

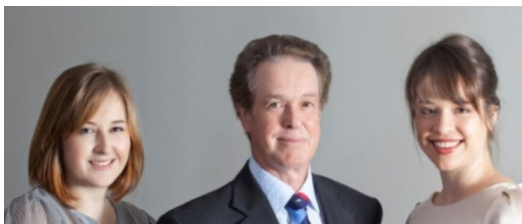
# NEWSLETTER

## DEAR FRIENDS, COLLEAGUES, PAST AND FUTURE CLIENTS,

Since **ARCHITECTS AUSTRALIA**'s last newsletter we have made it through the onslaught of another State Election, seen the 'official' end to the Queensland drought while experiencing the power Mother Nature can enforce, as well as receiving some much needed respite from summer temperatures.

As far as the State 'green election' went, (refer [architectsaustralia.blogspot.com](http://architectsaustralia.blogspot.com)) promises have been made yet again to be broken, the State governments back flip on the 8c a litre fuel subsidy is evidence of this. As of 01 July 2009 petrol prices will again rise, experts predicting the flow on effect to the average vehicle owner another \$30 a week, goods and services are also to feel the impact with the average supermarket bill expected to increase \$20 to \$30 a week as a result. As weekly household and travel expenses rise, it seems that any savings to be made to household running costs would be a reward both home owners and tenants would welcome. The end of 'the drought' may have quietened calls for water saving measures, and the cooler temperatures may see electricity bills drop, but now through the implementation of passive design approaches in combination with the rebates that currently exist, it is the perfect time to address more efficient and effective modes of living and enjoying your home. The correct approaches may improve a property's **LIVABILITY** factor and add value in a market place where a **GREEN RATING** has become the latest in a long list of marketing tools essential in achieving that competitive edge.

Federal government subsidies for home owners are still in place for the installation of ceiling insulation, a new process to take effect 01 July 2009 allowing householders and landlords no out of pocket expenses in most cases. QLD State government is also offering incentives to anyone considering a change from electrical water heating and cooking appliance to appliances to those fuelled by natural or LP Gas. By making the change before 31 Aug 2009, the government subsidy of up to \$500 is available as well as the added bonus of reducing your household's greenhouse gas emissions.



## WHAT ARE WE UP TO IN 2009?

### APRIL

- KERRI completed the first stage of her registration by successfully completing the national examination set by the Board of Architects.

### MAY

- BROOKE attended the first round of Advanced Materclasses held nationally for the Green Building Council of Australia's newly released Multi-Residential tool. The tool provides stringent guidelines and prescriptive requirements for those Multi-Residential developments, accommodating both townhouses and apartments with over 6 dwellings, aiming to secure a Green Star rating.
- KERRI successfully sat the interview process of her registration assessment; this is the second part to the two part national registration process.

– Congratulations Kerri

## IS THE CONFIDENCE RETURNING TO THE MARKET?

In recent weeks, we have been noticing an increased interest from new clientele for new residential builds or high value renovations to existing dwellings. It may suggest we are seeing some confidence returning to the market, the Real Estate Institute's figures released 12<sup>th</sup> May showed April up 1700 sales on the same time last year. However as yet, I would describe these as just flirtatious nibbles, yet to develop into valid commissions, I believe what is evident is a market sector preparing, educating themselves of the processes and those professionals available to them, testing the waters and readying in anticipation,... still not certain as to what the next six months holds.

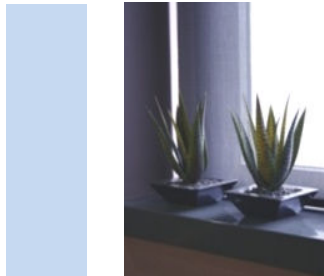
I am however confident, when clients do decide to start these projects, the construction industry and those related will be hit with an avalanche of likeminded people attempting to get in on the ground floor, maximize the benefits of relatively competitive contractor tender market, reasonably low interest rates and government incentives, with fewer delays for approvals and construction phases normally prevalent in peak times.

