

A HABITAT DESIGN & BUILD GUIDE

Your guide to **building your dream home** in Sri Lanka.



habitat DESIGN
BUILD

Prepared by **Habitat Design & Build**
Sri Lanka | www.habitatsl.lk



What is "Design & Build"?

Design & Build means one team carries your project from the first sketch all the way through to the final coat of paint — the architect, the engineer, the quantity surveyor and the site team, all under one roof, all accountable to you.



Instead of juggling separate consultants and contractors, you get **one point of contact**, one schedule, and one team that already agrees on the plan.



This booklet, prepared by **Habitat Design & Build**, walks you through the five things worth knowing before you start building your dream home.



There are **5 things** you should
know before you build
your dream home.

A quick guide from Habitat Design & Build.



1

Site / Land Selection

Beyond the usual considerations — distance to work, schools, and daily life — pay close attention to the location's regulatory requirements before you commit to a plot.

Pay special attention to:

- Widths of access roads (this affects how many floors you can build)
- Road reservations (street lines & building lines)
- River, canal and coastal reservations, where applicable
- Special zoning requirements for the location



2

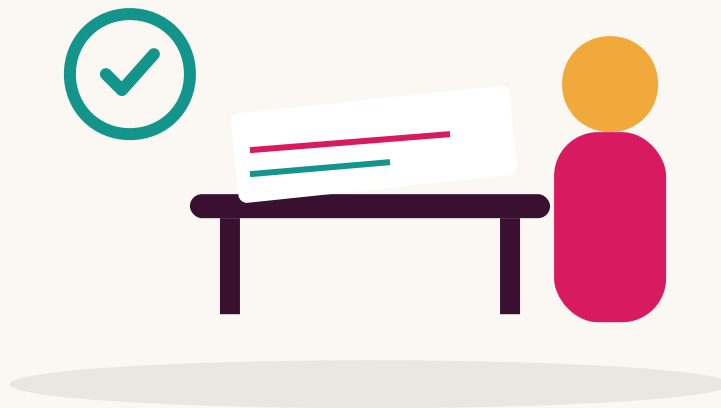
Employing the Right Professionals

A high specification home needs the right team from day one — a Chartered Architect to shape the design, a Chartered Structural Engineer to make it safe and efficient, and a Quantity Surveyor to keep the budget honest.

At Habitat, this team sits under **one roof**: our architects, structural engineers, quantity surveyors and project managers work from the same brief, so nothing gets lost between disciplines.

Our core team includes:

- Chartered Architects — design that balances beauty and buildability
- Chartered Structural Engineers — safe, efficient structural design
- Quantity Surveyors & Contract Managers — accurate BOQs and cost control
- Project Managers — one accountable point of contact, start to finish



3 Design & Approvals

Once the brief is set, our architects develop the concept into detailed construction drawings — structurally coordinated and refined around how you'll actually live in the space.

We then take the design through local authority approvals on your behalf, so permits are secured before a single brick is laid.

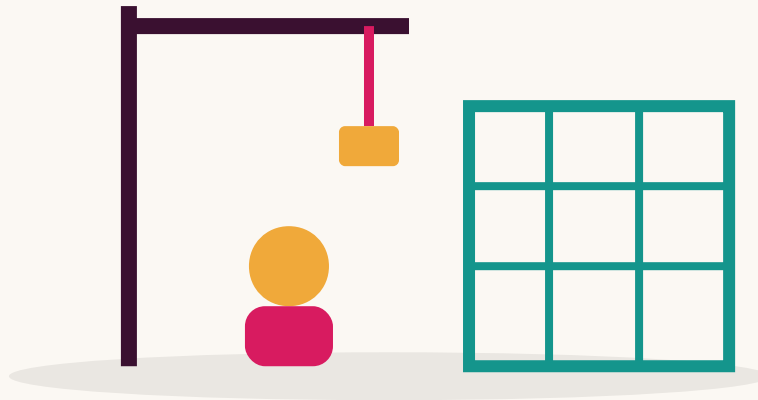
What happens at this stage:

- Concept design and client review
- Structural and services coordination
- Detailed construction drawings and specifications
- Local authority submissions and approvals



House Waligama

Design & Build by Habitat
Private Residence, Sri Lanka



4

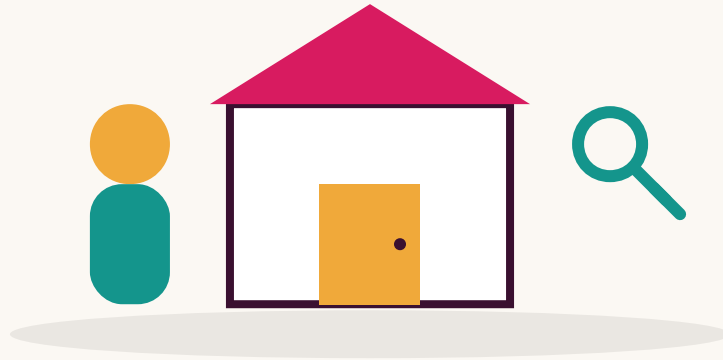
Construction & Quality Control

Our own site team executes the approved drawing — not a subcontracted crew working from a photocopy, but the same people who helped design it.

Every stage has a fixed checkpoint: structure, services, and finishes are each signed off before the next stage begins, with your dedicated project manager reporting progress throughout.

Quality checkpoints include:

- Foundation and structural sign-off
- Mechanical, electrical & plumbing rough-in inspection
- Finishes and fixtures quality check
- Final snag inspection before handover



5

Handover & Aftercare

Before we hand over the keys, we walk the finished home with you — noting anything that needs a final touch, and closing every item before you move in.

For clients who want it, our relationship doesn't end at handover: our property management service keeps your home maintained long after the build is complete.

What handover includes:

- Joint walkthrough and snag list
- Close-out of all outstanding items
- Documentation and warranty handover
- Optional ongoing property management

Why build with **Habitat?**

Sri Lanka's leading design & build studio — one team, accountable from first sketch to handed-over key.

01 CIDA-Approved

Fully CIDA-approved contractors, held to a national construction standard.

02 One-Stop-Shop

Design, engineering, and construction under one roof and one contract.

03 Dedicated Project Manager

One accountable point of contact overseeing your build, start to finish.

04 20+ Projects Delivered

A decade-strong team of architects, engineers and builders island wide.

habitat

DESIGN
BUILD

Ready to start
building your **dream home?**



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