



THE FIRST **STEP DONE** RIGHT

How To Prepare For Your Build
Consultation And What Comes Next

Your Path To A Successful Build

01 Initial Consultation

Vision, goals, and budget. Setting the foundation for your entire project.

02 Design Concept Plans

Big-picture drawings that align your vision with budget before costly technical work begins.

03 Detailed Plans

Every technical specification and material for construction and council approval.

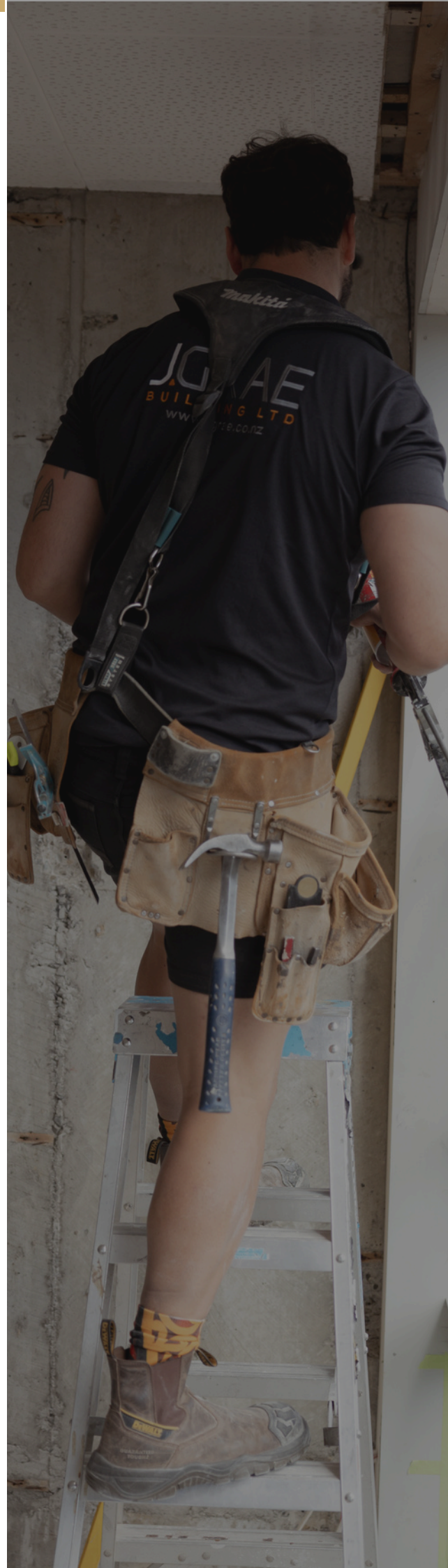
04 Pricing & Contract

Accurate costing with full clarity. Fixed price, cost plus, or mixed model. whichever suits your project.

05 Building Trust

Honest communication and skilled craftsmanship from day one through to handover.

After these first steps have been carried out, The contract, council consent and project schedule begins.



STEP 01

Initial Consultation

Set the foundation for your entire project

Your initial consultation is where everything begins. It's your opportunity to talk through your vision. It is where we can bring clarity to your ideas, understand your options, and start aligning your expectations with reality.

This is a free, no obligation chat where we can discuss if we are suited for your project.

**At this stage, the focus is on the fundamentals,
We will talk through:**

- What your project is: new build or a renovation?
- Are you working with an architect or designer, already?
- Would you like us to recommend or engage an architect, designer, or draughtsperson?
- What are your goals for the project?
- Your timeline?
- Your budget?

Don't wait until the plans are finished to talk to a builder.

Getting J.Grae Building involved early is how great projects begin.

Design Concept Plans

Align your vision with your budget early.

First, basic concept plans are drawn up by an architect, designer, or draughtsperson. This is the big picture floor layout, indoor/outdoor flow, room sizes and relationships, and roughly how the building sits on the site. There's no structural detail or exact specification yet. That comes at the next stage.

This is where our official services begin. At this point we can put together an initial estimate, based off your concept design as well as notes around quality of materials specified.

To get a useful concept, your design professional will create your concept plans or design based off your discussions and design vision.

To assist with this stage it's helpful to have an idea around:

- General quality level: whether you are wanting budget / mid-range / high-spec. This changes the cost-per-m² estimate a lot.
- Any known site constraints: slope, existing structures, services, trees, that kind of thing.

This is also when anything that could trigger resource consent tends to show up. At times we require further investigation to ensure we take into account any factors that may affect scope, cost, or timeline of the build.

Here is where you share any information you have already such as LIM reports, title, survey, or geotech information for the site. This can save double handling and costs later.

