POST

Brand identity systems for leaders who refuse the middle

Profile
Alignment

Case Studies
Piccolo·House
Interlandi Mantesso Architects (im.a)

Next
Contact

Two Directors. One Standard.

Most brands are built from other brands. That's how they end up in the middle. Drift, committees and now AI all lead to the same place: a brand assembled from what everyone else has done.

We don't build those.

We build for leaders who refuse the middle — who know what they stand for, and need a brand to match. Uncovered, not invented. Built to hold its shape as the business grows.

P⊕ST is two creative directors with thirty years across brand, digital and the built environment. Clients work directly with the people doing the thinking and the work. No junior delegation. No fragmented handovers.

The brand stops being a ceiling. It starts being a signal.

Dean Jacobson (L) Andrew Ireland (R)



Profile
Alignment

Case Studies
Piccolo·House
Interlandi Mantesso Architects (im.a)

Next
Contact

Who we work with:

Leaders whose work has outgrown the brand it currently wears.

Founders building on conviction — not diluting it for broad appeal.

Businesses prepared to invest in identity as architecture —
not as expense.

If the goal is to be recognised by the right few, read on.

Who we don't:

Anyone hoping a logo refresh will resolve a positioning problem.

Committees seeking the safest possible outcome.

Businesses that need the brand to please everyone.

If the goal is to be liked by all, we're the wrong studio.

Profile
Alignment

Case Studies
Piccolo·House
Interlandi Mantesso Architects (im.a)

Next
Contact

Context and Approach

Developer branding typically scatters equity — a fresh identity for every project, none of it banking. The Piccolo name already carried a reputation; the brand hadn't captured it.

Piccolo's PR agency brought us in to resolve it. 'Piccolo·House' became the system, not the endorsement — and every development lives inside it as a Piccolo House, identified by its address alone. No mark beneath. Once a building completes, the address falls away, and Piccolo House is what remains.

We began with the thinking, not the mark — an idea we called the axis of connection: the relationships between place, people and the built form, held in balance. What it needed was something to embody it. We found that in a detail already present in Piccolo's world — a dot, previously used but without carrying meaning. We recognised what it could hold, drew it out, and made it the anchor of the visual system: a single central point, placed temporarily alongside each address, holding everything in relation.

Every project becomes part of a continuous identity carried across sites and time. The first release, 18 Barry St in Kew — 60 residences by Woods Bagot, priced from $2.2 million at launch — went to market inside the brand rather than as a brand of its own. Every release after it does the same, so the budget that would have gone to throwaway identities concentrates into a single asset that appreciates instead. It's a logic that only holds for a developer like Piccolo — one that stays with its buildings long after handover rather than moving on. Their work is built to endure; the brand is built the same way.

The campaign followed the same conviction. Rather than compete in a sea of hyper-real renders, we proposed something human — led by narrative, not by the building. Not how the architecture looks, but what it means to live inside a Piccolo House. A feeling, not a render pack.

The outcome: one brand that compounds, rather than a dozen that fragment — each release deepening the same name, not starting another.

Services Delivered

Brand and Identity System
- Naming Framework.
- Creative Direction across Campaign and Image-Making.
- Art Direction. Campaign Concept. Photographic Direction.

Digital
- Lead Capture Landing Page (Design and Build).
- Social and Digital Campaign Assets.

Printed Matter
- Brochure. Collateral. Floorplans.
- Layout and Presentation Styling.

On Site
- Signage Design and Application.

PICCOLO
HOUSE

PICCOLO
HOUSE

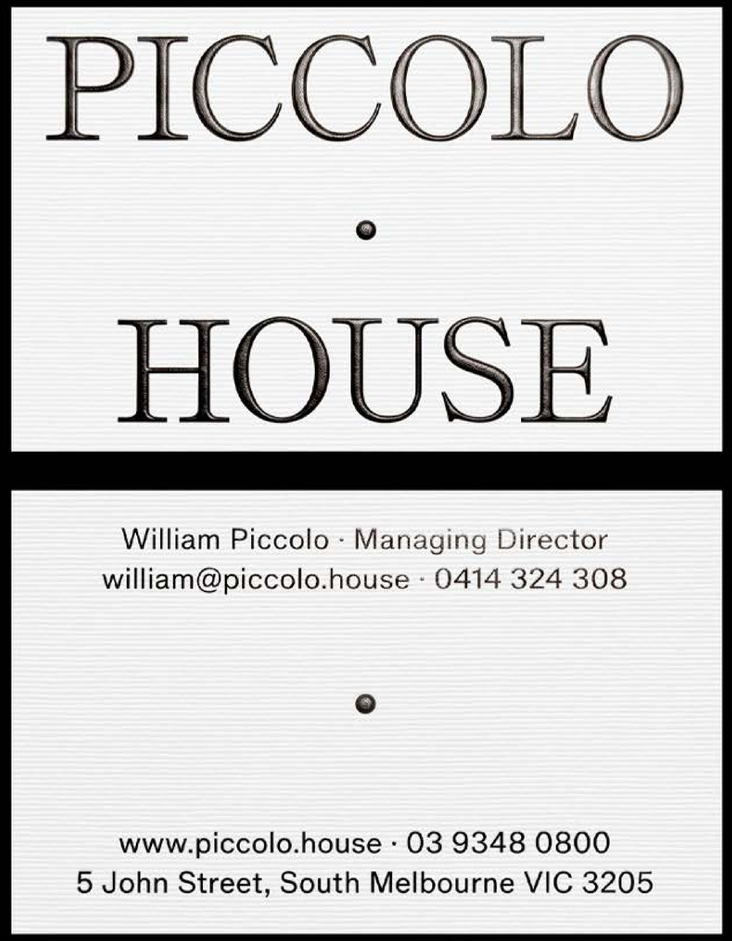
PICCOLO
HOUSE

18 Barry St ● Kew VIC 3101

PICCOLO · HOUSE

PICCOLO · HOUSE

18 Barry St Kew VIC 3101


PICCOLO
·
HOUSE
William Piccolo · Managing Director
william@piccolo.house · 0414 324 308
·
www.piccolo.house · 03 9348 0800
5 John Street, South Melbourne VIC 3205

PICCOLO · HOUSE

With Compliments

5 John Street, South Melbourne VIC 3205 · 03 9348 0800 · www.piccolo.house

PICCOLO
·
HOUSE

Date:	Thursday 20 March 2025
To:	Addressee Name
Address:	5 John Street, South Melbourne, VIC 3205
Contact:	name@address.com.au

Lorem Ipsum is simply dummy text of the printing and typesetting industry. Lorem Ipsum has been the industry's standard dummy text ever since the 1500s, when an unknown printer took a galley of type and scrambled it to make a type specimen book. It has survived not only five centuries, but also the leap into electronic typesetting, remaining essentially unchanged. It was popularised in the 1960s with the release of Letraset sheets containing Lorem Ipsum passages, and more recently with desktop publishing software like Aldus PageMaker including versions of Lorem Ipsum.

