



A GUIDE TO BUILDING YOUR DREAM HOME

Building your own home is one of the most rewarding and challenging tasks you will accomplish in your life. This is your opportunity to create a place that's unique to your desires and dreams; a place you'll love to live.

At Fraemohs Homes, we understand how overwhelming this can feel. We've put together a concise home building guide to help you on your way. If you're unsure of where to start or what to prioritise, this guide is for you.



Step One: Create a Brief

Behind every dream home is a detailed brief. This is a document you'll share with your architect and building team, outlining your goals, wishes, budget and other requirements.

Building a house is a huge investment; it's important to take as long as you need to consider your options and reflect on what you truly want.

- Keep a journal with notes, sketches and magazine clippings
- Visit open homes or land for sale in your local area/area of choice.
- Educate yourself about building – chat to experienced friends or family.

Once you have a good understanding of your personal style, start making a list of your requirements.

- How big would you like your property to be? How many bedrooms? Bathrooms? Outdoor areas?
- Do you have any dream features? E.g. central heating, a home theatre, walk-in wardrobe(s), ensuite(s).
- How long do you see yourself living in this home? Will your needs change as you get older? Are there ways to plan for these changes now?
- What materials would you like to use? For example, would you prefer timber, brick and tile or corrugated iron?
- What is your maximum budget?

Your brief doesn't need to be in a special format or immaculately presented; at this stage, it should simply serve as an aid to help you clearly describe your ideas to others.



Step Two: Find your Dream Team

Now that you've decided exactly what you want, you can look for people who can turn your dream into a reality.

Building a house requires a large team of tradespeople, from plumbers to landscapers. These professionals come in at different stages of the construction schedule and are dependent on each other, yet often work independently. Unless you have a lot of free time on your hands, it can be very difficult to manage everyone on your own.

This is where a building company comes in. A great building company will have an extensive network of reputable contractors and sub-contractors, allowing it to manage the entire process, from site acquisition to the final coat of paint.

Look for a company that offers the following services:

- Design & architecture
- Project management
- Engineering

Other things to keep in mind when looking for a building company include:

- What is the company's history? How many years has it been established?
- Does it have experience in the type of home you'd like to build?
- Are staff prompt and professional when responding to enquiries?
- Does it offer sustainable design services?

The professionals you choose to design and build your home will have a huge impact on your happiness and peace of mind during this time. The process can take months, if not years, so be sure to surround yourself with experts you trust.



Step Three: The Build Begins

You've designed your dream home and hired your dream team; now the real fun begins. Starting construction is definitely a milestone to celebrate, but don't bring out the good champagne glasses just yet; there's still a lot of work ahead.

It's important to stay involved throughout the entire construction process. The building team will require you to make several decisions along the way, and some things might not go exactly to plan. No house build is without a few minor challenges!

Some common occurrences to prepare yourself for include:

- Decisions, decisions and more decisions. Do you prefer this paint or that paint? This door handle or that door handle? Decisions will likely get easier as the build goes on.
- Budget constraints. Building a house often costs more than you think. Sometimes you will need to make compromises in order to stay within budget.
- Events out of your control, such as bad weather or resource consent delays. The timeline is likely to change as the project progresses; try to go with the flow.

There's no denying that building your dream home can cause some stress and sleepless nights. However, rest assured that when you step into your beautiful new abode, all of the stress will melt away. For a relatively short period of hard work, you'll get a lifetime of memories in return.



ABOUT FRAEMOHS

Fraemohs Homes is a leading building company based in Christchurch. Specialists in NZ timber homes, Fraemohs offers the full suite of building services, including design, project management and house and land packages.

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