



HOME & INCOME

BOOKLET

PREPARED BY :

CONSTRUCTO GLOBAL

[HTTPS://CONSTRUCTO.CO.NZ](https://constructo.co.nz)



LIVE SMART. INVEST SMARTER.

At Constructo, we believe your home should do more than meet your lifestyle needs — it should also work for your future. That's why our Home & Income Packages are purposefully designed to offer the best of both worlds: comfortable family living and built-in rental potential.

Whether you're a homeowner looking to accommodate extended family or offset your mortgage with rental income, or an investor seeking dual-tenancy cashflow and long-term value, these homes deliver:

- Two self-contained living zones under one roof
- Two full kitchens, two lounges, 5–6 bedrooms, and up to three bathrooms
- Separate entrances for privacy and flexibility
- Fixed-price contracts, complete project management, and council-ready documentation

From planning and approvals to construction and handover, we manage every step so you can focus on what matters — whether that's creating generational stability or growing your property portfolio.

Build once. Live better. Earn smarter.

WELCOME TO CONSTRUCTO!



■ OUR STORY

"Founded in 2021 by friends Mo and Daniel, our mission is to 'Simplify Construction.' With over 30 years of combined experience in design, construction, and project management, we understand the frustrations that come with traditional processes—from initial consultations to project handover. We identified five key challenges faced by clients and contractors alike:

1. Lack of clarity regarding project scope
2. Client budget overruns
3. Contractor cash flow issues
4. Poor communication among all parties
5. Complicated consultant and council processes

Since our inception, we have developed effective systems and strategies to tackle these challenges head-on. Constructo has transformed into a dedicated Construction Project Management company, committed to delivering high-quality projects while prioritising the needs of both our clients and workforce.

Whether we're building your dream home or collaborating to create quality living and open spaces for our community, our promise is to keep things simple.

Our Simplified Construction approach includes:

- Your design or ours!
- Transparent pricing!
- Realistic construction schedules!
- Written agreements for all commitments!
- Documented variations, whether billable or complimentary!
- Clear payment terms!
- Upfront communication about any budget overruns!

From concept to completion, we meticulously oversee every detail to ensure timelines, budgets, and expectations are met. With offices in Palmerston North and Auckland, we proudly serve clients nationwide through our network of experienced and qualified franchises and contractors."



■ HOME & INCOME COLLECTION

5 & 6-BEDROOM SERIES — SPACIOUS, SMART MULTI-GENERATIONAL HOMES

Welcome to the Constructo HOME & INCOME Collection—a thoughtfully designed range of premium homes tailored for modern families who value both lifestyle and long-term investment.

Whether you're a growing family, supporting multiple generations under one roof, or looking to generate extra income through a self-contained dwelling, our Home & Income models offer the ultimate blend of comfort, flexibility, and smart design.

Each plan in this series has been expertly crafted to maximise space and functionality while retaining the warmth and elegance of home. With layouts that prioritise privacy, connectivity, and convenience, our homes feature open-plan living, gourmet kitchens, generous bedrooms, and integrated indoor/outdoor flow—perfect for entertaining or relaxing.

WHY CHOOSE HOME & INCOME?

At Constructo, we believe your home should work for you. That's why every plan in the Home & Income Collection is designed with practical dual-purpose living in mind. These aren't just houses—they're flexible lifestyle investments that grow with your needs.

Whether you're upgrading your current home, building for your family's future, or adding an income stream, our Home & Income series gives you choices that make sense—today and tomorrow.

A modern, two-story house with a gabled roof and large windows, illuminated at dusk. The house features vertical wooden slats and a stone-textured section. The foreground shows a paved driveway and some landscaping.

■ PACKAGES & FLOOR PLANS

[HTTPS://CONSTRUCTO.CO.NZ](https://constructo.co.nz)



■ DUAL LIVING, MAXIMUM POTENTIAL
The Haven – 275m² | Five Bedroom | From \$799,950 + GST



www.constructo.co.nz

BOOKING WITH 1.5% ONLY
BALANCE IN PROGRESS PAYMENTS

Whether you're a growing family, supporting multiple generations under one roof, or looking to generate extra income through a self-contained dwelling, our Home & Income models offer the ultimate blend of comfort, flexibility, and smart design.

**FIVE BEDROOM
HOUSE CONSTRUCTION** 275m²

STARTING PRICE
\$799,950 + GST

EXCLUDING LAND
T & C APPLY

BOOK A CALL >





The Haven – 275m² | Five Bedroom | From \$799,950 + GST

5 BDM - A275

This 275m² five-bedroom Home & Income model is purposefully designed for flexibility and financial freedom. Whether you're accommodating extended family, hosting guests, or generating income from a self-contained unit, this home offers two fully equipped kitchens, two lounges, three bathrooms, and two garages — all under one roof. It's the perfect blend of privacy, connection, and smart investment.