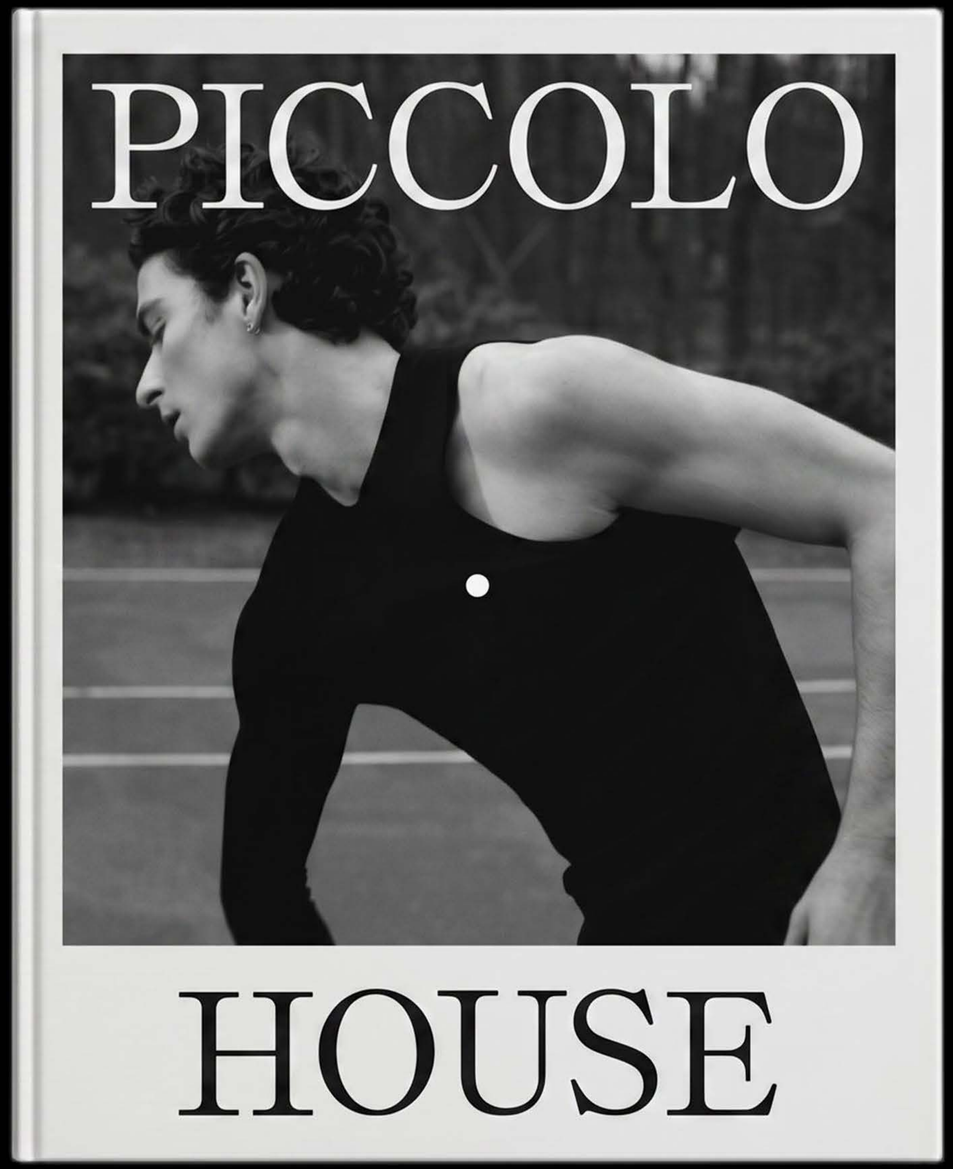
Contrary to popular belief, Lorem Ipsum is not simply random text. It has roots in a piece of classical Latin literature from 45 BC, making it over 2000 years old. Richard McClintock, a Latin professor at Hampden-Sydney College in Virginia, looked up one of the more obscure Latin words, consectetur, from a Lorem Ipsum passage, and going through the cites of the word in classical literature, discovered the undoubtable source. Lorem Ipsum comes from sections 1.10.32 and 1.10.33 of "de Finibus Bonorum et Malorum" (The Extremes of Good and Evil) by Cicero, written in 45 BC. This book is a treatise on the theory of ethics, very popular during the Renaissance.

Sincerely,



William Piccolo

5 John Street, South Melbourne VIC 3205 · 03 9348 0800 · www.piccolo.house


PICCOLO
HOUSE

MENU

PICCOLO · HOUSE

18 Barry St Kew VIC 3101

Exceptional two- and three-bedroom residences with exclusive concierge and lifestyle amenities

ENQUIRE HERE

ARCHITECTURE



"Architecture is about relationships. It connects people, spaces, and the world around us"

Sarah Bell — Woods Bagot



REGISTER YOUR INTEREST

Be the first to receive information about Piccolo House, 18 Barry Street Kew, by registering below.

First Name*

Surname*

Email*

Phone*

Submit*

Alternatively, contact us on
0407 423 687
BarrySt@piccolo.house

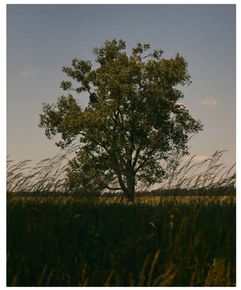
This site is protected by reCAPTCHA and the Google Privacy Policy and Terms of Service apply.



Introduction

Serene, tree-lined streets and heritage vistas merge with an exceptional standard of luxury and amenity – from a dedicated concierge, on-hand to provide personalised support, to wellness spaces and curated communal areas – every element has been carefully considered to support a life of ease and comfort.

ENQUIRE HERE



Interiors

Piccolo House – 18 Barry St, Kew is our most refined project to date: a collection of elegant, light-filled residences shaped in close partnership with Woods Bagot and Hecker Guthrie.

Led by Stacey Van Harn and Paul Hecker of Hecker Guthrie, the interiors of 18 Barry Street are based on a deep understanding of our residents' lifestyles and needs, paired with over a decade of design refinement made possible through their long-standing partnership with Piccolo House.



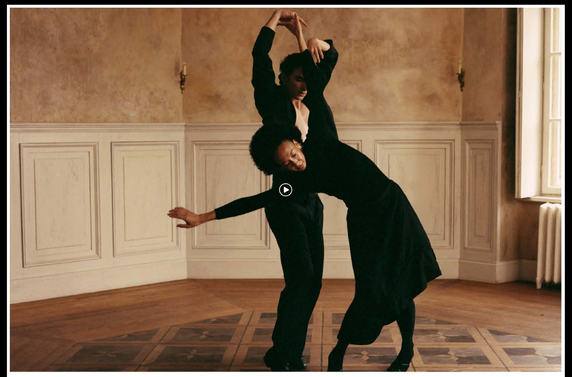
"Architecture is about relationships.
It connects people, spaces, and the world around us"

Satah Daly — Woods Bagot'



"The mother art is architecture.
Without an architecture of our own we have no soul of our own civilization"

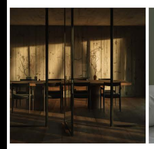
Tim Gentry — Woods Bagot'



An Extension of Home

A home is defined not only by the spaces within it, but by the moments it allows you to create. Beyond each private residence, a collection of considered spaces has been designed to extend the way residents live, host, work and connect.

From intimate gatherings to quiet moments of focus, every detail has been thoughtfully curated to provide greater flexibility and comfort. These spaces offer the feeling of a larger private home, with the convenience and refinement of a world-class residence.



The Dinning Room

A private dining room, available to reserve for intimate gatherings and special occasions.

LEARN MORE



Master Suite

A beautifully appointed guest suite, available to reserve when family or friends come to stay.

