



Why Choose us?

Your guide to building your dream home with Jennian Homes Southland

Jennian
HOMES
Your personality Our expertise



Get the home
you've **always**
wanted...



Jennian Homes Southland
P 03 422 1287
E southland@jennian.co.nz
jennian.co.nz

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About us

Jennian Homes Southland is proudly owned and operated by brothers Shane and Carl Hamilton, who love nothing more than building quality homes for members of their community.

Carl Hamilton started his career in the construction industry as an apprentice for the award winning local builder, Jennian Homes Southland. More than twenty years on and with a successful business under his belt already he's back to where it all began. Having worked within New Zealand and abroad as a qualified builder (NZCB), Carl is extremely adept in understanding the needs and requirements of each client.

Shane Hamilton is a New Home Consultant for Jennian Homes Southland. He is a qualified architectural draughtsperson (NZCAD), and has worked in the industry for more than eighteen years. Before joining the Jennian Southland team Shane worked in an Architect's office gaining experience and knowledge in a wide range of building projects. Shane's experience and local knowledge is invaluable to their clients.

Carl and Shane are dedicated to growing their business further through great staff, great processes and commitment to client satisfaction. They constantly aim to deliver an enjoyable experience building quality homes at affordable prices. So if you're thinking of building call in for a coffee and have a chat.



Awards and Accolades

House of the Year 2021

Gold - Volume/Group Housing New Home \$450,000 - \$750,000

House of the Year 2020

Silver - Show Home

House of the Year 2019

Bronze - Volume/Group Housing New Home \$600,000 - \$750,000

House of the Year 2018

Silver - New Home \$450,000 - \$550,000

Bronze - Volume/Group Housing New Home \$450,000 - \$700,000

House of the Year 2017

Gold - Show Home

House of the Year 2016

Silver - New Home \$300,000 - \$400,000

House of the Year 2014

Silver - New Home \$350,000 - \$450,000

House of the Year 2013

Silver - New Home \$450,000 - \$600,000

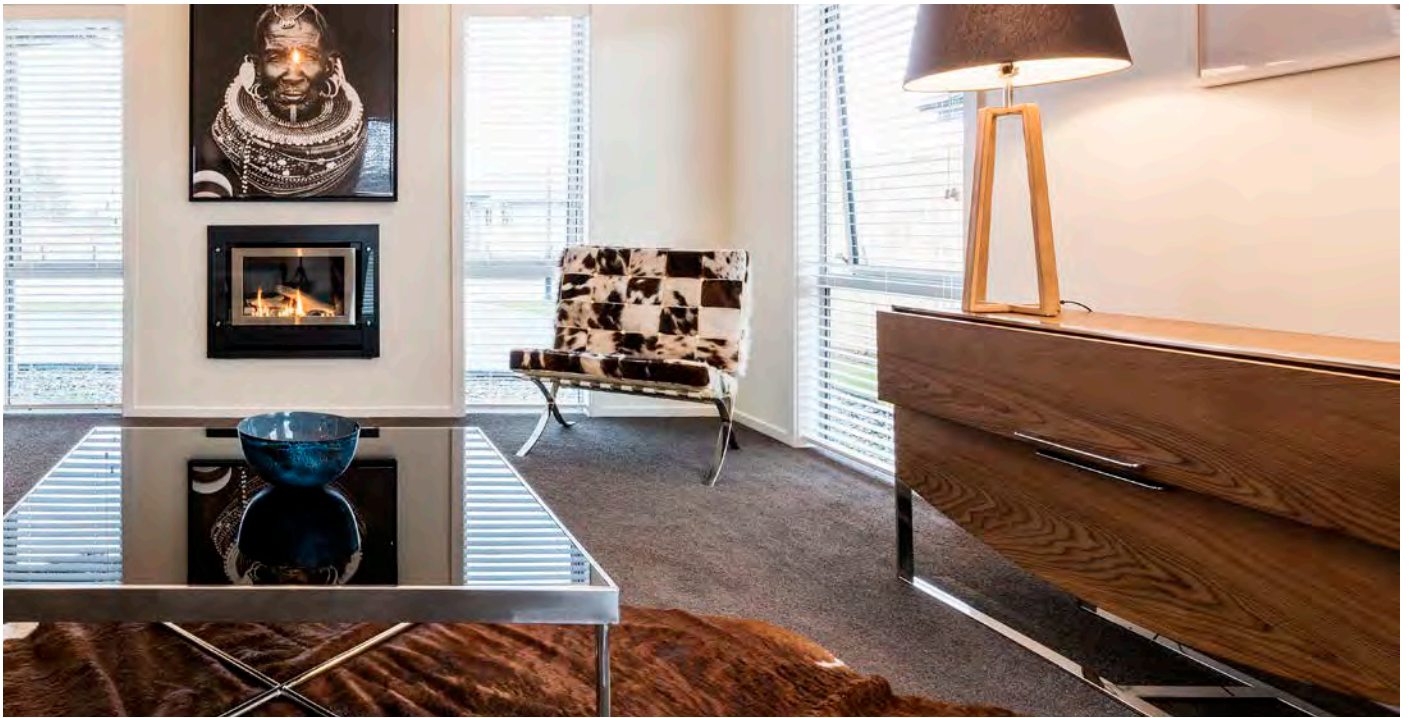
Silver - Show Home

Customer Service Award

Recently, Jennian Homes Southland was awarded the Jennian Two Steps Further Award at the 2023 Jennian Homes Conference.

We are thrilled to have won this accolade as we are recognised as not only having the best customer service nationwide, but it is especially meaningful to us as we place genuine importance on ensuring we have always gone two steps further for you.





Your personality.

At Jennian Homes Southland we pride ourselves on delivering the home you've always wanted. We'll work with you to create a home that reflects your personality and suits your lifestyle. Custom design your home from your ideas, or add your personal touches to one of our market leading plans. The choice is always yours.

Our expertise.

Jennian Homes has been building the homes New Zealanders love for more than 40 years, so you can rest assured you're in safe hands when you choose Jennian Homes.

We're New Zealand's most awarded builder in the Registered Master Builders House of the Year awards, and we complete all of our homes to the same award-winning standards of design, quality and workmanship.

