

HERITAGE ~ HOMES ~

Inspiring Design - Smart Solutions - Real Successes



— *Intro*

It all starts with a Vintage Love Affair...



Thank you for tuning in for the Heritage Homes Magazine - Winter 2024 edition.

Within these pages lies a treasure trove of wonders awaiting your discovery.

As you embark on your journey through articles and features, meticulously crafted to unveil the splendor and individuality of heritage abodes, you'll notice a shift is in the air. Embracing mid-century modernism and a revival of the transitional Bungalow.

You'll wisen your senses to the growing awareness of Industry improvements that make your home even more liveable, and ever more timeless.

May this edition kindle within you a sense of the Magic you can create in your very own Heritage Home.

— Intro

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A fabulous collection of our favourite trends, stories & lifestyle solutions from around the country!

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Magazine Cover: Heritage Homes Auckland South Custom Design & Build Show Home.

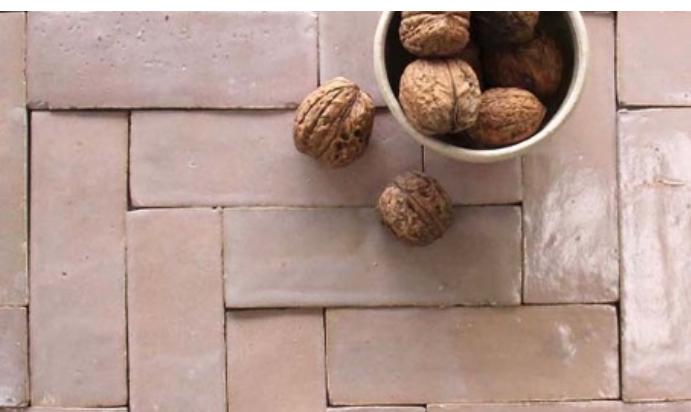
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Waiora Mullen – Auckland South

I am really vibing with the reeded look we are seeing in Glass and Timber features. Its popping up in bathrooms, kitchens & lighting - very reminiscent of mid-century elegance!



Kerstin Lucas – Wellington

One of my favourite trends is the use of tiles with organic edges, and the comeback of soft pinks! These one's are Bejmat Ezra in Moroccan Pink from Tile Depot.



Craig Rodgers – Canterbury

My favourite hardware trend is the step away from chrome and satin chrome. Although I find black quite harsh, it is nice to see some different finishes in fixtures and fittings being used! My favourite being Windsor Hardware's "Graphite".



[Click HERE to view other finishes from Windsor Hardware](#)

— *Team Talk – What is your favourite trend for 2024?*

We asked our team what they are seeing as some of the hottest style trends for 2024. You'll be surprised how ON TREND Heritage-Core is becoming, and how well it ties into our future faced needs within our homes!

Team Highlights around New Zealand

*New Homes recently
completed for incredible
clients by our nationally
located teams!*



Looking for a new adventure?

Join our growing brand!

Click [**Here**](#)





Why the New Code Compliments Character!

We all remember the look of stunning character homes we fell in love with. We remember how classic, they were transcending the realm of mere fashion. These historic icons embodied the timeless elegance of Style. In fact, these homes still exist today for 3 simple reasons:

1. Their BEAUTY
2. We're still INSPIRED by them
3. They were BUILT TO LAST

But we also remember the down sides that despite their charm can be summed up into three small words.

Cold. Damp. Drafty.

But the landscape of the New Zealand Building Code, has been changing dramatically - which has huge benefits for old and new buildings! And in particular, the changes addressed will make those 3 downsides for all homes, a thing of the past.

At Heritage Homes, our mission is to embrace the past for all its beauty and charm, and build responsibly with a view for a future that lasts even longer than the originals! But what does this actually look like for our clients?

Code Cont...

E3 - Internal Moisture

The first round of changes came into effect in late 2021 addressing E3 in the Code. It reclassified "Sanitary Fixtures" to include sinks, basins, dishwashers and washing machines.

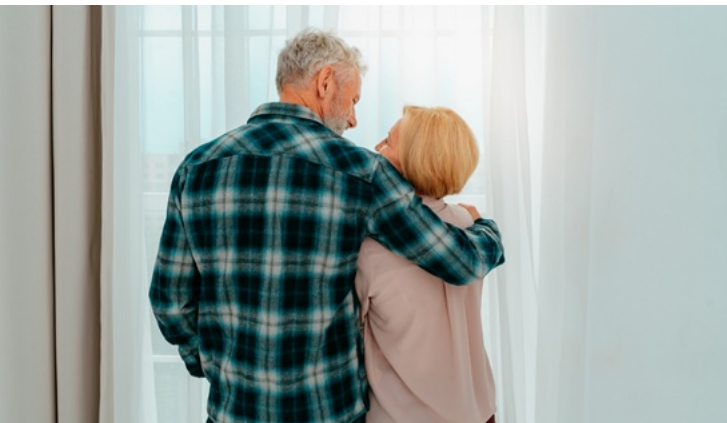
It also addressed waterproofing and product standards for high use wet areas in our homes
- **Kitchens, Laundries and Bathrooms.**

These solution improve the overall health of the home by allowing spills to be cleaned easily, so fungi, rot and mould cannot develop.

What are the direct benefits for homeowners and their families?

Reduced Water Damage Claims

Historically, renovations to the three wet zones are mostly due to water damage! Less damage means longer lifecycles for these areas!



Reduced Illness

By reducing the build up of rot and mould in your home, it lessens the chances of your family developing or worsening conditions like asthma and other respiratory illnesses, rashes, allergies and a weakened immune system. It also reduces your risk of colds and flus.

More Hygienic

Need we say more?

The code specifically cites installation must make these areas "easy to clean". Yes, thanks!

So what products can be used on our floors?

