

URBAN CRIBS.

Step into Tomorrow

PROCESS GUIDE



www.urbancrubs.com.au



HELLO THERE!

Welcome to Urban Cribs.


Here at Urban Cribs, we're all about the perfect fusion of innovation and sustainability, transforming your daily living experience.


As a family-driven company fueled by a love for architecture and the environment, we specialize in crafting homes that are not just flexible and adaptable but also seamlessly blend with the essence of nature.

This document will guide you through each stage, ensuring a comprehensive understanding of the process from start to finish. We can't wait to begin this new home journey with you!

Jim Dickson

Jim Dickson

 enquiries@urbancribs.com.au

 07 3376 6788

OVERVIEW

HOW IT WORKS

01 SITE DISCOVERY

The initial step in the process involves assessing the compatibility of our Urban Cribs with your specific requirements. We can help gather all site information.

02 DESIGN & REVIEW

Choose your design and any additional upgrades. An initial deposit is required to begin drafting. Once drawn in detail, a finalised quote can be provided.

03 PRODUCTION

Whilst your home is in production, our on-site crew will be engaged to install footings on-site. *You can expect your home to be ready within 14-16 weeks.

04 INSTALLATION

The installation completion timeframe for your home varies, ranging from 4 to 8 weeks, depending on the chosen design and additional elements.

Please note:

If you are enquiring for a mobile off-grid home this process guide DOES NOT apply to you.

Please contact us to find out more!



CONTACT - URBAN CRIBS

07 3376 6788

enquiries@urbancribs.com.au

WEBSITE

www.urbancribs.com.au

SOCIAL MEDIA

[@urbancribs_](https://www.instagram.com/urbancribs_)

BUILDER

www.kerdic.com.au

QBCC Licence 22903

Please Note: We are an online platform and do not have a sales office. All information can be found on our website, or you can contact our team to answer any questions!

*Please Note: Dependent on overall cost, progress payments may be adjusted.

PROGRESS PAYMENTS



Initial Deposit

This expense covers the exploration of the site to gather necessary information. Once all documents are collected, we can provide you with a finalised build cost. If you choose not to proceed, all site documents will be handed over to assist you in your building journey.

\$3500.00

Design Phase

Once site discovery is completed, our team will draft your chosen design onto your site plan and include any upgraded features within the documentation. We will complete a project estimate & provide a quote. If accepted, the initial \$3500,000 will be deducted from the next 15% deposit to move to next stage.

15 %

Production

Once approved, our construction documentation will be sent to our manufacturing facility for procurement & construction. Whilst your home is being constructed, on-site works may begin to ensure the site is ready for installation. The next 15% payment will be required on completion of the foundation stage on site.

15 %

Delivery & Installation

Once your home is completed, transportation to your site will be scheduled in with an on-site building team. Once the modulars are installed & in position, we will require the next payment of 50%.

50 %

Completion

Qualified trades will connect power and water whilst our building team will complete decks, carports, and facade features based on design phase documentation. Final payment is required upon home completion.

20 %

PROCESS

1 SITE DISCOVERY

If you've bought land or are in the process of doing so, now is a great time to explore our selection of homes online.

Choose a design that aligns with your needs and complete the online quick-quote. This will provide you with an indicative price to assess whether our pricing aligns with your requirements.

When we receive your enquiry, Our team can help review your site & make suggestions for design options and if Urban Cribs is the right path for you.

Please send us a site plan & any additional documents so we can best assist you on your home journey.

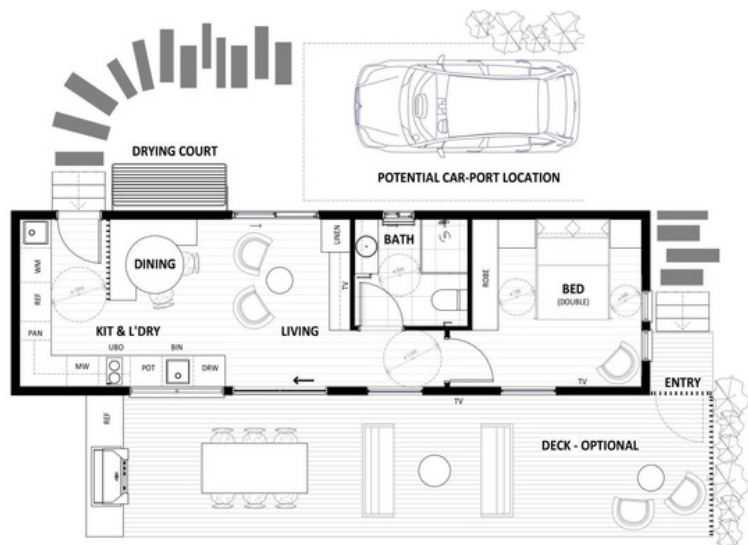
✉ enquiries@urbancribs.com.au



1 SITE DISCOVERY

Quick Quote

- Jump online to see if any of our plans suit your requirements.
- Once you have chosen a design, open 'quick quote' and answer all questions.