Our superior buying power and industry relationships make a Jennian home exceptional value for money. We deal with trusted New Zealand based suppliers and recognised brands, so you can be sure everything in your home will be of the highest quality.

And we'll stay in touch after you move in. Your new Jennian home will come complete with a 10-year Standard Master Build Guarantee and an industry-leading 36 month remedial maintenance period.

The Jennian Difference.



40+ years

We have been building the homes New Zealanders love for more than 40 years, so you can rest assured you're in safe hands when you choose Jennian Homes.



Peace of mind

Jennian Franchisees offer a 36 month defects warranty. That's a whopping 24 months longer than the current industry standard. For you, that's real peace of mind.



100% kiwi

Jennian only deals with New Zealand's leading building suppliers and manufacturers. We are proud to be 100% kiwi owned and operated.



Community wellbeing

Community wellness and the health of all New Zealanders is very important to us and we are proud supporters of the Heart Foundation amongst other initiatives.



Feels like family

Jennian is owned by Kiwi families. We build homes for families and we treat people like family. So when you build with Jennian, it feels like family.

For more information visit jennian.co.nz



A selection of recently completed homes



Now is a great time to build.



Why Build Now?

- Market commentary is suggesting that the market is at the lower point of the cycle, which means there is potential for capital gains to be had over the next few years.
- There are many listings on the market, which brings the luxury of choice. Create a home to suit your style and personality - however make sure you get in now, before those options disappear.
- Are your needs changing? Consider your future lifestyle and plan ahead for these changes.

Why Build New?

- Why settle for someone else's choices when you can create a home to suit you and your family. Start from scratch and make your home a reflection of who you are and how you want to live.
- Your new home will be safer, warmer, healthier and more comfortable to live in now and into the future. You'll benefit from the latest technologies, building standards and innovative designs, creating an energy efficient home with sustainable maintenance costs.
- A newer home is typically more appealing than an older home, so if the day comes that you wish decide to sell, your new home is likely to fetch a higher price than an older home of comparable size and design.
- Build a new home rather than inheriting large maintenance requirements of an older home. Building with Jennian Homes also means you have the assurance of our maintenance warranty that provides increased protection.



The benefits of a consultation with us

- Share your initial thoughts with us, we'll then help you clarify your vision and which will allow you to direct your research in the clearest way possible. We can cover topics like:
 - The different types of home designs that are popular in Southland
 - The zoning restrictions in Southland
 - The average construction costs in Southland
 - The different financing options available for home builds in Southland
 - The steps involved in the home building process
 - Some of the challenges of building a home in Southland
- We can also offer advice and financing options for your home build so you are fully prepared with the right type of loan for you.



10 Great reasons to choose Jennian Homes

1. The Jennian 100% completion promise

The Jennian Homes Completion Promise states that "All Jennian Franchisees and the Franchisor pledge to complete the construction of your home to practical completion to meet the terms and conditions of your contract". Other builders feel they need to make a big deal out of this. We just do it, as we have done consistently for over four decades.

2. No surprises

Watch out for low-ball Provisional and Prime Cost sums. Your Jennian franchisee can provide you with a fixed-price contract with quotes on everything above the floor slab—up front. You'll know exactly what your dream home will cost before you sign the contract.

3. New Zealand suppliers of quality products

Beware of cheap materials from overseas suppliers that could cost you a lot more over the life cycle of your home. We deal with trusted New Zealand market-leading brands and suppliers, ensuring that everything that goes into your home is quality and backed by New Zealand market-leading brands and warranties.

4. Most awarded

Jennian Homes is New Zealand's most awarded group of franchise builders in the RMB House of the Year awards. You can rest assured that all Jennian houses are built to an award-winning quality standard.

5. Industry-leading maintenance follow-up

Jennian Franchisees exceed the industry standard and now offer a truly industry-leading 36 Month Defects Warranty* for your increased protection and peace of mind. That's a whopping 24 months longer than the current industry standard.

6. The best residential building contracts

We have worked with the Registered Master Builders Federation to achieve a building contract resulting in progress payments that equal the physical progress of the construction of your home. We only need your money to build your home. Other builders will often ask for more—you should ask why.

7. Future-Proof building

Put simply, future-proof building means having a home that is better to live in today and worth more in the future. We are industry leaders in pioneering the focus towards homes that are safer, warmer, healthier, more energy efficient and more comfortable to live in now and into the future.

8. Superior customer experience - forever

Building your home should be one of the greatest experiences you will ever have. We'll ensure that you're kept completely informed throughout the adventure and we'll keep in touch long after you've moved in to your dream home.

9. Uncompromised quality

It can be the hidden things behind the walls that reflect the true quality of your home. The Jennian specification ensures that your home has quality plumbing, frames, insulation and wall linings.

10. Become part of an iconic family

Jennian franchisees have been around for over four decades. Rest assured that your dream is safe with one of New Zealand's most experienced franchise builders. Having built more than 10,000 homes for New Zealanders, we're the name you can trust with your dream home.





360° colour at your fingertips

Transform your home with the Resene Multi-finish collection,
a rainbow of favourite Resene paint colours with
complementary colour ideas.

Resene has everything you need for your decorating projects including
quality paints, colours, wallpaper, wood stains, helpful and friendly advice.
So come in and see us and enjoy the Resene difference.

Resene

the paint the professionals use

0800 RESENE (737 363)

www.resene.co.nz/colorshops

Design and Build Specialists



As Design and Build specialists our expert team will help you build your brand new custom home, just the way you want it!

In house architectural team...

One benefit of working with Jennian Homes Southland is our in house Architectural team who can work with you to draw up plans from scratch and help you design the home of your dreams.

We will take all your ideas, needs and wants into consideration and offer expert advice to help make the most of your home design.

Not sure what you're after?

Take a browse through our inspirational plans to get a head start. They can be built as they are or customised to suit you.

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DO YOU KNOW?

The industry standard for follow-up maintenance is just 12 months.

Jennian Franchisees exceed the industry standard and now offer a truly industry-leading **36 Month Defects Warranty*** for your increased protection and peace of mind. That's a whopping 24 months longer than the current industry standard.

Even better, Jennian's 36 Month Defects Warranty is supported with a Jennian Home Owners Maintenance Schedule created using the Registered Master Builders Maintenance Schedule tool. This guide outlines maintenance practices to assist you to keep your home in top condition.