Most manufacturers have updated their product and installation methods to meet the performance criteria, so they meet the standard for Alternative Solutions under the Code.

You are free to choose reputable brands who offer tiling, timber laminate, engineered timber and natural timber flooring. For extra peace of mind - look for symbols like CodeMark & E3 Tick



See [HERE](#) for more Forté Selections

H1 - Energy Efficiency

The recent updates regarding H1 changes have been focused on enhancing the energy efficiency of our homes. These changes aim to bring about significant benefits both for homeowners and the environment.

These changes increase the number of Climate Zones across NZ from 3 to 6 for more regionally appropriate improvements. They also raise the baseline so that all new homes are drier, warmer, healthier and more energy efficient than before!

In earlier times, only 'tree-huggers' and

HERITAGE HOMES

‘crunchy granola’ types were interested in ‘green,’ ‘passive,’ or ‘eco’ homes. You know the kind we saw on early episodes of Grand Designs! Usually the homes lacked any semblance of style or practicality and often blew budget, despite the owners best intentions.

Well, not anymore! Green, now also means Glam! So what has changed?

Embracing better standards as our baseline has some REAL gains for individuals and the wider community.

Reduced Energy Consumption

One of the key benefits of the H1 code changes is the potential for reduced energy consumption. By improving the energy efficiency standards of homes, less energy is wasted on heating, cooling, and lighting, leading to lower utility bills for homeowners. The overall aim is to reduce these costs by up to 90%. THAT IS HUGE!!!

This not only helps individuals save money in the long run but also contributes to the overall reduction of pressure on the power grid.

Added Comfort = Added Wellness

By improving insulation, window & joinery performance, as well as heating and cooling systems, families can enjoy a more comfortable indoor environment year-round.

These measures come with improved health and well-being due to better indoor air quality and temperature regulation.

We all know that when our families are healthy, they are fit and able to support their own economic engine. This means we’re contributing better to our society, by keeping New Zealand’s economic engine running. And bonus, it reduces pressure on our medical system.

Increased Property Value

Homes that meet or exceed energy efficiency standards are more attractive to potential buyers, as they offer lower operating costs and improved comfort compared to less efficient

Typical heat losses in the winter for a standalone home insulated to the previous requirements.



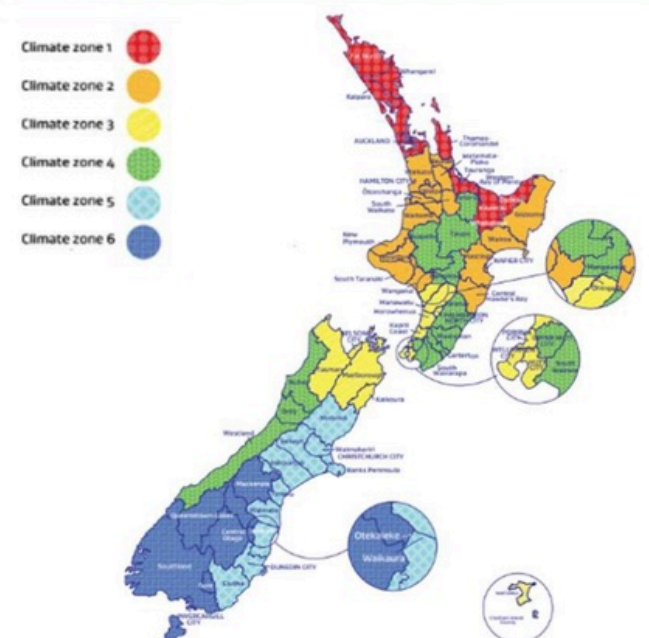
Image Above:

Losses under Old Standard
Image Care of Abode Magazine

Image Below:

New Climate Zone
and R Value Changes

TABLE C.1.1.2: Climate zones by territorial authority
Paragraph C.1.1.2



Building element	Climate zone					
	1	2	3	4	5	6
Roof	R6.6					
Windows	R0.37		R0.46		R0.50	
Wall	R2.0			R2.0		
Slab-on-ground floors	R1.5			R1.5	R1.6	R1.7
Other floors	R2.5			R2.8		R3.0

Code Cont...



properties. This can translate into higher resale values and faster sales, providing homeowners with a return on their investment in energy-saving upgrades.

How Will This Affect You?

Benefits

Well, all of the benefits covered above aim to improve your life and your loved ones, for now and in years to come. We can make these changes, building at and above the code for new homes and renovations, ensuring any work you do to improve your asset, increases its value.

These code changes, while improving our homes, do cost more upfront to build.

But here's a better way to look at it:

For a long time in NZ there has been no real cost difference between buying an existing home versus building/buying brand new. This doesn't really make sense anyway! Building or buying new means you've got up-to-the minute features and guarantees to make your life better!

We don't expect this when we buy a new car, with all it's new fancy features! So why should we expect this when buying a new home? WE SHOULDNT!

The great news is that people still buy new cars, and people will still buy new homes! You define your needs and budget, then decide what you can best purchase.

At Heritage Homes, will work with our clients in much the same way. We'll ensure your home includes your needs, is on budget and will truly stand the test of time!



Vanity Fair



Above: Faron Vanity from JS Interiors

Choices have never been more abundant!

When it comes to finding the ideal bathroom vanity, there are numerous options vying for your attention. A bathroom vanity is an essential feature, offering functional storage and adding a touch of style. Consider your bathroom's size, layout, personal taste, and budget when selecting a vanity. Whether you prefer a freestanding or wall-mounted design, a classic white look or a vibrant color, or a solid wood with an engineered stone benchtop, there's a wide range of bathroom vanities to match your needs and style.