Quick Quote



Please Complete Your Details

Name	Email Address	Phone Number
<input type="text"/>	<input type="text"/>	<input type="text"/>
Budget	Residential Suburb	State
<input type="text"/>	<input type="text"/>	NSW ▼

Next

- Once complete, you will be emailed with an indicative price based off your selections. *Please note: Any upgrades or site condition requirements are not applied. Quote is indicative only based off a standard design and site.
- Please await any revisions from our team based off your selections.
- If the indicative quote fits within your budget it is important to begin site discovery to enable us to provide more accurate pricing.
- *A final price will only be available after **ALL** site discovery information is provided.

PROCESS

1 SITE DISCOVERY - Continued

To commence the process and determine any construction requirements or constraints, our site discover package includes:

- Site visit from our team to ensure suitability of modular construction
- Site Contour Plan - 250mm Contours
- Soil Test Report & Foundation Design
- Locate Sewer Connection Point
- Locate Stormwater Connection Point
- Access Building Envelope Footing Design

What is a soil test & why is it important?

Conducting a soil test on your property provides crucial data for structural engineers to understand the soil composition. This information guides the structural engineer in designing appropriate footings or foundations for your new house. Identifying any soil issues on your block allows the engineer to design the house footings to the specific site conditions.

Site Discovery Package:

Our team will assist in this process and work with our consultants to gather all required documents for a fee. We will also provide a site inspection to ensure there are no surprises upon delivery or installation.

Should you opt not to proceed with modular construction after this initial payment, you will retain all the documents for your future construction endeavors.

Initial Deposit:

\$3500.00

*If you already have some site documents, let us know and we may be able to exclude the relevant cost from the initial deposit amount.



PROCESS

1 SITE DISCOVERY - Continued

What site conditions may incur additional fees for manufacture & installation?

- Building over a sewer
- Sloped Land
- Declared Bush-Fire area
- Wind Classification
- Raised Home for flooding
- Propose Retaining wall
- The electrical connection exceeds a distance of 16 meters from the meter box
- Window hood due to site orientation
- Acoustic Requirement
- Septic System
- Poor Soil Quality
- Trees & Plants Site Access
- Scaffolding for excessive heights



CONSIDER:

Does your site have easy access? (Are there low hanging electrical lines?)

Do trees need to be cleared for access or building position?

Will their need to be traffic control and road closure to operate a crane?

These are important to think about as they can add additional costs.

Our team will let you know of any concerns during the Site Discovery.



PROCESS

2 DESIGN & REVIEW

If you are at on this stage hits is the fun part...

We have developed a number of floor plans, finishes schemes & elevation facades to help make the decision making easier. There is also upgrade design options to suit any client and budget!

- Jump online to see if any of our plans suit your requirements
- Once the floor plan is selected, consider what upgrade options or inclusions you would like in your home.

Send us your chosen selections so we can provide a more accurate indication of pricing.



A fixed final price will be offered based off all selections, site discovery & any additional design alterations.

If accepted, a further deposit is required of 15% to finalise construction documentation and put your home into production.

