



Acacia  
Projects.

**BEFORE YOU START**

2017



# GETTING STARTED

When setting to build a new venue or office - There are a number of steps and processes we suggest you take to ensure our clients get 100% what they're looking for.

## Know all the numbers

One of the most common pitfalls our clients have is price shock. Having just finalised and received a beautiful set of plans from their designer, the next step to take is to receive a proposed cost from a builder. 90% of first time clients don't have building experience whether it's for small office or a large-scale restaurant.

We offer our clients a complete breakdown for each component of the designs given to us, ensuring there is no confusion when it comes to working in the proposed budget.

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## Budget

When building a new interior, it's important to have considered a realistic budget. Without having this in place, it would be an easy mistake to sign up for a tenancy that's too large for your cost constraints and the design will end up needing to have components removed. When considering costings for venues, a simple method is to estimate per square meter.

Office	Restaurant	Retail
Standard \$ 500.00	Standard \$ 1,800.00	Standard \$1,200.00
Moderate \$ 800.00	Moderate \$ 2,500.00	Moderate \$1,800.00
Prestige \$1,500.00	Prestige \$ 4,500.00	Prestige \$2,500.00

With these costs in mind, it makes the process of design and build a lot simpler. With the designer working to a budget (With our assistance on build cost) they can accurately plan out what materials to use and just how extravagant to go. This would mean that at the end of the design process, there would be no shock for what the total build cost ends up being.



# HELPFUL HINTS



If a decision has been made on a tenancy, the next step is to get it designed to completion. We can commission a designer for our clients or we can work with our clients chosen designer. This can take up a large amount of time and depending on what kind of progress has been made with the lease for said location – We want to waste as little time as possible. If there is no clear idea of exactly what is wanted for the tenancy, it can be a very time-consuming ordeal. We always suggest opening an account with Pinterest or another similar program and gathering together some inspiration to give the designer and our builder a more solid impression of what you would like.

## Know your tenancy

Each tenancy comes with pros and cons, very rarely will one be found that has every specification that sought after and is also in a prime location. When choosing a location, some things to consider:

- Office
  - Natural Light
  - Accessibility
  - Building Condition
- Hospitality
  - Exhaust system
  - Air Conditioning
  - Trade Waste / Grease Trap
- Retail
  - Foot Traffic
  - Street exposure
  - Centre Management

## Approvals

While this may seem like a cost only for larger venues, every tenancy that is built must go through government Building Approval. These need to be completed for instances such as Emergency/Fire compliance, disabled access, distance to nearest bathroom and a number of other details. Almost 100% of the time the plans submitted are approved by government and work can commence. After the build is complete, a listed certifier visits the site and inspects the build and plans to make sure they match.

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