

HOW TO ENJOY A STRESS FREE BUILDING PROJECT



By **STEFAN CAMMELL**
Owner and Director of Cammell Projects
www.cammellprojects.co.nz



ABOUT CAMMELL PROJECTS

Cammell Projects are the specialists in high-end quality residential building projects across Queenstown. We are passionate about what we do, and it shows in the standard of work we produce. Our priority is your satisfaction.

We have personally sourced and refined a group of likeminded tradesmen and suppliers with whom we have established trusted and credible relationships over the years. We guarantee we will build your dream home to the highest standards and quality.

We are hands-on. Our company values are at the core of everything Stefan Cammell, our company owner and Director does. We strive to ensure you thoroughly enjoy the journey towards your dream home and have a pleasant and stress-free experience in the process.

If you are not quite ready to choose your building company yet, we have compiled an essential guide to help you make your final decision.

Get in touch with Stefan on 021 299 5258 to schedule a complimentary and no-obligation consultation to discuss your requirements and needs.

HOW TO ENJOY A STRESS-FREE BUILDING PROJECT

1) CHOOSING THE RIGHT BUILDER

Choosing a builder with whom you can have a positive working relationship is vital for an enjoyable and stress-free project. Take time in researching them to make sure your builder is the perfect fit for you and your project. The builder you choose is going to help you create the home of your dreams; you want to be sure that they will listen and understand your views and ideas.

If you have friends or family that renovated their home or built a new one, ask them for references. Word of mouth is usually the best way to find someone you like and trust.

Make sure your builder has all the necessary licences, qualifications, insurances and a comprehensive warranty. Check the testimonials and ask for references. Some builders will put you in contact with previous clients so you can have a chat and possibly check out their work.

Choose a builder that is a Licenced Building Practitioner (LBP). From 1 March 2012, all building practitioners had to be licensed to carry out or supervise work known as restricted building works (RBW).

Restricted building work is everything that involves or affects the following:

- Primary structure – this work contributes to the resistance of vertical and horizontal loads (such as walls, foundations, floors and roofs).
- Weather tightness – this includes any work done to the outside of the building to protect it from the weather or elements.
- Design of fire safety systems – this work involves elements intended to protect people and property from fire in multi-unit residential buildings (e.g. escape routes).

Cammell Projects can discuss this in more detail with you.

Contact Stefan on 021 299 5258

2) APPOINTING AN ARCHITECT OR DESIGNER

When looking for an architect or designer, keep in mind a few things:

- Consider the architect's work and if his/her style resonates with you and with what you want for your family home.
- Ask for references and testimonials.
- Communicate your ideas and views clearly, so that the architect will be able to understand what you are looking for and to discuss ideas with you. If you have photo ideas, basic floor plan sketches or design styles and features from magazines, use them as a visual reference to communicate your ideas and vision.
- It is a good idea to have chosen both your architect and builder at the planning stages of your build so that they can work together to achieve your dream home that fits within the budget you have set.

Do not worry if you have not selected a designer yet. Cammell Projects can recommend a handful of talented and experienced architects with whom we have established trustworthy relationships over the years.

3) SET A BUDGET AND FINALISE YOUR DESIGN

It is essential to set a budget as early as possible in the journey towards achieving your dream home and getting your preferred builder involved from the beginning can save you a lot of money in the long run. They know how to build; it seems simple, but it is key. They know how plans transcribe into physical buildings and can help redefine the design process to ensure your home is practical, functional and beautiful. A builder's advice in this stage is vital to keeping your design on track.

Your designer in conjunction with your builder, will be able to customise your project using materials and features within your budget without compromising the quality and high standards of your home.

Cammell Projects will work closely with you and your architect to create an aesthetically attractive home that is practical and will fit within your needs and budget. Any changes you make along the way will increase the cost of the build so it is good to have finalised your design and know what finishes you are going to have, so that the designer can include them and the builder can make sure they are covered in the build cost.

A thorough and complete set of detailed drawings at this stage will mean that your quote will be as accurate as possible.

