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Guide to Pre-Design Consulting Business

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Depending on the customer, there can be a case when consultation occurs during land selection. Such a land was found where the possibility of constructing for the life desired on the land was in question. In order to answer to that possibility, we proceed with pre-design consulting business. The selection of land is important, especially for the client who moves out of their current residence to begin their new life in a new home. We have our office ready in Hayama, as we offer new construction ideas, as well as advice on land purchase, to concerning parties living around the outskirts of the office: Hayama, Zushi, Kamakura, Akiya and so on.

Business Remuneration ¥300,000— (classified by tax)

Line of Business

- ①Lifestyle design: Advice and guidance on building for a desirable lifestyle
- ②Strong points and weak points of a site from the point of view of a lifestyle realisation
- ③Site quality verification and analysis on the concerning construction
 - Outline strength estimate of ground
 - Influence of surrounding buildings
 - Future estimate of surrounding buildings
 - Concerning the site and the road
 - Concerning the site and the adjacent land
 - Sunshine, ventilation and noise
 - State verification of running water, sewage, gas, electricity and TV
 - Advice on the foundation and structure on the brink of construction
- ④Field work for site selection (up to 5 times)

Special Contract Items

- ①Ground investigation cost, measurement cost and various application charges are not included in the prime contract.
- ②We ask for the provision of business trip expenses (2000 yen/h, max 40,000 yen) fore local verification in areas other than Hayama, Zushi, Kamakura and Akiya
Provision is unnecessary inside the areas mentioned above.
- ③We ask for the provision of business trip expenses for pre-arranged business trips concerning administration and infrastructure related purposes regardless of area.
- ④During the prime contract period, if the frequency of local verification exceeds 5 times, we ask for the provision of 5 thousand yen for additional research expenditure after the 6th verification.
- ⑤In regard to ordinary design business circumstances, as well as local verification operations and consulting, we acknowledge the absence of urgent correspondences.
- ⑥As the design period becomes the design contract order, after the end of consulting, at the time of the design business movement, we acknowledge several months of waiting time.