



# YOUR DREAM BUILD **STARTS HERE**

STEPS TO BRINGING  
YOUR VISION TO LIFE

[www.jcconstruction.co.nz](http://www.jcconstruction.co.nz)

# We're Glad You're Here

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Every great build starts with a conversation, and we're thankful you're considering starting yours with us.

At JC Construction, building isn't just what we do, it's how we live. From the foundations we lay to the relationships we form, we're here to create spaces that last, with people we genuinely care about. We believe that trust is built the same way structures are, through honesty, commitment, and doing the work right, every time.

Our crew is passionate and hands-on, from seasoned leaders to driven apprentices. We bring energy, skill, and a work-hard, play-hard mindset to every project. Together, we build more than just homes and buildings, we build progress, we build connections, and we build pride in every project.

The following pages will walk you through the journey we take with every client. Clear, practical, and built on experience, because your dream build deserves nothing less.



# WHAT'S INSIDE

1. Welcome Pack
2. Consultation
3. On-Site Insights
4. Design Brief
5. Concept & Cost
6. Detailed Refinement
7. Detailed Quote & Specifications
8. Contract Signing & Halo Guarantee Registration
9. Construction Launch
10. Construction & Communication
11. Quality Assurance
12. Interior Design
13. Hand-Over
14. Post-Build Support



# 01 | Welcome Pack

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The first step in your building journey begins with our Welcome Pack, a clear, practical guide to who we are, how we work, and what to expect when building with JC Construction.

Inside, you'll find an overview of our process, insight into our hands-on team, and examples of past projects that reflect the quality we're proud to deliver. We've also included client feedback, because we believe our best work speaks through the people we've built for.

Get to  
know us.

It's everything you need to feel confident, informed, and excited about what's ahead.



# 02 | Consultation

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Every great project starts with a conversation.

Our no-obligation consultation is your opportunity to sit down with us and talk through your ideas, priorities, and any questions you have. Whether you're starting from scratch or already have plans in hand, we'll help map out a clear, practical path forward, no pressure, just honest advice.

We know building can feel like a big leap. That's why we're here, to simplify the process, offer support, and help you feel confident from day one.

Want to hear from those who've built with us?

We're happy to connect you with past clients who can share their own journey, some even welcome future clients into their completed homes.

This is where trust begins, and your dream build takes its first real step.



During this consultation, we'll help you:

- Clarify your vision, goals, and design needs
- Understand how your budget aligns with your ideas
- Discuss timelines, process, and what to expect
- Get answers to any concerns, big or small
- Create a step-by-step plan tailored to your build



# 03 | On-Site Insights



Where good design meets real ground.

Before any drawings begin, we meet you on-site to walk the land together. This is where we talk through possibilities, constraints, and opportunities, ensuring the design fits your vision and your land.

## **Need Help Finding Land?**

If you're still looking for the perfect site, we can assist. We'll help you assess options based on your goals, budget, and building requirements, so you can choose with clarity and confidence.

## **What We Check:**


- Site Levels – Understanding the slope and how it affects design, drainage, and cost
- Boundaries – Confirming property lines to avoid legal or layout issues
- Service Connections – Locating water, power, stormwater, and sewer access points
- Topsoil & Ground Conditions – Light excavation (if needed) to assess soil type and build readiness
- Site Access – Reviewing vehicle/machinery access for construction phase

## **Why It Matters:**

- Avoids costly surprises later (like foundation changes or delays)
- Ensures your home is designed to work with the land
- Helps us give accurate pricing and planning advice from day one
- Saves time by addressing compliance and technical factors early
- Reviewing vehicle/machinery access for construction phase

# 04 | Design Brief

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Where your vision takes shape.

Once we've walked through your site and understood your goals, the next step is shaping your home's look, feel, and flow. Our Vision Kit brings your ideas into focus helping you make confident design choices from the start.

We'll guide you through a creative process that turns your vision into a cohesive, buildable concept. You'll receive:

- A personalised design brief tailored to your lifestyle, taste, and budget
- A curated vision board to explore styles, finishes, and material inspirations
- A clear sense of layout, flow, and space planning, inside and out

Good design starts with clarity. This step ensures your home is not only beautiful, but practical, functional, and uniquely yours.

# 05 | Concept & Cost

Once your initial concept plans are ready, we'll meet with you to review the design in detail, making sure it aligns with your goals, lifestyle, and budget before moving forward. This step ensures that everything is on track before we engage an architect or proceed with working drawings.

We'll walk through the plans together, answer your questions, and give you time to take the plans home, review them at your own pace, and share any feedback. This collaborative step helps avoid unnecessary changes later, saving both time and money.

