

A subsidiary of THT Properties Ltd.



# CONSTRUCTION

**Commercial Contractor & Residential Builder  
Portfolio**



[www.costarconstruction.com](http://www.costarconstruction.com)



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## ABOUT US

Costar Construction is an experienced builder team based in Vancouver, British Columbia, fueled by a passion for innovative and sustainable building and housing solutions.

At our core, we remain a family-owned business, founded and operated by the same individuals who still share that initial passion. Over time, we have expanded into a team of like-minded professionals, bringing together a wealth of experience and skills in various key areas.

With a commitment to excellence and a deep understanding of the construction process from start to finish, we bring a unique perspective to every project, ensuring that each one is delivered on time, on budget, and to the highest standards of quality. Our team members have overseen the successful completion of a wide range of projects, including custom homes, commercial tenant improvements, residential renovations, character retention, and a current emphasis on multifamily dwellings (or multiplex) to align with the city's growth trajectory.

We pledge to become a dynamic and successful construction management team with a reputation as a forward-thinking leader in the industry.



Quilchena Farm House  
"It Takes Two" Multiplex Project

# MEET OUR KEY MEMBERS



**TUAN NGUYEN**  
Co-Founder  
Director, Operations

*MBA,  
Webster University*

"With over 15 years of experience in construction business development, our Director has continually demonstrated the incredible results that can be delivered when hard work combines with vision."



**LOUIS NGUYEN**  
Co-Founder  
Director, Sales

*Bachelor of Commerce,  
University of Toronto*

"We build homes with care and competence, ensuring independence, market fit, and lasting value at the right price."



**VIET VO**  
Project Manager

*Bachelor of Architecture,  
Ho Chi Minh City, Vietnam*

"An architect by trade, a photographer by passion—capture every project in the light of design and harmony."



**SUMMER SAINANEY**  
Projects Coordinator

*Real Estate Trading Services,  
University of British Columbia*

"From dressing actors to dressing homes- now bringing two decades of project coordination expertise, hard hats, humor, and a whole lot of love to the industry."

In addition to Costar Construction's proven track record in construction management, we are also proudly recognized for our leadership skills and dedication to our members' mentorship and professional development. We believe in the importance of diversity and are dedicated to creating a positive and inclusive workplace. Our goal is to empower team members to reach their full potential while fostering a culture of collaboration and mutual support.

Drawing on a wealth of experience and a talent for strategic planning and problem-solving, Costar team has earned the trust and happiness of clients, colleagues, and industry peers alike.



**LINH PHAM**  
Marketing Manager

*Bachelor of Commerce  
Sauder School of Business*

"AI can probably write better than me, but does it actually know how to listen, or throw a party?"



**ALI NAJIBI**  
Designer

*Master of Architecture  
Hochschule Anhalt - Germany*

"Our designer infuses every design with timeless elegance and undeniable handsomeness!"



**JACKSON SO**  
Project Manager

*15+ years of construction business development experience*

"With years of expertise, our project manager is a master finisher—delivering precision, quality, and reliability where others hesitate."

# PROJECT & PERSONNEL MANAGEMENT FLOW

PASSION.  
EXPERIENCE.  
TRANSPARENCY.  
OUTSTANDING RESULTS.

## Development Consulting

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### **Pre-Construction Coordinator**

Tasked with supporting project financing by planning the budget and timeline, collaborating closely with the client to accelerate the project into the construction phase.

## Construction Management

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### **Construction Manager**

Responsible for overseeing the budget and timeline from inception to completion, maintaining direct communication with the client throughout the process.

### **Site Superintendent**

Assigned to provide site supervision and coordination, ensuring smooth on-site operations and enforcing safety practices.

### **Project Accountant**

Tasked with managing project expenses and collaborating with all stakeholders and trade partners.

### **Project Coordinator**

Assists Construction Manager to liaise and coordinate with all parties on contract documents, drawings, shop drawing submittals, and administrative duties.

### **Project Bookkeeper**

Responsible for overseeing all daily accounting services associated with the project.

### **Site Labour/ First Aid**

Assists site superintendent on day-to-day site labor and site safety.

