

SERVICES

Vision Architects offers full architectural and interior design services. We understand that a successful building is a melding of many facets, and we are acutely aware of economic and environmental realities in design, construction, and time. We are committed to creating supremely liveable and beautiful buildings.

By combining cutting edge designs, practical construction methods and professional construction management services, we ensure projects are completed on time and on budget.

Architecture

As Architects we demonstrate an unwavering commitment to excellence.

Every project, whether it be multi-unit developments or a bespoke house, must be practical, beautiful and tranquil. Even our commercial buildings provide a peaceful refuge from this stressful world. Each space is created with purpose, careful consideration, attention to detail and bespoke touches that create unique and luxurious environments.

Great architecture is finding the right balance between innovative design, liveable spaces and a mindfulness of cost.

Interior Design

Our interior designers enlighten the spaces our architects create, highlighting features and working with architectural elements. Their carefully curated bespoke details, materials, finishes, furniture and artwork take our architects work to the next level. Our interior designers have a penchant for the use of natural, tactile, and sensory elements; utilising stone, wood, glass and metal, the interiors created become extraordinary.

Collaborating with our interiors team from the early stages of design creates a seamless flow between the exterior and interior, a cohesiveness that leads to an organic invitation between the outdoor and indoor spaces and the ultimate highlight of architectural features.

Our interior designers effortlessly transform everyday living spaces into comfortable and captivating escapes from the everyday.

Contract Administration – Stage 1

The architect knows and understands every detail in a project, this minimises errors and foresees possible issues. This ensures the construction runs smooth saving time and money. It will make the process less stressful as you know that it is being built in accordance with what has been designed and specified.

CONTRACT ADMINISTRATION SERVICES ARE PROVIDED IN 3 STAGES

Pre-Construction, Construction and Post-Construction

STAGE 1 – PRE-CONSTRUCTION SERVICES

During the Pre-Construction Stage

- Tending the project to various builders, answering questions that arise and requests for more information where necessary.
 - Tender analysis, we compare the builder quotations received and often request more information or breakdowns from the builders so accurate comparisons can be made. We analyse these with you and assist you in awarding the contract.
- Selecting the most appropriate building contract for the project and help with the preparation and signing of the building contract.

Contract Administration – Stage 2

STAGE 2 – CONSTRUCTION MANAGEMENT SERVICES

With a building contract in place your builder can begin construction on site.

- Our role is to administer the terms of the contract between you and your builder's so everyone's rights are upheld, and the correct processes are maintained to deliver an extraordinary result.

During the Contract Administration Stage

- Undertake periodic site inspections, check work in progress regarding design quality control, materials selections and performance as described in the contract documents.
- Review shop drawings and submissions by the builder or other contractors.
- Provide supplementary details and more information requested during construction.
- Provide instructions to clarify the contract documents where required
- Check and approve variations for price or time delays and ensure no overcharging
- Arrange and attend site meetings and other meetings as required.
- Provide the client with regular reports regarding time, cost and progress.
- Assess progress claims and issue progress certificates.
- Ensure Provisional/Prime Cost amounts are correctly recorded.
- Determine defects and have them rectified by the builder

Notify when Practical Completion occurs.

Contract Administration – Stage 3

STAGE 3 – POST-CONSTRUCTION SERVICES

You have the keys but is it technically finished?

- The building now stands finished, the builder has packed up and left. The building needs time to settle and there may be a few little things that require adjusting or finishing.
- The Defects Liability Period (written into a good building contract) obliges your builder to return to complete or adjust any items that are defects to materials or workmanship.

During the Post Construction Stage

- Instructing the builder regarding finishing any incomplete work and rectification of any defective work
- If works are required, coordinating the procedure for the rectification of any defective work by others
- Assessing and determining final completion and issuing the final certificate