LEARN MORE



Gourmet Kitchen

A fully appointed gourmet kitchen, available for residents who love to cook, host and entertain

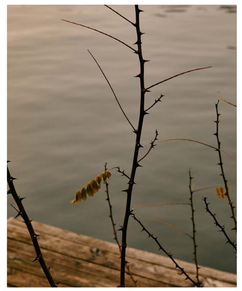
LEARN MORE



Private Home Office

A private workspace, designed for focused days, quiet moments and everything in between.

LEARN MORE



The Resident Experience

A collection of amenity spaces designed to support a more considered way of living. Spaces for wellbeing, connection and effortless moments of enjoyment, thoughtfully integrated into the resident experience. From restorative thermal pools to personalised concierge services, each element has been curated to provide comfort, convenience and a sense of belonging.

An environment designed not simply to be occupied, but experienced.









Amenities

A collection of amenity spaces designed to support a more considered way of living. Spaces for wellbeing, connection and effortless moments of enjoyment, thoughtfully integrated into the resident experience. From restorative thermal pools to personalised concierge services, each element has been curated to provide comfort, convenience and a sense of belonging.

An environment designed not simply to be occupied, but experienced.



Thermal Pools

Heated thermal pools desgined for ultimate relaxation and wellness

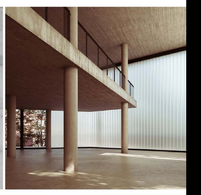
LEARN MORE



Concierge Service

24/7 concierge service for all your lifestyle needs and requests

LEARN MORE



Entertaining Space

A stylish space for private dinners and celebrations with flexible seating

LEARN MORE



Architecture

The architectural vision for 18 Barry Street is grounded in restraint and connected to context. Designed by Woods Bagot, the project takes its cues from the neighbourhood – a quiet canopied street, lined with heritage homes

Rather than a single mass, the architecture is broken into a series of five pavilion-like buildings, each

PICCOLO
•
HOUSE

18 Barry St Kew VIC 3101

Residence 7.01

3 Bed, 3 Bath, Study, Powder Room, 3 Car.

Floor Area 260m² Terrace Area 75m² Total Area 335m²

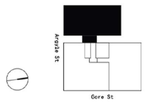
B	BBQ	H	Gaggenau Hotplate	P	Pantry
BK	Butlers Kitchen	L	Laundry	Pg	Privacy Glazing
Br	Broom Cupboard	Ln	Linen	T	Technology
C	Cloak Cupboard	M	Module Robe System	Ss	Shower Seat
Dw	Gaggenau Dishwasher	Ma	Motorised Awning	W	Gaggenau Wine Fridge
F	Gaggenau Fridge	O	Gaggenau Ovens		
Fp	Fireplace	P	Pantry		

Project Partners

W–B WOODS BAGOT Hecker Guthrie Acre







PICCOLO · HOUSE

18 Barry St Kew VIC 3101



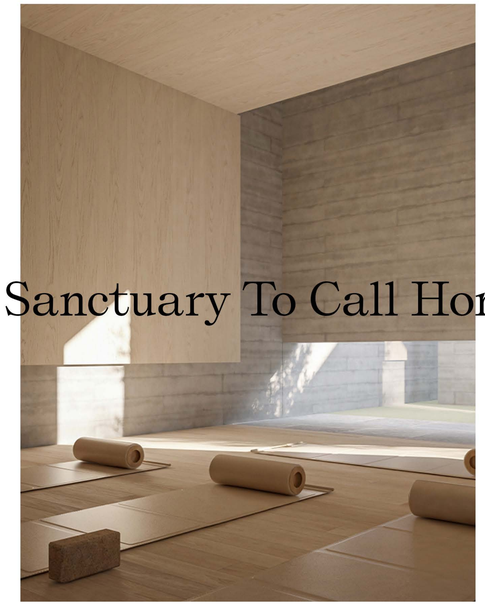
Residence 3.02

Living Space

Architecture by Woods Bagot Interiors by Hecker Guthrie Landscaping by Acre

PICCOLO · HOUSE

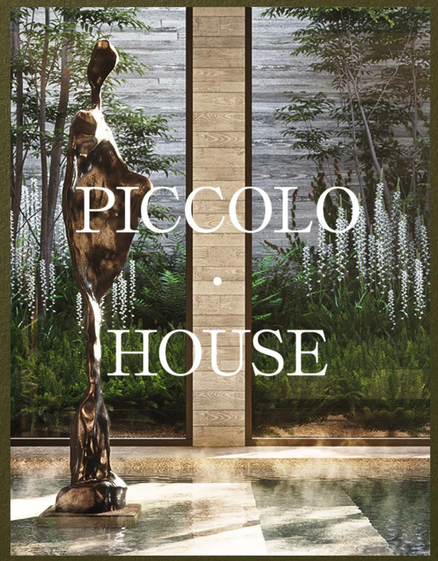
18 Barry St Kew VIC 3101



A Sanctuary To Call Home

A distinctive collection of premium residences of timeless elegance, enhanced with exclusive concierge services and exceptional lifestyle amenities.

View more online at:
barryst.piccolo.house



PICCOLO HOUSE

18 Barry St Kew VIC 3101

"Quality is a given, but design is where we keep evolving. Piccolo House — 18 Barry Street takes everything we've learnt and elevates it to another level."

Michael Piccolo, Managing Director

Uncover Excellence


5 to 8 Rhythmic Beauty


9 to 12 Grounded Yet Soft


13 to 18 Human In Scale


19 to 32 Timeless Elegance


33 to 36 Embedded In Nature


37 to 40 Shifting Seasons


41 to 48 Life Made Effortless


49 to 52 Quiet Repose

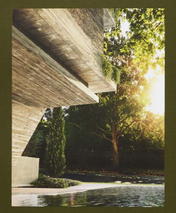

53 to 60 Restorative Wellbeing


61 to 68 Nourishing The Soul


69 to 70 Natural Pace

"It's about generosity — generous setbacks, generous entries, generous spaces. That's what gives it a sense of calm."

Peter Miglis, Director, Woods Bagot



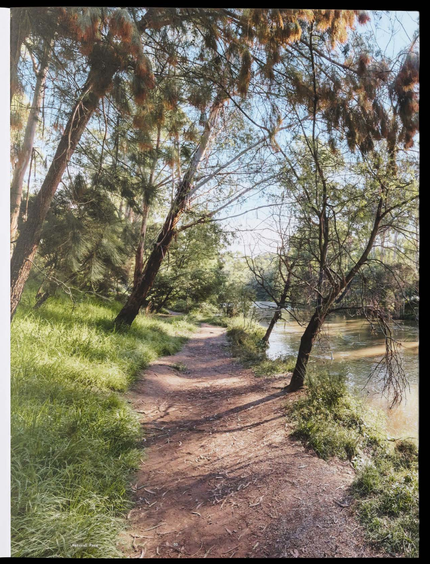


Kew is made for walking. Its leafy streets and rich mix of Victorian, Edwardian and mid-century homes make every stroll a visual delight. Nearby is Studley Park, which is perfect for daily dog walks with its long, meandering trails through native bushland and along the Yarra River.

To make life even easier, there is a dedicated on-site dog wash, a thoughtful touch to make everyday living more convenient.



