

**URBAN
CRIBS.**

Step into Tomorrow

PROCESS GUIDE



www.urbancribs.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 specialise in crafting homes that are truly indestructible, while seamlessly blending with the essence of nature.

This document will guide you through each stage of constructing your modular home, 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

HOW IT WORKS

The process of your new home journey will be different depending on which pricing option you are selecting.

We have two pricing options available:

SUPPLY ONLY

This option provides you with a completed module, ready to be transported to your site. This option does not include delivery or installation.

TURNKEY PACKAGE

This is the complete package, with Urban Cribs taking care of your project from end-to-end, resulting in a move-in ready home!

*For more information about the inclusions of each option please view our price list, available on our website or contact us to find out more!



SUPPLY ONLY

PROCESS & PAYMENTS

01 ORDER

Contact our team to discuss the quantity and timeline of your order. To confirm your order, a 50% deposit will be required.

50%

02 PRODUCTION

Following the deposit payment, our production team will begin manufacturing your home. You can generally expect your module(s) to be ready within 14-16 weeks. An estimated completion date will be advised to ensure that you have time to prepare your site.

03 SHIPPING AND TRANSPORT TO HOLDING YARD

Once our factory team have completed production, our team will arrange the ocean freight of your module(s), and local transport from the port, to our Brisbane holding yard. Following an inspection, the remaining balance of 50% will be due in order to release the module(s). Please note: customers have a period of 7 days to remove the module(s) from our holding yard. Exceeding this holding period may incur additional costs.

50%

04 DELIVERY - ORGANISED BY CUSTOMER

Following the final payment, the customer is responsible for the delivery of their module(s) from our holding yard to their site. We can recommend transport companies that we have used in the past to help you out. Once on site, it's time to connect your home to plumbing and electrical services, and enjoy! Installation is not included in this package, if you require installation this is included in our "Turnkey package". If you or your builder require additional information about the installation process please ask our team for our installation manual.

TURNKEY PACKAGE

PROCESS & PROGRESS PAYMENTS

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

01

SITE DISCOVERY

The initial step in the process involves the exploration of your site to gather necessary information. Once we have all of the required site information, our team will draft your chosen design onto your site plan and provide a finalised quote. If you choose not to proceed after this step, you will retain all site documents to assist you in your building journey.

\$3,500.00

02

APPROVALS

Once the finalised quote has been approved, we will issue a building contract. Once signed, a 15% deposit is required to begin the building approval and production process.

15 %

03

PRODUCTION

Once all construction documentation is approved, it will be sent to our manufacturing facility for procurement & production. While your home is being constructed, our on-site team will begin works such as installing the foundations. The next 15% progress payment will be due upon completion of the foundations on-site.

15 %

04

DELIVERY & INSTALLATION

Following the completion of your module, our team will arrange its delivery to your site, along with any cranes required to place your home into position. Once the module is in position on your site, the next progress payment of 50% will be due.

50 %

05

COMPLETION

Qualified trades will then complete the installation of your home, including connection to services, and installation of your chosen additional elements, based on the approved construction documentation. The timeline for this process will range from 1 to 6 weeks, depending on the chosen design and additional elements. Final payment is required upon home completion.

20 %

TURNKEY PACKAGE

PROCESS & PROGRESS PAYMENTS

DESIGN SELECTION

If you've bought land or are in the process of doing so, now is a great time to jump onto our website and explore our selection of homes. Choose a design that aligns with your needs and view the resources on our website, including the price list. Once you have decided which design is right for you, either fill out the enquiry form on our website, give us a call, or send us an email.

If you are looking to add any features that are not included as standard, such as decks and external roofs, our team can provide an indicative quote. Once confirmed, we can move to the site discovery phase.

1 SITE DISCOVERY

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

- Site visit from our team to ensure suitability of modular construction
- Site Contour Plan - 250mm Contours
- Soil Test Report
- Engineers Footing Design
- Location of Sewer Connection Point
- Location of Water Mains & Stormwater Connection Point
- Formal quotation



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. The footing design will be specific to your site, in response to the site conditions.

Site discovery package:

\$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 manufacturing & installation?

- Building over a sewer
- Steep sloped land
- Declared bush-fire area
- Wind classification
- Raised home for flooding
- Proposed retaining wall
- Distance to electrical, stormwater, and sewer connection points
- Window hood requirements due to site orientation
- Acoustic requirements
- Septic system
- Poor soil quality
- Trees & plants inhibiting site access
- Site access
- Location of powerlines
- Location of site

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



CONSIDER:

Does your site have easy access? (Are there low hanging electrical lines? Do trees need to be cleared for access?)

