



VOS ARCHITECTURE + DESIGN

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WHY CHOOSE US



WHY CHOOSE US

- We will take the time to get to know you and understand who you are.
- We will then take the time to understand your individual requirements and how to best have them realized.
- Our focus is on the owner or client. It is about you, not us.
- We have glowing reviews. Our promise is to deliver the brief, on time and on budget.
- VAD has expertise and experience in all aspects of the building process. That is, design, construction and project management.
- We are qualified professionals. You will be appointing an Architect, university educated, well trained, and approved by the Architects Registration Board of Victoria (ARBV).



WHAT WE VALUE



WHAT WE VALUE

- Although we are highly trained designers that value imaginative, sophisticated design, the result is meaningless if it does not more-than-meet the client's expectations.
- Reaching the optimum balance between design brief, site context, sustainability, time and budget for each specific project.
- We are driven by the search for creating beauty, creating and a sense of place or sense of home.
- Sustainability is integral to all of our design work. Not only do we have a duty to care for our planet, it helps the bottom line and saves you money.
- We appreciate the past and look to the future. Our concepts are generally clear and confident, but we celebrate quality architecture of the past. Having the two contrasting against each other can result in something greater than if they existed separately.



VAD GUIDE TO PROJECT SUCCESS



KEY POINTS TO YOUR SUCCESSFUL PROJECT

Pre-purchase

If you do not own the property yet, have an architect provide some advice before your purchase. They may be able to see opportunities or obstacles that you may not be able to.

Have a realistic budget

There is a lot of confusing advice circulating on what construction costs. One reason is that there are many variables in the construction process, many building types, and many different outcomes. The best place to start is to have a professional advise you. This should be based on their recent experience on project with a similar size and similar nature.

Time

There are hundreds of decisions throughout a project. The higher the expectation of quality, the more decisions, and the more time required to sort out and decide. Busy clients with little time, or clients that are by nature indecisive, can often get into trouble when trying to manage a project. In this case, we would highly recommend budgeting for an architect to manage your project.

Choose your consultants well

Using a draftsperson is a viable option for many people and for many projects. For instance, a development project where the builder is the client. They often only want minimal design and documentation because they are used to working out the majority of the project by themselves.

If you value design, the additional training of an architect can provide opportunities that you may not have considered, solutions that could save you time and costs, and provide an outcome better than you have expected. We have had many clients come to us and say "I know what I want, just draw it up". We will follow these instructions but often offer an alternative based on our expertise, consideration of the client, budget and the site. Our option is usually the option that is ultimately chosen.



KEY POINTS TO YOUR SUCCESSFUL PROJECT cont...

Subconsultants

It is essential to choose the right engineer, building surveyor and other consultants, for your specific project. We can obtain competitive quotes from professionals with a track records that we have a working relationship with. The wrong consultant can cause delays and add costs.

Find the right builder

We have relationships with reputable builders that we can suggest or will be happy to check the suitability of a builder you are considering. Whichever the case, we ensure the builder is appropriately qualified by:

- reviewing a recently completed project to check quality and owner's thoughts
- visiting a project under construction and gauge the order of the site and relationship with their subcontractors
- seek references from another owners of architects that have recently worked with them

The most sure-fire way to have a builder that will perform is by the knowledge that there could be an opportunity to be involved in another project when this one is completed. This opportunity will be based on the professionalism of their construction process and the quality of the finished product. They are running a business. So, if they have a relationship with an architect or someone you know well that may build, all the better.

Manage the costs

We have found great value in having a builder involved in a project from the outset. A builder, at each stage, can review the budget and offer suggestions on how to reduce costs of build better. By the time you are at tender stage, there is very little chance to be surprised by tender submissions 50% over budget. The other option is appointing a quantity surveyor. They can create a cost plan that takes into account each element of the build. But you do miss the different construction options that a builder can offer.





SERVICES



SERVICES

Our team has the ability to undertake a variety of project types and sizes. Projects can range from intimate residential buildings to large scale urban development. We have experience in market orientated design or highly detailed architecture.

Our services include but are not limited to:

- Master-planning
- Concept design
- Contract documentation
- Fixtures, finishes, equipment, furnishing and color selection
- Contract administration
- Project management

Brief

Our initial consultation begins establishing the key criteria for a successful project, that is:

- Site context
- Spatial design brief
- Time and budget
- Sustainability opportunities and objectives
- Clients thoughts on aesthetic considerations

We then seek the client to advise on the level of service required which can vary. This can also evolve as the project develops based on the nature of the project, availability of the client, and the structure and involvement of the consultants and builders.

Fees are generally fixed, but can be structured partially at an hourly rate depending on circumstances.

Concept

Early conceptualizing in projects, whether large or small, usually begin with testing and validating different options in a collaborative team environment. These opportunities are then conveyed to the client and our recommendations are given on direction.



