

Welcome to Finnis.  
You're home.

FINNIS  
ARCHITECTURE + INTERIORS

Finnis is dedicated to  
modern spaces that shape  
the lives lived within.

**FINNIS**



We believe that great design can transform lives.  
Our mission is to create environments of sophistication  
and ease, where creative flair meets exceptional rigor.

At Finnis, we take the notion of 'home' seriously. Each project is a journey of discovery, collaboration, and creation, ensuring that the final result is a space that feels authentically yours. Our projects are more than just buildings; they are living, breathing reflections of the people who inhabit them.

We embrace a collaborative approach to design, engaging closely with clients, stakeholders and our internal teams. Our work is guided by a desire to harmonise people (the ways in which they live), place (site conditions and opportunities), and purpose (enhancing the everyday experience).

We understand the profound impact architecture has on shaping lives and the built environment, and we are committed to creating spaces that resonate deeply, inspire pride, and bring delight.

## Architecture

The scope and character of our work spans diverse realms—from iconic contemporary homes to sprawling urban developments to intimate small-scale residences. We engage in everything from multi-residential properties to upholding the vision of communities to reimagining the way families interact with one another within the confines of 'home'.

Whether we're crafting private sanctuaries or cultivating public spaces, our process is deeply human, considering ever experience with sincerity and compassion.

Each project is a unique response to client and context, forged by our passion for nurturing the human condition in every design we undertake. While each is bespoke, all bear the hallmarks of the Finnis approach: luxuriously comfortable modernism with a refined edge.

## Interiors

Our aesthetic translates effortlessly from architectural design to interior architecture, fixtures, finishes, and furnishings, resulting in a cohesive and beautiful final product. We focus on curating atmospheric conditions which play with natural light whilst providing comfort, style and imagination to projects of all scales and typologies. At Finnis, we take joy in designing interiors that inspire you to live, work, and play your way.



# Cliff House

— Not your average beach house

From the outset, the vision for this home was clear, rooting itself in the cliffside with a sense of permanence and quiet strength.

Natural stone forms the foundation, grounding the architecture in its coastal surrounds and allowing the residence to feel both commanding and at ease within the landscape.

Arrival is a layered experience. The home unfolds gradually, as landscape and curated rooftop gardens cascade down the site, softening the built form and embedding it into place. Andora Limestone was chosen not just for its moody coastal hues, but for its longevity and enduring elegance. A refined material palette sets the tone for a contemporary coastal aesthetic, designed as much for durability as for timeless appeal.

A sense of grandeur and anticipation is woven into the spatial planning. A deliberate axial vista stretches from the rear

boundary to the cliff's edge, framing the experience from first entry. Inside, the gallery-style foyer offers an unbroken sightline to the bay, where the full scale and proximity of the setting becomes apparent.

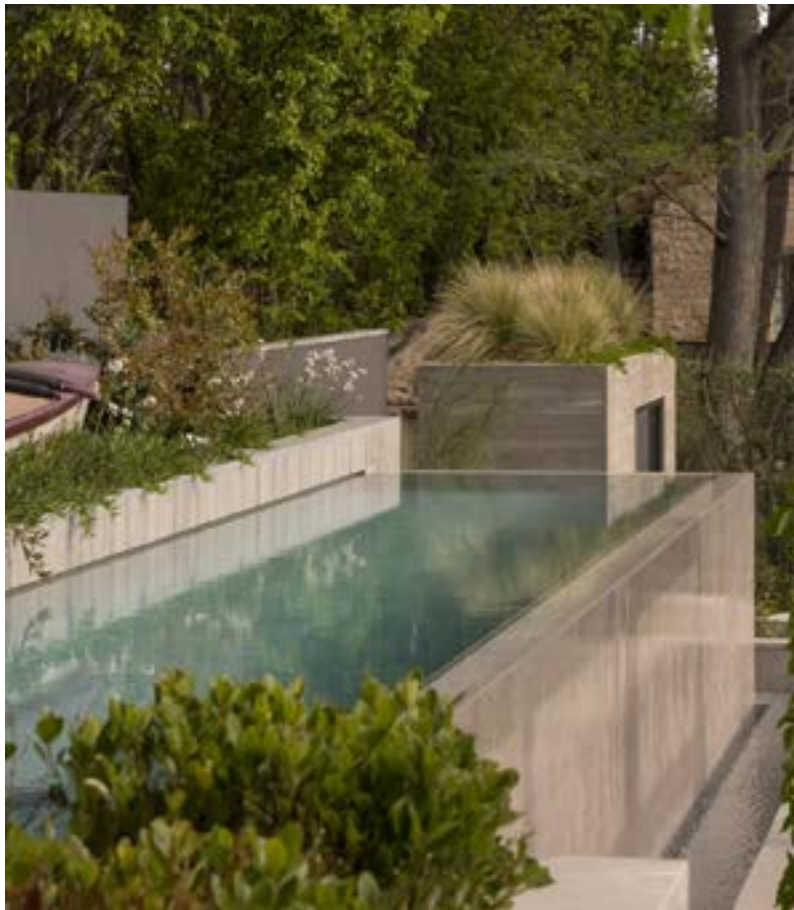
The home's formality is balanced with openness. Living spaces are symmetrically zoned, fostering a sense of harmony while allowing flow between core zones. The ground-floor gallery acts as a strong circulation route, drawing movement through the home and further elevating the central staircase as a sculptural focal point.

