

How to find the Right NZCB Member for your Home



Selecting the right approved member of New Zealand Certified Builders for your needs is an important part of the house building process. Here are a few considerations that will make selecting the right NZCB Member a little easier for you, and for the member!

Communicating With You

Speak directly with a NZCB Member not a salesperson. They are the ones that can tell you straight what is and isn't possible, because they are the ones that have to build it. The difference can be inspiring as one of our customers said. "Wow, you really know what you're talking about!". The NZCB Member replied matter-of-factly "Well, of course I do, I'm going to build your house".

Great NZCB Members are direct, responsive and transparent in their communication. This communication is worth its weight in gold when the build gets going and you decide you'd like a slightly larger kitchen bench! When you're shopping around, take note up front of how each builder interacts with you and explains things, as this can be an indication of what it will be like during the build phase of your project.

Get Yourself Prepared

Communication is a two way street. The NZCB Member will also be sizing you up from that first call, wondering how far along the process you are so they can prioritize their resources effectively. You can help them with that by doing some of your homework first. Although building costs vary throughout New Zealand, put some thought into these areas.

1. What size house are we looking to build? The Certified Plans options can give an idea.
2. What dollar amount can we realistically invest in the project?
3. What level of fixtures and fittings will finish off our house?

Then have a chat to a New Zealand Certified Plans Member. They can give you a rough indication of how much it will cost to build the size and spec of house in your area as well as help answer questions on building consent and potential questions you have about the land you are wanting to build on. They will then probably invite you to come in for a meeting to better understand your needs and firm up that figure for you.

To give you an idea of the broad formula that the New Zealand Certified Plans Member will use to understand your needs.

- Size of house (sqm) x build cost = Total build budget.
- You can start doing your own basic sums working backwards. i.e.:
\$400,000 build budget = 200sqm house x \$2,000 psqm.

Availability

Ask the NZCB Member about projects they have on at the moment and what projects they have coming up. This can then give you a better understanding of when your project can be started, progressed and completed. Usually, the NZCB Member you speak with is the one that will be building your house so they can tell you their schedule without any salespeople in between.

More Builder Research You Can Do Online

A house build is a big investment, potentially the largest you will make in your life. Choosing the right people to have on your team starts with selecting a great NZCB Member. There isn't a hard and fast way to do this, however here a few more indicators you can use to decide for yourself who the best NZCB Member is to have on your team.

1. Licensed Builder Practitioner (LBP)

Certifications can be an indicator of quality and the New Zealand Government has recently made it clear that they want building consistency throughout New Zealand. They have mandated that every builder must be trade qualified as a Licensed Building Practitioner (LBP). It's really easy to find that out. Just enter their details on the LBP website: www.business.govt.nz/lbp



2. New Zealand Certified Builder

There are over 3,500 NZCB Members and these builders are no ordinary builders. They are among the most qualified in the building industry, trade qualified, experienced, professional and reliable. Armed with the resources and know how to manage any building project, these builders work on time and on budget. Best of all, they are backed by an independent 10 Year Residential Guarantee. So when it comes to building your home, look for the New Zealand Certified Builders logo. It's the mark of quality. You can find out whether the builder you are considering is part of the New Zealand Certified Builders Association here: www.nzcb.nz.



3. New Zealand Certified Plans Member

Over 180 of the NZCB Members throughout New Zealand are available to build any plan from the Certified Plans range. These NZCB Members recognize the value of architecturally designed plans combined with the flexibility of making changes based on how you want to live. No matter which plan you choose, your home is guaranteed for 10 years. Home Owners will receive a guarantee certificate awarded to them on acceptance of the 10 Year Residential Guarantee.



4. 10 Year Residential Guarantee

NZCB Members can offer you a 10 Year Residential Guarantee. This Guarantee is the best of its kind in New Zealand and is independent. This means if something happens to your builder, or even to the Association itself, the Guarantee still stands. And it moves with your property. So if you sell inside the 10 year time period, the Guarantee can be transferred to the new owner, adding the potential of extra return on your investment.

5. Peace of mind. Guaranteed

Where a NZCB Member is the head contractor, the 10 Year Residential Guarantee covers materials and work completed by the NZCB Member and the sub-contractors engaged by him.

It also provides cover for:

- Loss of Deposit
- Non Completion of Dwelling
- Structural and Non-Structural Defects for 10 Years
- Alternative Accommodation Requirements
- Transferable to New Owners should you sell your house, thus increasing the value of your house.
- The Guarantee Policy is underwritten by Lloyds of London and carrying an A+ Rating from Standards and Poors.

6. Look At The Builders Trade History

Look at the houses they've built recently, as the most recent work can give you an indication of the kind of buildings they are great at building. Check out their website. Look at their trading history at the Companies Office www.business.govt.nz/companies. How long have they been around? What do the recent builds look like? Usually NZCB Members have a team of experienced sub contractors they bring on to a project so this is a great way of seeing the workmanship for yourself.

7. Ask For Testimonials From Recent Clients

Happy customers are great referrals for builders and they're usually more than happy for you to have a chat. Start with checking out the ones on their website. How old are the testimonials, what and where were the houses built?

Most of all, don't be afraid to ask the questions you need answers to either from Certified Plans or from the NZCB Member you get in touch with. With the right NZCB Member on your team, and the details taken care of, you can look forward to the building process with confidence.