Faron Vanity from JS Interiors (top left)

- Highlight: Elegant stone benchtop
- Features: Durability and sophistication
- Warranty: 12 months
- Design: Blends seamlessly with character homes
- Storage: Ample space for bathroom essentials

The Faron Vanity stands out with its elegant stone benchtop, offering both visual delight and lasting durability. Its design is perfect for those who cherish classic aesthetics, making it a charming addition to any bathroom. Plus, it comes with a 12-month warranty for peace of mind.

On the other hand, if you prefer something more simple and compact do we have the vanity for you.

Burlington English Classic from Bathco (bottom right).

- Options: Floor-standing and wall-mounted
- Design: Timeless look for heritage homes
- Suitability: Compact and simple

For a simpler and more compact choice, the Burlington English Classic is an excellent alternative. Available in both floor-standing and wall-mounted options, it provides a modest yet timeless option for your bathroom needs, fitting perfectly in heritage homes.



Above: Burlington English Classic from Bathco

Vanity Fair cont...

Another option if you wanted a more modern approach is the [Ravani Double Tier Wall Vanity](#) from [Newtech](#).

- Materials: Real timber veneer on durable plywood
- Colors: Three options available
- Benchtop: Choice of stone or solid timber

If you're leaning towards a modern approach, the Ravani Double Tier Wall Vanity is a stylish option. It features real timber veneer on durable plywood and is available in three colors. Choose between a stone benchtop for durability or a solid timber benchtop for simplicity.



Above: [Ravani Double Tier Wall Vanity](#) from [Newtech](#)

The [Waterware Kzoao Grey England Freestanding Vanity](#) (middle right.) This Vanity brings a touch of elegance to your bathroom. It blends traditional charm with contemporary style, making it an excellent choice for heritage-style bathrooms.

- Style: Traditional charm with contemporary flair
- Design: Perfect for heritage-style bathrooms
- Elegance: Adds a touch of sophistication



Above: [Kzoao Grey England Vanity](#) from [Waterware](#)

[Newtech's Madison Floorstanding Vanity](#) (bottom right) redefines traditional design with a modern twist. Constructed of solid plywood in a warm Saddle Rock finish, it includes an internal push-to-open/close cosmetic drawer, combining functionality with style.



Above: Internal cosmetic Drawer featured in the Madison Floorstanding Vanity



Above: [Madison Floorstanding Vanity](#) from [Newtech](#)

Vanity Fair cont...



Above: [Hampton Opaco 4 Drawer Wall Vanity](#) from [Plumblinc](#)

The [Hampton Opaco 4 Drawer Wall Vanity](#) from [Plumblinc](#).

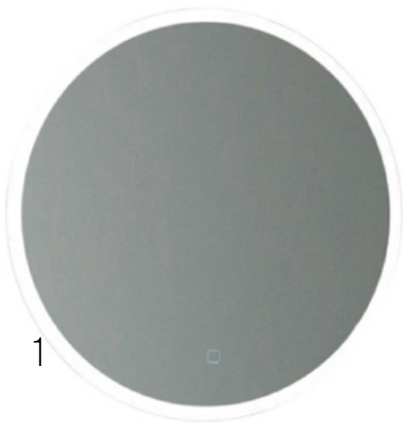
- Collection: Versatile with a contemporary solid surface top
- Design: Classic shaker style
- Customization: Ten vanity finishes, three solid surface top colors
- Features: Anti-fingerprint/scratch-resistant finish

The Hampton Opaco Wall Vanity (left) is a very versatile collection. It boasts a solid surface top and classic shaker style design. With ten vanity finishes, three solid surface top color options, and customizable knobs or handles to match your tapware, and offers endless personalization.

Choosing the perfect bathroom vanity involves considering your space, style, and functional needs. There are countless options. Whether you opt for a timeless classic or a modern marvel, there's a vanity to transform your bathroom into a beautiful and organized oasis.

Get the look!

Here we have the [Hampton Opaco 4 Drawer Wall Vanity](#) from [Plumblinc](#). This was featured in one of our recent builds.



1: [Newtech Broadway Mirror 1200mm](#)

2: [Waterware Liberty Tall Basin Mixer](#)

3: [Plumblinc Evo Round Vessel Basin](#)

— *Plan Profile*

Meet The Range

A Selection of our Most Sought After Plans and Why You'll Love Them Too!



Heritage Homes specialises in creating character filled homes, built using the most sophisticated technical and modern components that today's homes demand. offers a diverse range of plans to accommodate various lifestyles and budgets.

You will note the high ceilings - 2.7 meters or 9 feet in the old language, is classic with these homes, along with intricate scroll design skirting boards and architraves around the windows and doors.

From the Pioneer Cottage with it's simple

post brackets to the Villa has decorative post brackets and finials to the gable ends. The Bungalow has pairs of posts with splayed weather board bottoms, long low swooping roof style and classic decorative timber shingles to the gables. Heritage Homes NZ are able to supply you



...built using the most sophisticated technical and modern components that today's homes demand.

with a vast range of bungalow and villa products to enhance and add value to your Home.

From contemporary to traditional designs, each plan is carefully crafted to ensure functionality, comfort, and style.

The Villa range features timeless designs that capture the essence of traditional New Zealand homes from the early turn of the century. With a variety of sizes and who enjoy a minimalist style and want to incorporate the latest in architectural trends into their home.

The Cottage range is designed for those who love to entertain and enjoy a relaxed lifestyle. These homes feature indoor/outdoor flow, large living areas, and plenty of storage space. From beach houses to country estates, there is a Lifestyle plan to suit every taste.

No matter which plan range you choose, Heritage Homes NZ ensures that each design is tailored to your specific needs and desires. With a focus on quality craftsmanship and attention to detail, you can trust that your Heritage Homes NZ plan will be the perfect foundation for your dream home.