Natural Pace



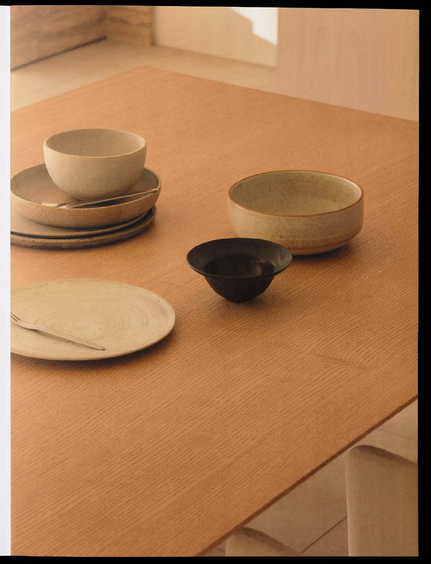
Gather, celebrate and connect in the beautifully appointed private dining and lounge spaces. Intended to feel like an extension of your own home, the private dining room features a 15-person dining table for hosting private soirées and elaborate celebrations.

The adjacent lounge provides a relaxed counterpoint, a softly layered space designed for conversation, reading or unwinding in comfort. Sculptural furniture and tactile finishes create a calm, curated environment where every detail has been considered, yet nothing feels forced.

Seamlessly connected to the outdoors, the alfresco entertaining space is equally discerning. Surrounded by lush greenery and crafted in natural stone, it features a built-in barbecue and generous outdoor dining setting, perfect for long lunches, twilight drinks or hosting under the stars.

Together, these spaces form a purposeful addition that reflects the deeper ambition of 18 Barry Street – to create a place for elevated living.





Designed to encourage movement, restoration and routine, the wellness amenities are thoughtfully composed with natural light and views to the surrounding meadow landscape. Positioned on the ground floor and integrated into the architecture and garden setting, the wellness centre feels like a quiet extension of home – a space to reconnect, recharge and move at your own pace.



Quiet Repose



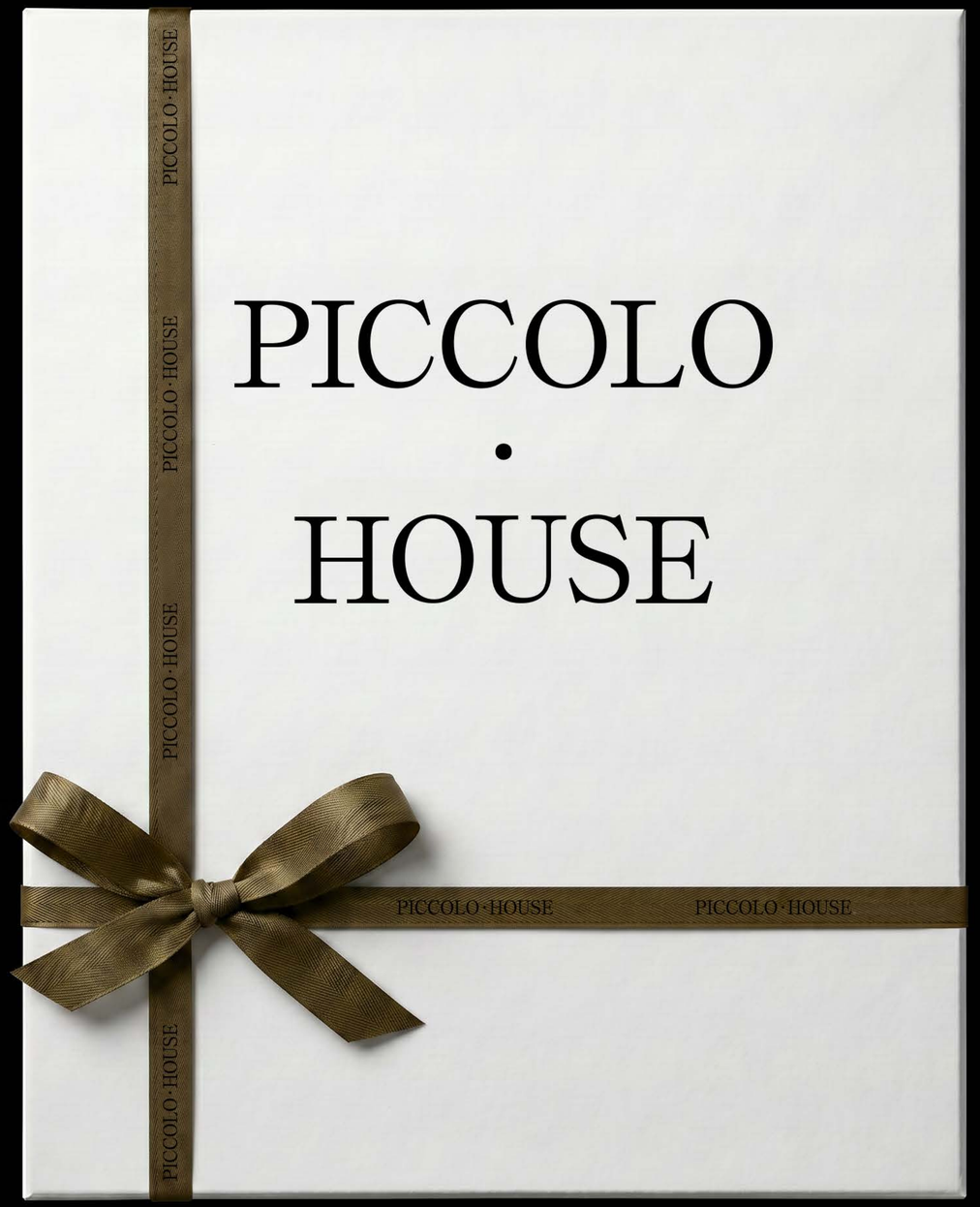

PICCOLO·HOUSE
A Sanctuary To Call Home


Armadale
1
PICCOLO
18 Barry St ● Kew VIC 3101
HOUSE
Homes where people love to live
barryst.piccolo.house
ADSHEL


PICCOLO
·
HOUSE


18 Barry St ● Kew VIC 3101
HOUSE


18 Barry St ● Kew VIC 3101
PICCOLO · HOUSE
www.barry.p
TAXI ZONE
11 AM – 5 PM FRI
11 AM – 5 PM SAT
SAT – SUN TOW AWAY
TRUCK ZONE
30 MINUTE
7 AM – 6 PM MON – FRI
2P
9 AM – 6 PM
1P
9 AM – 6 PM SAT & SUN


PICCOLO
·
HOUSE
PICCOLO·HOUSE
PICCOLO·HOUSE
PICCOLO·HOUSE
PICCOLO·HOUSE
PICCOLO·HOUSE
PICCOLO·HOUSE


PICCOLO
·
HOUSE


PICCOLO
·
HOUSE

Profile
Alignment

Case Studies
Piccolo·House
Interlandi Mantesso Architects (im.a)

Next
Contact

im.a was at an inflection point.

The existing brand had outlived its purpose. It carried a timestamp of when it was created — and when you're looking to attract high-calibre talent and positioning alongside a particular tier of practice, the old identity couldn't support that. It had become an invisible ceiling: introducing doubt and inviting comparison with lesser firms.

There wasn't a choice — it had to change.
The fix was structural, not cosmetic.

The objective was simple: a brand that reflected who they had become — the calibre of their work, the maturity of the practice, and the trajectory ahead.

The transition covered everything. A considered shift in name and architecture. A new website. Every artefact between them.

The identity system belongs to the architectural lexicon — restrained, precise, confident. Its strength is structural. From website to fee proposals, the brand remains unmistakably im.a.