SERVICES

Concept cont...

Once options are narrowed down, concepts are conceived using the latest 3D design visualization software to inspire, inform and analyze the potential design. This occurs concurrently with ongoing revisiting of buildability and budget.

Documentation

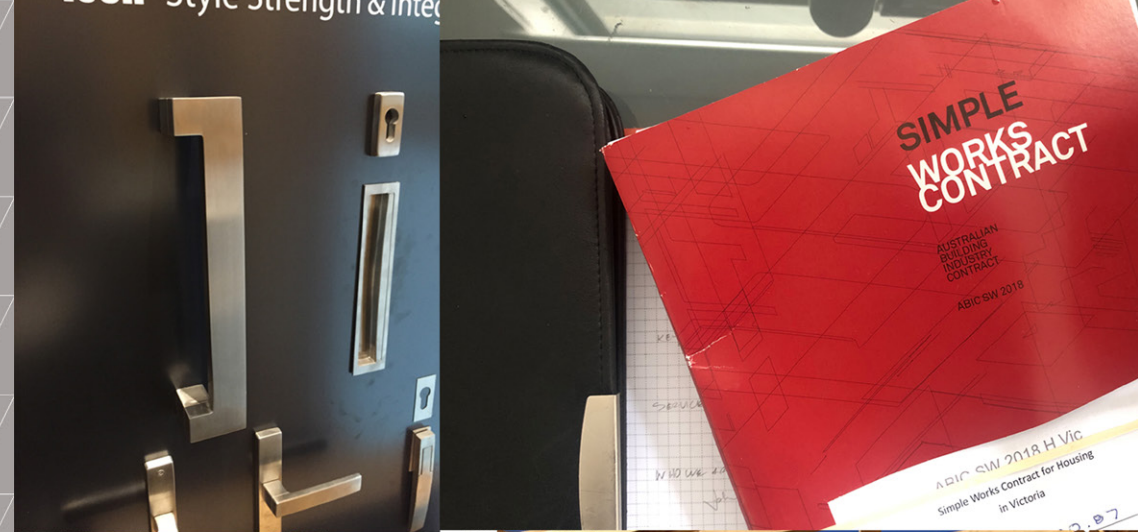
Our preference is generally to fully document a project, having input into all aspects of construction, selections and specifications. This assists in planning ahead for a smooth building process and delivers the best chance for the greatest level of quality. But again, service requirements can vary and we are happy to consider partial services for work up to Concept Design, Planning Application, or Building Permit Stage.

We have a network of consultants that are well regarded in the industry, in which we have solid working relationships with. These include Land Surveyors, Quantity Surveyors, Building Surveyors, Structural Engineers, Services Engineers, Traffic Engineers and Landscape Designers.

Contact Administration & Project Management

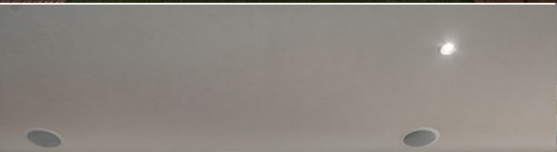
Holding tenders is only a portion of the tender process. Finding the right fit with client, project type, contract and builder is essential. We have a network of builders that are willing to consider a wide range of project types and sizes.

During the construction phase, in addition to site attendance and answering builders' queries, we can assist in dealing with Progress Claims, quality reviews, Defect Inspections and budget management.





WHO WE ARE



WHO WE ARE

Vos Architecture & Design was initially established in 2003.

Directors Experience

- John Vos - Director
- Bachelor of Planning and Design
- Bachelor of Architecture
- University of Melbourne
- Registered Architect in Victoria
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John has experience in all facets of residential projects that spans 25 years. He has also been designer and project architect on retail projects, education, hospitality and office buildings. He has previously held senior positions in some of Melbourne's leading architecture practices.

Why did I become an architect?

At the end of primary school, I discovered that I could draw. I realised that I had a natural ability visualize and to understand spatial relationships. In high school I discovered that I was strong in the maths and the sciences. It later became apparent that there could be no better way to express myself than the pursuit of architecture, and bridge these two disciplines.

What inspires me?

- I am a city dweller and take joy in the day and night energy of urban life.
- I am fascinated by people, accepting of difference and appreciating the varying behaviour each person has when experiencing the physical world.
- I look forward to contrasting experiences relative to my day-to-day life. Whether it be the simple life on the beach, the organised chaos of travelling within Hong Kong, or appreciated a view while on a snow-capped Mount Hotham.
- I love cars, motorcycles, cycling, soccer, fashion, travel...

What else?

- I love my family.
- I have a keen interest in psychology.
- I believe in a calm mind and healthy body.
- I have a black-belt in Taekwondo.
- I have a broad range of music tastes.
- Love cooking...and eating.

