



For over twenty-five years **Flower and Samios architects** has designed buildings for the aged care sector that marry the built environment with care management. Flower and Samios offer you an innovative and thorough response to your needs, which are fully explored from the outset. To achieve the most appropriate architecture for your particular situation we look at the project holistically to deliver a match in materials, culture and community.

Our buildings are designed to optimise staffing and energy consumption, sustainability and compliance with government requirements. Our architects are conversant with relevant building codes and 2008 compliance issues.

Our major services

- Architectural: master planning, design, contract documentation, consultant co-ordination, negotiating tenders with builders, administering building contracts, interior design.
- Advisory: urban design, site selection, land use and rezoning studies, preparation of briefs and operating manuals, advice on environmental planning policies.

Bringing buildings to life

All our projects are produced as virtual 3-dimensional models of the building and site. The visual tools developed clearly communicate a project to a diverse stakeholder group. Importantly, this process does not rely on stakeholders being able to read plans, sections or elevations. Three-dimensional animations of a project immediately and effectively articulate design ideas, and difficult issues can be raised and addressed quickly. The spatial, planning and operational issues of a proposal can be easily read and analysed. Flower and Samios clients are kept fully and continuously informed of progress and we provide them with access to their own up-to-date files over the Internet.

Cost controls

Flower and Samios works closely with quantity surveyors so that the cost implications of design decisions are clear. We have an impressive record of delivering on budget because these procedures integrate cost planning at all stages of a project.

Our structured design process keeps projects on track, while allowing great flexibility and creativity in solving each unique design challenge.

Body of work

Regular clients return to us for multiple projects, and our extensive client list includes many of the major aged care providers in New South Wales.

Flower and Samios have completed over 90 aged care projects which include self-care, low and high care and ancillary aged care projects, food production, dementia specific and therapy facilities. RACFs' account for 1500 beds completed and over 500 in active planning. Other work includes medium density, institutional and commercial projects. Flower and Samios have executed the master planning for most of these projects to assist in establishing feasibility.

Contact us

Please contact us, at either the Sydney office, or our Northern Rivers office, if you would like more information on how we can assist you with your projects.

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