THE BUILDING PROCESS: AN OVERVIEW

DO THE QUOTES

MEET YOUR

PLANNED

BUDGET?

RE-THINK, RE-SCOPE,

Homeowners who receive

budget need to re-think

their vision to the reality of

their finance. Most end up

while also increasing the

budget, finding a middle

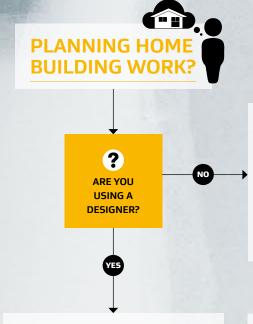
around.

reducing the scope of work

their project, and align

quotes beyond their

RE-FINANCE



GET DETAILED QUOTES FROM CONTRACTORS OR A 'DESIGN & BUILD' COMPANY

Get recommendations from your as required.



LOOK FOR A DESIGNER

Practitioner, Registered Architect or Chartered Professional Engineer. It is important to be clear on what services your designer will be providing. Go over your ideas with a firm budget in mind. Be really clear on the brief; before you engage a designer, know your highlevel objectives and specific details that must be included.

Use a designer who is a Licensed Building



friends or family, and don't forget to ask for references. Use licensed practitioners



WORK WITH THE DESIGNER TO **CREATE CONCEPTS & GET** DETAILED PLANS DRAWN UP

Detailed plans allow contractors to quote more accurately for the work, and firms up details early that could cause disputes down the line. Make sure you're happy with everything because you'll be living with these choices for a long time.



NEED **RESOURCE** CONSENT?

Responsibility of homeowner, but sometimes handled by designer or contractor.



GET QUOTES BACK FROM CONTRACTORS

Look at the scope and the type of materials/fixtures they're suggesting. Most homeowners find that the quotes are over their budget, sometimes by 100% – but don't just take the lowest quote. Check that you're happy with the quality and style of what is being suggested, and that you're comparing 'apples with apples'. Make sure to read the disclosure statement and project checklist your contractor has provided.



SELECT A CONTRACTOR & **SIGN A CONTRACT**

Written contracts will be mandatory for work of \$30,000 (incl GST) or more. Be clear on costs, so you know exactly what you're going to pay.



Service !



homeowner, but often done by the contractor.



GET READY AND START BUILDING

Budget for alternative accommodation – if you're renovating, you'll be sharing spaces with tradespeople, on site early in the morning and sometimes late at night. The power and water will be on and off. There's noise, dust and a lack of privacy. Delays can often be an issue, for both renovations and a new build. If alternative accommodation hasn't been budgeted for in the beginning, it can really add to the cost of your project.

Be mindful when making decisions along

BUILDING WORK UNDERWAY

the way – whenever you make a change to what's been specified and agreed in the contract, you're actually making a change to the contract (a variation). It helps to keep details of the fittings and fixtures in a spreadsheet, so you can track the changes that you make and the impact on costs and timelines.

GET FINAL CODE COMPLIANCE **CERTIFICATE AND MOVE BACK IN**

Make sure your contractor has provided information about maintenance on your house, and get details for any insurance policies they may have taken on the work.



FINISH YOUR 'SNAG LIST'

The rate of work may tail off towards the end of the project. Finish the small jobs that make your build feel complete.





FINISH?

WHO'S RESPONSIBLE:

Building Consent Authority Contractor Designer Homeowner













