

Building Trust

Riva
HOMES

How to avoid going over your budget when you build your new home...

How many nightmare situations have you read about where people try to save a few dollars and project manage their own build? Want to know what goes wrong and how to avoid budget blow outs? Read on...



Here's the crucial "need to know's" before you start building

"Need to know's" for the Planning Stage

- Planning stage timeframe**
How long will the planning stage take?
This includes things like surveying, geotech reports, drainage suitability, structural engineering, resource consents, titles, and building consents. Some can take a long time, and vary region to region.
- Can you subdivide**
How big does your section need to be to subdivide? This also varies in different regions.
- Can you build what you want**
What are the height-to-boundary rules restricting how tall your house can be, and how many stories it may have?
- Neighbours**
Do you need your neighbours' permission for any minor planning infringements (such as height to boundary)?
- House size**
Do you know the maximum size house you can fit on your chosen section? Different councils have different site coverage rules.
- Making changes**
Do you know how and when you can make changes to your plans? When is the cut-off for making changes to avoid costing you money?

"Need to know's" about the Site

- Site suitability**
Is the site you plan to build on suitable for the house you are designing? You'll need to know about the condition of the soil, stability, and any geotech studies that have been done.
- Site Drainage**
Drainage and storm water systems are vital. Is there any bridging of public drainage involved, such as building over the top of council drains? Are any sewer or storm-water pumps required (for when public drains are higher than the site)? Have you checked the public drainage connections and downstream suitability?
- Excavation**
Do you need any excavation done, and if so, do you know what it will cost?
- Utilities**
What are the full costs of running services (such as power, water, phone, and gas) to the home? If you want gas, do you have gas available in your street?



The Master Build 10 Year Classic Guarantee

Our 10 Year Classic Guarantee is highly recommended whether you are building a new home or undertaking large additions and alterations. It provides cover for Defects in Materials, Defects in Workmanship, and Structural Defects. It also provides cover for Rot and Fungal Decay (leaky building).

Riva Homes is a Registered Master Builder



How well do you know your builder? And can you trust them?

Site Visits

Has your builder visited the site before giving you a quote or estimate?

Completion date

How realistic are the completion dates your builder has given you? Is your move-in date guaranteed?

Contracts

Have you checked all of the details of your building contract? Has a lawyer checked the fine print? This must include any guarantees or warranties.

Quotes

Has your builder over-estimated some costs to act as a buffer if things go wrong? (See our article on comparing quotes on the [Riva Homes website](#))

NZ Building Standards

Are you sure your builder is using high quality materials and applying the correct NZ building standards?

Quality control

Will your builder regularly check the workmanship of all of the 'tradies' or contractors they use, to ensure no short cuts have been taken?

Experienced in New Zealand

Has your builder worked in the NZ building trade?

Certified builder

Is your builder trade certified, with deposit protection and a master builders guarantee?



Key questions about the build itself

Costs

What are your costs per square meter for the build, and what quality specification will it meet?

Advice

Where can you get reliable advice about the best home layout and scheme plans?

Pricing

Have you checked house prices within the area to ensure you don't over-capitalise?

Sub-contractors

Are you certain all your sub trades (such as plumber, electrician, brick layer, builder) are licensed contractors? If you use an unlicensed contractor, you may not get a code of compliance.

Plans

Have your building specifications been described correctly on your plans?

If you could confidently say yes to each of the questions above, well done, you are one of the few. But if not, we are here to help.

And if you'd like further information on any of these topics, we're happy to help. Just give us a call at Riva Homes, on 0800 748 246.

We know how complex building a home is, and its our job is to make it easy for you.

Building Trust



Who we are—and how we build trust

Meet Gerad & Danielle, your family team.



We're family people, and we know how important a good home is to every Kiwi family. That's because we've been there ourselves. We built the home we live in, and we know what a complex and worrying business building your own home can be.

So when we started Riva Homes, we started by asking ourselves this question: if we were building a new home now, what would we want?

Trustworthy, clear, and helpful—our foundations

We decided that we'd want to have a builder we could trust. That's key. We'd also want to be given all the information we need in a simple form we could understand. We'd want to work with people who really listened to us, and were genuinely helpful. So we set out to make those values the foundations of Riva Homes.

Friendly approach and open information

Gerad's a practical, honest builder—a man of action. He has always loved working with his hands, and takes pleasure in doing high-quality work. He is proud to do the best job possible for his customers, and believes in being straight-up and friendly. He knows that people's trust is something you have to earn.

Danielle, Gerad's wife, is the business end of the company. She backs Gerad up with solid systems, and clear communication.

'Good information is important to me, and I think to anyone who's investing their time, effort and hope into building a new home. You want to be able to get all the information you need easily and simply.'

We have worked hard to ensure this information is correct and accurate. However, this publication is for general information purposes only. Riva Homes is not responsible, or liable, for any damages that may result from your use or reliance on this information.

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