



# PREPARATION AND PATIENCE KEY TO NEW HOME

**OPENING the door to your brand new home is such an exciting concept... but prepare yourself as building can be a complex procedure involving plenty of research, decision-making and patience.**

Avoid future heartache when selecting your builder. You will need a licensed builder. Why? A licensed building practitioner must be used for any structure involving "restricted building work" which involves building structure, weather-tightness and fire safety systems.

Make sure your registered builder is someone you feel comfortable with. Shop around, ask why the higher priced

builders are charging more and visit their previous builds.

Do you require an architect for design purposes? If so, ensure they are a member of the Architectural Designers New Zealand Inc.

Many group home builders have house designs with completed consents offering a much faster and cheaper process. While there will be opportunities to make choices throughout the house, it is unlikely building structure can be modified.

Checklist all your needs — how important is outdoor/indoor flow, privacy, landscaping, consider sunlight,

shade and outdoor leisure areas. Consider running speaker and computer cable throughout your house with a view to the future. Building is also the best time to make decisions about home heating.

The financial aspect of building a home is different from buying an existing house. Generally inexpensive building work in New Zealand is approximately **\$1500** per square metre... or **\$2500** upwards per square metre.

Go over contracts with your lawyer and understand the legalities. Be realistic about how much a build may cost, pay structures and be prepared for overruns and delays. Building



completions often come in outside estimated time frames. It is a good idea to earmark about 10 per cent extra for overruns, design changes or unforeseen circumstances.

You may be called on throughout the process to make decisions as well as make several trips to the site or builder's showroom to fine-tune features.

Source: [www.buildingguide.co.nz](http://www.buildingguide.co.nz)