Top Right: The Sunnyside Villa Plan - Customised Interior Layout & Dimensions

Left: The Pasadena Bungalow Plan - Standard Layout, Customised Exterior Detailing

Plan Profile —

Villas



The Grey Lynn

Traditionally, a villa was a suburban house that was larger (at least four or five rooms) and more expensive and ornate than a cottage. Villas usually featured two- or four-pane double-hung windows and could be built in Gothic or (neoclassical) Italianate styles. The Villa remains the most popular type of home in New Zealand.



The Newmarket



The Petite Avondale



The Fendalton



The Kaiwaka

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Bungalows

After the First World War the Californian bungalow superseded the villa. The style features low-pitched gabled or hipped roofs, fanlight and casement windows, and at least one porch or verandah. The stud (ceiling height) was lower than that of the villa, saving construction costs and making the houses easier to heat.



The Pasadena



The Wainui



The Fresno



The Warrington



The Santa Monica

Cottages



The Appleby

The first houses in New Zealand were all cottages. They had a rectangular or square floor plan and a gabled or hipped roof. The smallest had one or two rooms, with a central door and double-hung or casement windows either side. These referenced no particular style but larger dwellings fell within the English colonial idiom, some of which sported Georgian or English regency features.



The Rose



The Ivy



The Woodlands



The Sunnyside

Essentials for a Mid-Century Muse

01



L-SHAPED VERANDAHS

Typically situated at the front of the house and wrapping around one or both sides, bungalow verandahs are characterised by their wide design supported by simple columns. These verandahs often feature detailing such as dentils, linear or cedar shake gable ends and cozy seating areas that blend seamlessly with the surrounding landscape.

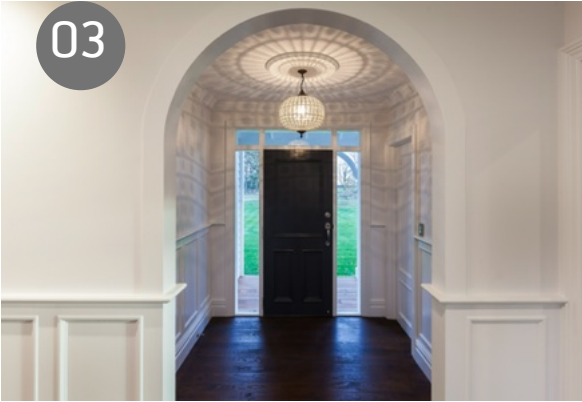
FACETTED BAY WINDOWS

Facetted bay windows are a charming architectural feature that adds character to the exterior & a cozy alcove to the interior. They typically have multiple panes of glass set at different angles, allowing for a panoramic view of the surroundings. Facetted bay windows are often accented with fretwork details, adding a touch of elegance and intricate design to the exterior of the home.

02



03



ARCHWAYS

Archways add elegance and character to the overall design of the house. Serving as doorways between rooms or a gentle break in the flow between open spaces. These can be ornate or simple, timber or plastered, doored, gated or clear.



BUILT-IN STORAGE

Maximising space efficiency has never looked so stunning - reducing clutter and improving organisation. It adds value to a home by providing custom solutions that meet the homeowner's specific needs. This type of storage is often more visually appealing compared to freestanding furniture, as it seamlessly blends into the existing design of the space.

04



05



QUIRKY SHAPES

Quirky is key with Mid-Century pairings. You'll want to look at feature piece furnishings with textured finishes - for example rounded sofas with boucle fabric, which accentuates the oddness. or mixing metals with woods. Chic and put together, but with a hint of disruption! Have some fun with it!



Real Client Success Stories

When City Meets Country

Our Newest Showhome was unveiled in Paerata Rise in late summer of this year. And what a magnificent experience!

Nestled in the rural destination development at Paerata Rise, this gorgeous gem, stands proudly on a prominent street corner, as a statement of tradition, in homage to its surroundings.

You see, Paerata Rise, and the developers who conceived it's vision, are connected to this place. Built on the old Wesley College farmlands, the township is designed to

HERITAGE HOMES

When City Meets Country

encourage traditional values, of community, care and connection.

Every section sold supports the College, and its perpetuity plan as a driving force for good in the lives of its pupils.

The development itself will house over 4500 homes over the next 20 years, built with strict covenants to ensure no two homes are identical. Build partners are hand selected for their reputation for service and quality.

With a primary school, kindy, cafe, playgrounds, dogpark, walkways & hiking tracks, this area is all ready humming with families living the good life! The train station and additional amenities opening in 2025 will ensure this community truly is the epitome of work/life balance.

So when South Auckland Licensee's Nick & Kylie Bosanac designed their villa styled Heritage showhome, they knew it would be a crowd pleaser!

Specifically appealing to downsizers from more central suburbs, this 3 bedroom home, features luxe sunny open plan living spaces, traditional kitchen with a mid-century twist,

NZ woollen carpets and a cozy central heating



When City Meets Country



system complete with intuitive programmes.

Attention to detail for low-maintenance, accessible luxury was a non-negotiable for this home. Wide hall & doorways, lever style handles, walk-in tiled shower and oodles of smart storage. Plus, you'll find all the tropes of modern villa life, high ceilings, detailed skirtings and architraves, french doors, timber floors and fretwork to frame the exterior to perfection.

At only 167m², this home is deceptively spacious and deliciously appointed.

It's no wonder that this home has already been snapped up by an eager couple, excited to make this home, their own.

Home and Land packages in this development start at \$1.2m and as part of the covenants include landscaping, fencing and services. Just move in, and enjoy living in this fantastic community.

Wait till you see what we unveil in the section next door! You're guaranteed to love it just as much! Interested?