Registered Master Builders inspire the construction industry to provide better buildings for New Zealanders.

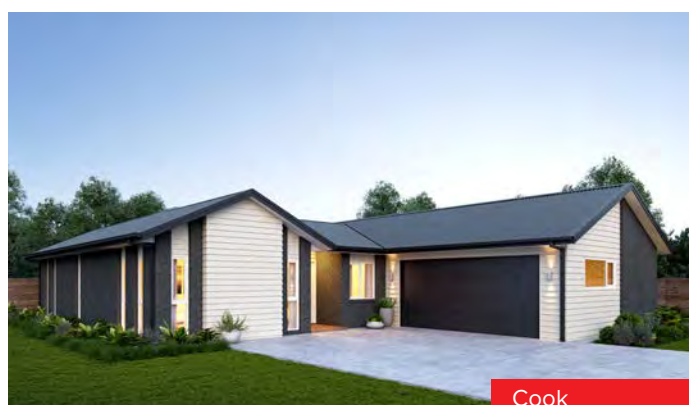
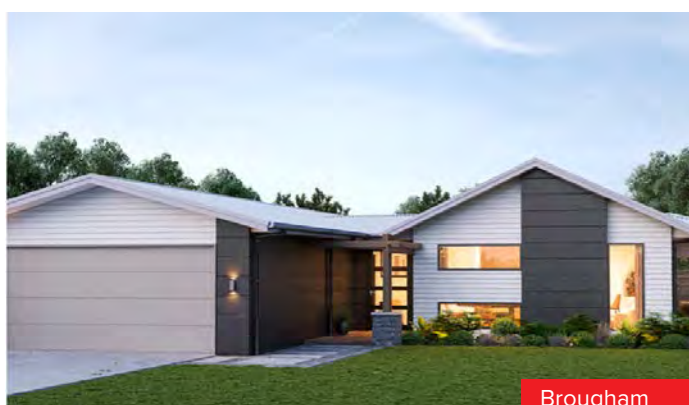
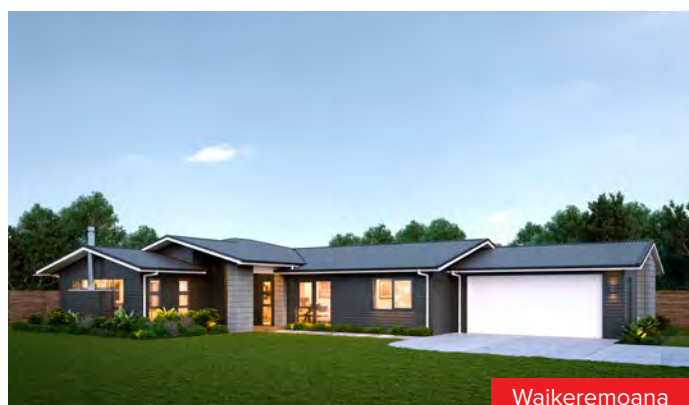
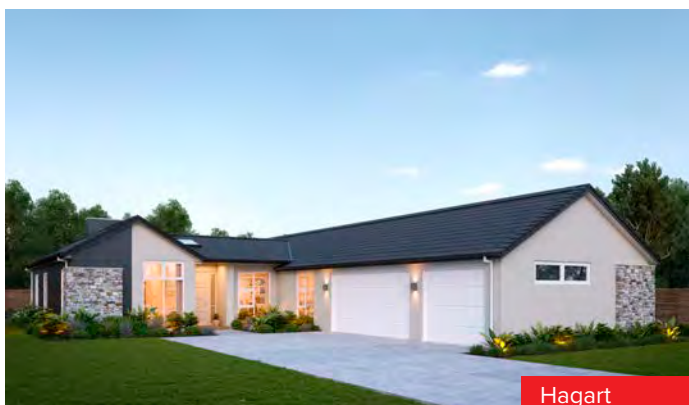
Our commitment to you does not end when we hand over the keys to your beautiful new home.

*For terms and conditions, please refer to the Jennian 36 Month Defects Warranty Policy

