

The Design and Construction Process



Initial consultation / meeting [free, no obligation]

A representative from Urban Habitats will visit you to discuss and assess your potential ideas and requirements you may have when considering your building addition or new home. We will provide you with a brief company history and answer any questions and concerns you may have about the building process.

Stage 1 – concept design

From our initial meeting, preliminary concept designs will be considered. These designs will take into account all issues that will affect the desired outcome of the project.

Design considerations:

- Eco friendly [orientation/ construction materials, current design and building techniques]
- Design simplicity
- Lifestyle requirements
- Budgets
- Stability / suitability of existing building [if appropriate]

Presentation or design proposal:

Once the initial design proposal is completed it will be presented to you in the form of house plan and elevations. Once this design is agreed upon, additional information will be put together which will include a detailed selection and specification schedule. Using this information and the initial plans, preliminary construction budgets can be discussed and agreed upon.

Additional information provided to you will include proposed program schedule, stages of proposed design and estimated design fees.

Stage 2 – Planning Application

Having now agreed on a design, Urban Habitats will prepare all the necessary documents to lodge for building planning approval.

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Stage 3 – concept design

Compilation of working drawings involves further detailed discussion and design studies of construction methods and material selections [both externally and internally]. During this time our design team will expand to including consulting engineers, landscape designer and interior designer.

From these documents we will seek to obtain final council approval.

During this time, we will be able to review the initial budgets and be able to provide you with a fixed price contract for construction.

Stage 4- Construction

After all selections have been made, final council approval has been granted and the fixed price contract signed, construction can commence.

During this process 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 Building 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

Stage 5 – 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.

Stage 6 – Maintenance Period

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 or attention. A meeting will be scheduled to review the list and the relevant suppliers or trades will be coordinated to attend to the outstanding items at a convenient time and date with you.