



8 essential steps to a
SUCCESSFUL BUILDING PROJECT

Are you looking for a builder but can't find a great one?

Most people that are considering a new build or renovating their dream home don't know where to begin and who to turn to for help.

Where do I start?

Do I need consent?

Should I go with an architect or builder?

What will it cost?

How long will it take?

Do I need a project manager?

The list goes on and on. You may have heard of all the horror stories of budget blowouts and timeline overruns. Whatever the situation, most of these people have one thing in common: they feel lost when it comes to making decisions.

Their needs and requirements may be different. Some people wish to build the house of their dreams, others may want to add some extra space for a growing family or turn that non-functional area into a luxury abode.

Whatever the case, we know and we understand that building your dream home can be an overwhelming experience.

We have put together this guide to help you through the process, to ensure that building will become less risky and that it's finished on time and budget.

At Tuatara Construction, we specialise in building quality new homes and renovations. We guide you through the entire process step by step and ensure your experience is as stress-free as possible.



1

Selecting the right builder

It is vital to your project to select the right builder. Most projects take a huge amount of time to complete, so having a positive working relationship with your builder will make the process a lot easier for you. Choose a builder you can trust and feel comfortable working with.

It's ok to turn someone down if you think it will not work out. Trust your instinct and feel confident in your decision.

It's important to research your builder. Ask for referrals from past clients, names and phone numbers. Ensure you can see yourself working alongside this person and this company. Look at testimonials from previous clients. Testimonials can be very reassuring.

Do they have a website? Check out google customer reviews. Find the right building company that can work with your land and on your project.

Make sure your builder has all the necessary qualifications, licences and insurances in place.





2 Get your builder involved early

Naturally, you want a home you can be proud of. A home that doesn't look like every other home in the street, but that doesn't break the bank to build. Architects can create amazing designs on paper, but the last thing you want is to find out that your design is way out of your budget.

Having an experienced builder involved from the beginning can often result in substantial savings on your home. Their knowledge of the latest construction methods and modern materials will help to keep a realistic cost.

Builders know how to build.... It seems simple but it's 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.

Involving your builder at the early stage of your project is essential to keep your design on track and to make sure that your design is achievable and within your budget.

Tuatara Construction works together with your architect and our QS right from the start to create a plan that suits your needs and budget.

3

Select a designer and work together from day one

It takes 3 key players to form a great team. The owner, the builder and the Architects/ draughtsmen and they all need to be on the same page from day 1.

It is important to have a clear idea of design styles and features you like so you can communicate them to your builder and designer. Communicating your vision clearly and providing all necessary information from the start will result in your dream home becoming a reality. Creating a scrapbook with magazine cuttings is a great place to start. It will make it easier to share your vision.

It is vital to get this stage right to avoid going over budget and, in the worst-case scenario, not being able to complete the project. Ask your architect for a design that fits your budget from the start and be realistic.

Working closely with your builder and designer will pay dividends. By having a good understanding of your aspirations, they will be able to advise you on the feasibility of your ideas and to make better suggestions.

Don't worry if you haven't found an architect yet. We have great working relationships with numerous trustworthy architects in the area who would be happy to help out. Get in touch to find out more.





4

Don't be afraid to ask questions

Creating a dream home is a true partnership. Clear and transparent communication between you, the architect and the builder is critical for the successful outcome of your project. You are all connected and involved in making the project a success.

Good communication between the team you have put together will result in your house evolving into the dream home you have always wanted.

At Tuatara Construction we make communication with our clients easy by utilising a cloud based online Project Management program called Buildxact where clients have their own login to communicate.

A good builder will always invest time with you upfront to explain their business systems and processes so that you can understand exactly what will be involved.

If you are uncertain about anything at all, please ask your builder. Homeowners usually have limited knowledge of the building process. One of the biggest mistakes from their part is to make assumptions. Open and frequent communication is the key to success in building your dream home. The more honest you are with one another, the better the result will be.

Tuatara Construction values transparent communication. Keeping you informed throughout every stage of your journey with us is critical for you to have a positive stress-free experience.

We will commit to hosting weekly on-site meetings, as well as sending you regular emails to keep you updated on the progress of your project.