■ WHAT'S INCLUDED & WHAT'S NOT

WHAT'S INCLUDED IN YOUR PACKAGE

- 5 Spacious Bedrooms with built-in wardrobes
- 2 Full Kitchens with melamine cabinetry, laminate benchtops, tiled splashbacks & appliances
- 2 Large Lounges for independent family zones or tenant use
- 3 Modern Bathrooms including main, ensuite, and guest options
- 3 Toilets distributed for convenience
- Double Garage with automatic sectional door
- Separate Entry Options for main and auxiliary dwellings
- Open-Plan Dining and Lounge Layout
- Laundry Room with tub and storage
- 2x Heat Pumps (Living + Master)
- 40+ Downlights & Energy-Efficient LED Fittings
- Premium Carpet in bedrooms and common areas
- Vinyl flooring in kitchens, bathrooms, and laundry
- Weatherboard Cladding + Long Run Metal Roofing
- Double-Glazed Aluminium Joinery
- Concrete Slab Foundation or Timber Pile (level ground only)
- Fully Insulated – NZBC Compliant
- Full Interior & Exterior Finishing – Move-in Ready
- Council Consent Handling & Full Project Management
- Drainlaying Allowance – up to 20m connection for 3-Waters

WHAT'S NOT INCLUDED (SITE-SPECIFIC OR OPTIONAL ADD-ONS)

- Council & Third Party Fees
- Driveways, Patios, Outdoor Decking
- Landscaping, Fencing, Retaining Walls
- Costs for sloped, rocky, or complex sites
- Septic Tanks / Water Tanks / Pumps (if required for rural or non-serviced areas)
- Additional Drainlaying beyond 20m



■ SPACE TO LIVE. ROOM TO GROW.
The Vista – 295m² | Five Bedroom | From \$849,950 + GST



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T & C APPLY



The Vista – 295m² | Five Bedroom | From \$849,950 + GST
5 BDM - A295

‘The Vista’ is your elevated home + income solution. With 295m² of cleverly segmented space, this dual-living layout brings together expansive open-plan zones and private, self-contained living quarters. Ideal for hosting relatives or tenants while maintaining your own sanctuary.





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■ A GRAND STATEMENT IN DUAL LIVING.
The Manor – 315m² | Five Bedroom | From \$920,000 + GST



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HOUSE CONSTRUCTION**

315m²

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T & C APPLY

BOOK A CALL >





The Manor – 315m² | Five Bedroom | From \$920,000 + GST
5 BDM - A315

‘The Manor’ represents the pinnacle of Home & Income design. With 315m² of elegant proportions and dual independent living zones, this plan is perfect for premium lifestyle sections or multi-generational households seeking privacy and prestige.





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■ **TWO HOMES, ONE VISION.**
The Oakridge – 285m² | Six Bedroom | From \$829,000 + GST



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HOUSE CONSTRUCTION** 285m²

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The Oakridge – 285m² | Six Bedroom | From \$829,000 + GST
6 BDM - A285

‘The Oakridge’ is a 6-bedroom sanctuary split into two fully functional wings. With separate kitchens and lounges, it’s the ideal solution for families wanting independence without sacrificing togetherness — or for investors targeting high-yield rental setups.





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■ MODERN DESIGN, MULTI-ZONE LIVING.
The Summit – 300m² | Six Bedroom | From \$869,000 + GST



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**SIX BEDROOM
HOUSE CONSTRUCTION 300m²**

