

Design Tariff

DFD070319

MARIO DEL MARE

In a design office, construction expenses generally constitute 0% of the design charge.

There was a time in our office when the construction expense/design charge had the opposite ratio; however the past has shown that this type of design charge gearing towards construction expenses has caused problems.

First, when former procedures decreased construction expenses, in order to decrease design charges and ease a client's hardship by reducing cost, it became a dilemma where the architect's income decreased.

We feel that increasing design charges for the use of luxurious materials is a strange system, even more than making a good building at a low cost for the sake of the customer, although we understand it is wasteful.

In addition, in the case of a design charge gearing towards construction expense, when designing residence of the same scale, whether it is a high class residence, or a low-class residence, the design charges differs greatly.

But in my case, design density in practice does not change regardless of construction expense.

In the end, through trial and error, a design tariff linked with floor area is presently being used.

However, half the residence of the total floor area cannot be said to be completed within the usual half time, thus the design unit price per tsubo (1 tsubo = 3.3058 m²) based on the current design data is being revised.

In our office, the design and supervision charge of a new residence building is as follows:

Design and supervision = substance design charge + special expense

1. Substance design charge (becomes building design charge + incidental design charge)

1-1. building design charge (design floor area x design unit cost)

| Design floor area※ 1 | Design unit cost |
|----------------------|-----------------------------------|
| 20 tsubo or less | 3,400,000 yen/tsubo in every case |
| 25 tsubo | 165,000 yen/tsubo |
| 30 tsubo | 160,000 yen/tsubo |
| 35 tsubo | 155,000 yen/tsubo |
| 40 tsubo | 150,000 yen/tsubo |
| 45 tsubo | 145,000 yen/tsubo |
| 50 tsubo | 140,000 yen/tsubo |
| 55 tsubo | 135,000 yen/tsubo |
| 60 tsubo | 130,000 yen/tsubo |
| 65 tsubo | 125,000 yen/tsubo |
| 70 tsubo or greater | 120,000 yen/tsubo in every case |

Example: When the floor area of a newly built single-family home is 40 tsubo, the total charge is:
40 tsubo x 150,000yen = 6,000,000 yen

※1: Computation of the design floor area is based on the calculation below:

| Design region | Computation area |
|--|----------------------------|
| Interior Space | all of the particular area |
| Well Spaces | 1/2 of a particular area |
| A garage, with a wind-swept corridor like roof, where the wall has a semi-external face with less than 2 surfaces. (small eaves are taken away from general entry porches and the like) | 1/2 of a particular area |
| Floor surface of an external space such as a balcony | 1/3 of a particular area |
| An external space, such as a part of a roof consisting of a balcony or afforestation, designated as floor surface. | 1/4 of a particular area |

1-2. incidental design charge

Furniture design, FFE supervision and landscape design charge become:
concerned construction expense x design tariff.

| Design clause | Design tariff vis-à-vis particular construction expense |
|--|--|
| Custom-made interior design of kitchens, furnitures, soundproof studio | 20 % |
| Interior coordination (F F E ※ 2) | 15 % |
| Landscape design (planting, outside groove etc.) | 10 % |

※2: FFE specialises in furniture, fabric, and equipment.

2. Special expenses

From this office, we ask for the provision of lodging and business trip expenses (2000 yen/h, max 40,000 yen) for business trips exceeding 90 minutes one-way by public transportation.