



Residential Capability Statement

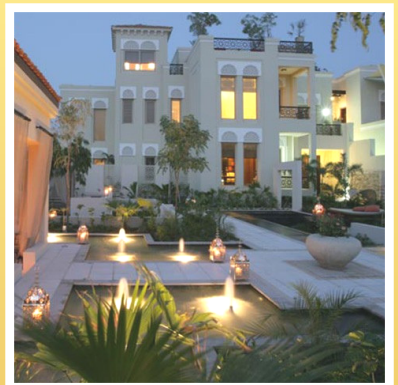
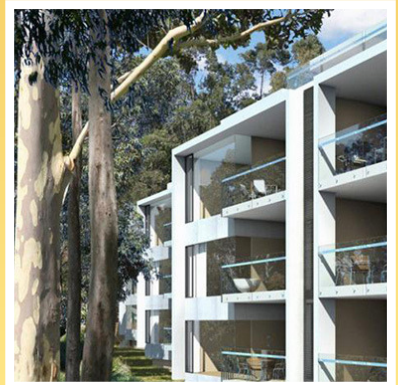
Auric Projects is an independent development, project and construction management consulting organisation. We have a wide range of expertise in Development, Construction Management, Project Management, and Advisory Services.

Our team has a depth of experience throughout the development cycle in the high end residential market.

We specialise in tightly controlled management systems designed to get the best results from all parties to the construction process. We believe in ensuring that Architects have clear briefs, Engineers understand all of the required code compliances, and Builders understand the level of quality as well as the expected budget and required timeframes.

We offer clients a single point of reference for our collaborative approach with all consultants, contractors and service authorities. We manage projects from the initial idea, helping with the town planning constraints and the local council requirements to provide the best outcome at the earliest stage. This allows us to plan ahead and make sure that the best people are available when we require the highest quality work.

In the current market there are very few resources available at short notice and our clients rely on us to ensure that the best quality builders are available. We are able to achieve this by putting processes in place that allow our clients to have all of the information available in order to simplify the decision-making process. We provide a variety of costed solutions that means that our clients can allocate funds to the areas of the house that are most important to them while ensuring that a fully code-compliant product is achieved in the shortest amount of time.



We use contracts that protect our clients in the event that things don't go according to plan and we have the in-house capability to edit and amend contracts to suit any conditions. Our network of builders and consultants are familiar with the contracts we use which saves time in negotiation and appointment. We have strict privacy controls and will maintain our client's rights to release of information on their terms.

Csaba Kaposi
Managing Director

He has over 40 years of experience in the property development, building and construction industries. He has successfully established himself as a project delivery specialist in the high end residential sector of the property industry. His extensive experience has been gained acting for clients as project director (single and multiple projects), client representative, project manager, construction manager, site manager and consultant advisor.

Jeremy D'Ambrosio
Development and Project Manager

With over 12 years of combined experience in Construction Project Management, Property Developments and Commercial Tendering for the construction industry, Jeremy has successfully delivered projects across multiple sectors. His expertise in design and development management, contract management and project delivery, offers the client a wholistic service with the ability to cater towards specific requirements.

Our long experience in the sector also allows us to provide significant cost savings and value engineering to most projects; this allows us to provide high end solutions to very reasonable budgets.

We have worked on a huge range of projects both locally and internationally. Some of the images are shown at the side of this brochure. We are happy to provide details on request.



Through our Construction Management capability we have the capacity to estimate construction and design times and we use Microsoft Project to create programmes that show all of the key delivery times, allowing our clients to plan events and schedule payments so that there are no surprises.

Our cost management system relies on a detailed understanding of the works and our on-site management ensures that our clients only pay for work that is actually carried out to the required standard of quality.

We have a budget management system that ensures that any changes or variations to the original plans can be captured and the running total of costs is always available.