



# The Jennian Southland Difference

**Jennian**  
HOMES  
*Your personality Our expertise*

# Jennian Homes Southland

Jennian Homes Southland is proudly owned and operated by brothers Carl and Shane 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.

## House of the Year 2024

Silver - GIB Show Home

## 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

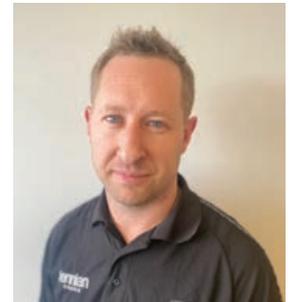
## House of the Year 2013

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

Silver - Show Home



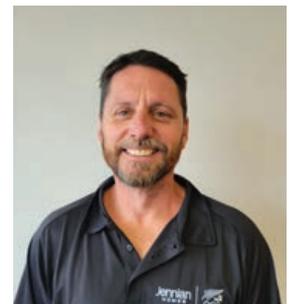
Carl Hamilton  
Managing Director/  
Contracts



Shane Hamilton  
Director/  
New Home Consultant



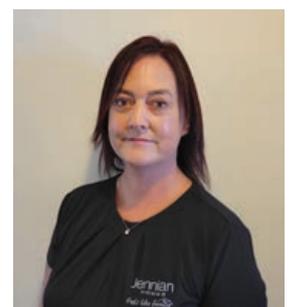
Holly Taucher  
New Home Consultant



Mike Wilkinson  
Project Manager



Toby Drury  
Estimator



Jo Marsden  
Administrator

# 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](http://jennian.co.nz)

# 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*



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HOMES

*Feels like family*<sup>™</sup>

# 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 builder brand in the Registered Master Builders 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 Association 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 20,000 homes for New Zealanders, we're the name you can trust with your dream 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.





## 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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# 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.

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**Jennian Homes Southland**

321 North Road, Waikiwi, Invercargill

**P** 03 422 1287

**E** southland@jennian.co.nz

**jennian.co.nz**



# 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
<b>DEPOSITS</b>		
Pre Consent Deposit:	1%	Charged to complete plans and provide contract quote (minimum \$5,000).
Contract Deposit:	5%	Due when plans & contract quote accepted.
<b>STAGED PAYMENTS (MINUS DEPOSITS)</b>		
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	15%	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 m<sup>2</sup> 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 \$2800m<sup>2</sup> and \$3500m<sup>2</sup>. 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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A selection of recently completed homes



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