

ARCHIPLUS ARCHITECTURAL SERVICES

SCOPE OF WORK

We offer professional architectural services mention below for your project.

Our Scope of Services shall be as follows:

1. Phase 1: Pre-Construction stage (Compulsory)

- Capture the client's requirements and defining a design brief.
- Design and carry out conceptual design.
- Preparation of Preliminary Drawings for coordination purposes.
- Design and preparation for Building and Land Use Permit
- Building and Land Use Permit drawings (1 set hardcopies). Softcopy for Client's reference only.
- Application for Building and Land Use Permit.
- Production of Tender drawings.
- Site survey to determine site level and existing element, unless information received from syndicates or title deed on topographic contours.
- 4 External 3D perspectives of the building.

2. Phase 2: Construction stage (Recommended)

- Production of basic indicative electrical drawings.
- Production of Construction drawings including detail drawings (3 sets hardcopies). Softcopy for Client's reference only.
- Architectural Specification for the construction phase. Softcopy for contractor
- Site inspection verifying conformity of Architect's drawings.
- Quality report post-inspection. (Email for follow-up).
- Assessing any unforeseen contingencies.

- Inspection of quality of workmanship during construction stage.
- Co-ordination with contractors and sub-contractors.
- Issuing payment certificate, practical completion and compliance certificate during construction stage.
- Issue of final completion certificate post construction stage according to the conditions of contract with the contractor.
- Production of schedules of opening, finishes and sanitary.
- Co-ordination with suppliers and direct contractors.

3. Phase 3: Post Construction Stage (Recommended)

- Snagging and Desnagging of contractor's defects to the architect satisfaction.
- Issue of clearance certificate to obtain compliance/occupation certificate from local authority according to the building control act.
- Circulate client's snag list to contractor before the defect liability period.
- Issue of final completion certificate post construction stage according to the condition of contract with the contractor.

CONDITION OF APPOINTMENT

The architect will exercise reasonable skill and care in conformity with the normal standards of the architect's profession.

Consultants

- The client will hold each consultant, and not the architect, responsible for the competence, general inspection and performance of the work entrusted to that consultant.
- The architect will have the authority to co-ordinate and integrate into the overall design the services provided by any consultant, however employed, only in the case that supervision forms part of the architect's scope of works.

Contractors, Subcontractors and suppliers

- A specialist contractor, subcontractor or supplier who is to be employed by the client to design any part of the works may be nominated by either the architect or the client. The client will hold such contractor, subcontractor or supplier, and not the architect,

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responsible for the competence, proper execution and performance of the work thereby entrusted to that contractor, subcontractor or supplier. The architect will have the authority to co-ordinate and integrate such works into the overall design, only in the case that supervision forms part of the architect's scope of works.

- The client will employ a contractor under a separate agreement to undertake construction or other works. The client will hold the contractor, and not the architect, responsible for the contractor's operational methods and for the proper execution of the works.

Copyright

- Copyright in all documents and drawings and the works executed from them will remain the property of the architect unless otherwise agreed.

- The client, unless otherwise agreed: will be entitled to reproduce the architect's design by proceeding to execute the project provided that:

- a. the entitlement applied only to the site or part of the site to which the design relates:
and
- b. the architect has completed works;
- c. any fees due to the architect have been paid or tendered.

Governing laws

- The application of these conditions shall be governed by the laws of Mauritius.

- The permit drawings are the official drawings and are to be respected during construction.

- The architect shall not be held responsible should the client, other appointed consultants, contractor(s) or subcontractors deviate from the governing laws of Mauritius.

Mr Jason Chan Sip Siong
March, BEng, PA
Registered Architect