



**DISCOVER  
THE MAGIC**

**MADDREN**

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[maddrenhomes.co.nz](http://maddrenhomes.co.nz)



## DISCOVER THE MAGIC OF A MADDREN HOME

There's something pretty magical about designing and building your own brand new family home. If it's done right, the experience and the rewards are near impossible to put into words. Yes, it can be challenging at times, so our advice, no matter who you ultimately choose to build with, is to surround yourself with advisors you trust and who have plenty of industry experience.

Maddren has spent the last 80 years mastering the art of what we call TRUE Design and Build. It's all about getting people's dreams and ideas out of their heads and down onto paper and then of course, consistently crafting together unique family homes of the finest quality. It takes passion and pride in your work to do this. We have plenty of both, and we would like to share our magic with you.

### ONE SIZE DOES NOT FIT ALL

We love the fact that everyone is different. That's what inspires us to continually create original designs and details. You won't find standard design booklets at Maddren, because we don't work to standard plans or cookie-cutter concepts. On the contrary, we'd rather get to know you, your dreams and your design ideas. We can then work with you to develop a unique home that works for you and your family, your lifestyle, your site and your budget. The end result is a home we know you'll be proud to call your own.

“Houses are like people. People are unique and houses should reflect their personality.”







## OUR DIFFERENCE IS IN THE DETAIL

Perfection doesn't just happen. It comes from our dedication to smart buildable design and good old-fashioned craftsmanship. You'll see that dedication in every detail of a Maddren home; it's what makes our work a cut above the rest.

We're not into cutting corners. We stick to tried and true methods and make sure every last detail is correct. It's not that we're old school – we embrace new technologies and design. But we also know craftsmanship is timeless, no matter what we're building.

### CRAFT REMAINS KEY

We like to say that craft isn't something you can get out of a pack, screw on the wall and then walk away from. Craft is quality, and quality starts with the foundation and framing to give your home the perfect backbone.

The clean lines and smooth finishes that are the hallmarks of a Maddren home rely on that backbone. We inspect the workmanship of every detail as we build, doing it once and doing it right.

### THINKING OUT OF THE BOX

At Maddren, we know that if you have the skills and the knowledge to approach a challenge right, there is actually not much you can't do. We see problems as opportunities and being a creative bunch, we love a challenge, collectively putting our heads together to craft a solution. And because we're not a franchise, we have the freedom to do things the way we believe is right.

### VALUING THE FUTURE

We believe in green building and are happy to adopt sustainable options. But to be honest, beyond the latest future proof principles and products, we think the most sustainable way to build is simply to craft a house that will last for decades.

