

*Domestic Builder – Unlimited (CDB-U 60337)
Commercial Builder – Unlimited (CCB-U 60334)*



*Delivering coordinated, cost-controlled
residential developments*

INTRODUCTION

ArcAbodes works with developers to ensure projects are properly resolved prior to construction by aligning design, engineering and construction methodology to reduce risk and avoid cost escalation. Early involvement enables:

- Improved cost planning and feasibility alignment
- Identification and mitigation of construction risk
- Efficient coordination across consultant teams
- Greater programme certainty and delivery control

PROJECT EXPERIENCE - ArcAbodes delivers complex residential projects including multi-dwelling developments, basements, constrained sites, and architecturally detailed homes.

This approach reduces downstream issues, minimises variations, and improves overall project outcomes

Albion Mews – 16 x Townhouse Development

- 14 x three-storey and 2 x two-storey townhouses
- 45-space car park across adjacent site
- Integrated drainage and stormwater systems
- Fully coordinated, buildable documentation
- Complex civil and drainage solution delivered
- Reduced construction risk through early coordination

Burton Place – Ashburton Townhouses

- Multi-dwelling townhouse development
- Delivered under Head Contractor model
- Efficient, coordinated construction delivery
- High-quality outcome aligned with documentation

DELIVERY PATHWAYS

ArcAbodes provides delivery models aligned to developer requirements, with a focus on risk management, cost control, and programme certainty.

- **Integrated Delivery** – ArcAbodes provides early builder involvement to coordinate design, approvals and construction, improving feasibility alignment, reducing design and documentation risk, strengthening cost certainty prior to construction, and streamlining approvals and overall project delivery.
- **Construct-Only** – Head contractor delivery under MBAV contracts, with full responsibility for construction, coordination, and compliance.

ArcAbodes is engaged on projects requiring a high level of coordination, buildability, and delivery control.

Burwood – Residence & 2 x Townhouses

- 5-bedroom residence with basement and lightwells
- Two 3-bedroom townhouses with basements
- Deep foundations exceeding 5 metres
- Suspended slabs and complex drainage systems
- High-level structural and services coordination

Northcote – Architectural Home

- Bespoke residence with lift, rooftop terrace and pool
- High-end materials and complex structural coordination
- Architecturally refined outcome with high-precision detailing

SELECTIONS & SHOWROOM PROCESS

ArcAbodes integrates a structured selections process into pre-construction to ensure materials, fixtures and finishes are resolved early and aligned with project documentation, cost planning and procurement requirements. Selections are coordinated through a controlled showroom and supplier engagement process, with input from ArcAbodes and consultant teams to ensure all nominated products are buildable, available, and consistent with project budgets. This approach reduces documentation gaps, minimises variations, improves cost certainty, and supports efficient procurement and programme delivery prior to construction.