This is the value of a considered system: recognition without excess. The logo doesn't need to appear everywhere — the system carries the signal. The brand now operates at the calibre the practice does. A brand doesn't win the work. It decides which rooms you're in when the work is decided. Since launching in March 2026, im.a has a seat at the table. The rest is up to the work.

Services Delivered

Brand and Identity System

Brand Architecture. Naming System. Art Direction.
Campaign Concepts. Photographic Direction.

Digital

Website (Design and Build).
Social Assets.

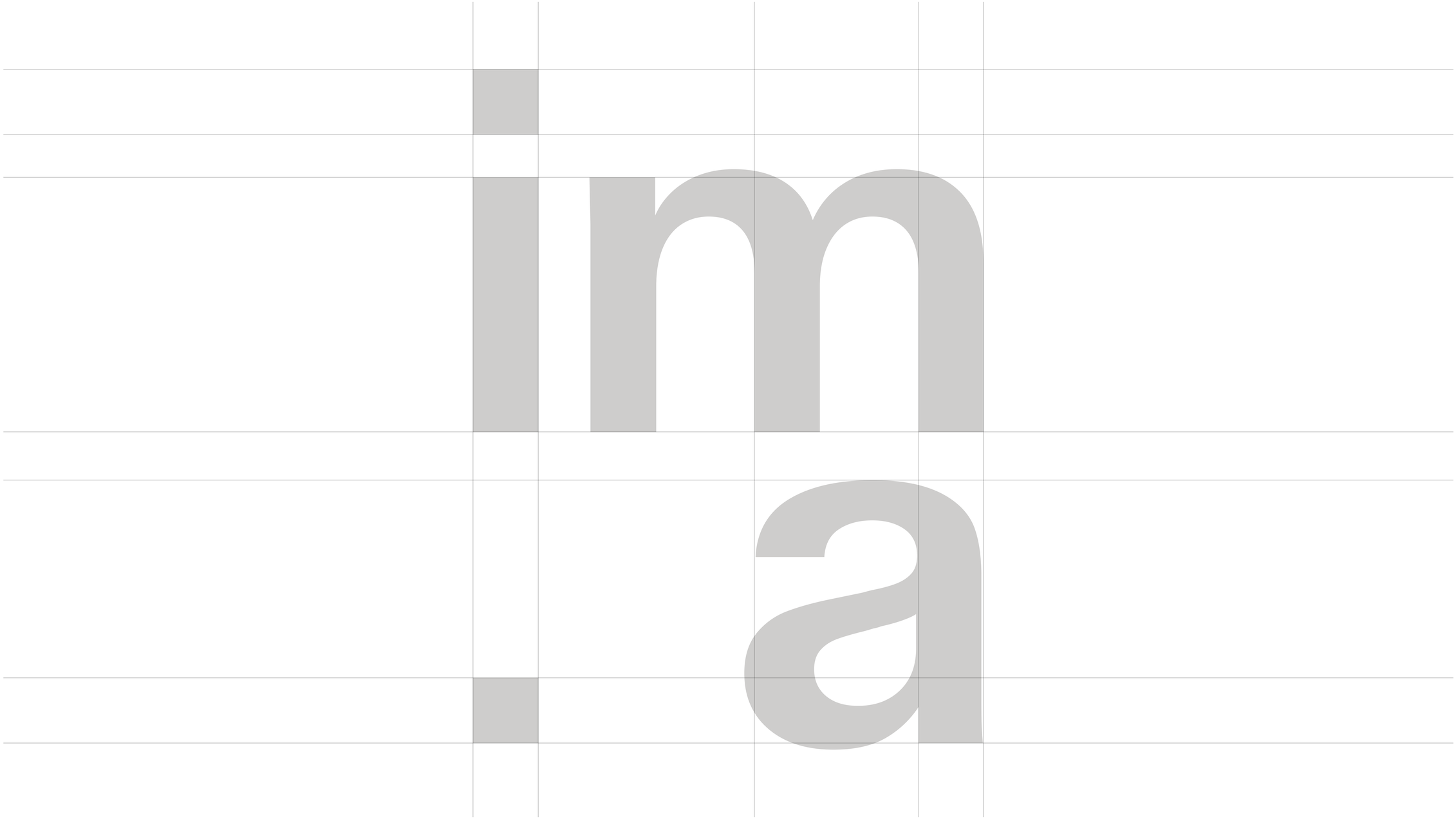
Printed Matter

Submission Documents. Fee Proposals. Business Cards. Letterhead.
Layout and Presentation Styling.

On Site

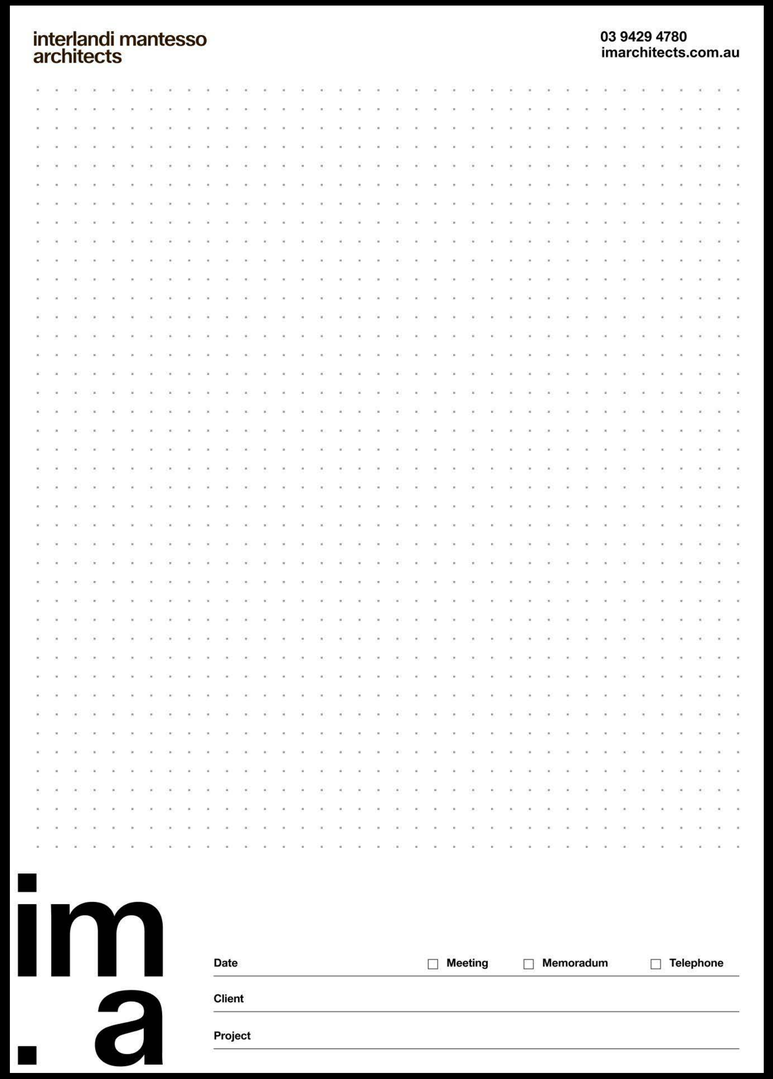
Signage Design and Application.


