



DAVY
CONSTRUCTION



7 Essential Things

To Consider
**When Planning
Your Custom Home**

So the Experience
&
end Result are

**EVERYTHING
YOU
HOPED FOR.**



There are more moving parts to building a home that most can even imagine. Take that work to the custom home level and you've got a breadth of choices and decisions to make that can take your breath away. You must have a builder on your team who is committed to your dream and your end result, not simply their bottom line. The 7 points in this guide are designed to help you make some important key decisions so that your new home and the journey to get there is a joyful one you will remember well for years to come.

The background features a collection of architectural and design materials. At the top, there are several rectangular wood samples in various shades of brown, tan, and light wood. Below them, a white ruler is partially visible. The central focus is a set of blue architectural blueprints, including a floor plan labeled 'LAYOUT PLAN' with dimensions like '4.22' and '0.53'. To the right, there is a color palette with numerous horizontal stripes in a variety of colors including greens, blues, pinks, oranges, and yellows.

01

Make a shopping list.

To get very clear about what you need and want, it is a great idea to create a shopping list of your non-negotiable must haves and then a separate list of the things you feel you can compromise on. As much detail about your home as you can should be thought through and itemised in this way. Keep a scrapbook of images and ideas of structural and design elements that you love to help your builder understand very clearly what it is you want to achieve.



02

Thoroughly research your builder.

With regard to any builder you are considering, be sure to look at past jobs they have done. Talk to their previous clients and ask plenty of questions about how they felt about working with that particular builder. Did they feel supported throughout the process? Did they feel their builder kept lines of communication open at all times? Were there any budget blowouts and if so, why did these happen? Also, make sure your builder is fully qualified, with all relevant insurances, and has experience in the type of home you want to build. If you have a sloping block, for example, it will be important that your builder knows best how to take advantage of the positive aspects of this block and how to minimise any negative ones.

Only work with qualified subcontractors.

Make sure your builder only uses qualified subcontractors they know and trust as you want to work with a builder who only wants to bring you the best of what they've got. This affects not only the quality of the work, but also the conditions on site and how well the build travels on time. Teams that are highly experienced and have worked together before know how to manage their roles on site like a well-oiled machine, bringing great benefits to the end result, as a smooth transition from one trade to another as the build unfolds is a stress-free site for everyone to enjoy.





05

Engage your builder early on.

Many people take the first logical step in the build process by creating their design up front without engaging their builder in that process as well. While architects and external designers can be fantastic at creating plans that match your vision, they won't usually understand what is logistically or financially involved in bringing that dream to life on your block. Engage your builder to work with your architect or designer to advise what's going to be possible and how much it will cost so that you can make adjustments to your design where needed before the building process starts, saving you thousands of dollars.

06

Be sure to choose a reputable architect or designer.

Architects and designers need to be able to do much more than create your plans. Reputable, experienced architects and designers know what council needs and how to deliver it to them in order to get your plans through with the minimum of fuss and delay, again saving you money in the long run.



07

Make sure your builder offers a 10-year builder's Halo guarantee.

In the competitive marketplace that is the building industry, you want to make sure your builder, taking care of your most expensive investment, is fully covered and insured for every eventuality and that you are protected as a result. In New Zealand, the 10-year extended Halo Guarantee provides certified builders with insurance in the event they go bankrupt during your build that will cover the cost of your deposit, provide temporary housing and complete the build, giving you peace of mind.



At **Davy Construction** we've lead the way in new home construction, home re-cladding and renovations and extensions by applying the latest building innovations and design solutions. Experience our commitment to your dream and your desired end result by contacting us today for an obligation free consultation on

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