



# 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](mailto:ronseeto@mcparchitects.com)