

NEW HOME BUILDING GUIDE



WHERE TO START ?

The best place to start is to talk to an Architect.

Design is the first part of the process, so it makes sense to talk with an Architect first.

THEY CAN GUIDE YOU THROUGH

- Site Selection
- Forming a Brief
- Understanding the process
- All the things you will need to consider.

SOME OTHER THINGS YOU CAN DO ARE

- Answer the questions on the back page of this guide
- Start researching ideas and collecting photos and images of houses, styles and materials that you like
- Work out how much you're willing or able to spend



WILL I NEED A CONSENT ?

You will need a Building Consent.

Depending on the site and what you hope to achieve, you may also need a Resource Consent. Your Architect can connect you with a planner to assist you with the RC application if necessary.

HOW MUCH WILL IT COST ?

The construction cost will depend on so many factors, but your Architect can guide you through some of the decisions that will affect it.

A realistic range for an architecturally designed house would be between \$5-8k per sqm for construction. You will also need to allow for site works; landscaping; Architect and other consultants' fees; and council consent application fees.



HOW LONG WILL IT TAKE ?

The simple answer is, longer than you think.

IT WILL DEPEND ON

- The availability of your Architects, consultants and contractors
- Your local council
- The size and complexity of your home
- The speed of your own decision-making

FOR A TYPICAL NEW HOME, ALLOW

6-12 months
for Design

9-18 months for
Construction



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WHAT NEXT ?

Our new home questionnaire on the next page will help you start thinking about your needs.

NEW HOME QUESTIONNAIRE

▶ WHERE WOULD YOU LIKE TO BUILD?

▶ IF YOU ALREADY OWN A SITE, HOW BIG IS IT? IS IT SLOPING OR FLAT?

▶ HOW MANY LEVELS WOULD YOU LIKE?

Single storey Two storey Split level



▶ HOW MANY BEDROOMS WOULD YOU LIKE?

Two Three Four Five

▶ WOULD YOU LIKE WALK-IN WARDROBES AND ENSUITES IN ANY OF THE BEDROOMS?

▶ WHICH OF THE FOLLOWING SPACES WOULD YOU LIKE TO INCLUDE IN YOUR NEW HOME?

- | | |
|--|---|
| <input type="checkbox"/> Living Room | <input type="checkbox"/> Gym |
| <input type="checkbox"/> Dining Room | <input type="checkbox"/> Pool |
| <input type="checkbox"/> 2nd Living:
Rumpus / Family Room / other | <input type="checkbox"/> Deck or courtyard:
Covered / Uncovered |
| <input type="checkbox"/> Study | <input type="checkbox"/> Extra garage or other
additional structures |
| <input type="checkbox"/> Home cinema | |



▶ WHERE DO YOU OR WOULD YOU LIKE TO SPEND THE MOST TIME?

- | | |
|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> Inside | <input type="checkbox"/> Living Room |
| <input type="checkbox"/> Outside | <input type="checkbox"/> Kitchen |
| <input type="checkbox"/> Dining Room | |

▶ ARE THERE ANY PARTICULAR MATERIALS OR STYLES THAT YOU LIKE / DISLIKE?

(It's a great idea to start collecting examples of things that you like)

▶ LAST BUT NOT LEAST, WHAT IS YOUR BUDGET?



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