im
.a



interlandi mantesso architects

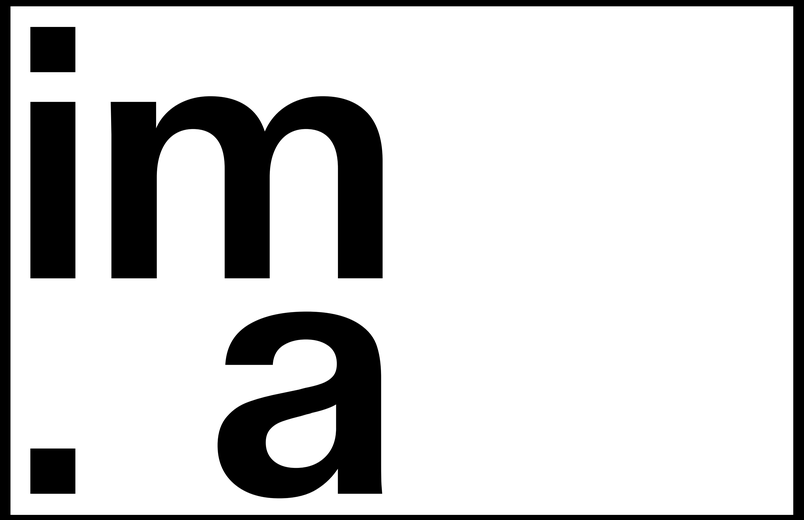
interlandi mantesso
architects


interlandi mantesso
architects
03 9429 4780
imarchitects.com.au
Date
Meeting
Memoradum
Telephone
Client
Project




03 9429 4780
info@imarchitects.com.au
imarchitects.com.au
Level 1, 405 Bridge Rd
Richmond VIC 3121


imarchitects.com.au



John Mantesso
Director

0408 908 406
03 9429 4780
johnm@
imarchitects.com.au

Level 1, 405 Bridge Rd
Richmond VIC 3121

Projects 11 Archive 17 Studio Contact

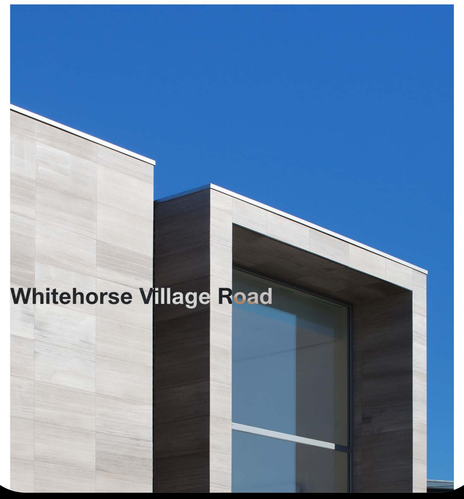
Architecture Defined by Clarity, Precision, and Innovation

im. a

Projects 13 Archive 17 Studio Contact

Filter − Images List

All 10
Alpine Resorts 2
Commercial 1
Hospitality 4
Houses 2
Interior 1
Mixed-Use Masterplanning 1
Multi Residential 5
Retail 1



Whitehorse Village Road

Projects 13 Archive 17 Studio Contact

Filter + Images List

274 Coventry Street
Zagame Ballarat
Minamishima
Penthouse Apartment
Argyle Street
Whitehorse Village
34-42 Cremorne Street
Evora Apartments
Cremorne Hotel
34 Bowman Street
Argyle Road
Zagame House

Projects 13 Archive 17 Studio Contact

4 Willsmere Rd +
21-23 Plenty Rd +
523 Burwood Rd +
Berkeley St −



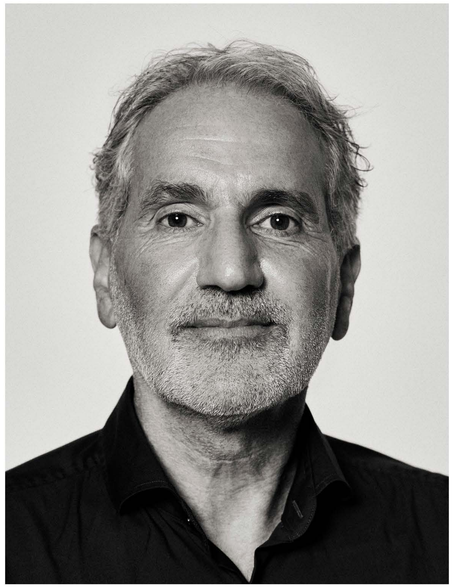
Isola Apartments +
Ekera Medical Centre +
Avondale Heights +
Esquire +
402 Dandenong Rd +
Brilliant 30 Lilydale Rd +

Robert Ficarra

Bachelor of Architecture (Honors)
Deakin University
ARBV 14806

Robert has over 35 years of experience in the profession, including interstate and international positions. He is a founding director of Interlandi Mantesso Architects.

Robert is an active client liaison personality, building and maintaining professional relationships to all valued clients. He is an active facilitator ensuring productivity is maintained at the highest level. Delivering quality architectural outcomes remains high on his priority list.





Miho Lilley
Interiors



Architecture Defined by Clarity, Precision, and Innovation

Projects 13 Archive 17 Studio Contact

.im .a



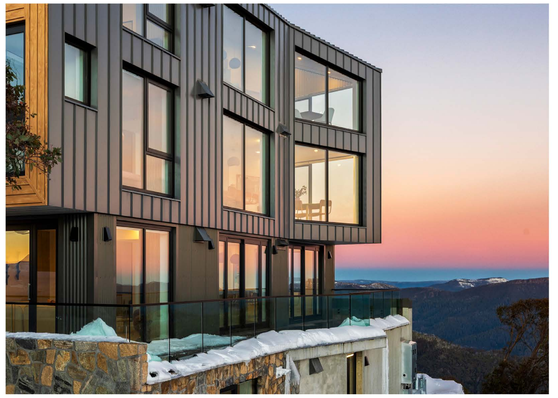
interlandi mantesso architects

Projects 13 Archive 17 Studio Contact

All 13 Alpine Resorts 2 Commercial 1 Hospitality 4 Houses 2 Interior 1 Mixed-Use Masterplanning 1 Multi Residential 5 Retail 1

Images List

Whitehorse Village Road



interlandi mantesso architects

Projects 13 Archive 17 Studio Contact

All 13 Alpine Resorts 2 Commercial 1 Hospitality 4 Houses 2 Interior 1 Mixed-Use Masterplanning 1 Multi Residential 5 Retail 1

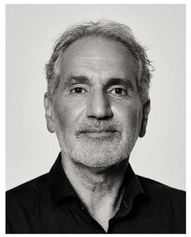
Images List

Whitehorse Village	Mount Buller	Multi Residential	2024
274 Comventry Street	**South Melbourne**	**Multi Residential**	**2024**
Minamishima	Richmond	Retail	2024
Penthouse Apartment	Elsternwick	Interior	2024
34-42 Cremorne Street	Cremorne	Commercial	2024
Argyle Street	Richmond	Houses	2022
Kooroora	Mount Buller	Multi Residential	2022
Evora Apartments	Balwyn	Multi Residential	2021
Cremorne Hotel	Cremorne	Hospitality	2024
34 Bowman Street	Aspendale	Multi Residential	2024
Arglye Road	Kew	Houses	2018
Zagame	Ballarat	Hospitality	2017
Zagame Hosue	Carlton	Hospitality	2019



End of results

Site Credit



Robert Ficarra

Bachelor of Architecture (Honors)
Deakin University
ARBV 14806

Robert has over 35 years of experience in the profession, including interstate and international positions. He is a founding director of Interlandi Mantesso Architects.