4) UNDERSTANDING YOUR QUOTE AND SPECIFICATIONS

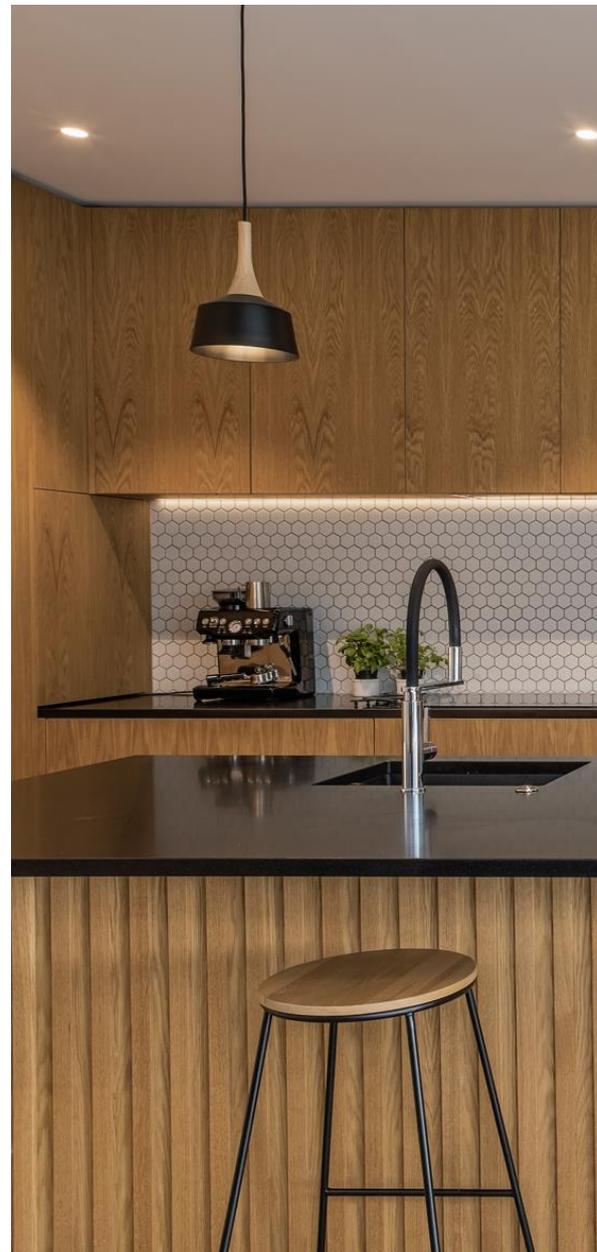
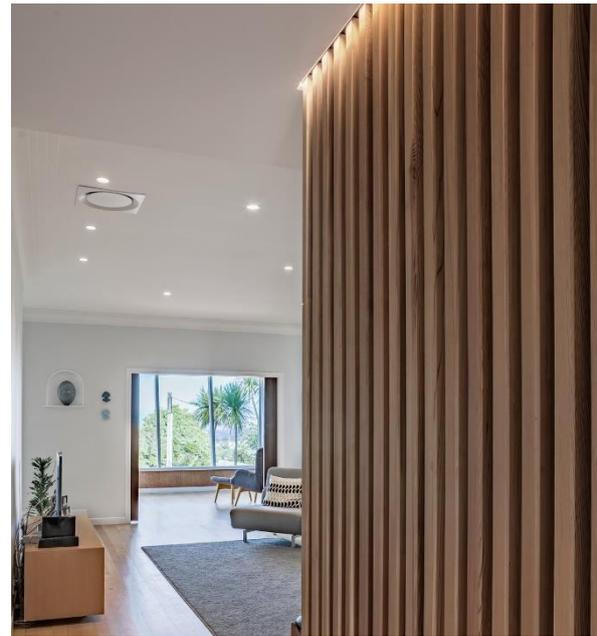
A quote is a detailed calculation of your building project and it should include a breakdown of labour and materials that will be used. Make sure you check if GST is included in the quote or is on top.

Sit down with your contractor to go over the price and all the inclusions and exclusions. If you have contacted a Quantity Surveyor (QS), show the contractor the estimate and specifications as well as a copy of the detailed drawings. The more information you can provide, the more accurate the quote will be.

The quote will be the cost you should expect to pay. Keep in mind that sometimes some unforeseen matters or circumstances outside the contractor's control may arise during a building project, which creates additional costs. Any changes you make along the way will also change the final cost, so it is best to make sure you have really thought through your design and finishes right from the start to avoid increasing the costs.

The quote could include provisional sums which is an estimated amount for specific item/building work when there is not enough detail to provide a fixed price. Don't hesitate to ask about this amount and see if they have allowed for all possibilities.

Check if the contractors you have in mind will charge you for the time it takes to calculate a quote. Don't be afraid to ask lots of questions, so you truly understand what you are getting for your money.



5) BEFORE CONSTRUCTION STARTS

For your protection, you must have a written contract between you and your builder. The builder, as the main contractor, is responsible for organising all the sub-contractors.

Before you sign the contract, your builder must provide you with information about their business and a checklist if:

- Your building work will cost \$30,000 or more (including GST).
- You ask for these documents.

By law, the contractor will also have to provide you with a disclosure statement that must include:

- Name of the contractor, address, contact details and date it was formed.
- The details of the project manager or site supervisor that will be responsible for your project.
- All information about insurance policies concerning your project.
- The details about the guarantees and warranties the building company provides.

Make sure resource consent (if required) and building consent have been issued and make sure that you understand all the documentation. Be sure to obtain all information required and sign the contract only when you are confident with all the info provided.

6) COMMUNICATION DURING CONSTRUCTION

Creating a dream home is a true partnership between you and your builder. Clear communication and a trustworthy relationship between you, your builder and your architect are paramount to the success of your project.

Do not be afraid to ask questions or express your concerns, if you have any. The biggest mistake is to make assumptions. The better you communicate, the better the result will turn out.

To ensure you always know what is happening throughout the project, we schedule regular meetings with you to keep you informed of how the project is progressing as well as regular emails and calls with updates.

7) AFTER CONSTRUCTION

Once your renovation or new build work is complete, your contractor will have to supply:

- Copy of the guarantee insurance policy for the building work
- Copy of all the guarantees and warranties for the materials and services used
- Information on how to maintain your new home

If any defect arises within 12 months of the completed build date, your builder has an obligation to arrange and manage the repair works.

All residential building work is covered by implied warranties, which cover almost all aspects of building work from compliance with the Building Code to good workmanship and timely completion of building work. They apply:

- For up to 10 years, regardless of whether you have a written contract or what the contract terms are.
- Regardless of the cost of your building project.

Get in touch with Stefan on 021 299 5258 to schedule a complimentary and no-obligation consultation to discuss your requirements and needs.