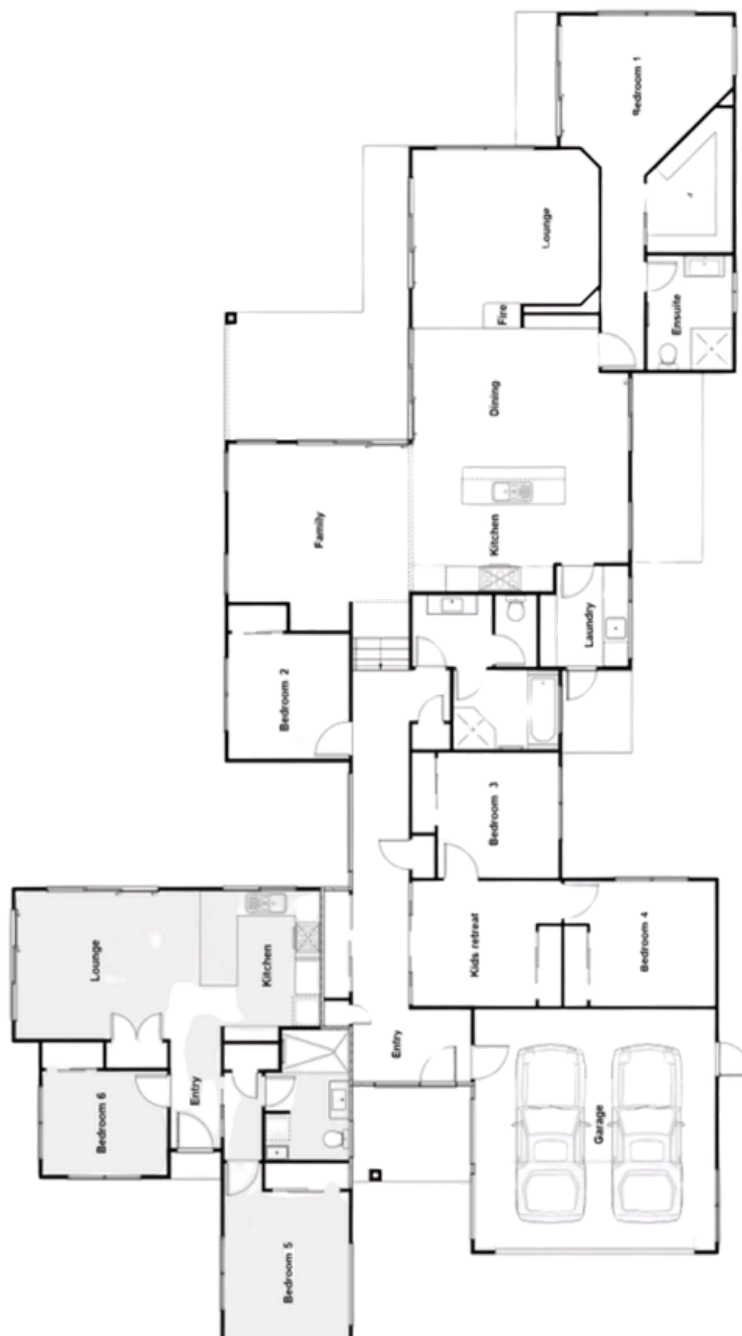
STARTING PRICE
\$869,000 + GST

EXCLUDING LAND
T & C APPLY



The Summit – 300m² | Six Bedroom | From \$869,000 + GST
6 BDM - A300

‘The Summit’ stands at the peak of practical living. Its 300m² layout is ideal for growing families, shared ownership, or passive income — with distinct dwelling areas seamlessly woven together.





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■ ARCHITECTURAL BALANCE MEETS DUAL LIVING.
The Pavilion – 320m² | Six Bedroom | From \$929,000 + GST



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The Pavilion – 320m² | Six Bedroom | From \$929,000 + GST
6 BDM - A320

Designed to accommodate two full households with grace and functionality, ‘The Pavilion’ balances privacy with connection. A true modern-day duplex-style home within one cohesive build.





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LUXURY HOME & INCOME AT SCALE.

The Estate – 345m² | Six Bedroom | From \$999,000 + GST



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HOUSE CONSTRUCTION** 345m²

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EXCLUDING LAND
T & C APPLY

BOOK A CALL >





The Estate – 345m² | Six Bedroom | From \$999,000 + GST

6 BDM - A345

At 345m², 'The Estate' is Constructo's most expansive Home & Income plan. With vast open zones, two gourmet kitchens, double garage, and six full bedrooms, it's designed for legacy living or high-yield investments.





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TIMELINE

BOOKING DATES CONSTRUCTION

JAN 2025	MAY TO AUG 2025
FEB 2025	JUN TO SEP 2025
MAR 2025	JUL TO OCT 2025
APR 2025	AUG TO NOV 2025
MAY 2025	SEP TO DEC 2025
JUN 2025	OCT TO JAN 2026
JUL 2025	NOV TO FEB 2026
AUG 2025	DEC TO MAR 2026
SEP 2025	JAN TO APR 2026
OCT 2025	FEB TO MAY 2026
NOV 2025	MAR TO JUN 2026
DEC 2025	APR TO JUL 2026

FEES AND SCHEDULE

Pay a 1.5% booking fee when you sign your initial Build Proposal, then a further 1.5% milestone before we submit your Building Consent application. Of the remaining balance (97% of the total price): pay 10% at Build Contract signing to cover Preliminary & General (P&G) and Architectural Design; pay 85% as the Construction Fee in 26 weekly payments made in advance from the start of construction; and pay the final 5% on issue of the Code Compliance Certificate (CCC). If construction finishes earlier than 26 weeks, the schedule is adjusted and any balance is reconciled in the final week.

Our in-house mortgage brokers can package and submit your application to major banks, aligned to the payment structure above. They will assist with pre-approvals, progress-payment funding, and documentation, helping your finance run smoothly from contract signing through to CCC.

GET IN TOUCH



0800 45 2021

ADMIN@CONSTRUCTO.CO.NZ