These are important to think about as they may incur additional costs.

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



PROCESS

2 Approvals

Once the formal quotation has been accepted, a building contract will be issued for signing, and a 15% deposit is required to begin the approval process 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.

In Queensland, a building approval is required for the construction of primary dwellings, as well as granny flats. The process of procuring a building approval will generally take 2-4 weeks

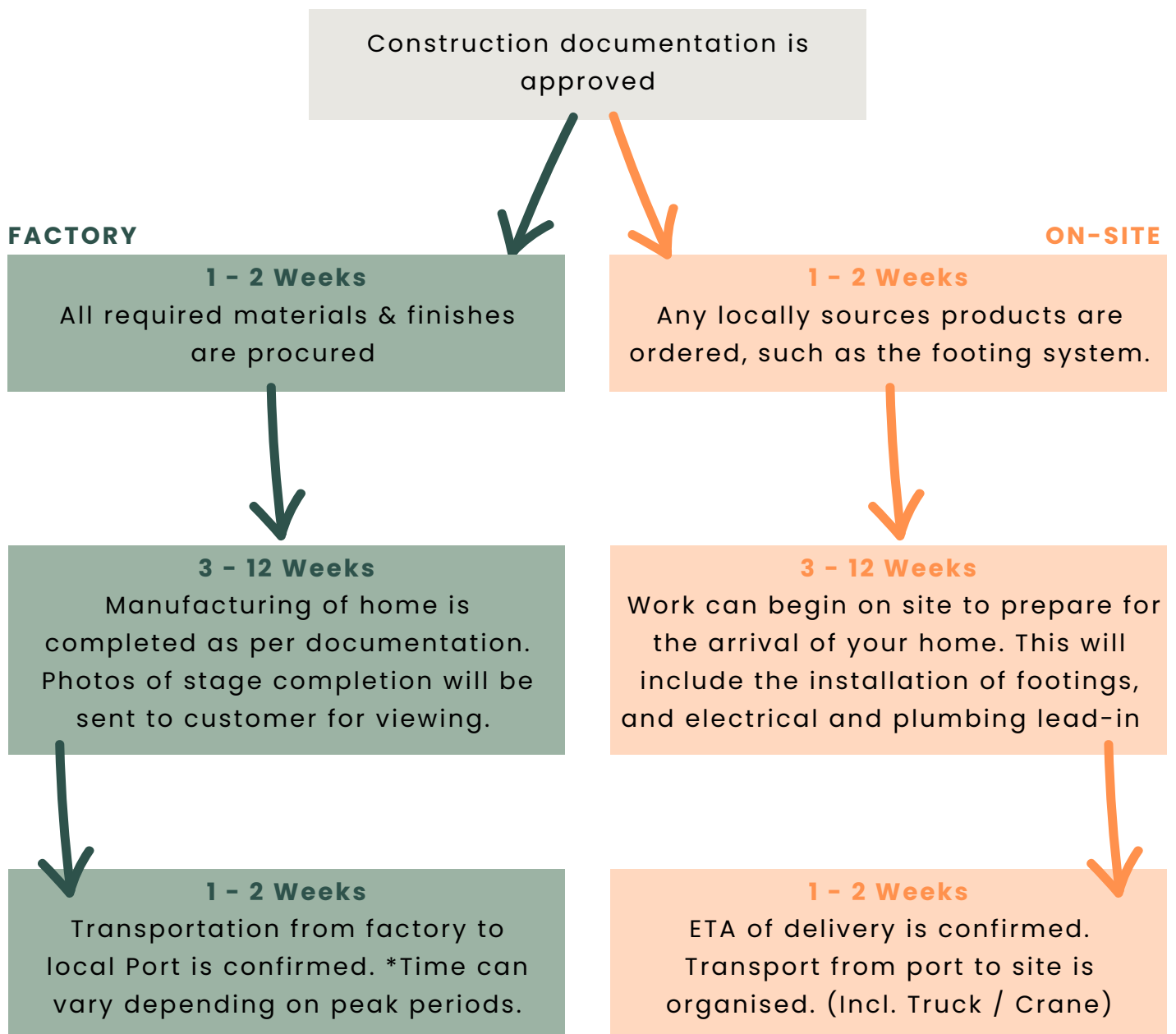


PROCESS

3 PRODUCTION

- Once building approval has been issued, your home will enter production

PLEASE NOTE: We cannot accept any changes to the construction documentation once we have begun production of your home.