We pride ourselves on relaxed but informative communication.

5

Know your numbers

Building your new home is one of the most important and emotional investments you will make in your lifetime. You need to make sure that the quality and finish of your new home exceeds your expectations.

It's essential to establish a budget for your project in advance. It is definitely in your best interests to give your builder and architect the total budget you are working to before you begin.



6

Understanding quotes

When builders are pricing your home, they should provide you with a detailed quote listing all inclusions and exclusions. Even with the most closely specified plans from the architect, you'll find that your quotes will still vary widely in price, making it almost impossible for you to judge the merits of one against the other.

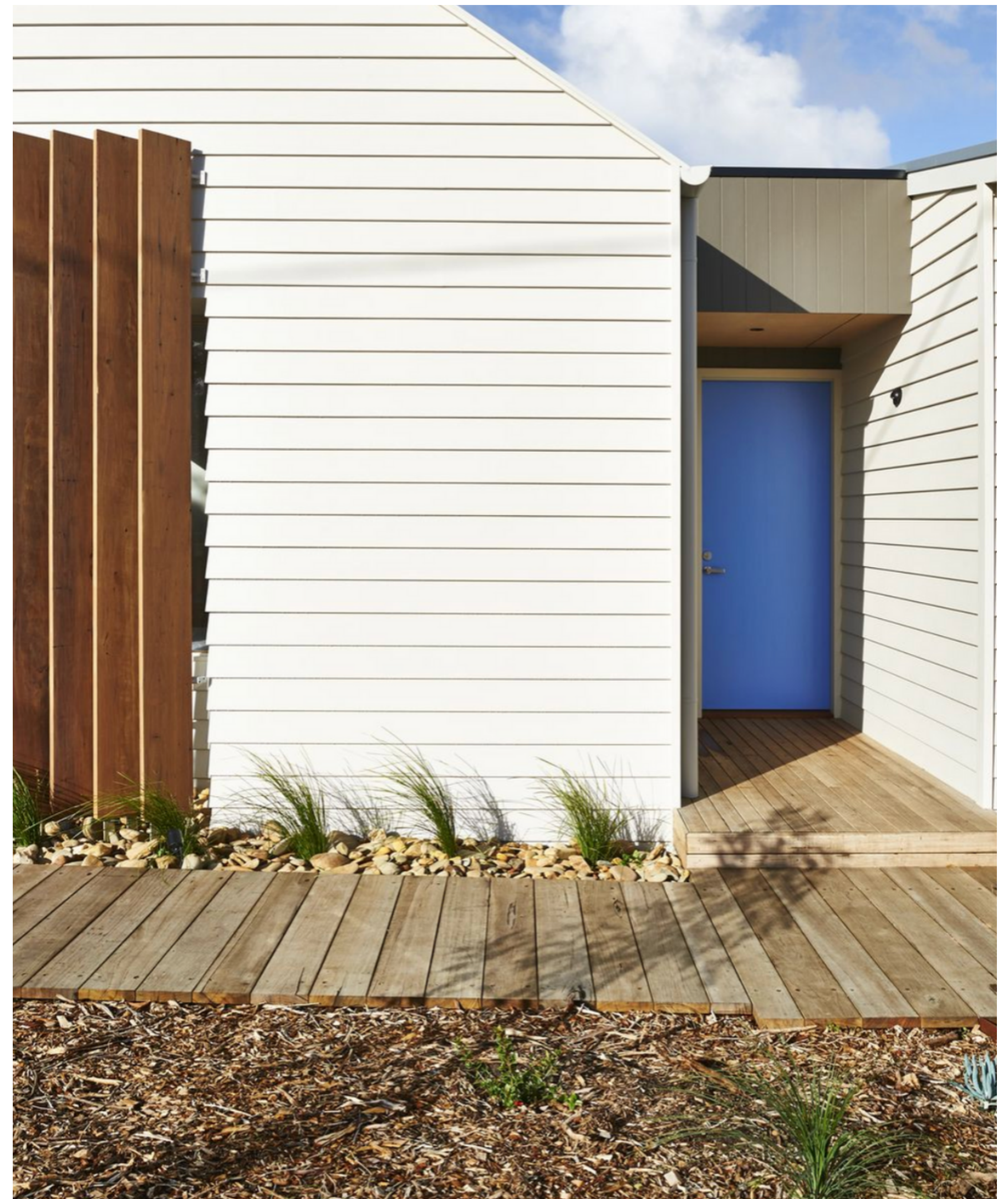
Before you make any decisions, you must be absolutely clear about what is included in your quote as well as what is excluded.