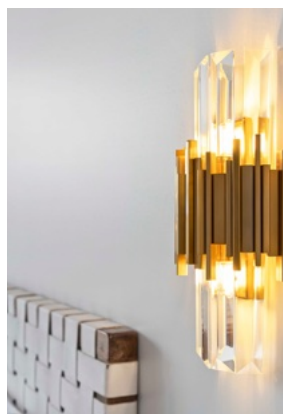
Please reach out to our Auckland South Team: kylie@hhomes.nz

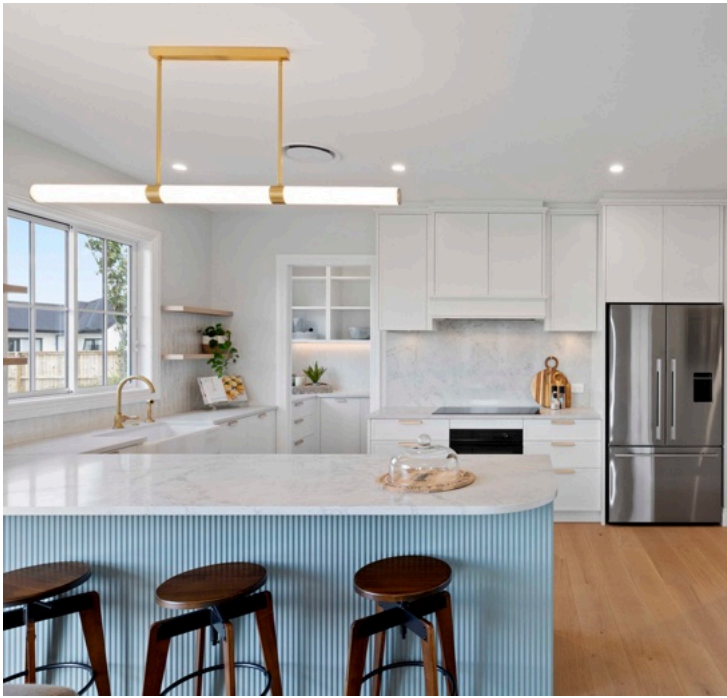
Could this Solution Work for You?

Take a Deeper Look!



Total Floor Area:
167m²







Real Client Success Stories

The Glamour and The Drama

Hampton's Style and Shabby Chic were the two guiding principles for the unique design & build home for furniture restoration specialist and owners of Colour It Chic, the Masina's.

When it came to their next family home, they knew they didn't want another run-of-the-mill home in some squishy development. So they turned to Heritage



Homes to bring their vision to life! With a growing family, they needed space for everything and everyone. The kids needed their own rooms, mum and dad needed a retreat, a home office was in order, as well as showroom space for their budding business, and the workshop space to reimagine tired,

neglected pieces of furniture! Oh, and did we mention, they are avid entertainers, so add in an outdoor living space too!

Led by their design requirements and budget, our team created a home that included all these features and more!

But don't just take our word for it!

“

We are so pleased with our new home that the Heritage Homes team have built us. They are a great crowd who take a lot of pride in their work and care about their clients. They are well known in the community with a great reputation & we are glad we chose to build with them. Thank you for creating our beautiful new home, we love it

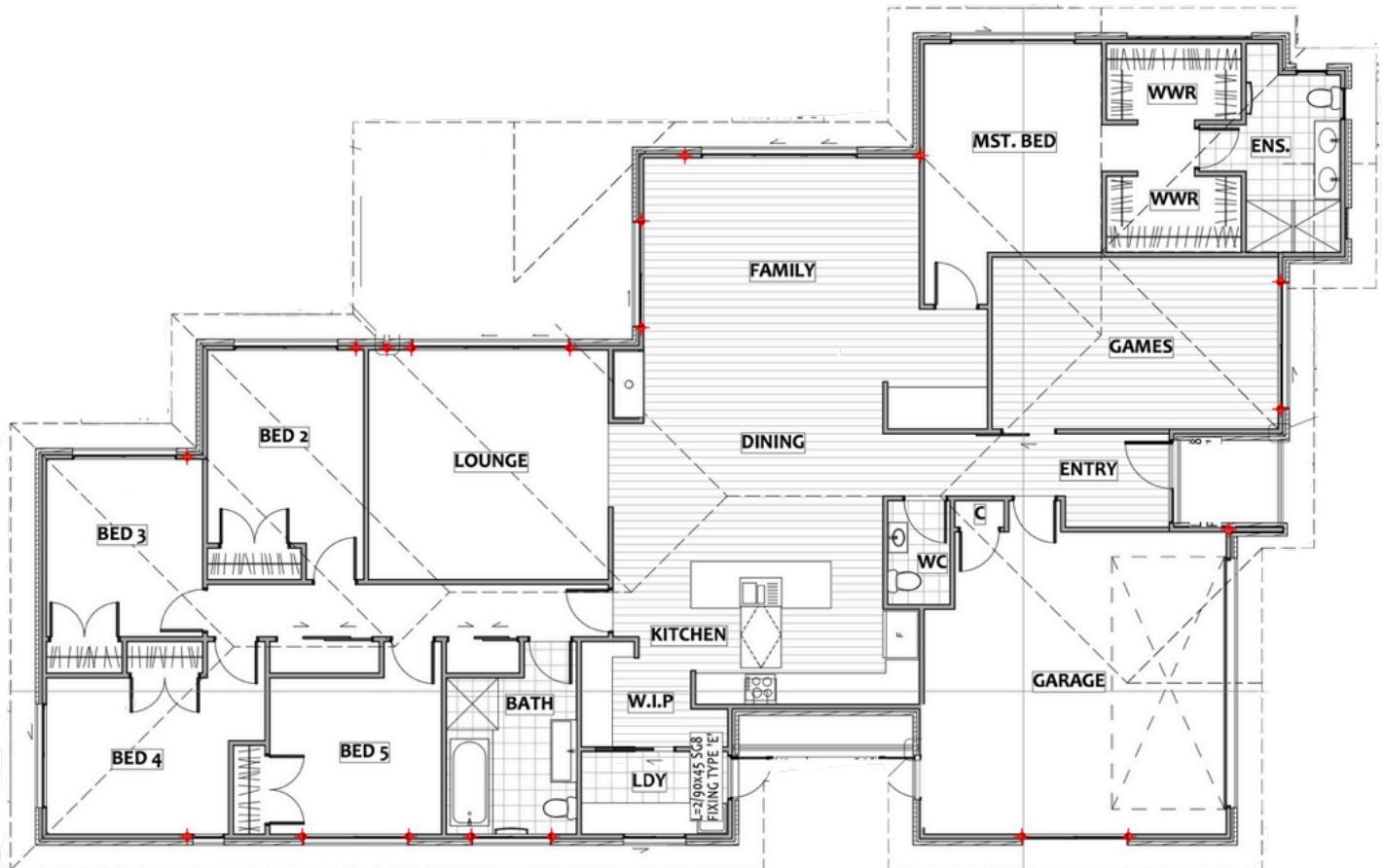
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-Toa Masina

