Building your new home is exciting, especially when you understand how the process works. The following steps outline the A1 build process and will help keep you on top of what happens at key stages.

Keep in mind that the homebuilding process can vary from region to region and home to home. Be sure to ask your builder about their specific procedures and timeframes.

**First impressions**

At A1homes we believe that the best place to start is at one of our show homes, we’ve got them located around New Zealand in most major regions - visit A1homes.co.nz to find a location near you. There you will find one of our knowledgeable New Home consultants, they will walk you through a process that we believe will ensure you have a home to be proud of for many years to come.

**Design and inclusions**

At this stage your consultant will work through the design process, starting using one of over 80 standard A1homes designs. Should you wish to personalise your home a little more, this is the time to discuss your ideas and specific requirements.

Once you’ve settled on a design, a preliminary or scheme plan will be drafted, this will then be provided along with a cost estimate of your new home, which will include a schedule of payment in line with the New Zealand Master Builders Federation.

The information provided can be presented to your financiers if required.

**Signoff of design, cost estimate and full plans**

At this stage we will work with you to review the draft plans, then make any final changes. It is very important to take the time at this stage to ensure any changes are noted, agreed and actioned, as alterations / variations once the build has commenced will invariably increase the cost and / or slow up the completion of your new home. A plan deposit of $3000 will get the plans completed, this will also allow for a few minor changes to the plan layout.

**Full plans and contracts completed**

Upon completion of your full working drawings we provide you with our “No Surprises” fixed price contract, along with your Master Build contract.

Once all documents are agreed to and signed, we will lodge your new home with the local council for building consent. If there are resource consents required, this will also need to be factored into the process.
Colour and finishes selection

This will be the time to meet with our colour consultants to select your interior and exterior schemes. Again, this is a very important time as changes / alterations once we start your new home build can result in cost increases and / or delays in construction.

Construction process and timelines

We believe you should have a full understanding of how we plan to complete your new home. Obviously we can’t control the elements - particularly through the winter months - however, we think that you deserve to have a realistic timeline provided to show you how we aim to complete your new home within a reasonable timeframe.

One of our team members will have this drafted up to be confirmed once we have your building consent.

Prior to handover

At this time your contact person within A1 homes will meet you and have a walkthrough of your new home. This is the time to double check everything is as you’ve agreed, and to an acceptable standard. If you have had any items that you were responsible for, these should be completed if required for Council Code Compliance.

Moving in day

This is the day you’ve been waiting for, where all the planning and hard work is finally completed and ready for you to enjoy. If you need anything further from us don’t hesitate to ask.

Once you’ve been in for a month

Once you’ve been in your new home for a month, we’ll contact you to see if everything is okay - any little things that need attention will be dealt with then. Just be aware, you have a 12 month defect period in your Master Build contract, along with a 10 year Master Build guarantee, so please take time to read and understand the guarantee.

Ongoing maintenance

As with anything new, there are warranties applicable, these will have a requirement that things are properly maintained and kept in reasonable condition.

We will provide you with all applicable warranties, along with the requirements to keep them valid.

For more information, or an A1 build process specific to your home, contact your local A1 representative.