Obtaining a few different quotes should give you some clues as to what the right price is to complete your project. Ensure you are comparing apples with apples and not saving \$25,000 on the flooring because one builder has included the highest spec timber flooring compared with another builder who has only included laminate flooring in the quote.

Only get a quote once you have engineering, Basix etc, as only then can your job be quoted accurately.

By working together with Tuatara Construction and your architect, we can ensure the size and scope of your home fits with your needs and budget.

See our website for how we work with you.



The dangers of underpricing to win contracts

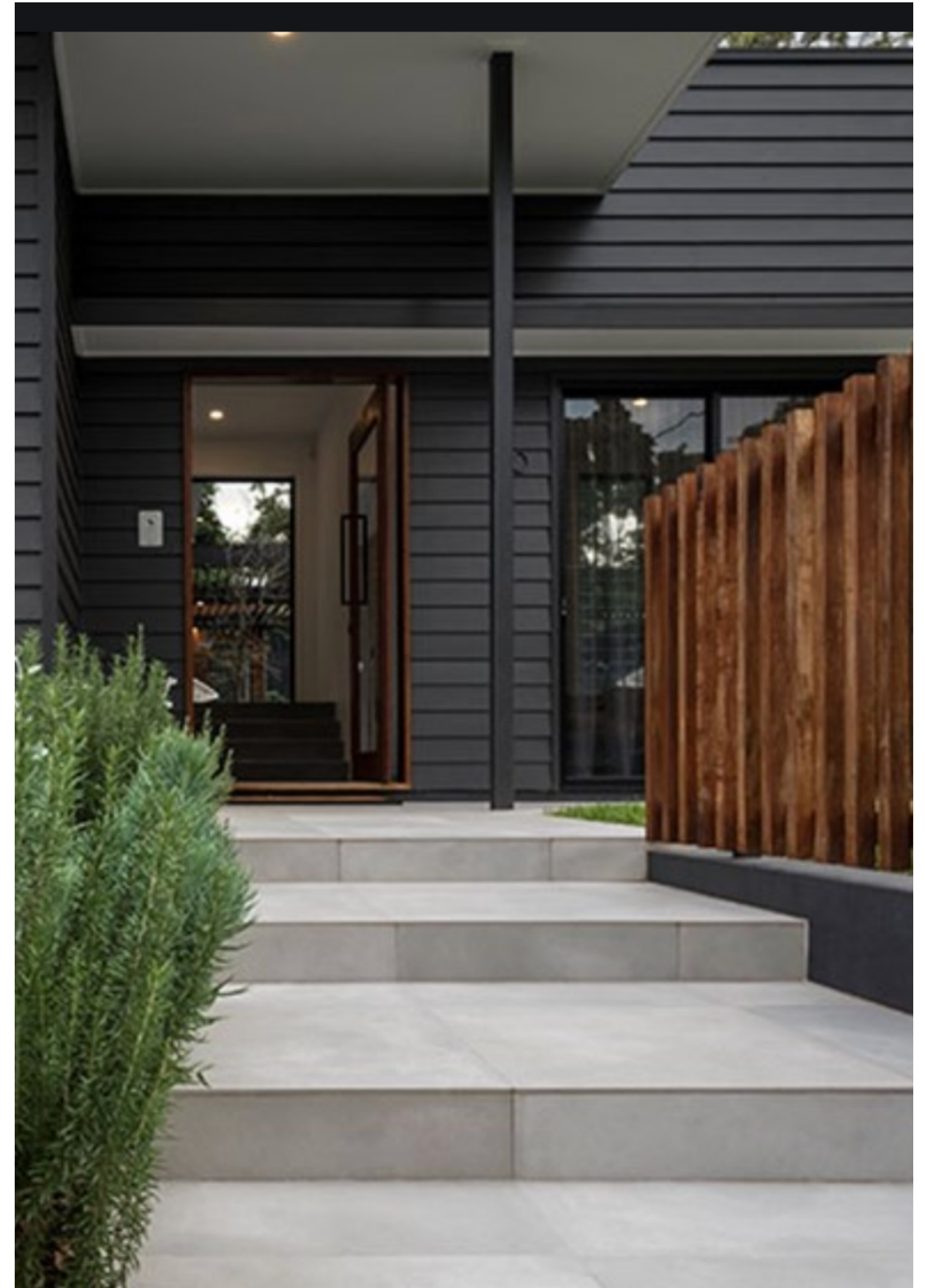
It is well known in the building industry that some companies undercut quotes to win work only to end up struggling to either complete the job or slapping on variations to cover costs they have lost.

