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Fact Sheet:

The Role of Architect when Building Commences...

When the contract is signed between you (the client) and your contractor, the role of architect changes. Although the Architects fees are paid by the client, the role of the architect is to administer the terms of the contract equally and impartially between the Employer (Client) and Contractor.

The architect therefore *'becomes the arbitrator between the contractor and client in assessing and taking decisions according to the interpretation of the contract throughout the rest of the work. In order to fulfill this role he may possibly at times be acting against the general interests of the client and, although still technically employed by the client, he is under obligation to administer the contract impartially to it's true intent'* (The Architects Guide to Running a Job).

'This duty to act fairly is often extremely difficult for a client to appreciate, but is essential to the correct functioning of the contract. The foregoing does not mean that the architect may not consult with the employer on matters within the sphere of his independent duty, but obliges the architect when he comes to make his decision to make up his own mind, doing the best to decide what the parties must have intended according to the contract documentation and circumstances obtaining at the time of entering into the contract. 7.0.4 The Position of the Architect-AJ Legal Handbook.