### MULTI-AWARD WINNING

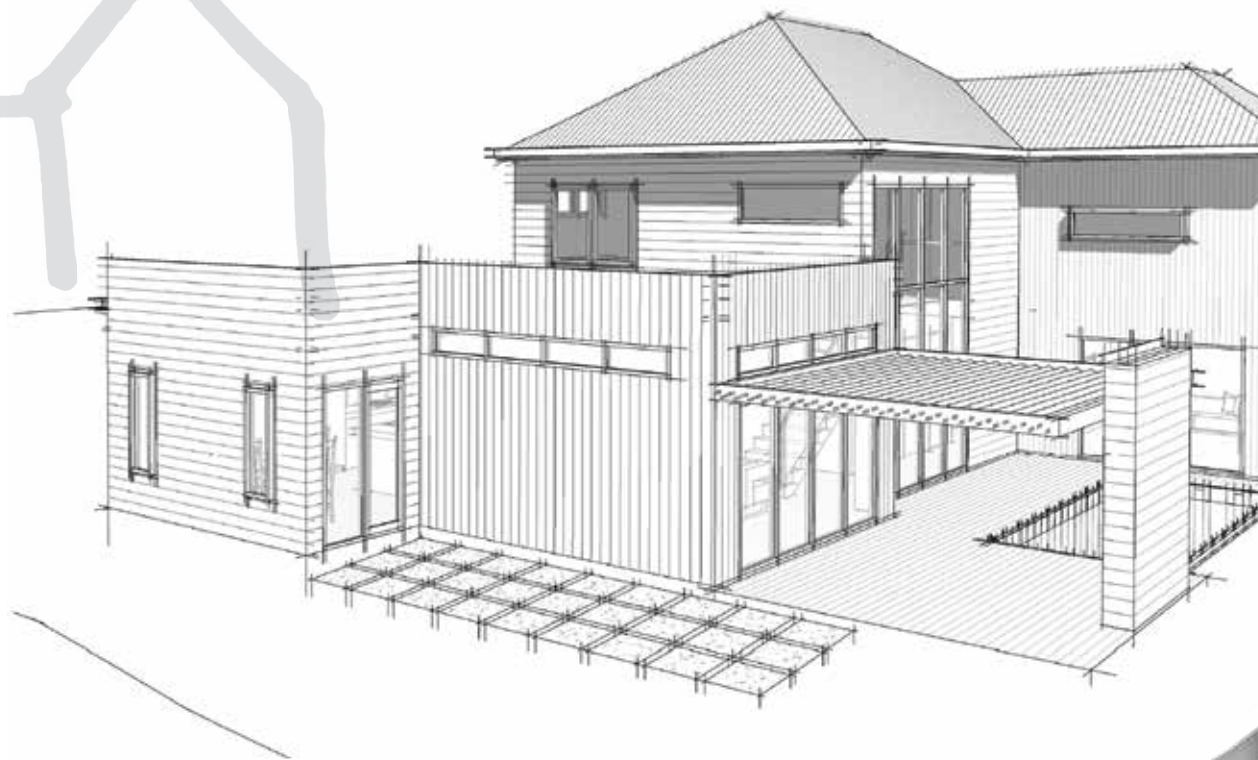
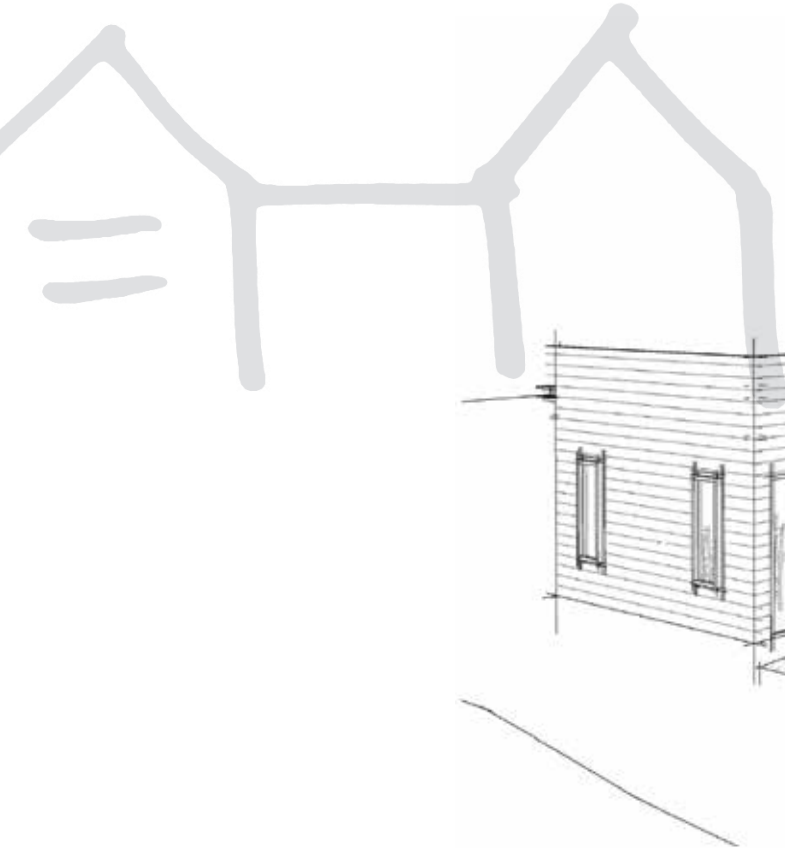
Passion for building brings its own rewards, most obviously reflected in the awards lining the walls of the Maddren office. We challenge ourselves to deliver the best design, functionality and workmanship. As a customer, you can be sure that the same tradespeople who have worked on our previous award-winning homes will also be working on yours.