Robert is an active client liaison personality, building and maintaining professional relationships to all valued clients.
He is an active facilitator ensuring productivity is maintained at the highest level. Delivering quality architectural outcomes remains high on his priority list.

Team

Our team is currently comprised of the following members –





Fee Submission

50 Dendy Street, Brighton East
Attn: Lisa Vong
20 November 2026



Contents

Company Profile	**1-6**
Relevant Experience	**7-10**
Fee Proposal	**11-20**
Contact	**21-32**



Preamble

Practice Profile

Established in 2003, Interlandi Mantesso Architects is a design studio that brings together many years of experience and vision for creating and crafting innovative environments.

As a boutique design studio that practices across a diverse spectrum of project types and scales, we pride ourselves on creating innovative and original architecture that stands the test of time.

Our team of highly skilled professionals are creative and exceptionally dedicated to tackle the unique opportunities and challenges presented. Our carefully balanced composition of experience and youth gives us the ability to respond with a personal touch for all project types, whether large scale commercial projects or intimate residential briefs.



Company Profile

Creative

With the uniqueness of every project's client, site, budget, program and aspirations, IMA is continuously searching for the best design solution that provides a robust and paramount seed to successful design outcomes. Our rigorous design processes lead to unique architectural outcomes within operational and financial parameters.

Sustainability

Sustainable Environmental and Socially responsible outcomes are at the forefront of modern day design responsibilities. IMA informs every sustainable decision with the rigorous assessment of value, integration and outcome that has a lasting impact to the future of the building industry.

Collaborative

We recognise and are proud of our highly collaborative processes gained over many years. We listen and share ideas, experience and knowledge with our clients, colleagues and consultants that enrich the process and needs of every unique project, resulting in the optimum built outcome.

Innovation

IMA tirelessly search for innovative solutions to complex problems. Our rigorous exploration of concepts, technologies, software and processes inform our design solutions. Our commitment to forefront technologies and philosophies enables pioneering solutions for the benefit of our communities and client.



Leadership Team



John Mantesso

Having graduated from Melbourne University in 1981, John founded an architectural practice which by the mid 1980's had grown to a substantial number of projects in the retail and commercial sectors.

Besides his extensive experience in a broad range of projects including residential, commercial, healthcare and retail, John excels in quality hospitality related projects throughout Victoria and across Australia.

With his long and continuing involvement in Victoria's alpine region, John has successfully completed some of the finest snow field developments, both at Mount Buller and at Mount Hotham.



Robert Ficarra

Robert has over 35 years of experience in the profession, including interstate and international positions. He is a founding director of Interlandi Mantesso Architects.

Robert is an active client liaison personality, building and maintaining professional relationships to all valued clients.

He is an active facilitator ensuring productivity is maintained at the highest level. Delivering quality architectural outcomes remains high on his priority list.

Projects

Willow Park Hampstead Rd, Maidestone



Relevant Experience

Willow Park Hampstead Rd, Maidestone

Client	**Private**
Scale	**280m**
Year	**2019**

A private residence planned around a mature willow and the light it filters. Living spaces open north to the garden, while the bedroom wing sits behind a screen of recycled brick and timber. Restrained materials, carefully detailed, built to age well.





interlandi mantesso
architects

Office

Level 1, 405 Bridge Road
Richmond, VIC 3121 Australia

General Enquiries

03 9429 4780
info@imarchitects.com.au

Instagram

interlandi_mantesso_architects



ACN: 105 462 922
Interlandi Mantesso PTY. LTD. Architects

interlandi mantesso
architects

18 May 2026

Fee Submission
New Commercial Development, 360 South Road.



5/11

18 May 2026

Client & Architect Agreement

Project — **Proposed New Commercial Development**
360 South Road, Moorabbin, VIC 3189

Client — **Fernlow Pty Ltd**
32 Fairchild Street, Heatherton 3202

ABN

Signed

Email

Mobile no

Architect — **interlandi mantesso architects**
Level 1 405 Bridge Road, Richmond VIC 3121

Signed

Date

03 9429 4780
imarchitects.com.au
info@imarchitects.com

Level 1, 405 Bridge Road
Richmond VIC 3121

ACN: 105 462 922
Interlandi Mantesso PTY. LTD. Architects

11/11

18 May 2026

5.00 Fee Proposal

The fees for the services described in this Agreement shall be assessed on the basis of a percentage of the Building Cost of the Works, a lump sum fee, or an agreed hourly rate.

If applicable, a combination of these fee methods may be used to establish the fees.

We propose the following fee based on Our Initial Design Budget Range breakdown for the project.

Design Stage

Parts A0 — **$ 35,000**
- Preparation of New Architectural drawings – of the alternate design layouts.

Design Development Stage

Parts A1 — **$ 130,000**
- Preparation of Architectural drawings by development of the Town Planning set of Drawings.

Contract Documentation Stage

Part B1 — **$ 170,000**
- Preparation of Architectural drawings, specifications and schedules for Building Approval.

Part B2 — **$ 220,000**
- Preparation of Architectural drawings, specifications and schedules for Building Approval.

Part B3, B4 & B5 — **$ 75,000**
- Preparation of detailed Architectural Interior drawings, for amenity blocks and associated schedules suitable for construction.

Administration Stages

Part D — **$11,500 p.m**
Assume 18 month construction period.
All Amounts quoted above exclude GST.
If further design changes are specifically requested by the owner, or the relevant authority, post approvals for any stages, any additional design work will incur additional fees.

15/15

18 May 2026

Appendix 1
Reimbursable expenses (Disbursements)

1.	**Fees paid by Architect to Statutory Authorities**		**At cost plus 10%**
2.	**Advertisements and published notices authorized by client**		**At cost plus 10%**
3.	**Building and other contracts**		**At cost plus 10%**
4.	**Photographic records authorized by client**		**At cost plus 10%**
5.	**Special services**		**At cost plus 10%**
6.	**Travel:**		**At hourly rates.**
	Distance allowance		**90 cents per kilometer over 30 kms**
	Time Allowance		**At hourly rates**
7.	**Air freight, courier services**		**At cost plus 10%**
8.	**Reproduction Services**		
	- Photocopier	**A3 - $ 0.50 each**	**A4 - $ 0.40 each**
	- Colour Copies	**A3 - $ 3.00 each**	**A4 - $ 2.00 each**
	- Prints	**B1 - $ 5.00 each**	**A3 - $ 1.50 each**
		A1 - $ 4.00 each	**AO - $ 6.00 each**
9.	**Specialized Equipment**		**At cost plus 10%**
10.	**Other items - as agreed with client**		**At cost plus 10%**

All above rates are inclusive of GST.

interlandi mantesso
architects

03 9429 4780
imarchitects.com.au
info@imarchitects.com

Level 1, 405 Bridge Road
Richmond VIC 3121

ACN: 105 462 922
Interlandi Mantesso PTY. LTD. Architects

interlandi mantesso
architects

Project
The New Grand Hotel Apartments
19-23 Deakin Avenue, Mildura VIC 3500

Issue Name
Work in Progress

Issue Name
#Layout

Issue Date	Revision ID
20/11/2026	**A01**

Scale	1:100 @A1 1:200 @A3
Drawn	JT, FS
Checked	JM
Date	6 MAR 2026
Job No	23009
DWG No	#LayID
Rev	01

This drawing is protected by copyright.
All contractors must check all dimensions
on site prior to commencement of any work.
Do not scale drawing.

