



## Our Fee

Unagru Architecture Urbanism, London

Most of the projects that we complete are supported by a Full Architectural Service as defined by the RIBA Plan of Work. We will sometimes undertake limited design tasks, site assessment or technical assistance for a lump sum or hourly rate fee.

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### Three Levels of Service

Not all clients or projects require the same level of effort. Therefore, we offer three degrees of service.

[1] Basic level is ideal for experienced clients, usually property developers. We provide drawings up to a reasonable level of detail, allowing approval from Building Control. We will also attend site visits to check and advise on the project's progress.

[2] Standard Level is supported by a Full Architectural Service Contract defined by the RIBA Plan of Work. It includes general architectural services and will provide the ideal support during all stages of the design and construction processes. Compared to the Outstanding Design Service described below, the clients will be more involved in the detailed process of choosing and ordering finishes and some aspects of the relationship with the builder.

[3] Outstanding Design Service is dedicated to working on projects with a wider spectrum of ambition and more invested time with our clients. The outcomes aimed to be exceptionally unique by working closely with our consultants and clients, placing more effort into the design and project management process. We commit to delivering more than functional requirements but also strive for excellence that will add value to the property. Examples such as The Sponge and House for A Cellist are great successes as award-winning projects that are inspiring and unconventional.

### Percentage Benchmark

Fees are always calculated in terms of the amount of work required, and our most popular way of calculating the final fee is as a percentage of construction cost. This method allows adapting the fees to the dynamics of the projects, subject to the volatility in the construction industry. Having a percentage reference avoids the need to review the fees at every stage. The following scale helps us calculate Standard Service fees in relation to the net construction cost.

18%	at	£50,000
15%	at	£100,000
13%	at	£250,000
11%	at	£500,000
10%	at	£1,000,000
9%	at	£2,000,000

An additional 1-2% should be added for works to Listed Buildings, depending on the complexity of the services required.

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