



The Construction Only Process

Many home owners chose to engage their own independent designer/ architect. Urban Habitats has successfully worked with numerous architects and we are happy to continue with this process.

Stage 1 Option A – Tendered Projects

Urban Habitats regularly tenders on new projects. If we are the successful submission, then we make a point of getting to know the clients and their architect prior to any work commencing. It is important for us to understand the basis of the design scheme, and the reasons for their involvement. We believe this is an important part of this process as it strengthens the relationship between us [the builder] and the design team.

Stage 1 B – Urban Habitats & Client Appointed Architect

Many architects have used our hands-on and up-to-date knowledge to fine tune their design and understanding of construction costs and process. We therefore are happy to become part of the design team at a preliminary stage, and give advice as required.

Once final designs have been completed, Urban Habitats would price the project according to plans, elevations and specifications prepared by the architect. We would then provide a fixed price quote for the constructions.

Stage 2- Construction

Once Urban Habitats has been appointed as the builder, your project will be managed by our Construction Supervisor. They will be responsible for the day to day co-ordination of suppliers and trades during the whole building process. Both the Construction Supervisor and Construction Manager, Josh Semmler will be your point of contact during this process.

When required, site meetings will be held with you. These meeting may include; the building supervisor, Josh Semmler, and/or any appropriate design team member. These meetings are held on a regular basis and are aimed at keeping everyone informed of on-site progress, and ensuring that more detailed design decisions can be discussed and viewed.

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Stage 3 – Handover

On completion of all work, you will be met at your new home and provided with final instructions for on-going requirements, usage and warranties. You will also be presented with keys and final certificates.

Urban Habitats prioritises maintenance work during and after your general maintenance period.

After the three month maintenance period, you will be contacted [if we have not received it already] regarding your list of items requiring maintenance and/or attention. A meeting will be scheduled to run over the list and the relevant suppliers and/or trades will be coordinated to attend to the outstanding items at a convenient time and date with you.