

## **Building Industry Solutions**

### **Case study 1**

An owner approached a Building Designer to design a residential dwelling. The Designer prepared the plans according to design brief received, and provided working drawings for an approx 26 square dwelling. The floor areas were clearly noted on the plans in the title panel.

The Owner then requested variations to the plans including increasing the size of the family room and two bedrooms, incorporating additional landscaping issues (decking & retaining walls), and alterations to several window sizes & locations.

These changes were undertaken and the plans were issued to the owner who obtained quotations and appointed a builder.

The construction commenced & proceeded to subfloor stage, when the builder realized that the project size was not as stated on the drawings (the floor area had increased at variation stage by approx 7 squares and had not been amended on the title panel).

The builder had priced the project partly by relying on the stated floor area, and had not checked the actual dimensioning against the stated figure.

The builder issued a variation request to the owner for approx \$96,000, and the owner issued proceedings against the Building Designer for this amount.