A restrained interior palette ensures cohesion and calm. Natural stone, timber veneer, and polished plaster create depth without excess. Andora Limestone extends from inside to out, dissolving thresholds, while the expanse of veneer-lined walls allows joinery and architecture to blur, creating a space that feels as effortless as it is intentional.

Though monolithic in presence, the home retains a human scale; intimate, tactile, and designed for slow living. A place that will patina with time, settling further into its coastal context, becoming not just a holiday retreat, but a home that grows with the land.







## Project credits

Builder: DWC  
Landscape Design: Lisa Ellis Gardens  
Furniture + Styling: Steph Design  
Captured: Timothy Kaye

## Featured press

The Local Project x Eco Outdoor  
Australia's Best House  
Est Living

—Bunurong Country





# Victoria

Victoria carefully restores the character of an existing shopfront while reimagining its purpose. Designed as a mixed-use typology, it seamlessly integrates commercial tenancies with a two-bedroom residence, making thoughtful use of a tight site in Albert Park. Positioned at the meeting point of a bustling shopping strip and a quiet residential laneway, the project balances heritage with contemporary living, creating a space that feels both connected and considered.

—A modern retreat, grounded in heritage.





## Project credits

Builder: Mancini Made  
Interior Design: Huntress Design  
Photographer: Timothy Kaye

## Featured press

The Local Project  
Simple Dwelling

— Boon Wurrung +  
Woi Wurrung Country



# Countershade

—A home amongst the gumtrees

Countershade redefines the potential of dual occupancy living, proving that downsizing need not mean compromising on quality, connection, or intent.

Situated on Boon Wurrung and Woi Wurrung country, the home is deeply attuned to its environment, its design responding to the rhythms of the land, the shifting light, and the ever-present canopy of native flora.

Set against the backdrop of a lush nature reserve, the home appears almost camouflaged with its zinc cladding, expansive glazing, and operable venetians creating a skin that reflects

and refracts the landscape. The façade transforms throughout the day, moving between openness and seclusion, allowing the occupants to curate their experience of light, air, and privacy.

Inside, a sense of calm prevails. A refined palette of concrete, stone, and timber veneer grounds the interiors, softened by manuka-toned joinery that mimics the dappled light filtering through the trees. The materiality blurs boundaries with joinery seamlessly extending into wall panelling, concealing transitions between shared and private spaces. The lighting design, rejecting uniformity, embraces contrast, casting an interplay of light and shadow that shifts with the time of day.

More than a home, Countershade is a living dialogue with nature. The louvres breathe with the landscape, adapting to shield or reveal, to shelter or invite. The home exists in harmony with its surroundings; both a refuge and an open stage, where the ever-changing environment plays the lead role. While Countershade is a dual occupancy dwelling, its foundation lies in something far more essential: a deep understanding of what makes a house a home.









## Project credits

Landscape: John Patrick  
Photographer: Damien Kook

## Featured press

AIA Awards  
Muted Recession

— Boon Wurrung +  
Woi Wurrung Country



# Fees + Services

At Finnis, we are dedicated to delivering exceptional design outcomes. Our goal is to guide you through every stage of the design and building process, resulting in a final product that surpasses expectations and showcases innovative architecture, all while managing budget and time constraints.



Upon establishing our continued involvement in your project, our team will prepare a comprehensive service and fee proposal tailored to your specific needs. This proposal will include a detailed summary of the design brief, as well as the various stages of our involvement that you may require. To ensure transparency and clarity, the proposal breaks down the project into distinct design and construction stages, each accompanied by associated fees. The project phases include Schematic Design, Detailed Design, Town Planning, Interior Design, Design Development, Construction Documentation, Contractor Selection and Construction Stage Services. In addition, we work closely with estimators and quantity surveyors to ensure the projects costing is reviewed at key milestones.

Once you have accepted the services and fee proposal, work will be programmed to commence on the design stages of your project.