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Proven Plan Range

TOP 16 PLANS





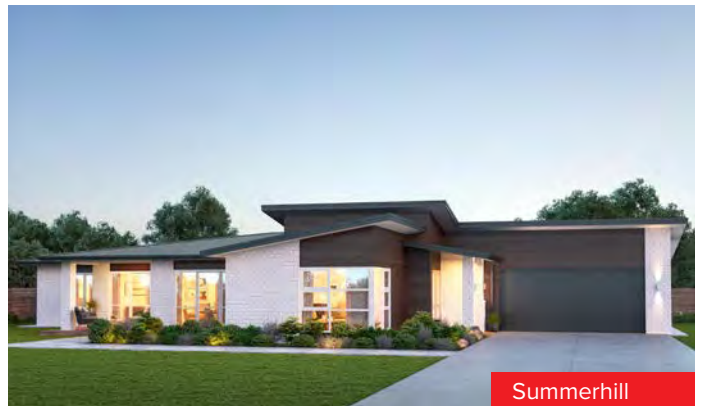
Fifeshire



Uptown



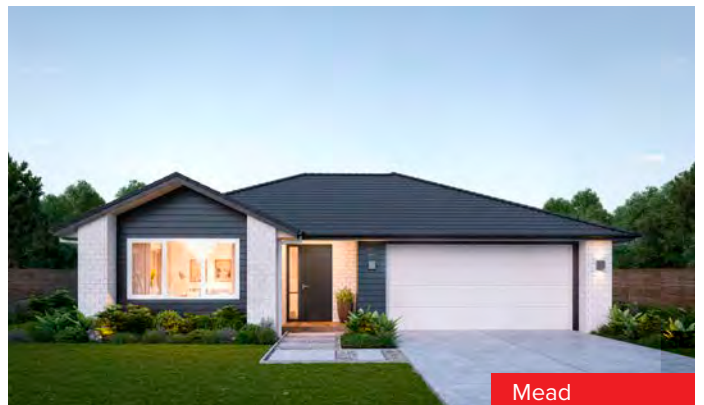
Seabreeze



Summerhill



Edward 4



Mead



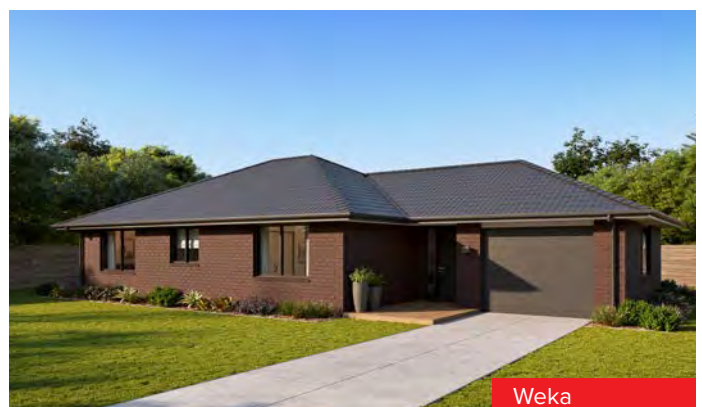
Monaco



Manaia

Ready Range

TOP 8 PLANS



Completion Promise

The Jennian Franchisor and Franchisees promise to ensure that your home is completed in accordance with the terms and conditions of your signed Jennian Master Builders Residential Building Contract, provided you comply with your signed Master Build 10-Year Guarantee.

Signed

Ada

2023

Franchisor



Jennian
H O M E S

Feels like family

Join us for a New Home Builders' Info Session.

Building a new home is an exciting adventure and Jennian Homes has been building the homes New Zealanders want for more than 40 years.

Come and learn from the experts about the hidden costs of building and how to avoid surprises by designing a home, customised for you, to work within your true budget.

Our regular building information sessions arm you with lots of great information to help you on your journey to building your own home.

Please contact our local team for details on our next session and reserve your complimentary seat. For more information on our Information Sessions please visit jennianinfo.com

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Standard Specifications

EXCLUDES READY RANGE



GUARANTEES & SERVICES

- Geotech Soil Report
- Council building consent prepared & submitted
- Building Consent Fees included (PC SUM)
- Master Build 10 year Guarantee
- 36 Month Defects Warranty
- Jennian Completion Promise
- Complimentary colour consultant service
- Complimentary kitchen design service

INCLUSIONS

- All required scaffolding for construction of the home.
- Fall protection nets as required by Work Safe
- Waste bin for construction refuse and construction toilet

FLOORS

- Ribraft floor – reinforced concrete raft floor slab consisting of a grid of polystyrene pods to form a reinforced concrete slab floor, complete with hotedge perimeter insulation
- Or concrete reinforced floor slab with concrete block foundation (plan specific)

FRAMING

- 90 x 45 MSG8 Wall framing H1.2 treated
- All framing building code - generally 600crs for horizontal GIB fixing

TRUSSES

- Standard plan trusses designed to HIGH wind zone
- Truss framing all H1.2

ROOF

- Gerard Corona Shake Satin metal tile
- Or Longrun Colorsteel

FASCIA/ GUTTERING

- Continuous Colorsteel metal fascia & guttering system
- 80mm down pipes (colorsteel or uPVC depending on location)

SOFFITS

- Soffits - 600mm
- Hardisoffit lining

WINDOWS

- All units are double glazed with Low E glass, excluding garage
- 35mm APL/ASL Thermally Broken Residential Suite
- Installed in accordance with E2 AS1, or to cladding manufacturers specifications
- Installed to soffit height
- Support bars to all floor level openings and other openings over 600mm wide

FRONT DOORS

- Aluminium LAT00 Entrance door with colour matched Urbo handle and lock set
- Sidelights specific to plan.

EXTERIOR CLADDING

- James Hardie Linea Weatherboards and/or
- The Brickery "Origin Range" and/or
- Midlands "Classic Range"



GARAGE DOORS

- Dominator Allegra Sectional garage door with automatic garage door opener and two remotes

PLUMBING

- Aquatherm SHT or Mayer PEX-A flexible pipe system
- HWC - 250 Ltr - Mains pressure
- 2x Exterior hose taps
- Drainage and stormwater included (PC SUM)

ELECTRICAL

- Installed as per electrical plan
- LED Downlights throughout
- Hi-Wall Heat Pump
- Heated Towel Rails
- Wall Mounted Bathroom Heater
- Extractor fans to bathrooms
- Cavius Smoke Alarms (to building code)
- Switches and plugs Schneider PDL Iconic Range (White)
- Services (Power/Water/Phone) (PC SUM)

INSULATION

- Pink Batts installed to all external walls and ceilings (excluding garage)
- Ceiling: Pink Batts R7.0
- Walls: Pink Batts R2.8

INTERIOR LININGS

- Walls – Winstone GIB 10mm
- Ceilings – Winstone GIB 13mm on Rondo Battens
- Winstone GIB Aqualine to Bathrooms

INTERIOR TRIM

- 55mm Winstone GIB cove cornice
- 60mm beveled skirtings and architraves

INTERIOR DOORS

- Flat Panel pre-hung Hollow core doors
- Hardware: Windsor Brass Lever Handles

PAINT

- Resene Trade series.
- One colour flat acrylic to walls
- One colour flat acrylic to ceilings
- Acrylic enamel to trims and doors
- Garage Fully Lined and painted

VINYL

- Flooring Xtra Vinyl to wet areas

CARPETS

- Belgotex, Haven 100% solution dyed nylon cut pile carpet over 11mm foam underlay

TILES

- 300 x 100mm white tiles to bath front and end, 1 row of tiles to bath splashback
- 300 x 200mm white tiles to between vanities and mirror.





BATHROOM/ENSUITE

- Clearlite Matisse Bath
- Athena Soul shower
- Robertson Uno Tapware
- Clearlite Cashmere Classic Wall Hung Vanities
- Polished Edge mirrors to match width of vanity(s)
- Elementi Uno BTW CC Toilet Suite with soft close seat

LAUNDRY

- Robinhood Supertub ST3102

KITCHEN

- Professionally designed kitchens
- Self close drawers through out
- Quality hardware and hinges
- Glass splashback behind cooktop



APPLIANCES

- Fisher and Paykel appliances - stainless steel finish
- 60cm Induction Cooktop C1604CTBI
- 60cm Pyrolytic Oven OB60SC7CEPX2
- 90cm Designer Rangehood HC900CXB3
- Dishwasher Stainless Steel DW60FC2X1

WARDROBES

- Melamine wardrobe shelving to all master bedroom and walk-in wardrobes.
- Ventilated wire shelf with hanger strip to all other wardrobes and cupboards.



