



# Scheme aims to speed up consent process

## Karen Phelps

Hastings-based company SS Homes is part of a pilot scheme initiated by the Hastings District Council to speed up the consent process.

This enables SS Homes to obtain consent approval from the council in as little as five working days, says company director Jason Sullivan.

"The council has supplied us with a special checklist we need to fill in which references the information making it easier for the council to locate the information they need quickly speeding up the consent application process," explains Sullivan.

"For our customers of course this also means the building process can be sped up considerably."

SS Homes was formed in 2011. Sullivan has a strong background in building and construction management and is a Licensed Building Practitioner and member of the Certified Builders Association of New Zealand and Architectural Designers New Zealand.

All members of both organisations must meet stringent competency standards and ethics. Over the years Sullivan says he has formed solid relationships and connections with trusted local tradespeople and contractors who now work for SS Homes on house build projects.

SS Homes builds throughout the Hawke's Bay region and Sullivan says a strong focus for the company is designing and building to meet the client's specific budget.

"My background in both building and design means I know what can and can't be built and how much it will cost," he says.

"This saves problems and cost over runs as I know how to design to meet the client's budget with no hidden surprises."

Designing and building eco friendly homes is also an important consideration and Sullivan says he endeavours to provide clients with sustainable options for their home where possible including solar panels, underfloor heating and hot water heat pumps.

During the design phase the orientation of the home on the site is also important to take into account passive heating from the sun, says Sullivan.

"It's important to give clients all the options so that they can make informed choices. Eco options typically have a greater upfront cost

but pay back quickly and offer considerable cost savings over time," he says.

SS Homes was involved in the assembly of the Meridian First Light House, which competed in the 2011 Solar Decathlon.

The eco friendly beach house in Waimarama placed third overall in the global competition. Critically the small one bedroom 55sqm home designed by First Light Studio takes advantage of the sun's heat, light and energy with an open plan utilising natural materials.

SS Homes is now in the process of building another home on the First Light House property, a two-bedroom, 150sqm design.

Sullivan says that SS Homes has a transparent pricing and billing policy so that customers know exactly what they are paying for.

SS Homes also provides comprehensive insurance cover during the build including full contractors indemnity insurance in case damage occurs during construction and public liability insurance.

Upon completion clients are provided with a full 10-year Certified Builders guarantee meaning that anything that needs repair during that time will be taken care of.

Clients can also bring their own plans to the company to price. SS Homes also undertakes alterations, additions and repairs.



**SS Homes builds throughout the Hawke's Bay region with a focus on designing and building eco-friendly homes.**