## OUR KNOW-HOW CAN BUILD YOUR WILDEST DREAM

Every new home starts with a wild idea. Everyone has their own vision in their head, and at Maddren, we understand how important it is for us to capture and nurture that idea and turn it into a reality. The first step starts with bringing us your sketch on a napkin or your scrapbook of inspiration. Because if you've got half the idea, we'll pull together everything else that's needed for the other half so we can build that wild idea together.







COLONIAL DRIVE

### THE NEW BLACK

A deep dive into modern magic, this two level designer home makes the most of a contained site. Smart, adaptable spaces inside and an outdoor area centred on a swimming pool come together to make something special. We love how the simple, clean structural lines serve as the perfect canvas for the more decadent flourishes to create a luxurious and elegant designer home. A stripped back colour palette of black and white gives the whole home a sophisticated, city feel.





# MAKING THE MAGIC HAPPEN

Anyone can build a house. At Maddren we know it's how you get there is what counts. We want to make your journey as satisfying as the end result.

We'll work through every stage with you, giving you the guided tour of our showhomes and putting you in touch with past customers who will be happy to talk to you about us.

We can do a full architectural design and build project with you, or we can work from your architectural drawings to bring your new home to life.

We're also big on communication. We'll keep you in the loop at every step of the process. Your trust matters to us – we even set timeframes for every stage of the build, so you can hold us accountable.



## CONCEPT TO CONTRACT THE FIRST 12 WEEKS\*



### INITIAL CHAT

The very first step is a chat with one of our friendly design and build consultants to discuss your ideas. From this will come an obligation-free meeting that lets us assess your project, consider your site and share what you've been thinking about.

This stage is all about ideas and planning. This is where we need to hear what is important to you. We'll get you to thrash out the details at home with your family and then bring us your wish list. No idea is a bad idea. Well... some are, but we can use our experience and knowledge to guide you in the right direction.

We'll want to hear your needs, such as the number of bedrooms and bathrooms, how many cars you need to park in the garage and what size home you want to build. We'll also want to know your nice-to-haves. Always lusted after a scullery? Dreamed of a man cave? A secret door? Let us know and we'll find a way to make it happen.

### WE'LL EVEN GO ABOVE, BELOW, AND BEYOND THE USUAL SCOPE

Unlike a lot of builders, we go beyond the usual scope and act as your lead project managers too. By that we mean we will evaluate your site restrictions that could possibly affect your design. These include consent notices, covenants and town planning restrictions, because after all, there's no point in designing a house that doesn't comply, right?

\* Approximate time frames dependent on the nature of the project.

### SITE VISIT



Once we're talking, we'll visit your site with you. We will take lots of photos, assess the lay of the land to see what you can and can't build, check where the sun comes up and goes down and look for any potential issues.

We'll also need some nitty gritty details here, so will check things like building covenants and Council planning restrictions. Don't worry if something comes up – we can help you work around whatever it is you discover in this research phase.

Using this information and taking into account everything we've discussed, we will propose a location on the site for your home, and provide you with an initial plan of how it could be laid out.

### AN ACCURATE ESTIMATE



This is a big step, but a vital one. We will give you an accurate estimate of what we believe the total build may cost. If this estimate does not fit your budget, we can stop the process there without anyone having spent any money. If it sounds about right to you, we can enter the design and feasibility stage.



### FEASIBILITY STAGE

This is where we start getting into detail, so we need to employ design specialists, commission a detailed site survey and geotech report on your land and start drawing up your plans. If you have a particular architect you'd like to use, we're happy to work with them and will meet with them as early as we can in this stage.

We'll capture your ideas and sort out the materials and finishes you want. At this point we can also accurately price the cost of your build, right down to how many windows and nails you'll need.

By the end of this stage, and at a minimal financial investment from yourselves, you'll have the look, feel and layout of your proposed home. We will have provided you with a set of plans (a site plan, floor plans, elevations and perspective drawings), a topographical survey, an accurate quote, a detailed list of materials and fittings, and once everything is to your approval, we'll draw up an Independent Master Builders contract.



### CONTRACT

When you contract us to build your new home, the building agreement is at the heart of the process. It sets out your expectations and our responsibilities. Some builders will skim over this, but we take it very seriously.