Drawings to be read in conjunction with specifications
and other consultant's drawings.
Notify architect immediately of any discrepancies.

20/11/2026 10:18AM

03 9429 4780
imarchitects.com.au
info@imarchitects.com

Level 1, 405 Bridge Road
Richmond VIC 3121

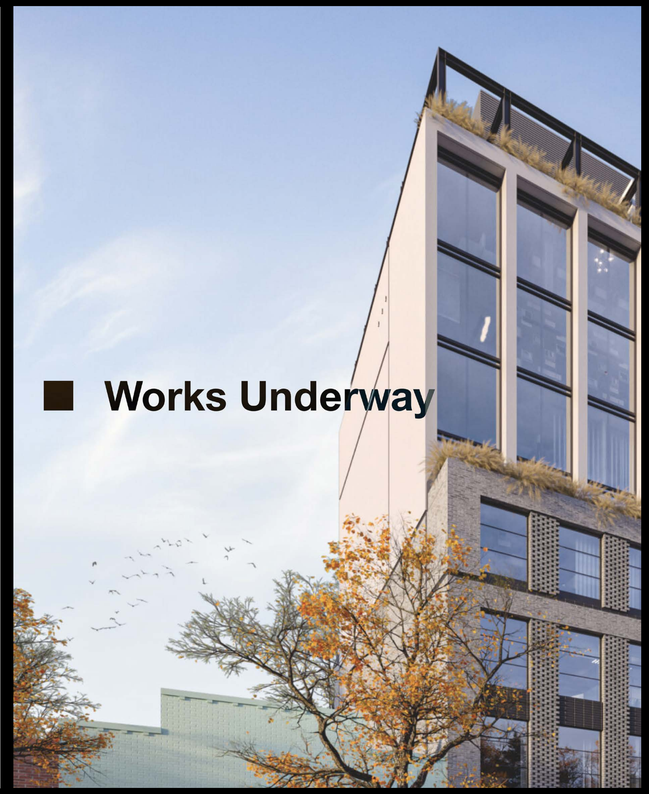
Interlandi Mantesso PTY LTD
ACN 105 462 922

im
. a



News

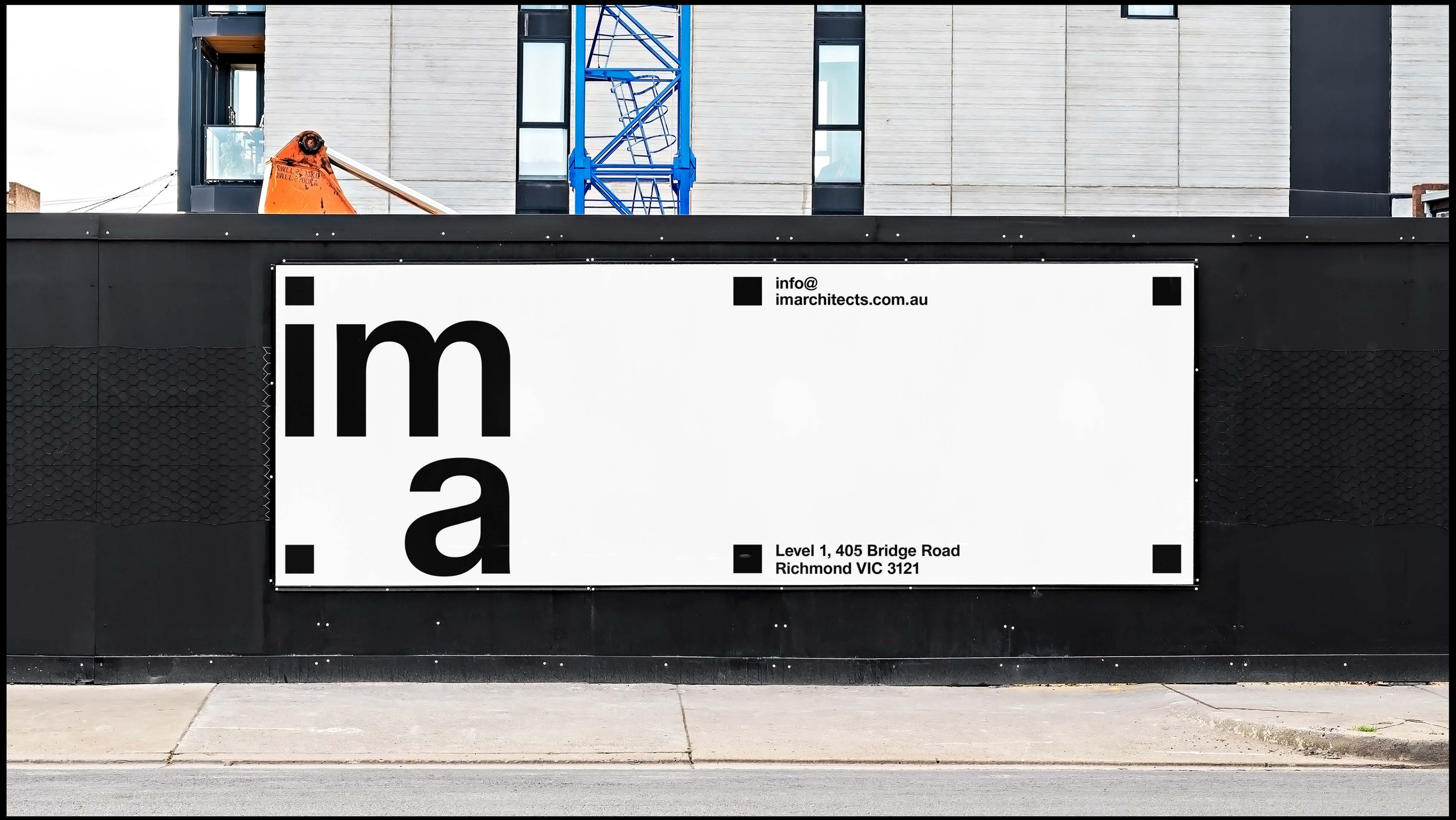
Our new identity reflects an ongoing commitment to thoughtful, considered design. Our new website is now live.




im
.a


Architecture Defined by Clarity, Precision, and Innovation
im
.a
imarchitects.com.au
GIVE WAY


405 Bridge Rd
im
. a


im
a
info@
imarchitects.com.au
Level 1, 405 Bridge Road
Richmond VIC 3121

Profile
Alignment

Case Studies
Piccolo·House
Interlandi Mantesso Architects (im.a)

Next
Contact

From here:

The work above represents the standard we hold across every engagement.

If the alignment is right, the next step is a conversation — not a brief.

Before we speak, we'll send how we work: the process, and the investment it takes. Every engagement starts from the same foundation. What's built on it is scoped to where the business is now. If we're not the right studio, you'll know.

Profile
Alignment

Case Studies
Piccolo·House
Interlandi Mantesso Architects (im.a)

Next
Contact

Begin a Conversation

Send a message

General Enquiries

with@pxorst.com
+61 3 8256 7557

How We Think

A Dialogue

Follow

Instagram
LinkedIn

Office

L2/65 Dover St
Cremorne VIC 3121

Get directions

Hours

Monday to Friday
09:00–17:00