EXCLUSIONS*

- Resource Consent fees
- Development or reserve contributions
- Survey Report
- Engineering design - site related engineering design
- Legal consultation or legal fees
- Seaspray or geothermal zone requirements
- Removal of soil from site
- Extra foundation works - engineering, piling, bridging
- Power / Phone Plinths
- Water meter fees and/or connection to existing provider
- Site works - vehicle crossing, drives, decks, paths, patios
- Fencing or retaining walls
- Landscaping or planting
- Clothesline or letterbox
- Window dressings - blinds or curtains

*These items are NOT included as standard but are added if requested/required. Excludes Ready Range.

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Celebrating

75

homes
built together

With heartfelt thanks to
our major sponsor



Jennian
HOMES



**We're
committed
to building
communities**

Heart — Foundation Lottery



We are proud to be the major sponsor of the Heart Foundation Lottery. We support this initiative to raise vital funds to help save lives and keep families together for longer. We are committed to building communities and are pleased to be able to give back to the community through supporting such a worthy cause, one that benefits the lives of so many New Zealanders.



**Every ticket
sold helps us
in our fight
against heart
disease**

JENNIAN & CARTERS. BUILDING PARTNERS.

CARTERS have been
**PARTNERING THE BUILDING
INDUSTRY** for over

150
YEARS

and we've got **THE
COUNTRY COVERED** with a
NATIONWIDE NETWORK of

50
BRANCHES

all acting together **TO MAKE
THE BUSINESS OF BUILDING
EASIER** with

1
ACCOUNT

**IT ALL ADDS UP TO
BUILDING WITH**

0
HASSLES

Your success is our success.

CARTERS  Your
Building Partner

Frequently Asked Questions

Can my plans be modified?

Yes, all Jennian Homes standard plans can be modified to suit your requirement, or we can design your new dream home from scratch. Just bring in your ideas and we will prepare concept plans. We can also provide quotes to build off plans you may have already had drawn up.

Are there any hidden costs?

Our New Home Consultant and/or Construction Manager will take you through their contract price step by step, explaining all costing's and highlighting the additional benefits we offer.

How are my payments structured?

STAGE	AMOUNT	PAYMENT DUE
DEPOSITS		
Pre Consent Deposit:	1% or \$5000	Charged to complete plans and provide contract quote.
Contract Deposit:	5%	Due when plans & contract quote accepted.
STAGED PAYMENTS (MINUS DEPOSITS)		
Foundations & Floor Structure	10%	Completion of footings, foundations, excavation and floor.
Wall & roof framing complete	19%	All wall framing and roof framing complete and ready for roof cladding.
Roof & Fascia	10%	Roof cladding & fascia complete.
Exterior joinery	6%	Completion of all exterior aluminium windows and doors.
Exterior claddings	9%	Exterior cladding complete ready for plaster / painting.
Pre-wire, pre-plum and linings	5%	Completion of electrical pre-wire, plumbing pre-plum and interior linings.
Internal stopping and painting	20%	Internal gib stopping completed & sanded, interior painting complete.
Practical Completion	11%	Upon completion of the building works.

How long does the build process take?

Depending on the size and type of house the build process is approximately 6-8 months. Houses that are complex and requiring large earthworks or foundations will extend beyond this timeframe.

What insurance and warranty cover is provided with the house?

Included with every house is Contract Works Insurance and a 10 Year Registered Master Build Guarantee. This covers loss of deposit; non-completion; defects in workmanship, materials and structure; plus rot and fungal decay. The Jennian Homes completion promise also means that all Jennian Homes Franchisees and the Franchisor pledge to complete your home to meet the terms and conditions of your residential building contract.

What does PC Sum mean?

Provisional Cost is a budget allocation used where the exact cost is unknown. It is typically used for foundations and other areas where there may be some unknown variables. It is also used for Kitchen joinery where prices will depend on the exact selection made. Jennian Homes will endeavor to provide a realistic PC Sum when used.

How much does it cost per m² to build?

This is a common question which can vary greatly. House design, size and level of finishes & fittings put into a home can all alter the square meter price. As an indication, an average level home on a flat section can be somewhere between \$2500m² and \$3500m². Please be aware when comparing square meter prices between different builders and building companies that they have included what Jennian Homes include as standard i.e. cost of consent plans, building consent fees, and of course construction cost right down to bathroom & kitchen fixtures and carpets etc.

Does Jennian apply for Building Consents?

Yes, Jennian Homes Southland takes care of all building consent drawings & documentation to inevitably achieve Code of Compliance at practical completion of your home.

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Your peace of mind, your guarantee

Every Jennian Homes Client has a 10-year Standard Master Build Guarantee included with their Residential Building Contract. Master Build Services (MBS) is the oldest and largest provider of guarantees in New Zealand and was the first to offer these products to their Members' clients.

Thousands of homes have been covered by their Guarantees over the last 20 plus years and the products continue to evolve to satisfy consumer needs. MBS has the most comprehensive range of guarantee products available in the market. Only a Registered Master Builder can offer the MBS guarantee. Only a Registered Master Builder can offer you the peace of mind of a 10-year Master Build Guarantee on residential work.





Rave

Rave is our computer system designed to keep you updated with your homes progress /photos no matter where you are in the world or to share with your family and friends.

This system provides a working file online with access given to the Jennian client, Jennian team and subcontractors.

When you go to pre-consent you will be issued with a log-in and password from your home consultant to enable you access to RAVE. You will have access to photos, letters, consented plans, and any other relevant information.

The move

Moving house can be a fun and exciting adventure, but the prospect of packing all of your belongings can be a daunting task. We've compiled a three stage to-do list to help you get organized and make the move a little easier.