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

3 PRODUCTION



4 DELIVERY

4 DELIVERY & INSTALLATION

Our team will arrange the required transportation and cranes to ensure that your home arrives safely to your site, and is accurately positioned.

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

50 %



Once your modular is in position, our team will organise all of the required trades to carry out the installation & commissioning of services such as:

Electrical: Connection to power, and installation of any upgrade items (aircon, ceiling fans etc.).

Plumbing: Installation and connection of potable water supply, as well as sewer and stormwater lines. Pressure test waste lines.

Carpentry: Installation of decks, stairs, additional roofs, and decorative elements such as window hoods and screening (If applicable).

Once final fit-off and installation is complete. Our team will engage a certifier to sign off on all required documentation, and your home will be ready for handover!

5 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!

KERDIC
URBAN
CRIBS.

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WEBSITE

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SOCIAL MEDIA

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BUILDER

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QBCC Licence 22903

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.

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Urban Cribs | 2024

*"Thoughtfully crafted Residences,
Shaping Tomorrow..."*

**URBAN
CRIBS. KERDIC**

FACTORY COMPLETE

Process & Payments

Please note: Following the ordering process, you will communicate directly with our factory team regarding production and updates. The warranty for your modules will be covered by our factory team and will include the supply of parts only.

01 ORDER

Contact our team to confirm the quantity and timeline of your order. To confirm your order, an 80% deposit will be required.

80%

02 PRODUCTION

Following the deposit payment, our production team will begin manufacturing your modules. Production timelines may differ depending on current demand and order size, however you can generally expect your modules to be ready within 14-16 weeks

03 COMPLETION

Once completed by our factory team, images and videos will be sent to the customer to the order. The final payment of 20% will then be required to release the stock to the customer. The customer will then be responsible for the transport and logistics of delivering the modules to their site, as well as the installation process.

20%





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PROCESS OUTLINE

2024



HOW IT WORKS

The process of your new home journey will be different depending on which pricing option you are selecting.

We have three pricing options available:

FACTORY COMPLETE This option is generally for individuals or businesses making a bulk purchase of modules. This option requires the purchaser to manage the shipping and logistics of transporting their modules from our factory in Foshan, China, to their site.

SUPPLY & DELIVERY This option provides the you with a completed module delivered to your site. This option does not include installation.

TURNKEY PACKAGE This is the complete package, with Urban Cribs taking care of your project from end-to-end, resulting in a move-in ready home!

*For more information about the inclusions of each option please view our price list, available on our website or contact us to find out more!



6 STEP

PROCESS

STEP ONE

SITE REVIEW - 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 the site & make suggestions for design options..

If you have a site plan or any additional documentation, this can help us assist you on your new home journey

DESIGN PHASE

If you are at this stage, it's the fun part...

We have developed a number of floor plans, finishes schemes & elevation facades to make the decision making process easy. There are design options and upgrades to suit any client and budget!

STEP TWO

STEP THREE

DRAFTING AND REVIEW

Once a design is chosen, drafting can begin. Initial payment is required to draft your chosen plan onto your site.

Once drafting is finalized, our estimator can determine the build cost for the project. Once everyone is happy, contracts can be signed, and production can begin!

6 STEP

PROCESS

STEP FOUR

PRODUCTION

Once the design is sent to production, our team will get underway with procurement and begin constructing your home in our factory.

Our team will send updates and images for you to see progress & notify you on timelines.

This is when any site works are to be completed such as footing installation. This is unique to each project and will be discussed in the review stage.

Any local materials and equipment needed will be ordered and sent to site ready for installation.

STEP FIVE

DELIVERY

Once your home is completed in our factory, your home will be shipped to your closest Port.

Once arrived at Port, a truck will be arranged to deliver the modular to your site.

Depending on the site conditions. Cranes may be required onsite to help position the home onto the footings.

STEP SIX

INSTALLATION

Once the modular(s) have arrived onsite and are in position, the plumbing and electrical services will be connected.

Additional cladding, decks, stairs, roofing and architectural elements will be installed by the builder as per discussed in the design phase & review.

Once completed, you'll be able to move in and enjoy your brand-new home!



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**CONTACT US TO
FIND OUT MORE!**



www.urbancribs.com.au



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