This is where we bring clarity to the design, and ensure what's on paper matches what you really want, with no surprises down the track.



## To make this stage smooth and clear, we provide:

- **Preliminary pricing guidance**
  - So you can see how your ideas fit within your budget
- **Collaborative design feedback**
  - Giving you space to review and refine before locking things in
- **An assisted build option**
  - If you're short on time, we can take care of the decision-making after the concept stage while keeping you informed through regular updates
- **Project tracking**
  - Access schedules, notes, and updates anytime to stay in the loop



# 06 | Detailed Refinement

This is where your ideas start to take true shape. We work closely with your architect or draftsman, or recommend one we trust, to refine your concept into a detailed, buildable design that aligns with both your budget and lifestyle.

During this phase, we'll:

- Review all spatial layouts and room configurations to ensure functionality, flow, and future-proofing.
- Fine-tune design details like ceiling heights, window placements, storage solutions, cladding choices, and key structural elements.
- Offer practical, cost-conscious alternatives where needed, making sure your design stays on budget without sacrificing style or performance.
- Provide feedback on construction methods, materials, and finishes to ensure they suit your location, site conditions, and long-term durability.
- Check compliance with building code and council requirements, ensuring a smooth consent process later on.

Coordinate engineering input where necessary (e.g., for structural, geotechnical, or energy considerations).

By the end of this stage, you'll have a fully considered, construction-ready design with confidence in every detail before moving into final quoting and approvals.



# 07

# Detailed Quote & Specifications

Once your design is finalised, we prepare a comprehensive price proposal that lays everything out clearly, no surprises, no vague allowances, and no guesswork.

This quote becomes the foundation of our build contract, and a clear, trusted roadmap for the entire project.

Here's what you can expect:

- **Full Scope of Work**

A complete outline of what's included in the build, from site preparation and foundation work to finishes, fixtures, and final detailing. Every task and phase is accounted for.

- **Itemised Breakdown**

We break the quote into clear sections (e.g., site works, structure, cladding, roofing, interior fit-out, landscaping) so you can see exactly what you're paying for line by line.

- **Specified Materials & Finishes**

Wherever possible, we list the actual brands, models, or types of materials and fixtures proposed. This includes cladding systems, roofing types, insulation specs, flooring selections, kitchen fittings, tapware, and more.

- **Allowances for Client Selections**

For any items yet to be selected (e.g., tiles, paint, lighting), we provide realistic allowances that align with your design brief and quality expectations, so you can plan confidently.

- **Construction Timeline**

A proposed build schedule outlining key phases and expected timeframes giving you visibility over how your project will progress from start to finish.

- **Clear Terms & Conditions**

All contract terms are laid out clearly, including payment milestones, variation procedures, and warranties, based on the NZCB contract structure.

- **Cost-Saving Alternatives (if requested)**

If budget is a concern, we can include smart alternative options for select materials or methods without compromising quality.

- **Fixed Price / Hybrid Contracts**

Once finalised and agreed, the price is locked in. You'll know your full investment upfront, with no hidden costs down the track.

# 08 | Contract Signing & Halo Guarantee Registration



## **What the Halo Guarantee Covers:**

- 2 years of workmanship and materials cover
- 10 years of structural and weathertightness protection
- Cover for incomplete work, loss of deposit, or builder insolvency
- Alternative accommodation and completion cost cover, if required
- Guarantee is fully transferable if you sell your home within the 10-year period

This guarantee is independently managed and gives you long-term security and assurance, no matter what happens.

Once you've approved your final quote, design, and specifications, we move forward by signing a formal NZCB Residential Building Contract. This contract sets the legal foundation of your project, clearly outlining the scope of work, fixed pricing, payment stages, timelines, and how any changes will be managed.

We take the time to walk you through every section to ensure full clarity and confidence before anything is signed.

As a proud member of the New Zealand Certified Builders Association (NZCB), we meet some of the highest standards in the industry and we're backed by one of New Zealand's most trusted building networks.

Because of this membership, your project also qualifies for the Halo 10-Year Residential Guarantee, which we register on your behalf as soon as your contract is signed.

As a NZCB member, you don't just get a builder, you get a promise backed by one of the strongest homeowner protection systems in New Zealand.



# 09 | Construction Launch



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Once your contract is signed and your Halo 10-Year Guarantee is registered, we handle the entire council consent process working with your architect or draftsman to submit plans and manage approvals. We deal directly with the council to ensure everything is compliant and on track.