Moving necessities

- Boxes
- Masking tape
- Bubble wrap
- Trailer or moving company
- Helpers

One Month – Six weeks prior to your possession date

- Are you renting? Ensure you give your landlord ample notice in writing
- Sort your belongings into two piles keepsakes and give-aways. Do you need a garage sale?
- Hire a moving company and schedule your move
- Pack and label boxes, this will make unpacking so much easier
- Request time off work, if necessary

Two weeks prior to your possession date

- Have you confirmed your moving date and time?
- Have you arranged to keep your phone number?
- What are you going to do with your pets on moving day?
- Are your pets micro-chipped or do they have your contact details on their collar? In case they decide to run?
- Do you have any newspaper or magazine subscriptions? Arrange to have them sent to your new address
- Have you arranged disconnection and new connection dates with your gas and electricity company?
- Do you have Sky TV? Arrange to it transferred to your new home
- Does your old home require and specialist cleaning?
- Complete a mail forwarding card at the post shop
- Collect change of address card from post shop

Up to three days prior to move day

- Up to three days prior to move day
- Confirm your mover's arrival time
- Do any last-minute laundry and disconnect washing machine
- Clean out fridge and freezer- defrost freezer if necessary before moving
- Pack all valuables and documentation together- put in a safe place
- Dismantle/disconnect electronics such as TV and stereos. Label any leads, this will make setting them up again an easy task
- Ensure your family and friends know where they are going to avoid any confusion
- Arrange a refreshments box, to keep hydrated and feed throughout the day
- Create a priority box containing bed legs, remote controls and any tools you may need to use



Notes:

Build Timeline Expectations

Initial discussions & concepts
Depends on your individual needs

Pre-consent
Allow 1-3 weeks

Design amendments
Allow 2-3 weeks

Quotes and pricing
Allow 3 weeks - At this stage the guide price will go to the actual price

Contract signing
This will be at your earliest convenience - Allow 1 week

Working drawings
Allow 4 - 10 weeks depending on engineering and complexity of home

Council consents
Allow 6 weeks - A government agency therefore out of our hands

Pre-build preparations
Allow approximately 2 weeks

Build and hand-over
Allow between 24-30 weeks



Build your future with New Build

There's no better time to build. NewBuild is New Zealand's specialist new home loan provider. We make building a home easier, simpler and safer.

Why pay a pre-consent fee?

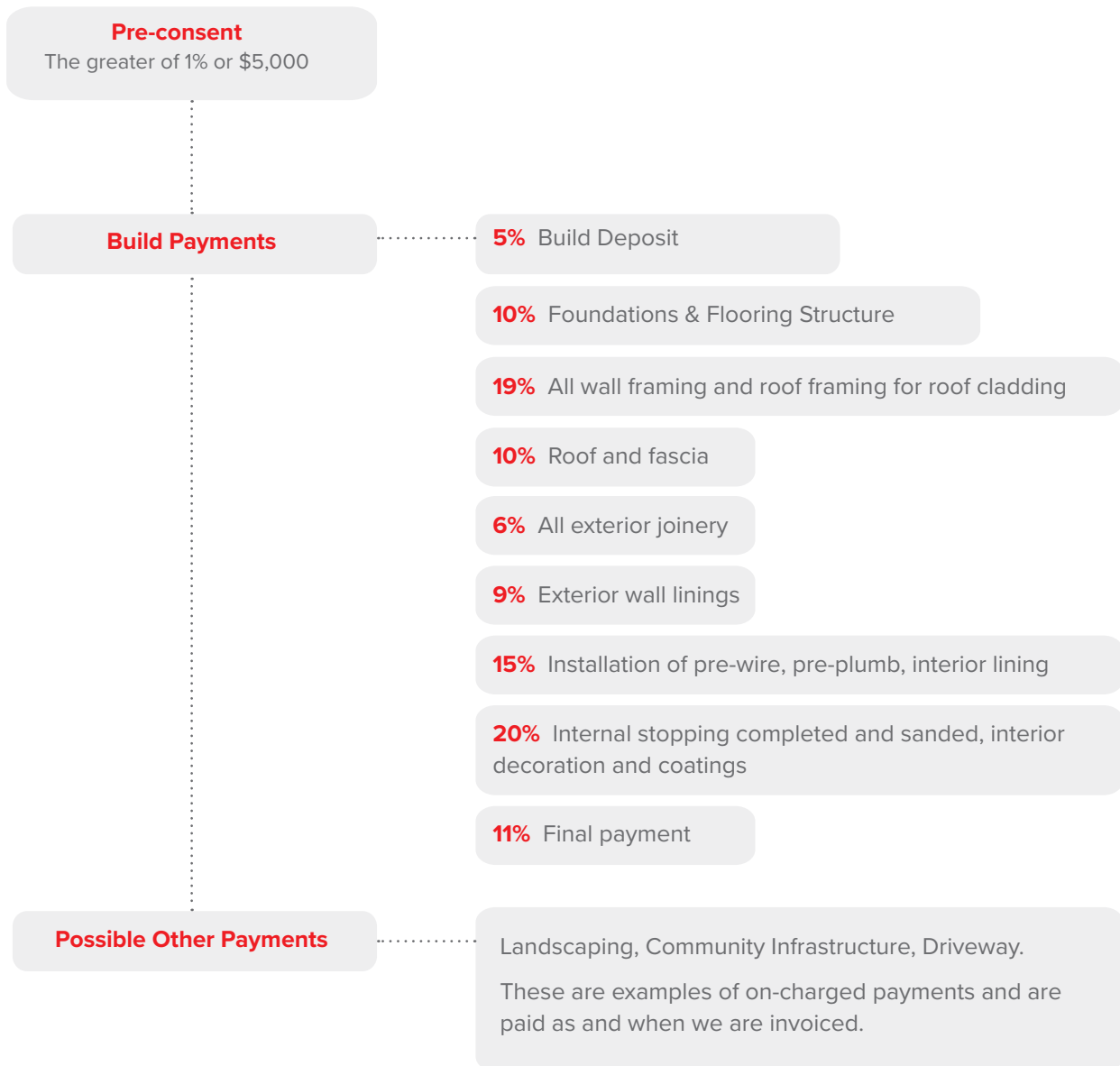
Making a contribution towards the cost of finalising your plans and finding out the true value of your home, thus minimising any surprises.

At this stage we are doing the following work...