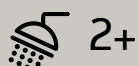
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Could this Solution Work for You?
Take a Deeper Look!



5



2+



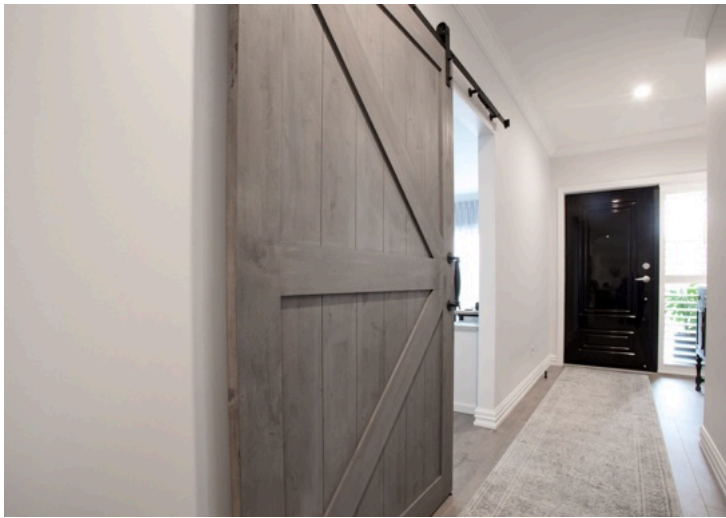
3



2

Total Floor Area:
298m²







Real Client Success Stories

From Drab to Fab

When the location is perfect, but the home is not, a renovation is a fantastic solution! So when the Rush family purchased a plot of land overlooking the mighty Waikato River, they knew the farmhouse would need to transform to become their dream home.

Built in the late 1960's, this simple cottage, was inspected thoroughly before the purchase, and the verdict was that the foundation was solid, the bones were good and everything else was outdated, run down and lacking character.

So working closely together, we planned out what to renovate and how, including adding a modern vintage flair to the home. Curious to see what we did for this home? Read on!

Could this Solution Work for You?

Take a Deeper Look!

Exterior:

1. Full re-roof with new rainwater systems
2. Replace all the windows with new double glazed joinery & an insulated garage door
3. Replace a couple of rotted weatherboards - the rest was good as gold!
4. Add fretwork & decorative gable ends
5. Repaint the home & garage
6. Demolish derelict shed
7. Updated the septic system & storm water drainage



From Drab...

...to Fab!



Could this Solution Work for You?

Cont...

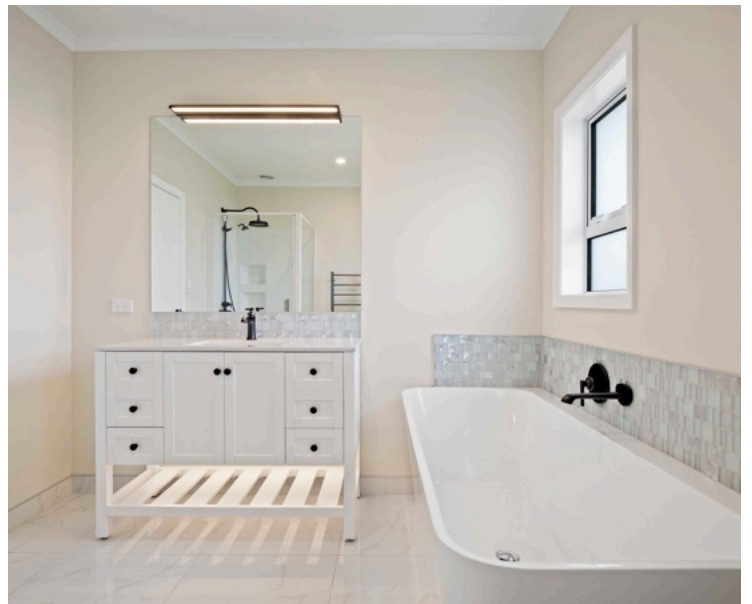
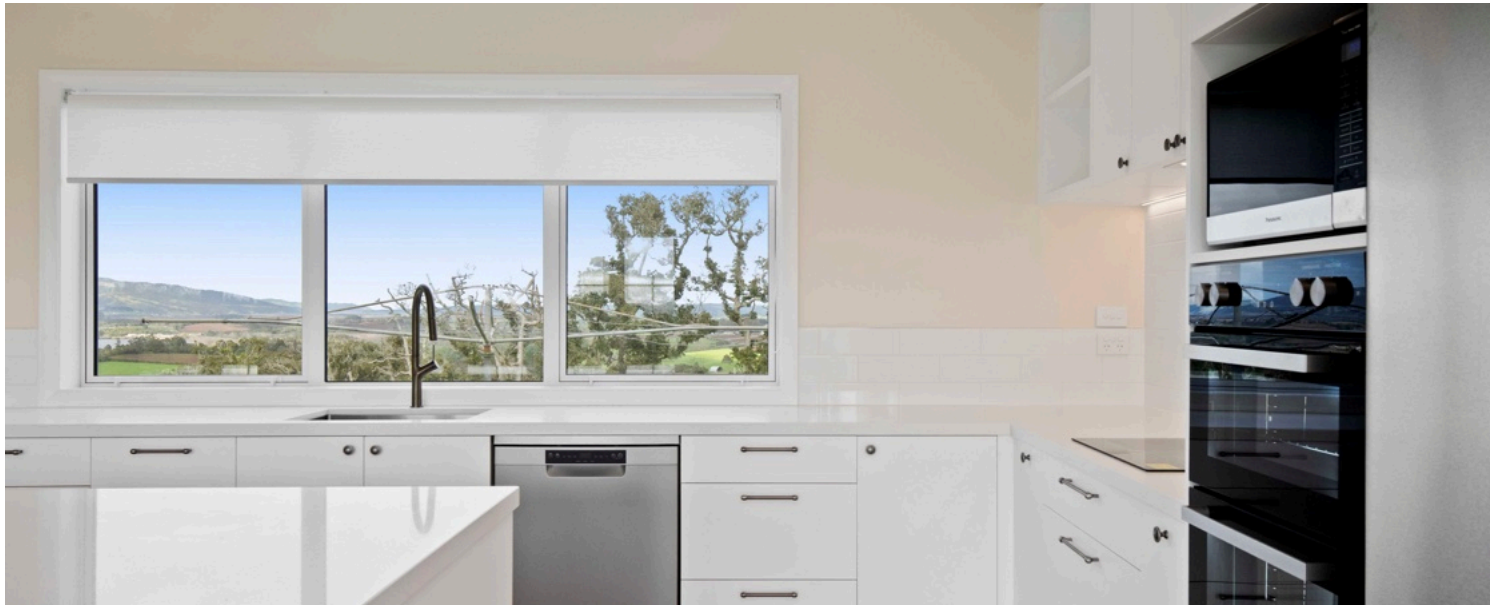
Interior:

1. Gut interior fixtures, linings, wiring & plumbing
2. Remove the wall between the kitchen & living rooms
3. Reframe interior for 3 x bedrooms, 2 x bathrooms, laundry & open plan living
4. Rewire & re-plumb home
5. Insulate, re-line & paint
6. Add carpet, timber laminate & tiles to the home
7. Install a new kitchen, bathware & fixtures
8. Install a sunny bay window seat with river views.

Totally Drab...



...To Totally Fab!



Custom Design in Mind

You love unique, but you haven't found "The One" yet

On our website you'll find a selection of stunning plans.

But if you didn't find one that suits your site, or what you had in mind for your family, I have news for you, and it's all good!

We design & build CUSTOM homes.

While we do have our 'standard' plans advertised, each of these was once, a custom home, designed for a customer, who like you, was seeking a character-filled, quality home, that would reflect their tastes! And we loved these plans so much, that we thought you would too! These

became our 'standard' range. Funnily enough, we've never built the same house twice!

So if you haven't found 'The One', don't worry! We are experts at ensuring your home is as unique as you!

Our team excel at crafting beautiful plans, led by your budget, style and needs, into the home of your dreams!

We make our process clear and simple, because building a home should be enjoyable!



Phase 1

Let's Plan Together!

Custom Designs Continued...

...How it Works

- 1. Let's Talk:** We'll meet together and talk through your intentions and ideas for your site, discussing any steps you have already taken. We'll listen to your ideas and ask questions to help us get clear about what you would like to create.
- 2. Proposal:** With your ideas in mind, we'll do our homework to ensure that what you want to achieve will meet Council regulations for your zone and area. We'll collate this into a detailed proposal with subdivision feasibility information & a build recommendation for your review. You will be able provide this to your lender for their feedback too.
- 3. Get Engaged:** With your approval of the proposal and planning deposit, we will formally engage to move this project forward with our specialist team, including the architect, planner, surveyors & other professional services.



4.

Site Specific Reports/Plans: We need some specialised information about the site to confirm how best to position new boundaries and new buildings. Most commonly these are Topo/Cadastral, Geotech and Drainage and occasionally require other reports such as structural, flood, fire or arborist

5.

Architect: Next, it's time to plans what the home(s) will look like and how they'll be positioned on site. The Architect will prepare site plan & schemes plans for new home(s). We wont need to be overly concerned about every detail at this point, just the main details and structure, so that only minor changes would be needed later when we prepare and submit for building consents.

6.

Planner: If Needed, Our planner will undertake a formal feasibility assessment and collate the information from other specialists. It is the planners role to prepare the submission for Council Consenting. They'll make sure everything prescribed is within council's regulations.



Phase 2:
Let's Get The Specialists Working Together!

Phase 3:

Let's Get Council Sorted!

Custom Designs Continued...

7.

Final Selections & Contract: You'll meet with our Kitchen & Interior Designers to select specific colours and products for your home. Then Our Quantity Surveyor will prepare a pricing proposal based on your concepts and unique specifications. We'll present this to you with all the details of what it includes and options you might want to consider. Once approved, we'll prepare and sign your MasterBuilder Contract together.

8.

Lodgement & Approval: We lodge the council consent application and plan site works. We will liaise with the Council on your behalf. Approval is ultimately councils decision. They will ask questions and may request for tweaks and changes. There will be a series of Fees for things like Development Contributions, Water Meters, Growth Charges, Services etc. We will outline each of these in our proposal to you. We aim for 'No Surprises'.

9.