15 %

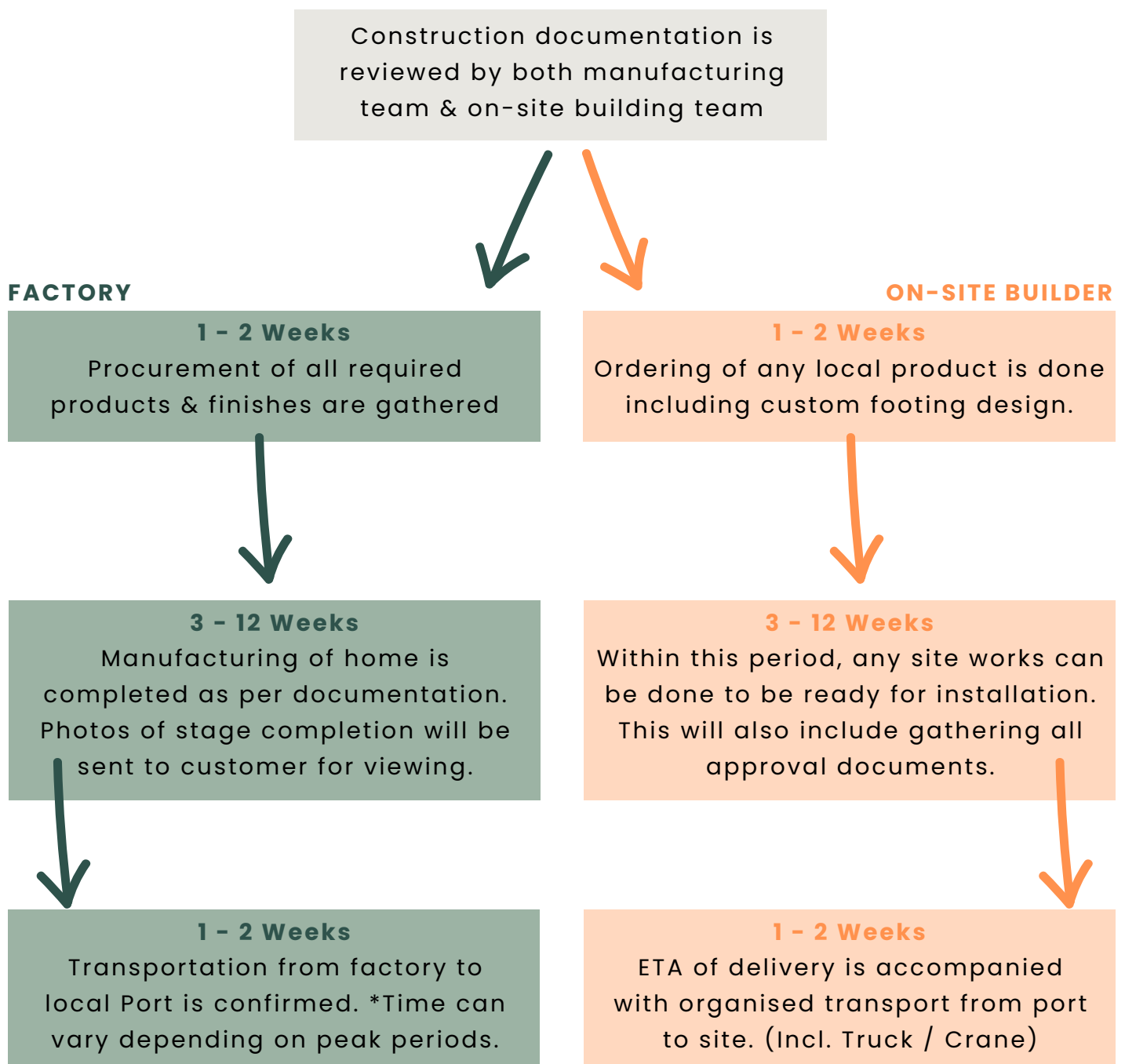
Proof of financier is required along with your bank details. If paying cash a joint bank account will need to be created.

PROCESS

3 PRODUCTION

- Construction drawing are completed & your home goes into production. The approval process is undertaken during this time.

PLEASE NOTE: We cannot accept any changes to the construction documentation once it has begun production.



*Time frame is subject to design complexity & quantity of orders in factory

3 PRODUCTION



4 DELIVERY

You will be required to pay a further 50% progress payment once the home is installed onsite.

IF you do not pay this progress payment, The modular home will be sent to an off-site location. You may be responsible for additional transport costs along with holding yard costs.

50 %



4 DELIVERY & INSTALLATION

Pick-up from Port and delivery to site shall occur as soon as possible. Our team will arrange required transportation to ensure arrival to site is delivered and positioned in the correct location.

Trades will be organised after delivery to carry out installation & final fit-off services such as:

Electrician: Connection to Power. Installation of any upgrade items.

Plumber: Connect, install, and pressure test plumbing waste lines

Carpenter: Complete deck and roof installation along with construction of carport *If applicable

They will also be responsible for installation of decorative elements such as window hoods and screening.

*Project requirements & timeframe may differ depending on additional upgrades, this is a guide only.

4 **INSTALLATION Continued**

Once final fit-off and installation is complete. A certifier will be engaged to sign off all required documentation.

COMPLETION

Final payment is required to hand-over the keys to your new home!

As per traditional building, you will have standard new-home guarantees and have:

- 12 Month general warranty
- 6.5 Year structural warranty

20 %

Welcome Home!



LET'S GET STARTED!

Thanks for reading through our process guideline. If you have any questions or would like to get started, please email us or send an enquiry online!

**URBAN
CRIBS.**

KERDIC

QBCC Licence 22903

SCHEDULE A CALL

LEARN MORE

Partnering with renowned Brisbane Builder, Kerdic, boasting over three decades of expertise in residential home construction, we bring you modular homes that redefine comfort and style.

Step into Tomorrow



enquiries@urbancrubs.com.au

www.urbancrubs.com.au

T: 61 7 3376 6788

