

# ROTHWELL CONSTRUCTION



## From Concept to Keys

Our Design & Construction Process



## Preliminary Meeting Free Consultation

Our Journey starts with a meeting to talk about your project. This will take around an hour.

At this meeting we will chat about your project and what you want.

We will cover your needs, ideas, budget and timeline to ensure we are the right fit for you.

We will discuss what you already have such as ideas, sketches, plans or approval. We will ask that you send through anything you have to our office before we meet to familiarise yourselves with what you have.

If we believe we can help you, in the timeline that suits your needs, we will offer you a pre-construction agreement.

The agreement comes with a scope of work to detail how we propose to get you to the build phase of our journey.

The scope of work lists what we will provide to get you to the build phase and the costs associated with this. Where you are at in the build process, will be reflected in the scope of works. No two scopes are the same!





## Pre-Construction Agreement

We will send you a pre-construction agreement to document the journey up to start of construction. Once you have returned the signed document, we will move on to Step 1.

Step 1:

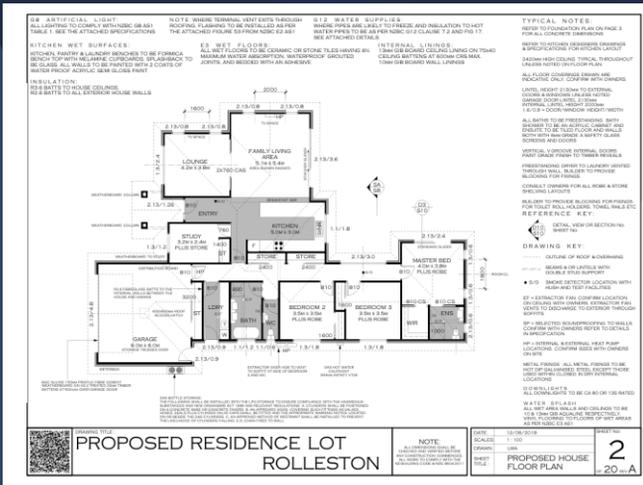
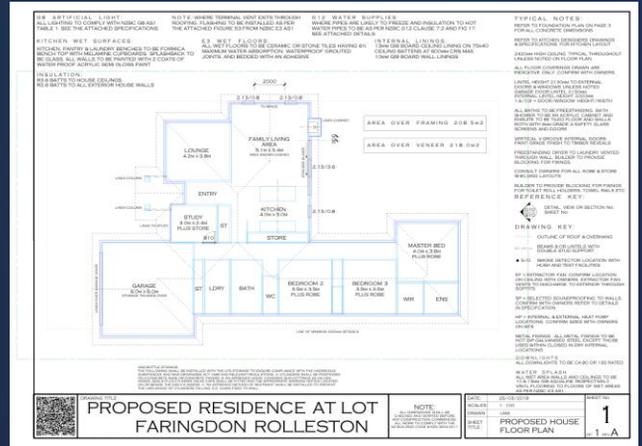
## Design Assistance

I do not have completed plans and documents	Please keep reading Page 4	Design
I have completed plans but not consent	Please go to Page 5	Council Approval
I have completed plans and consent	Please go to Page 6	Pricing

## Design Process

We will introduce you to our licensed and trusted designer. We will take your ideas and put them to paper or reach a design you love that fits with any constraints of your site.

If you are thinking of a more energy efficient home, now is the time to think about adding in provisions for solar and ways that are cost effective to maintain warmth in winter and cool in summer.

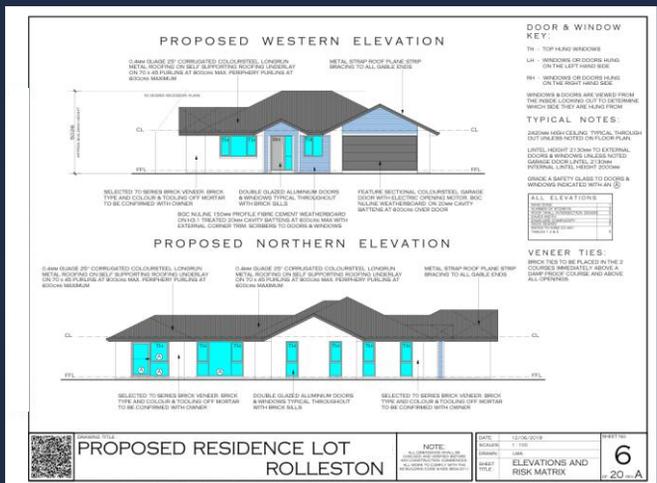


## Refining the Plans

Throughout this stage, We will send you a series of concept plans for discussion and modify any changes to design until we reach a final layout. This is when the rest of the plans are drawn up and finalised with you. This will show elevations of what your home will look like once built

## Engineering

If it is required, an engineer will make a design at this stage for any elements in your home that fall out side of NZ Building code (NZS:3604). This could be a rib raft floor on land that is TC2 or TC3 (land category developed after the Christchurch earthquakes).



Step 2:

## Council Approval

Once plans are approved, finalised and completed with supporting documentation, we will submit the design to the council and begin the consent process. This usually takes 21 working days but sometimes the council want more information on a particular element and this stops the clock until the request for information (RFI) has been submitted.



Step 3:

## Pricing

While the consent process is happening, we will be putting together your price from our trusted suppliers and sub trades to build your home.

We will put together an inclusions sheet that is specific to you, that lists room by room everything from wall colour and floor covering, to tapware and electrical. If there are specific items you want in your home, let us know and we will make sure it's included.



Step 4:

## Pre-Construction Meeting

Before construction begins, we will hold a pre-start meeting to go over the project program and address any questions you may have. This meeting is an opportunity for you to clarify details and ensure that we are aligned on expectations, providing peace of mind as we move forward.



During the pre-construction meeting we will go over:

Construction of your home.

An overview of the construction process and how we will maintain open communication.

Final walkthrough for Snags.

We will walk through with you before hand over to identify any minor issue that you want addressed.

The post completion follow up.

See you in 12 months to remedy any issues that have arisen as your new home dries out.

Step 5:

## Construction Commences