



The CBG Construction Checklist

Got big plans to build your dream home or savvy investment but not sure where to start? We've created a checklist to help you identify the site to suit your needs, what you want from your house and the questions to ask designers and builders to make sure you get it.

Need, want or wish list – that is the question

The first thing we encourage all of our home builders to do is create a list divided into features you need, elements you want and additions you would love but aren't essential. This allows you to prioritise what's really important from the get-go, avoid getting overwhelmed with options or going over budget.

Selecting a site to suit

The perfect location is more than just the suburb it's in. Take the time to research and understand your property and its surroundings to save yourself budget and energy down the track. It may be difficult to check off all your boxes, so consider balancing one factor against another.

What are your site's boundaries and recession plans?

Are there any design guidelines or rules and regulations for the site or subdivision?

Are there any specific building platforms that might limit your design?

What could be built around you?

Do you require a site survey?

What is the soil like? Do you require an engineer's assessment or Geotech report?

Is there power, water and gas to your site?

Do you require a sewerage system?

Does your site have easements?

If you have no main water feed, do you need a water tank and pump shed?

Consider the orientation of the house and look at winter and summer sun.

There are some great apps for this like Sun Seeker

Check the site in different types of weather and at different times of day.

Consider the slope of your section. This will add to earthworks, fill costs and ongoing management.

Consider vehicle access and turn around points.

Consider privacy from your neighbours and how to achieve this.

Designing your dream home

Is this your forever home or an investment?

How many bedrooms, bathrooms and living spaces do you require?

What extra spaces do you need such as a garage or sleepout? Divide these into must-haves and wish-listers.

For future proofing, what are your goals and aspirations?

What is your timeline?

What are your budget expectations?

Where is the location of your garage in relation to the road? Will this require a longer driveway?

What cladding do you envision and is this low maintenance in your site's climate?

Consider the distance of the home from the boundary as more cables or pipework for electrical mains and water feeds, equals more cost.

What is the style of other homes on your street? Does your shape and height fit within the neighbourhood, landscape and streetscape?

Have you built before – what are your worries and concerns?

Expert tips:

- When it comes to designing your floor plan, similar or linked activities should be grouped together such as food preparation and consumption, quiet rooms and wet areas. Keeping the bathroom and laundry close to the kitchen and hot water system can help to reduce your plumbing and water heating costs and contain plumbing noise to one part of the house.
- Keep in mind that more rooms generally also mean a larger house, and the larger the house the more energy it will need to heat and cool. A smart design can create suitable spaces that don't require additional rooms.
- You can create your own micro-climate by utilising earth mounds or planting trees for protection.
- Gather images of designs you like or create a scrap book. Check out Houzz, Archipro and Pinterest for inspiration.

Questions to ask your designer

Ask to see a portfolio of their previous work and references.

Ask for a fee proposal and scope of services.

How does their design process work? How will you be involved?

Who is on the team in terms of a designer, engineer and council?

What is their estimated timeline for each stage of design?

Do they see any particular challenges with this project?

If building with SIP panels, what is their experience?

Questions to ask your builder

Are they a licenced building practitioner?

Are they trade qualified?

Are they a member of Certified Builders or Master Builders?

What guarantees do they offer?

Are they insured?

Ask to see a site in action and take note of how tidy it is.

(A tidy site is a sign of good organisation, attention to detail and health and safety)

Do they have experience in high-performance housing?

Ask to see a portfolio of work and references.

Speak to designers they have worked with.

Budget

The question of your budget is always a tough one, but vitally important in establishing your plans. Due to extensive back costing across all of our builds, we have our finger on the pulse when it comes to a good average for your project. Once you've completed your 'want, need and wish list', give us a call to chat through bringing your ideas to life with the superior-performance housing experts.

Step into the future of quality homes

Drop us a line, give us a bell or pop in an appointment to talk through your exciting new home in Wanaka, Hawea and beyond. We look forward to finding out all about it.

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