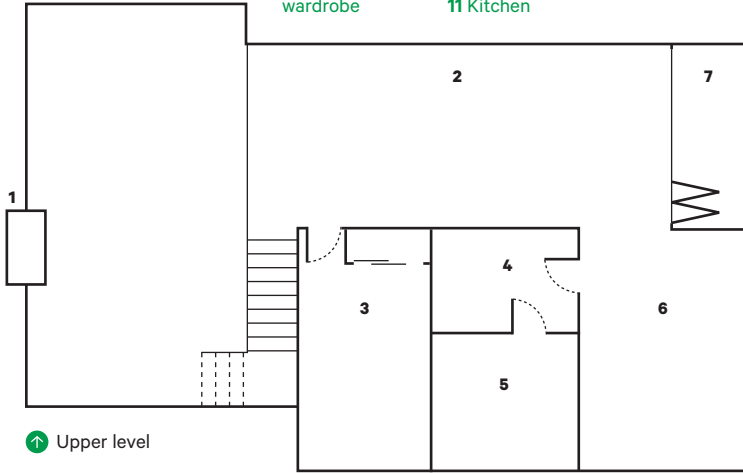


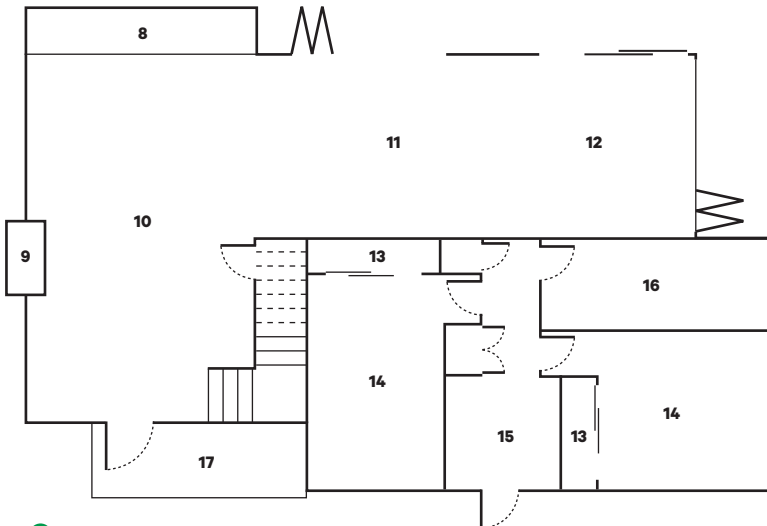
NEW-BUILD WORKSHEET

KEY

1 Chimney	5 Ensuite	12 Dining
2 Mezzanine lounge	6 Main bedroom	13 Wardrobe
3 Office	7 Balcony	14 Bedroom
4 Walk-in wardrobe	8 Window seat	15 Laundry
	9 Fireplace	16 Bathroom
	10 Lounge	17 Entry
	11 Kitchen	

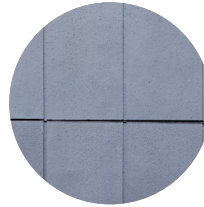


↑ Upper level



↑ Lower level

FINISHES



STRIA™ CLADDING

Made to withstand our unpredictable climate, this ultra-sleek premium cladding is made from premium fibre cement, so it's low maintenance and can be painted any colour - Ben opted for Resene Sonyx 101 CoolColour Waterborne Semi-Gloss in All Black.



EASYLAP™ PANEL

EasyLap can be used in a range of residential applications, the panel can be finished with normal paint application or site applied acrylic texture-coated finishes.



RESENE
ALL BLACK

HONESTY BOX

What are the lessons you've learned along the way?

Do a lot of homework. Prior preparation was the key. Get lots of quotes. Stay on top of the budget.

Anything you'd never do again?

Burnish concrete – maybe.

What are a couple of tips you'd give to anyone planning to build?

Pay the extra for a good architect. Get quotes for everything, then make some serious spreadsheets from these quotes.

Did you have any setbacks? Not really. Just some crazy hours painting late into the night.

Any splurges? Our freestanding bath and the fireplace was the most expensive item in the house.

What did you save on?

Ben had too many beers one night and jumped on Trade Me and spent \$10k on Vitex decking, macrocarpa ceilings and Akwa floors for upstairs, sight unseen. Fortunately, it was the right amount and a decent quality, costing the same as a store had quoted for just the ceilings.

Anything you'd change about your home if you could? More thought into future proofing. Looking into add-ons and where services are buried.

BUDGET

What was the total cost of the build?

Less than \$400K fully furnished, not a penny more (excluding my labour). This was our budget, we couldn't get a mortgage. Instead of getting a job, I was working on the house.

How did you keep track of costs during the build?

I had quotes for everything prior to starting. I had also just finished project managing a €1.5 million refit of a yacht in Holland, so my Excel was up to par.

CONTACTS

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