We'll get legal, creating a written contract that will give you certainty around the cost of your build as well as telling us what we need to do for you. This contract is the cornerstone for your build, allowing you to enter the building process confident that we have a binding agreement you can trust. We make sure you understand every detail of the contract and give you copies for your lawyer to review.

### AT THIS POINT, YOU CAN DECIDE WHETHER TO SIGN THE CONTRACT OR WALK AWAY.

If you choose not to continue with the build, your costs to date are non-refundable. If you decide you're ready to go ahead we will spend three or four hours with you going over every last detail of your plans, addendum and Masterbuild Contract to ensure your expectations are as good as they can be before putting pen to paper. We will deduct the feasibility costs to date from the total build cost.

We also know that legally binding contracts sound scary. That's why we provide a 10-day due diligence stand-down period after you sign it. Like we keep saying, trust is everything. We want you to be 100% comfortable with your decision to build with Maddren.

## CONSENT TO CONSTRUCTION

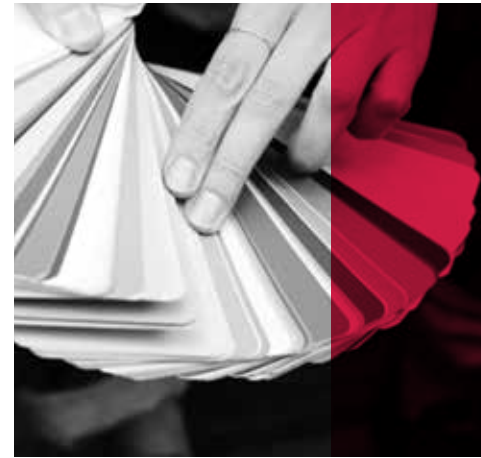
### THE NEXT 16 WEEKS\*

You've got the scary bit out of the way – now let's have some fun. It's time to start choosing colours, deciding on a kitchen, selecting a benchtop and getting samples that you'll probably end up carrying in your handbag or glove box for the next few months.

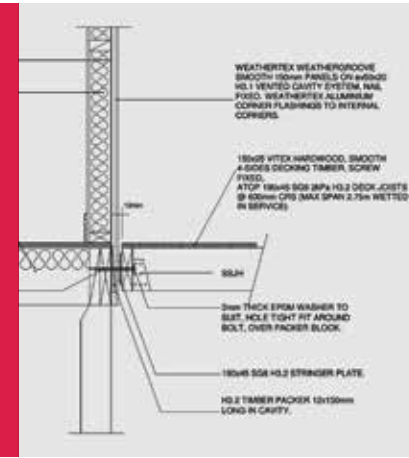
We won't leave you to wander the aisles of a hardware store aimlessly – we'll connect you with people and companies we know and trust, companies we've worked with for years. They'll make the mind-boggling array of design and fitting choices fun and, dare we say it, easy and enjoyable.



You'll meet with the electrician to finalise your electrical plan, determining where you want lights, power, switches and even your home entertainment system. These details are important and need to be nailed down early on.



Alabaster, eggshell, snow or pearl? Don't fret – we also have various colour consultants depending on your needs, who will help you at this stage of the process, helping you make your choice of colours and finishes for the interior and exterior of your new home.



While you do the fun stuff, we'll get into the structural engineering plans, deal with Council, get consents and hammer out all the little details – this is the stuff we revel in. Done right, these are the things that truly create a house that's built to last and which stands out from others.



One of the benefits from earning our spot in councils qualified partnership program is being able to lodge and manage all of our consents online – yep, we're old-school craftspeople, but we're not shy when it comes to embracing technology that speeds up the paperwork.



Once your consents have been approved, we will arrange a pre-construction handover meeting where you will meet your Quantity Surveyor (QS) and Project Manager. It's here we discuss your consented plans, finalise the site works and costs, and then we're good to go.

## CONSTRUCTION TO COMPLETION

### THE LAST 28 WEEKS\*

This is where all the hard work starts to come to life. Earthworks happen, the frames go up, and the roof goes on. We make sure your evolving house is weather-tight and lockable. Then all the various trades jump into action to work on your home's interior.