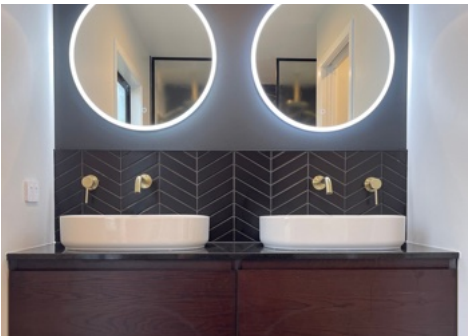
Site works: One Approved, we coordinate drainage (stormwater & wastewater), set up of services to boundary (water, power, gas) and access to the site. We will complete site specific works (retaining walls, removal of vegetation or existing structures, earthworks, or relocation of an existing home) and Peg out the site & home.



Construction Time: Once Building Consent is Approved, we'll begin construction on the new home(s).

10. During this phase, you'll love seeing your plans come to life! We use online tools & regular meetings onsite to keep you up to date with progress the whole way through.

You can rest easy knowing our team are Licensed Building Practitioners & MasterBuilders. This means your new home is covered for 10 years by the best guarantees in the industry!



Phase 4:
Let's Build your Home!

Need Land?

Top Tips for the Right Site!

Embarking on the journey to build your dream home starts with the crucial first step of selecting the right piece of land. This decision sets the stage for the entire project and influences everything from cost to long-term satisfaction. Here are some indispensable tips to guide you through this monumental choice.

Firstly, location is paramount. Consider proximity to essential amenities such as schools, hospitals, and shopping centers. Accessibility to major roads and public transportation should also be factored in, ensuring convenience for daily commutes. Furthermore, assess the neighborhood's safety, future development plans, and overall vibe. A serene, welcoming community can significantly enhance your living experience.

Secondly, conduct a thorough analysis of the land itself. Engage a professional to evaluate the soil quality, topography, and drainage. These elements impact construction feasibility and long-term structural integrity. Be wary of plots on steep slopes

or in flood-prone areas, as they may incur additional costs and risks.

Legal considerations are equally critical. Verify the land's zoning regulations, ensuring it's designated for residential use. Review property titles, easements, and any potential encumbrances. Engaging a real estate attorney can safeguard you against unforeseen legal complications.

Financial planning cannot be overstressed. Beyond the initial purchase price, account for costs related to land preparation, permits, and utilities. Establish a realistic budget and explore financing options early on. Remember, a seemingly affordable plot may become costly once development begins.

Lastly, envision your future. Select land that complements your lifestyle and long-term plans. Whether you dream of a sprawling garden, a peaceful retreat, or a vibrant neighborhood hub, the right piece of land should align with your aspirations.



Let's find the perfect location!

We partner with experienced realtors to assist our clients in finding the right piece of land, in the right location!

Why work with our trusted partners for your next location?

- Passion for Character Projects
- Access to Hot Listings & Off Market Properties
- Creative Insight into Subdivision or Knock-Down, Rebuild areas, where bare land is scarce
- Vested interest in growing strong property values where character enhances the neighbourhood in more than just street appeal
- Open to preservation opportunities on Heritage Zoned sites

Interested?

Get in touch with us today for exclusive opportunities!

Need Finance?

We can help with that too!

Building your dream home isn't something you do every day.
Neither is getting a mortgage.

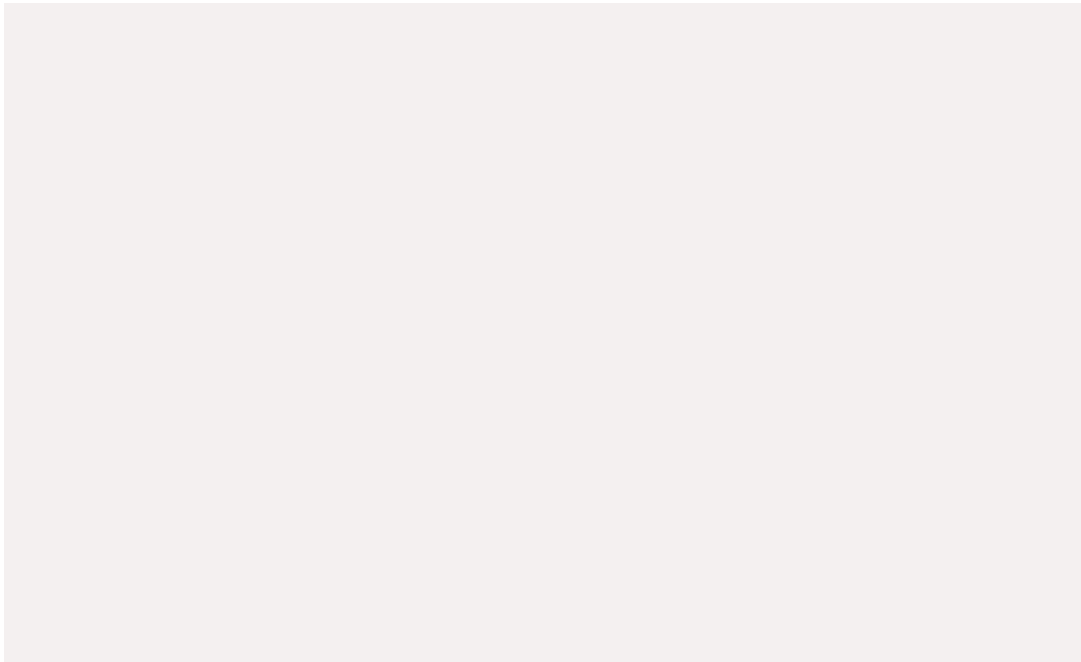
If you are looking for a lender you can trust, we are happy to recommend the following two:

- NZHL: They offer real peace of mind, now and for your future using their exclusive DebtNav system.
 - Email: info@nzhl.co.nz
 - Phone: 09 237 3028
- NewBuild: A specialist new home loan provider offering Turnkey & Progress Payment Loans.
 - Email: karen.phillips@newbuild.co.nz
 - Phone: 0800 639 284





*Get Lost in the Past with our
Unique Character Homes*



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