

THE BUILDING PLANNING PROCESS

The Enquiry / Initial design (Time varies)

Upon meeting you, your new home consultant will arrange to meet you on your site to check possible house positions, site falls, and to check the location of survey pegs, services etc. A plan will then be chosen, or specific design undertaken, that most suits the site, your requirements and budget. After adding the finishing touches to your proposed home your new home consultant will complete a Sales Proposal with quotation for you.

Initial Deposit to Contracts (Time 4 - 8 weeks)

Only once all the plans have been agreed to, and pricing confirmed as acceptable, will you then be asked for a \$5,000 deposit to enable the project to move to the next phase.

Upon receiving the deposit, and after the Franchisee has accepted your quotation,

- The design information is forwarded to the draftsman for preparation of the draft drawings
- The engineers are engaged to undertake the soil test on the building site
- Levels are taken and a contour plan established for the building platform.

When all the information is received, including your comments on the draft plans, we will then commence with drawing up your Contract Plans, Building Contract and Specifications, and you will be invited to our contract signing meeting.

Colour Consultation

When you come in to sign your contracts our in-house professional colour consultant will arrange a suitable time for you to complete your colour consultation. We allow four hours of consultation time to ensure you have enough time to choose all your colours, both internally and externally. Colour selection must be completed well before the consent(s) is issued from the council to avoid a delay to the start time.

Consent(s) (Time 10 - 12 weeks)

Once the contract has been approved & signed by both you & Rodney Residential Limited we will proceed with the drafting of your consent plans. Once completed, then our engineers will do a final check of your plans and sign them off. We will then apply for the Local Authority Building Consent and if required a Resource Consent.

Earthworks & Slab Preparation (Time 2 - 6 Weeks)

On issuing of the consent from council, our slab supervisor will arrange to meet you on site to confirm all is in readiness prior to construction. The exterior perimeter of your house will be set out on your land for you to look over and confirm before earthworks, retaining and blockwork (if applicable) commences. Timeframes for commencing work on your site will vary depending on the complexity, weather and any owner care works.

Construction Starts (Time 20 - 28 Weeks dependent on size & complexity of house)

Your building time varies depending on the size & complexity of your new home & will be confirmed in your building contract. The contract time commences when the foundations (not excavations) are started. During the construction period you will be contacted regularly by your project manager and you should feel free to ask them any questions you have during this time.

Moving In

After construction is completed and everything is satisfactory, our project manager will arrange your handover date. Keys to your new home will be presented to you upon final payment. You are now able to move into your new home.

Maintenance Period (Time 12 months)

All Rodney Residential Limited, come with a 12 month maintenance period. We will be in touch with you 4-6 weeks from your handover date to ensure all is going well in your new home, however you are welcome to contact us during any time. We ask that a list be kept of any items you consider may need attending to during this time to keep within trade accepted standards. After this period the standard warranties will apply.

As you can appreciate the above is a summarised version of the process but your new home consultant will be more than happy to take you through in more detail if you require.