The Preliminary Agreement

We share and create a formal agreement so that we can spend sufficient time working through your goals. This is to ensure your budget is secured and your design is feasible before committing to expensive technical drawings.

A big part of getting us involved at this stage is that we can do a thorough investigation, checking parts of the building to minimise the chance of surprises once we open things up. This includes:

- checking the existing wiring and switchboard, and potentially investigating and testing for asbestos
- running a camera through the existing drainage
- looking underneath the floor and checking the existing piles.

Flexibility

We can make changes to size, layout, or materials to protect your budget without sacrificing the design and quality you want to achieve.

Easy Course Correction

It is significantly cheaper and easier to make changes at concept stage than after full technical drawings are complete.

The Reality Check

We price the plans before you commit to detailed drawings. If it is well over or under your budget this is the best stage to adjust details, before any costly work is committed to.

Detailed Plans

Turning Concepts into reality

Once you've settled on your concept design, your architect or designer begins developing detailed drawings. These include technical specifications and materials, ready for construction and council consent.

A full detailed set typically includes floor plans, elevations, and sections, plus foundation and framing plans, drainage and plumbing layout, a window and door schedule, and a specification document that locks in the exact products and materials you plan on using. There are also construction details, close up drawings showing exactly how things are built and connected at key points, like where the roof meets the wall or how the deck ties into the frame. **These plans have** to show how the design meets the Building Code with things like weathertightness and structural requirements.

If your design needs specific engineering for things such as a steel portal, unusual foundations, retaining walls, or anything else outside what a designer can sign off under the building code, a structural engineer gets brought in at this stage. They'll typically sign off their part of the design with a Producer Statement (a PSI), which goes in with the consent application.

We're also looking at site access for machinery and how the build will be staged, so nothing impractical or expensive slips through to the consent application.

The more complete these plans are, the tighter your fixed price can be. Gaps in the detail now turn into provisional sums or allowances in the quote, and that's exactly what can complicate the build later if it's not flagged upfront.

During this stage, we can offer practical advice, helping solve tricky construction details, suggest alternative materials, or refine the design to better meet your budget.

Technical Specs

Every detail documented for council approval.

Material Schedules

Full material lists: nothing left to guesswork.

Buildability Review

J.Grae ensures plans are practical and cost-effective.

Pricing & Contract

Move forward with clarity and confidence

Once your detailed plans are complete, we can price your build properly. You'll know what it costs before construction starts.

The price comes broken down into sections, with a clear scope of works, so you can see what's covered. For renovations, it'll usually include provisional sums for known unknowns (like hidden damage behind existing linings that we can't assess until we actually open the wall up.) This helps minimise surprises during the project.

J.Grae will provide a full proposal with this information presented and questions answered. From here once you accept the proposal, a written contract will be provided. The contract outlines all scope of work as well as payment details, insurances, and legal terms. Our proposal lays out the construction process and how it works with things like variations, site meetings, operating hours, and other work details.

As Master Builders, we can offer the Master Builders guarantee for peace of mind during your project and after completion.

Fixed Price

A set price agreed before work begins. Best when plans are fully detailed and you want certainty throughout.

Cost Plus

You pay for actual time and materials. Ideal for renovations where scope may evolve during the build.

Flexible

Mixed model. Parts are fixed costs and others are completed as cost plus.

Complex projects

For larger builds, J.Grae Building may engage a qualified Quantity Surveyor for a detailed independent cost breakdown giving you an even higher level of accuracy.

Building Trust

Once your detailed plans are complete, your architect or designer will submit your plans to council for building consent and resource consent too, if your site or project needs it. Council will sometimes come back and ask for changes or more information, your architect or designer will manage this, but we are here to provide any information needed.

Then the exciting part starts!

We aim to build to the timeline and budget we've agreed, tracking progress against both throughout. If anything changes once we're on site, such as a material swap, a spec upgrade, or something we didn't know about until we opened things up, that becomes a variation. We'll always price it and get your sign-off before we proceed.

Our approach to building is guided by four core values:

1 Communication

Proactive, honest dialogue throughout every stage. We explain the 'why' to keep your project moving forward without confusion or surprises

2 Quality

High standards, every time. We aim for the best materials and methods to deliver an uncompromising finish you'll be proud of.

3 Reliability

We do what we say. Our reputation is built on showing up, following through, and delivering on every commitment we make.

4 Trust

Our goal is to build a strong team with you and the designer, so your project runs smoothly.

OUR MISSION

We build exceptional homes through honest communication, skilled craftsmanship, and a process that keeps you in the loop from day one.

Ready to build?

Contact J.Grae Building today for your initial consultation.

QUALITY – RELIABILITY – CRAFTSMANSHIP

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Master Builder



Licensed Building Practitioner