This also leads to builders trying to cut corners during construction to try and maximise profit. When looking at 2 quotes, you need to think very carefully before you accept the cheapest quote you receive.

Unrealistic Provisional & PC Sums

Provisional and PC costs can include excavation and groundworks, kitchen and bathroom fittings, tiles for kitchen, bathrooms and outdoor areas as well as the usual home appliances.

There's a huge risk in assuming the PC sums will be sufficient for your final budget. They are often completely underestimated to reduce the initial construction estimates, which leads to huge cost overruns later.





You need to ask yourself why is this quote so low???

Possible answers:

They have left something out.

They are using cheaper materials or fittings.

They are using inexperienced or casual labour during construction.

They are working on low or no margin.

It is always best to pay a little more for a well qualified, reliable builder and have the safety and security of working with someone who will see the job through to completion.

An experienced builder working with your designer from the start can often save you money because of their skills and experience gained over the many years on a wide variety of building projects.

Building to minimum standards

Many homes are only built to minimum standards these days to reduce construction costs and offer a more competitive quote. However building to a much higher standard is often not that much more expensive, but offering you a safer, better finished and more comfortable home for your family.

7 Staying within budget

The most common and frustrating negative stories you hear about building a new home are the ones about works running over time and budget blowouts. Building your new home can easily be done on time and within your budget, thanks to careful and realistic planning.

Once construction starts, avoid making last-minute changes. Those little variations that you make here and there will be the cause of major budget blowouts.

Tuatarā Construction will create a proper plan from the start to suit your budget and with a realistic timeframe and will ensure to adhere to it.

We work closely with our Quantity Surveyor to provide a competitive, honest and transparent fixed priced quote.

We will not compete on price. Builders that compete on price usually provide a quote with a short timeframe and low budget to win the job.

When accepting one of these low budget quotes, new things usually keep 'popping up' throughout the build adding cost and time to your project, until the situation gets out of control.

We ensure that building your new home with Tuatarā Construction will be an enjoyable and stress-free experience. We will deliver an outstanding home on time and within your budget, which is exactly what we promise at the start.



8 Does your builder have a guarantee?

Your builder should have a guarantee of workmanship to protect you and your new home.

One of the best things about moving into a brand new home is that you do not have to fix anything.

There may be some movement, sometimes things may need adjusting.

A professional trusted builder will come back to fix anything that is not quite right. They do not disappear after the build with no follow-up or guarantee.

We guarantee that your Tuatara Construction new home will function like something straight out of a box and will remain maintenance free for one year. We offer our free 12-month maintenance guarantee. We will visit your new home at 3, 6 and 12 months to ensure everything is still perfect and if not we will fix it.

We pride ourselves in doing what it takes to make our customers happy. If you choose to work with us, we guarantee you will be happy.





I hope these 8 points have given you more clarity on what you need to think about with your build. Our advice comes from years of experience that Tuatara Construction has had in building and renovating homes.

But remember, every building project is different and they present their own different challenges. The first thing we recommend is to book in a 100% FREE consultation with our Director Brent Robinson to discuss your project and ideas.

It will help give you confidence in your next steps. To organise a time click the link below.

[Book A FREE Consultation](#)

Brent Robinson
Tuatara Construction

P.S. We will be open and honest in our call. If we cannot help we will refer you to the right person to get you going.