While consent is being processed, we begin detailed construction planning:

- Locking in your build start date
- Coordinating key trades and suppliers
- Setting stage-by-stage timelines
- Confirming product lead times and deliveries

2

Once consent is approved, your build officially begins. You'll meet your dedicated site supervisor and hands-on crew, carefully selected for their skill and attention to detail.

To keep things transparent, you'll have access to our digital project management system, where you can:

- Track progress in real time
- View updates and photos
- Monitor milestones
- Communicate directly with your build team

# 10

# Construction & Communication

Once construction begins, your dedicated site supervisor takes the lead, managing the crew, coordinating trades, and ensuring every aspect of the build is delivered to the highest standard.

We keep you informed and involved through consistent, structured communication. You'll receive access to our digital project management system, where you can:

- View real-time progress updates and photos
- Track build milestones and key dates
- Review budgets and any approved variations
- Communicate directly with our team

Hands-on project management, clear updates, and full transparency from start to finish.



We also schedule regular on-site meetings at key stages, so you can walk through the build, ask questions, and confirm important details in person.

If you request any changes along the way, we'll provide a clear quote and timeline adjustment before proceeding ensuring you're always in control of scope and cost.

From the first foundation to the final finish, we're committed to building with clarity, craftsmanship, and open communication at every stage.

## 11

# Quality Assurance



Throughout your build, we implement a rigorous, multi-phase quality assurance process to ensure the highest standards are met from start to finish. This includes:

- Staged quality inspections after each key phase (e.g. foundation, framing, pre-line, post-line, finishing)
- Use of a detailed internal checklist to verify workmanship, code compliance, and specification alignment
- Supervisors and team leads signing off each section before proceeding to the next
- Monitoring of sub-trade performance and supplier deliveries to prevent defects or delays
- Coordination with your architect or designer for design integrity throughout construction

Before completion, we conduct a comprehensive final inspection, ensuring your new space is clean, polished, and built exactly as promised.



# 12 | Interior Design



We understand that great design isn't just about how a space looks, it's about how it feels and functions every day.

That's why we offer interior design support as part of your build journey, whether you want full guidance or just help making key selections.

Starting with your ideas, inspiration images, and any vision boards you've created, our team works with you to shape a cohesive interior style that reflects your lifestyle and goals. From layout finishes to colour selections, we help you make confident decisions that fit the bigger picture.

Here's how we support you:

- We provide a room-by-room design proposal that aligns with your overall build and budget
- We help narrow down options for materials, fittings, and finishes, from paint colours and tapware to flooring, cabinetry, and soft furnishings
- All selections are reviewed with you and signed off before ordering, so there are no surprises along the way
- We work with a trusted network of local and national suppliers, giving you access to quality products at competitive pricing



If you prefer to handle the styling yourself, that's no problem. We're here as a sounding board when needed, offering expert advice without overstepping your personal style.

Our goal is to make this part of the process enjoyable, not overwhelming. Whether you know exactly what you want or need help deciding between five shades of off-white, we're here to make sure your interior feels just right, for you.



# 13 | Handover



When construction is complete, we don't just hand over the keys, we deliver the full experience. The handover includes:

- A final walkthrough with your site supervisor to review the completed build together
- A professionally cleaned home, inside and out, so you walk into a spotless space.

Delivery of your Client Close-Out Kit including:

- Warranty documents and compliance certificates
- Instruction manuals for appliances and systems
- Maintenance guidelines and care advice
- A record of selections and final plans



We make sure you feel informed, confident, and completely at home before you even unpack a box.

# 14

# Post-Build Support

Because building with us isn't just a transaction, it's a long-term relationship.

Just because the tools are packed away and you've moved in doesn't mean we walk away. We stay connected well after handover, because we genuinely care about how your home feels and functions once you're living in it.

We'll check in with you at 3, 6, and 9 months after handover to carry out maintenance inspections and make sure everything's settling as it should. If anything needs a tweak, we'll sort it no fuss, no chasing. We're just a message or phone call away.

Our team puts a lot of heart into each build, and that doesn't stop once the keys change hands. For us, there's pride in seeing your space lived in, hearing the laughter in the kitchen, seeing the deck in use, and knowing your family is finally home.

And of course, because your build is protected by the Halo 10-Year Residential Guarantee, you also have independent long-term cover for the unexpected, giving you peace of mind for years to come.



We don't just build  
homes, we back them.

And we back the people  
who live in them.



## **We look forward to building something meaningful with you .**

We're grateful for the opportunity to be part of your journey, whether you're just starting to plan, or ready to build.

Our role is simple: to listen, to guide, and to build with care. We don't take shortcuts, and we don't take your trust lightly.

We believe every space tells a story, and we'd be honoured to help bring yours to life.



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