The Australian Financial Review reported on 21<sup>st</sup> May, \$5 billion worth of residential development planned for Brisbane's Central business district has been shelved since the end of last year, this lack of stock combined with the increased first home owner grants have seen the property prices for inner city Brisbane and surrounding suburbs maintaining strength.

Even with FHO due to be phased out by the end of 2009, as announced in the government's recent budget, there still remains a lack of new residential projects breaking ground due to the lack of available funding, with demand still well outstripping supply.

# NEWSLETTER

C O N T I N U E D



## TIMES HAVE CHANGED...

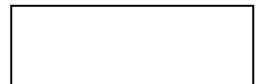
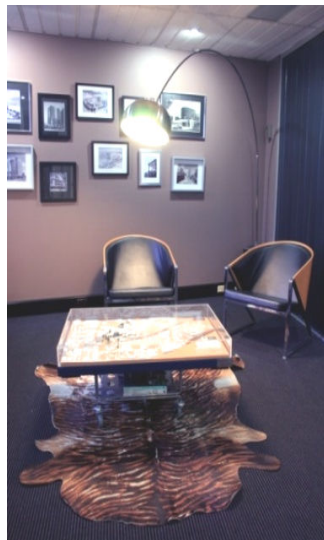
As has our office culture, we no longer require a dedicated receptionist desk and waiting room, but still need a smart client address.

In response, we have transformed our old entry, into a new versatile zone, doubling as our public face and an informal gathering space.

Important to us was demonstrating both our experience and history, as well as where we are headed with future projects. To achieve this we incorporated "a wall of fame", and used a model of a future project as our coffee table to create a central focal point.

We have cut our energy requirements by two thirds and in turn our running costs by replacing fluorescent fittings with new green rated light fittings and bulbs. The new light fittings, eggplant feature walls and the charcoal pin striped carpet have created a warmer and more inviting entry foyer.

Visit us for a coffee and see why we love our new space...



## Our WEBSITE....

- ◆ WE EXPECT TO BE LAUNCHING OUR NEW WEBSITE JULY 2009 VISIT US AT ....
- [www.architectsaustralia.com.au](http://www.architectsaustralia.com.au)

## Find us on FACEBOOK

- ◆ SEARCH FOR US & BECOME A FAN TO GET REGULAR UPDATES OF OUR LATEST PROJECTS, LINKS TO BLOGS AND NEWS ITEMS THAT MIGHT IMPACT YOU

## Our BLOG....

[architectsaustralia.blogspot.com](http://architectsaustralia.blogspot.com)

### MARCH

- ◆ THEY DON'T BUILD THEM LIKE THEY USED TO
- ◆ THE GREEN ELECTION
- ◆ SKIN OBSESSION
- ◆ THE PURPLE PERIL

### APRIL

- ◆ PARADISE OR PARASITE
- ◆ PRINCE CHARLES NEEDS IKEA

### MAY

- ◆ THE EVOLUTION OF BRISBANE TRANSPORT
- ◆ THE MECHANICS OF SHOWERING

So this winter, please keep warm, keep smiling, and remember if you are considering a new project, be it a commercial foyer refurbishment, renovations or a new residence, development applications or something larger, please do not hesitate to contact us to discuss the possibilities open to you.

**ARCHITECTS AUSTRALIA** would be happy to discuss your options with YOU

KIND REGARDS

**BROOKE KILDEY**

ARCHITECT / ASSOCIATE DIRECTOR



TO HELP US IN REDUCING OUR ENVIRONMENTAL IMPACT, SUBSCRIBE TO AN ELECTRONIC VERSION OF OUR NEWSLETTER BY EMAILING - [SUBSCRIBE@ARCHITECTSAUSTRALIA.COM.AU](mailto:SUBSCRIBE@ARCHITECTSAUSTRALIA.COM.AU)

ABN: 12 010 362 937

DIRECTOR: G. T. KILDEY