

Title	Establish the requirements for a design brief, and write a design brief for a building project		
Level	5	Credits	10

Purpose	People credited with this unit standard are able to, for a building project: establish the client's requirements; establish the physical site requirements and constraints; describe the regulatory requirements; and write a design brief.
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Classification	Construction > Architectural Technology
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Available grade	Achieved
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Guidance Information

1 Definitions

Potential implications are those implications which are not applicable at the time but can reasonably be foreseen. An example is a presently undeveloped area that current demographic and property development trends indicate is likely to be developed in the next few years.

Qualities refer to shape, form and function.

Sustainability means the ability to complete building works using a minimum of the earth's resources, and having minimal negative effect on the environment.

2 In this unit standard it is intended that the design project should be of small scale and limited complexity. An example is a simple residential building.

3 Performance of all outcomes is carried out in accordance with enterprise and organisational standards and procedures unless otherwise stated. Enterprise and organisational standards and procedures may include: quality assurance, documentation, security, communication, health and safety, ethics, interpersonal behaviour, and environmental and sustainability principles. An acceptable standard would be comparable to ISO 9000 certified enterprises and organisations and those set by an incorporated professional or trade body. Examples of such bodies are New Zealand Institute of Architects, Design Association of New Zealand Incorporated, and Architectural Designers of New Zealand Incorporated.

4 Performance of all outcomes should be assessed within constraints normally applicable to a commercial environment.

5 Legislation relevant to this unit standard includes: Health and Safety in Employment Act 1992 and Health and Safety in Employment Regulations 1995; Resource Management Act 1991; Building Act 2004.

Outcomes and performance criteria

Outcome 1

Establish the client's requirements for a building project.

Range time, budget, qualities.

Performance criteria

1.1 Client's limitations are described in terms of their impact on the project.

1.2 Client's requirements are expressed in terms that facilitate design.

Range requirements relating to – client's preferences, space, relationship of spaces, budget, sustainability.

1.3 Schedule of requirements reflects client's requirements for the project.

Outcome 2

Establish the physical site requirements and constraints for a building project.

Performance criteria

2.1 Establishment includes applicable and potentially applicable physical site requirements and constraints.

Range services, access, geo-technical factors, prevailing weather conditions, topography, Land Information Memorandum information.

Outcome 3

Describe the regulatory requirements for a building project.

Performance criteria

3.1 Regulatory requirements are described in terms of available services.

3.2 Regulatory requirements are described in terms of the potential implications on the building.

Range district plan, regional plan.

3.3 Regulatory requirements for the project are described in terms of the potential implications of sustainable design.

3.4 Regulatory requirements for the project are described in terms of the existing environment.

Range natural, built.

Outcome 4

Write a design brief for a building project.

Performance criteria

4.1 Design brief is written to include client, site and regulatory requirements and constraints.

4.2 Design brief is in a format that clearly presents information to the designer and client for the development of the design.

Replacement information	This unit standard replaced unit standard 10161.
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This unit standard is expiring. Assessment against the standard must take place by the last date for assessment set out below.

Status information and last date for assessment for superseded versions

Process	Version	Date	Last Date for Assessment
Registration	1	18 March 2011	31 December 2023
Review	2	25 August 2022	31 December 2023

Consent and Moderation Requirements (CMR) reference	0048
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This CMR can be accessed at <http://www.nzqa.govt.nz/framework/search/index.do>.