# Our process

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## ARCHITECTURAL DESIGN

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### 01. Architectural schematic design

In this phase, our team commences by conducting a thorough assessment of the site conditions, taking into account the surrounding environment to determine the optimal placement and design of the building that complements the site's assets while working within any constraints.

We prepare a series of sketches for you and discuss the various options and how they work with your site and lifestyle. With your approval of a concept design, we proceed to the detail design stage.

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### 02. Architectural detail design

Detail Design is the rationalisation of the design proposal. The Architecture and Interior Design team refine the design by way of external and internal materials, preliminary interior connections, and town planning requirements.

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### 03. Architectural town planning /regulatory approval application

The approvals process can differ across projects. We will take you through the processes available for your project at the beginning of this stage.

We take great care in preparing all the necessary documentation for your project, including any development application that needs to be submitted to the relevant authorities. This may include a variety of documents such as plans, diagrams, analyses, studies, and reports. Our team can also attend a pre-submission meeting when required and assist in the lodgment of all applications with the relevant authorities on your behalf.

# Our process

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## INTERIOR DESIGN

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### 01. Interior design development

Interior Design services relate to the internal spaces. This will include an investigation of materiality, joinery design and internal detailing.

While a separate phase in our process, the Interior Design team will collaborate with the architects from project inception to curate the spatial planning and ensure a holistic design approach.

### 02. Interior design construction documentation

During this phase, Interior Designers will develop the construction documentation package. This will include a full suite of drawings, lighting plans and schedules to ensure the project can be accurately tendered and constructed.

Materiality, joinery design and internal detailing will also be refined in this process.

This phase may involve a series of external consultants to aid in the appropriate selection of finishes, fixtures and fittings.

### 03. Furniture curation

An additional service as part of the interior design phases, our Interiors team can curate and schedule furniture packages to complete the project.

# Our process

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## ARCHITECTURAL DOCUMENTATION

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### 01. Architectural design development

During the Design Development phase, we take the approved concept design sketches and transform them into a comprehensive set of detailed drawings and documents. These drawings will provide precise planning and focus on the form of the building, including the selection of the most appropriate materials for the project.

To assist in visualising the building from all angles, we provide a series of plans, elevations and 3D perspective views.

These drawings may also be provided to sub consultants for an initial review. An updated estimate of the cost of works will also be completed.

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### 02. Architectural construction documentation

During this phase the architects will develop the construction documentation package. This will include a full suite of drawings and schedules to ensure the project can be accurately tendered and constructed. This phase will require a series of external consultants to acquire a building permit, such as; Building Surveyor, Structural Engineers etc.



# Our process

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## ADDITIONAL SERVICES

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### 01. Post submission services/VCAT

Finnis will assist with any further information as requested by Council in order for the application to be advertised and approved. This may include arranging, attending and recording meetings with the client, council and/or objectors, liaison with the relevant authorities and consultants throughout the advertising process, up until council decision and/or their failure to determine the application.

Throughout the process, we will also respond to requests for information and make document revisions when necessary to obtain a fully endorsed set of Town Planning documents.

### 02. Contractor selection

Selecting the appropriate builder is a crucial aspect of any project. While we have established partnerships with several outstanding builders, we are also open to forming new relationships.

In the event that you have a specific builder in mind, we will arrange a meeting to evaluate their work process and gather insight from prior clients or architects with whom they have collaborated.

Once the builder has been selected, we will draft the contract for signing. We will coordinate a time for both you and the builder to sign and finalise the contract before any construction work begins.

### 03. Construction stage service

Our preferred method is to use an approved contract by the Australian Institute of Architects and Master Builders of Australia, which grants the architect the ability to manage the project on your behalf. The contract includes various provisions to ensure the owner's security throughout the process. During construction we manage the relationship with the builder and administer the contract from start to finish.

We don't just meet expectations; we exceed them. Our client experience is built on three core pillars:

## Exceptional service

We believe that great service begins with genuine care. Our responsive approach ensures that clients feel valued and heard. We touch base regularly, maintain open communication, and manage expectations with transparency, allowing clients to enjoy the journey with confidence.

## Personal connection

Our process is deeply personal, tailored to each client's unique needs and desires. We prioritise true listening, understanding the nuances of their vision, and crafting a journey that reflects their individual sensibilities. Every step of the way, we ensure that our clients feel personally attended to and understood.

## Inspiring creativity

Our client experience is designed to inspire. Through our collaborative and imaginative approach, we spark new ideas and possibilities. The process itself becomes a source of excitement and creativity, enriching our clients' lives and broadening their vision of what their project can be.

We approach architecture and interiors with the belief that good design is felt as much as it's seen; thoughtfully crafted, deeply considered, and always made for living.

[Meet the team](#)





[finnis.com.au](https://finnis.com.au)