



Home Building Action Plan

Where shall we start?

Planning a new home may seem a daunting process to many, but it needn't be so. Begin by going through this **Home Building Action Plan** and prepare a wish list of what you'd like. Take a look at the further points below as a guide and jot down your answers. Then call me to schedule a low commitment consultation for a **NEEDS & OPTIONS REVIEW** where we can talk in more detail about creating your dream home or project.

What do we want?

1. Build a new house as your tailor-made home.
2. Buy an existing house and renovate.
3. Remain in your existing home and make some improvements or renovate.

Are our ideas feasible?

1. Prepare your wish list – consider size, style, energy efficiency, budget and timing.
2. Talk to Ron Seeto at an early stage to check feasibility.

Do we need to speak to Council?

We can call Council for you, and ask a Council planner what the options and restrictions (rules) of your site are. Or you can do this.

Ok, we've found the house or land – what is the process?

1. Remember - negotiating a late settlement date can help you save money on interest while designing.
2. Pre-design checks - either you or we can investigate:
 - Council planning rules.
 - Legal conditions - for example, covenants on the certificate of title.
 - Site conditions – for example, ground stability and drainage.
3. Then, ask Ron for a **Project Budget** proforma to help confirm feasibility as part of your **NEEDS & OPTIONS REVIEW**.
4. Engage Ron as your Architect.

What will it cost?

Ron Seeto can prepare a Project Budget with estimated costs including:

1. Site considerations - is the site serviced? If not, your site will probably be rural and you may need to allow for:
 - Water supply
 - Wastewater
 - Power supply (connecting mains power to the site will depend on distance and supplier).
 - Firefighting (sprinklers or extra water tanks)
2. Professional fees
 - Architect. Our policy is to provide a lump sum fee(s). This way you have a known fee and we can plan our work within this fee.
 - Structural engineer. Varies depending on design and size of the house.
 - Geotechnical engineer. Depending on the site, you may or may not need one.
 - Surveyor. Provides a site plan showing boundaries and contours so that you have a cost effective and complying design.
3. Council fees
 - Resource Consent, if you need one.
 - Building Consent.
 - Development contributions, if applicable.
4. Construction costs
 - Building costs.
 - Interest during construction.
 - Insurance during construction.
5. Other professionals to consider
 - Landscape architect.
 - Cost consultant. Recommended, to provide cost checks as design is progressed.

Need more info? Call Ron on **027 4593 282** or email ronseeto@mcparchitects.com