



HAOarchitect



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BIM

CAPABILITY STATEMENT



BIM TURNS DESIGN INTENT INTO DELIVERY CERTAINTY

01 / Delivery Certainty

HAOarchitect uses model-based delivery to help clients understand what will be built, how it will coordinate, and where project risk can be reduced before construction begins.

01 / CLIENT NEED

Control & Predictability

Stronger cost, schedule, quality, and coordination control before construction commitments are locked.

02 / HAOARCHITECT FIT

Innovation & Simplicity

A Dubai-based studio delivering coordinated hospitality, residential, and workplace projects.

03 / BIM PROMISE

Intelligent Process

An integrated model-based process that connects data from planning through operations.

THE CLIENT CHALLENGES BIM SOLVES

02 / Client Challenges

INFORMATION

FRAGMENTED PROJECT DATA

Inconsistent decisions and unclear accountability across stakeholders.

COORDINATION

LATE DISCIPLINE CONFLICTS

Architecture, structure, and MEP conflicts leading to site rework and delays.

DECISIONS

LIMITED VISIBILITY

Lack of spatial and cost implications while project choices are still flexible.

HANDOVER

ASSET DATA GAPS

Unstructured final information reducing operational value for the owner.

STRATEGIC IMPACT

BIM shifts risk from site discovery to design resolution.

By resolving complexity virtually, we protect the project budget and schedule from late-stage volatility.

BIM Delivery Model

03 / Delivery Model

BRIEF

CONCEPT

DESIGN

COORDINATE

BUILD

HANDOVER

01 / SOURCE OF TRUTH

ONE COORDINATED ENVIRONMENT

Drawings, schedules, and quantities are aligned around shared model logic, reducing duplicated effort.

03 / STAGE-GATES

CONTROLLED PROGRESS

Model outputs are structured around concept, schematic, tender, and construction support stages.

02 / COORDINATION

MULTI-DISCIPLINARY REVIEW

Architecture, structure, and MEP inputs are checked together so design quality develops in parallel.

04 / TRANSPARENCY

CLIENT-VISIBLE DECISIONS

Visual reviews and measurable model outputs make progress and trade-offs easier to understand.



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FROM 2D DOCUMENTS TO INTELLIGENT BUILDING DATA

BIM transforms drawings into a structured project information system, connecting geometry, time, cost, performance, and asset data so clients can make better decisions earlier.

3D VISUAL COORDINATION

ENABLES

Integrated architectural, structural, and MEP model views.

CLIENT VALUE

Faster alignment and fewer interpretation gaps.

DRAWING CLARITY

4D TIME SEQUENCING

ENABLES

Time-linked model reviews for logistics and build order.

CLIENT VALUE

Better schedule confidence before site commitments.

MODEL COORDINATION

5D COST INTELLIGENCE

ENABLES

Model-linked quantities for budget checks and scope clarity.

CLIENT VALUE

Earlier budget control and transparent value engineering.

COMMERCIAL CONTROL

6D/7D LIFECYCLE DATA

ENABLES

Performance inputs and asset data for operations.

CLIENT VALUE

Lower lifecycle risk and better asset usability.

LIFECYCLE INTELLIGENCE

CLASH AVOIDANCE PROTECTS BUDGET AND PROGRAMME

05 / Clash Avoidance

STEP 01

REVIEW MODELS

Federate architecture, structure, MEP, and interiors into a single environment.

STEP 02

DETECT ISSUES

Identify spatial and technical conflicts early in the design phase.

STEP 03

ASSIGN OWNERS

Clarify responsibility, priority, and resolution dates for every clash.

STEP 04

VERIFY CLOSURE

Confirm corrections before documentation reaches the construction site.

RISK REDUCTION

**FEWER LATE SURPRISES
DURING CONSTRUCTION.**

ALIGNMENT

**CLEARER CONSULTANT
AND CONTRACTOR
SYNERGY.**

CONTROL

**STRONGER BUDGET AND
PROGRAMME PROTECTION.**

BIM Improves Decisions Before Commitments Are Locked

HAOarchitect uses model-based reviews to make choices visible earlier, so clients can compare options, understand consequences, and approve with greater confidence.

01 / EXPLORATION

DESIGN OPTIONS

Compare layouts, massing, and materials visually to understand spatial and operational implications before site work begins.

03 / ALIGNMENT

APPROVALS CLARITY

Help non-technical stakeholders understand design intent, reducing ambiguity and accelerating the approval process.

02 / ANALYSIS

PERFORMANCE THINKING

Use model workflows to support daylight, airflow, and energy performance discussions during the design phase.

04 / OPTIMIZATION

VALUE ENGINEERING

Evaluate cost-saving alternatives without losing control of quality, quantities, or overall design coherence.



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ROI Comes From Avoided Waste And Faster Alignment

BIM value is realised when risks are resolved virtually, decisions are made earlier, and project information stays coordinated from design through handover.

REDUCED REWORK

VIRTUAL CONFLICT RESOLUTION

Lower direct cost exposure and fewer variation triggers on site.

FEWER RFIS

COORDINATED DOCUMENTS

Less administrative delay and faster design response cycles.

COST VISIBILITY

MODEL-LINKED QUANTITIES

Earlier budget governance and clearer value engineering choices.

SCHEDULE CONFIDENCE

4D PHASING LOGIC

Reduced delay exposure and better stakeholder readiness.

LIFECYCLE DATA

STRUCTURED HANDOVER

Long-term asset value and easier future adaptation for owners.

THE ROI PRINCIPLE: EVERY ISSUE SOLVED IN THE MODEL IS A SITE DISRUPTION AVOIDED.

WHAT CLIENTS RECEIVE AT EACH STAGE

08 / Stage Deliverables

HAOarchitect structures BIM around clear stage outputs, ensuring every review moves from design intent to coordinated information.

STAGE 01 / CONCEPT

Schematic Design

Visual massing, option models, area schedules, and spatial studies.

Early clarity on scale, feasibility, and design direction.

STAGE 02 / DESIGN

Detailed Coordination

Federated models, coordinated drawings, and clash reports.

Fewer ambiguities before tender and stronger risk control.

STAGE 03 / BUILD

Construction Support

Coordinated documentation and model-based issue resolution.

Clearer scope and better alignment with site teams.

Why HAOarchitect Is The Right BIM Partner

09 / Right Partner

HAOarchitect brings BIM into a design culture shaped by innovation & simplicity, helping clients protect architectural quality while improving coordination and commercial control.

01 / PHILOSOPHY DESIGN-LED BIM

BIM protects design quality rather than replacing professional judgment. We use models to enhance architectural intent.

03 / CONTEXT REGIONAL RELEVANCE

Dubai-based practice aligning model workflows with local conditions, client expectations, and delivery realities.

02 / EXPERIENCE MULTI-SECTOR PERSPECTIVE

Experience across hospitality, residential, workplace, and master planning ensures a holistic approach to every project.

04 / VALUE BEAUTY PLUS UTILITY

A balanced philosophy supporting energy-efficient, high-performance, and technically responsive design solutions.



NEXT STEP : START WITH A BIM READINESS WORKSHOP

HAOarchitect can begin with a focused working session that converts project ambition into clear BIM uses, responsibilities, and measurable value targets.