- Finalising the preliminary drawings of your dream home and providing 3D images by our designer.
- Engaging the services of a surveyor to take levels on your sites to confirm foundation heights and locate the positions of all services - if required.
 - Ensuring that this proposal complies with all local council guidelines and section covenants.
 - A qualified engineer will test your section for any areas of soft ground - if required.
 - You will get to make those final decisions in Studio J as to what products you are having and meet with our colour consultant.
- Our in-house Quantity Surveyor will prepare a full nuts and bolts costing of your new home from the above information.
 - We will prepare an in-depth Schedule of Works of exactly what is included in the contract price.
 - On confirmation of your contract the pre-consent deposit will be deducted from the contract price.



Jennian Homes Payment Structure



What next?

What exactly does building a new home entail? One thing's for sure, it's probably the biggest investment you'll ever make, so it's important to get it right. We understand that the whole process can be a little daunting, which is why choosing Jennian Homes is a great way to go. Follow our 11 steps and see how easy building your new dream home should be.

1 YOUR DREAMS



What does the home you want look like? What style is it? How many bathrooms and bedrooms do you need? To help get you started, have a look through our range of inspirational plans.

3 A PERSONAL CONSULTATION



Tell us all about you. Your Jennian New Home Consultant will listen to your needs and aspirations to begin creating a dream home that's perfect for you and your family.

5 MONEY TALKS



Based on your design, we'll put together an estimate and then it's time to push the green button! At this stage, a pre-consent deposit will be required to commence working drawings. When you choose to build your Jennian dream home, this deposit is subtracted from the contract price.

2 GATHER YOUR THOUGHTS



You will have your own login where we'll keep you informed with regular photographs and other exciting updates on your building adventure. This is your area to bring design ideas and inspiration together.

4 MAKING PLANS



It's time to choose the house design that's right for you. This could be adding your personality to one of our many great plans or designing your masterpiece from scratch.

6 WORKING DRAWINGS



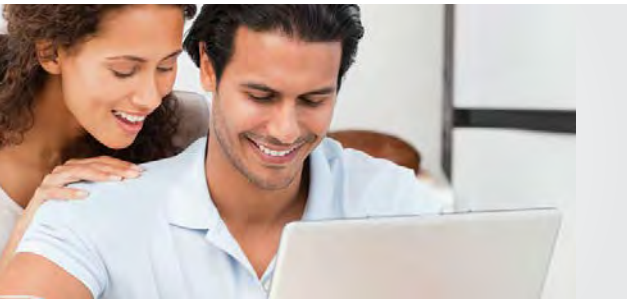
Work now begins on your working drawings, where your dream home begins to really take shape. This exciting stage is where you'll see all the choices you've made so far brought together.

7 A GREAT QUOTE



Once you're happy with the drawings your Jennian New Home Consultant will prepare your final quote. This way, you'll know exactly what your new home will cost before construction commences. A 5% deposit is required and the staged payment contract is signed at this point.

9 BUILDING EXCITEMENT



Once every 't' is crossed and 'i' dotted, building can start! Your Jennian New Home Consultant will keep you updated on every exciting stage with regular contact, site visits and updates to your personal login. Staged progress payments will be made throughout the construction process.

11 LIVING THE DREAM



Celebrate! You're now living the dream in your new Jennian home. As well as our industry-leading 365-day remedial maintenance period we'll also keep in touch every now and then just to say Hi!

8 PERMISSION GRANTED



Now you can relax while your Jennian New Home Consultant checks the permits and other requirements are in place before building gets under way.

10 MOVE IN!



Construction complete and final payment made, your Jennian New Home Consultant will now present you with the keys to your new home.