## Construction Management Fee

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Our construction management fee is based on each project and determined based on the project type and scale. Our typical range is between 7% - 12% \*

\*new build only

# SERVICES

## Custom Home

Allow us to help you realize your vision of the perfect family home, filled with details that reflect your family's essence, where cherished memories will be created



## Multiplex

Seek no further for the ideal partner to bring your next multiplex project to life, whether you're a homeowner or an investor. Costar Construction is thrilled to be the **2024 Georgie Award Winner** for the best Multiplex Home.



## Townhome

We provide pre-construction development services tailored to your specific design needs, all while efficiently and cost-effectively obtaining the required permits.



## Tenant Improvement

Whether you're renovating an office, retail space, or any commercial property, count on us to achieve functionality, style, and building efficiency in every project.



## Residential Renovations

Your home is a reflection of who you are. Let us help you breathe new life into your space, creating an environment that resonates with your personal journey, now and into the future.



## Laneway / Legal Suite

Take advantage of each municipality's unique laneway & legal suite housing options and unlock a world of living and investment opportunities for your family.





# PAST PROJECTS

TURNING DREAMS INTO REALITY, ONE PROJECT AT A TIME.

## COMMERCIAL



SWISS BAKERY



BLOOMING LASHES



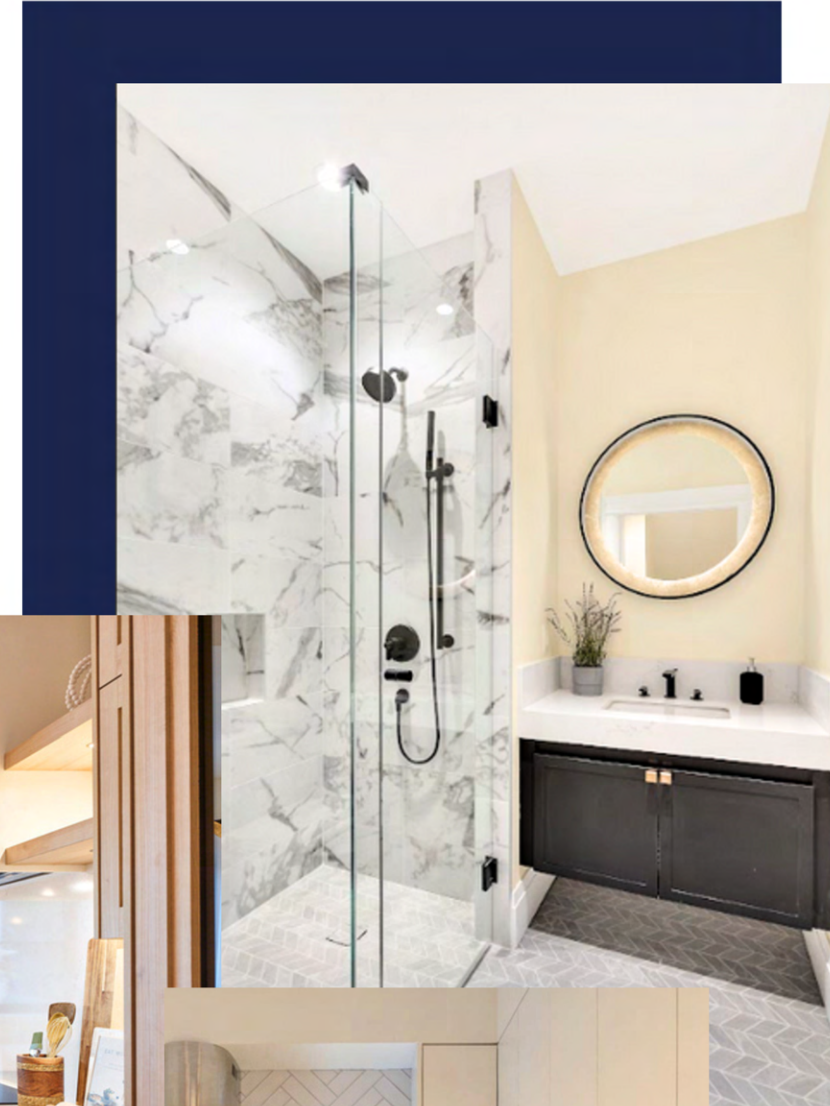
THEO-STELLA BEAUTY BAR



2762 WEST 10TH AVE, VANCOUVER



2145-2147 WEST 32ND AVE, VANCOUVER



## SINGLE FAMILY



## KITCHEN & BATH



950 CAMBIE ST, VANCOUVER



# TOWNHOME DEVELOPMENT



33581 & 33571 GEORGE FERGUSON WAY  
ABBOTSFORD

## DESIGN & CONCEPT DEVELOPMENT



6515 ELLIOTT ST. VANCOUVER



2240 E 40TH AVE. VANCOUVER



PURE NAIL BAR RUPERT



## MULTIPLIX



2145-2147 WEST 32ND AVE. VANCOUVER



## LANEWAY HOME



2766 WEST 10TH AVE. VANCOUVER



# MULTIPLEX



**WE Killarney 6-Plex Townhomes**



**Quintet 5-Plex Townhomes**



## A LEADER IN MULTIPLEX CONSTRUCTION

A multiplex is a multi-unit project designed on a single lot, allowing for more residents to share the space. By distributing the land cost across multiple homes and utilizing smaller units, multiplexes provide a more affordable and sustainable option compared to single-detached homes or duplexes.

Costar Construction is proud to have been awarded the **2024 Georgie Award for Best Multiplex Home Project**. Our goal is to remain a leading multiplex builder in Vancouver, delivering innovative solutions for the missing middle housing segment. We focus on thoughtful designs that cater to growing and multi-generational families, ensuring that these homes stay beautiful, versatile, and functional for generations to come.

## CO - DEVELOPMENT

We are pleased to introduce co-development opportunities for a select group of homeowners and investors looking to build equity by transforming their properties from single homes or land assemblies into multiplex residences. We will collaborate closely with you throughout the entire process, including assessment and conceptualization, design, permit acquisition, construction management, and presale marketing if applicable.