At this stage, you're more than welcome to come on site and walk-around your home-to-be. It's exciting, pacing out the rooms and working out where your couch or reading chair will sit best – and leaving the kids to squabble over which room will be theirs. Seeing your home at this stage will give you the first taste of your new lifestyle.



If you don't want to come on-site, that's fine too. We're happy to send regular electronic updates so that you're kept in the loop – and without the need for you to get your gumboots on.

We pride ourselves on finishing every job to perfection, down to the last detail. Then we apply the finishing touches. Tiling, painting, bathroom and kitchen cabinets, light fittings, plumbing, electrical fittings and floor coverings are all completed. Then the home undergoes a final inspection to ensure your home meets the Maddren quality standard.



And then finally, the most exciting part of all: the handover. You'll have a final inspection – and don't be surprised if you see our MD Tony there too. He likes to do personal inspections of all of our jobs to ensure everything is up to his high standards. We'll bring the cleaners in so that everything's brand sparkling new... and yours, ready for you to live in and enjoy.



\* Approximate time frames dependent on the nature of the project.



## MAKING MAGIC MOMENTS

Perfection doesn't just happen. It's the sum of creative ideas and design, craftsmanship, state-of-the-art production, smart processes and a solid partnership.

The magic of a Maddren home comes from our experience and expertise, our innovative thinking, and our commitment to being real and reliable. It's what sets us apart and makes our houses award winners. Yours could be a contender too – or simply magic just for you.

“It was not only understanding our vision and how we wanted to live, but the craft that went into every detail that really makes it our home.”

CHRIS AND PAT

### REST ASSURED

We'll go a long way to build your trust in us. As a family owned and operated business, we are acutely aware that integrity is tantamount to success. Have a question? Ask us or anyone that has built with us or check us out online at [maddrenhomes.co.nz](http://maddrenhomes.co.nz)

### OUR GUARANTEES

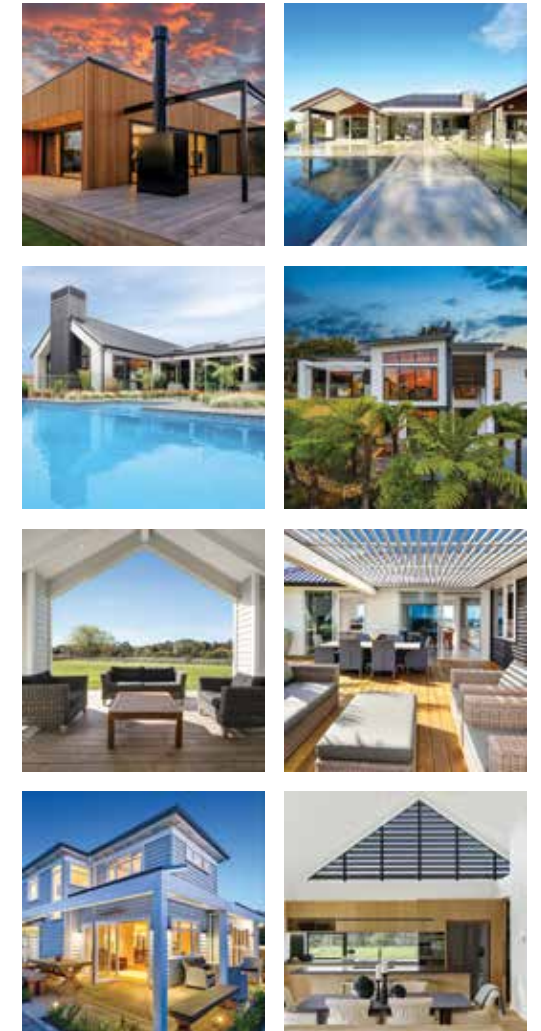
10 YEAR  
Master Builders  
Guarantee

10 YEAR  
Weathertight  
Warranty



### VIEW OUR RECENT PROJECTS

For a little more inspiration view our latest builds online at [maddrenhomes.co.nz](http://maddrenhomes.co.nz) or simply email [magic@maddrenhomes.co.nz](mailto:magic@maddrenhomes.co.nz) for a copy of our latest homes brochure.







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