

The Design and Construction Process

Initial consultation / meeting (free, no obligation)

A representative from Urban Habitats will visit you to discuss and assess 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 / materials / current design and building techniques)
- Design simplicity
- Lifestyle requirements
- Budgets
- Stability / suitability of existing building (if appropriate)

Presentation of 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, 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 you will be provided with will include proposed program schedule, stages of proposed design and estimated design fees.

Stage 2 - Planning Application

With now an agreed design, Urban Habitats will prepare all the necessary documents to lodge for building planning approval.

Stage 3 - Compilation of Working Drawings and Final Documentation

Compilation of working drawings involves further detailed discussion and design studies of construction methods and material selections (both internally and externally). During this time our design team will expand to include 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 the 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 one of our construction supervisors. 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 Jock Merrigan will be your point of contact during this process.

When required, site meetings will be held with you. These meetings may include; the building supervisor, Jock Merrigan and / or any appropriate design team member. These meetings are held on a regular basis, and are aimed at keeping everyone informed of onsite 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 ongoing 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.

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 tenderer, 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 Option 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 cost 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 construction.

Stage 2 - Construction

Once Urban Habitats has been appointed as the builder, your project will be managed by one of our construction supervisors. 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 Jock Merrigan will be your point of contact during this process.

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

Stage 3 - Handover

On completion of all work, you will be met at your new home and provided with final instructions for ongoing 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.