# TOWNHOME DEVELOPMENT

Costar Construction has been engaged in the development of numerous sustainable and profitable townhome projects. Our role encompassed site selection, design, construction, and market analysis, all while maintaining high industry standards. Whenever feasible, we incorporated eco-friendly practices and cutting-edge technologies to improve community livability and maximize investor returns.

By prioritizing thoughtful design and effective resource management, we aim to create more future developments that are beneficial for the environment and promote thriving neighborhoods.



# OUR PROCESS

## DESIGN & PLANNING

In our initial meeting, you'll have the opportunity to interview us, while we explore your vision. If you haven't chosen a site for your home yet, we can assist with inspections and provide guidance on its suitability. Should you have a designer or architect, we'll collaborate with them from the early stages of the drawings to ensure the home's design is feasible. Additionally, we can recommend leading design and architectural firms with which we have established successful partnerships.

## PRE-CONSTRUCTION

Costar and the client will engage in a discussion regarding the budget, reaching an agreement on a cost-plus arrangement to ensure transparency. Additionally, we will explore specification options, establish a budget, and finalize a written contract. Costar utilizes professional builder software to monitor progress and expenses. Final drawings will be submitted for permits and approvals, with any concerns addressed prior to determining the start dates and schedules for construction.

## PERMIT ACQUISITION

With our knowledge and expertise, Costar offers comprehensive support in reviewing zoning and building bylaws, regulations, and requirement checklists. We will also handle the preparation, submission, and acquisition of any necessary development and building permits, aiming to minimize revisions and reduce potential processing delays.

## CONSTRUCTION

During site preparation, we will excavate and pour the footings and foundation walls, then construct the floor joists and frame the exterior, while ordering windows and doors. The client can review details like flooring, cabinets, and systems (electrical, lighting, plumbing, HVAC, and alarms). Costar will supervise the crew and subcontractors to ensure quality, manage rough-ins, and coordinate city inspections. Clients are encouraged to visit the site regularly, and Costar will adhere to safety regulations with full WCB coverage and insurance. We will provide regular progress updates for client feedback.

## HANDOVER

Once the home is completed, a comprehensive cleaning will be conducted, and any outstanding issues will be resolved. A joint pre-occupancy inspection will then occur, accompanied by an orientation for the client that covers the home's features and maintenance instructions related to the 10-year Home Warranty. The client will receive the keys, along with a project binder that contains manuals, warranties, and a contact list for tradespeople and appliances installed in the home, with Costar providing the final approval.

## WARRANTY

The company will carry out inspections at 3, 6, and 12 months to verify that both internal and external systems are operating properly. Any required repairs will be resolved within a few days. We aim to assist new owners in maximizing their 2-5-10 warranty.



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INSTAGRAM



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