GET SMART

Anecdotally, we hear that clients are demanded by BIM because it requires a massive amount of information and upfront decision-making. Anyone building their new house must prepare themselves for the onslaught of choice and ensuing consequences raised during the project. Do they want to answer all these points upfront? Not a chance. They want to get their own house built and lived in as quickly as possible.

Another ‘problem’ with BIM is that it is very much the here and now in terms of people needing to make it work and this becoming their day job. The industry is going through a change of paradigm as BIM is increasingly being used in more and more projects. BIM is becoming an integral part of the design process and is being used to improve efficiency and accuracy. As more projects are implemented using BIM, the need for expertise in this area is increasing.

The process can be described thus: the designer (or human or robotic) inserts the brick in the wall. The presence of the brick is recorded by the sensor. The quality of the installation is checked against the desired criteria. The presence of the warranty information is verified and payment is released to the installer/supplier.

Another potential route for development is that of ‘smart’ contracts. Intelligent contracts could lead to huge savings in the time and resources employed in projects. Arbitrary deductions for retention and defects would be replaced with valuations based on the quality checks carried out by the block-chain in minute detail – literally brick by brick.

FOR ICONIC PROJECTS, CLIENTS OFTEN PREFER TO OWN ALL INTELLIGENT PROPERTIES AS THIS ENSURES FLEXIBILITY AND CONTROL.