Jennian

HOMES

Your personality Our expertise

Jennian Homes Southland

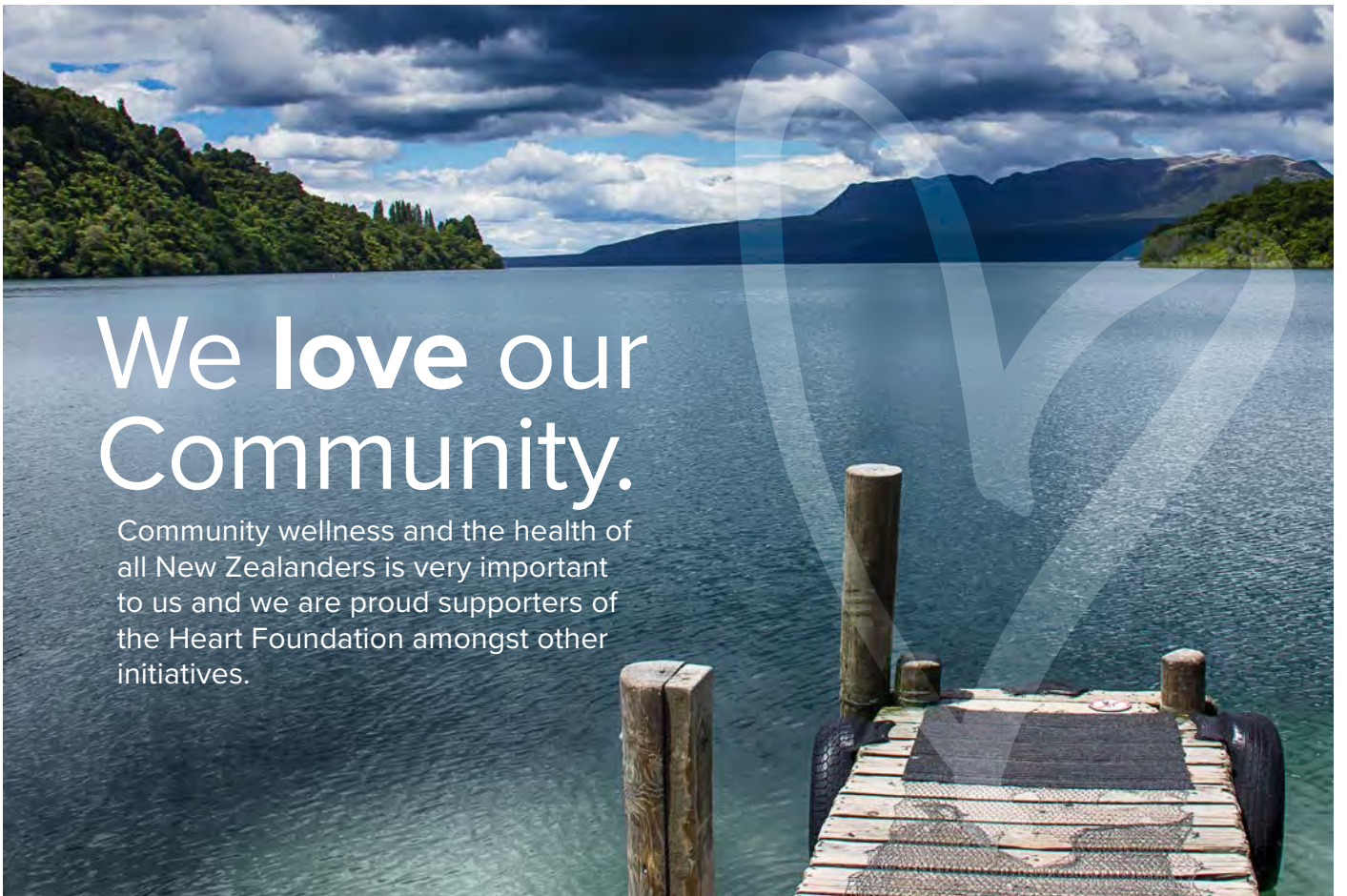
321 North Road, Waikiwi, Invercargill

P 03 422 1287

E southland@jennian.co.nz

jennian.co.nz





We love our Community.

Community wellness and the health of all New Zealanders is very important to us and we are proud supporters of the Heart Foundation amongst other initiatives.



Our Community Initiatives

NZ Olympic Committee

The New Zealand Olympic Committee is proud to partner with Jennian Homes to help New Zealand athletes achieve their goals on the world stage.

The organisation's aim is to inspire excellence and pride in New Zealanders and enable New Zealand's elite athletes to achieve on the world's stage.

The organisation also leads and advocates for sport and athletes and uses its strong international connections to deliver value to New Zealand.

The organisation also delivers school and education programmes and connects young New Zealanders with Olympic Ambassadors and the significant Olympic digital museum collection.

Together with our sports and athletes the New Zealand Olympic Committee inspires New Zealanders and makes them proud.

Heart Foundation Lottery

We are proud to be the major sponsor of the Heart Foundation Lottery. We support this initiative to raise vital funds to help save lives and keep families together for longer. We are committed to building communities and are pleased to be able to give back to the community through supporting such a worthy cause, one that benefits the lives of so many New Zealanders.

NZ Golf

As New Zealand's most awarded franchise builder we are proud to be the naming rights partner of the Jennian Homes Charles Tour.

By supporting the Jennian Homes Charles Tour in this capacity we are assisting New Zealand Golf to secure the continued development of the Tour's future, ensuring longevity and a stable playing for New Zealand's aspiring amateur and professional golfers.



Home Builders Checklist

When considering who you should choose to build your dream home, it can be difficult and often confusing when trying to compare one builder's offering with that of another.



Finding it difficult to compare?

Like for like

On the surface it may seem like you're comparing like for like, but once you start to peel away the layers, reality can look very different indeed. Sometimes, quotes and estimates can look significantly cheaper, until you get into the construction period of your home and find that a builder might have low-balled some of the specifications and costs just to get your business. Suddenly you're having to dip further into your pockets to pay extra for what you thought you were getting in the first place.



The devil is in the details.

Up front, no surprises

At Jennian Homes, we'd like you to be clear on every aspect of your home, up front, before you sign the building contract. That way you'll avoid any unwanted surprises like budget blow-outs and other unforeseen costs down the track. This Home Builder's Checklist, provides a great tool to give you the confidence that your budget is safe with Jennian Homes. Your personal Jennian New Home Consultant will be happy to work through this with you so that you understand what goes into planning your new dream home. You can also use the checklist to arm yourself with the right questions to ask when selecting your builder.



Building the future

When you choose to build with a Jennian franchisee you're ensuring that your home will be built on time, within an agreed budget and one that is just right for you and your family. A home that will be better to live in today, worth more in the future and one that you can enjoy and be proud of for many years to come.

Ask the right questions when choosing your new home builder. Often the things left out cause the most disappointment.

	Jennian	Other	Other
Is the builder part of a wholly New Zealand-owned group of franchise businesses?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Is your builder a local builder with local knowledge?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Is the builder supported by a quality national brand that has been around for over 40 years?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Who will finish your home if the local builder fails to complete the building?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Is your builder amongst New Zealand's most awarded group of franchise builders?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the builder offer a complimentary building site visit during the planning of your home?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder understand your lifestyle, needs and wish list so that you get the home you want?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder provide you with an industry-leading 36 month remedial maintenance period?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has the builder provided you with at least 10 recent testimonials from past clients?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Is the builder a Registered Master Builder? If not, why not?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder provide a Registered Master Builders approved Residential Building Contract or do they provide their own contract that may contain unexpected fish hooks?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder provide an independent Master Build Guarantee included in the contract price?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
What percentage deposit does the builder require upon signing of the building contract?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder use market-leading New Zealand-based manufacturers and suppliers?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder use quality, local subcontractors?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder have a solid process around variations to avoid surprises?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the builder provide you with a fixed price contract? Watch out for low PC Sums.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder have a process to keep you fully informed throughout the building experience?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Can the builder help you to arrange finance?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does your builder have a proven track record on completing homes on time?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Jennian	Other	Other
Does the builder include reinforcing mesh as standard throughout the entire concrete floor slab?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder use Fusiotherm piping for hot and cold water?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder install Pink Batts Ultra to all external walls?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder install energy-efficient lighting and fittings as standard?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder include extractor fans in all bathrooms?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has your builder allowed a generous number of electrical outlets, TV sockets, etc, per room?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder use 90 x 45 radiata pine for all frames?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder use laminated lintels above doors and windows?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder use a complete Rondo Steel ceiling batten system to allow for thermal movement?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder use 13mm Gib as standard for ceilings?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder include Aqualine Gib to bathroom and en suite walls and ceilings?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Is the garage lined and painted?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Are the kitchen appliances a quality, well-known brand with applicable warranties and service?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the planned and priced kitchen meet your lifestyle needs?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the kitchen include a range hood and dishwasher?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder include floor coverings in the price?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the quality of floor coverings specified meet your lifestyle needs?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the cost of floor coverings specify vinyl or tiles?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder include quality bathroom ware?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder include high-quality fittings, fixtures and taps?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder offer a complimentary colour consultation service?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Our Product Partners.

