

A guide to
Building
an Emphasis Home



Your local design and build specialist

Delivering on time and most importantly, on budget!



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Welcome to Emphasis Homes

Hi there

What an exciting time in your life, building a home is rewarding in so many ways and it's what we love to do! So thanks for considering us. It is important to do your research and pick a builder who you can trust. So here is a little about us...

Founded in January 2019, by locals, with the ultimate goal of blending quality and transparency to ensure we are delivering homes built to last for the right price. The owners have been in the construction industry collectively for over 30 years.

We have our own talented builders on the payroll, working alongside the owners, to deliver high quality homes on time and on budget. Our in house consultants are also experienced coordinators aiding you

throughout the entire process from start to finish. Continuity of care is key!

We also like to go above and beyond with regular homeowner inspections, comprehensive updates along the way and a full home inspection at the completion of your build to ensure everything is up to standard and ready for you to move in.

We pride ourselves on maintaining our well earned reputation by only taking on what we can manage each year.

This ensures we can maintain a high standard of finish, every time. Our careful selection of high quality materials and suppliers also ensures we are providing you with the very best on the market with a big focus on securing stock early to guarantee availability when you need it.

Our aftercare is just as important to us. Alongside our 24 month defect warranty we ask for a follow up after 3 months to get on top of any defects early.

More about how we work and our process over the next few pages!



The Team

With our own large team of builders, you can build with confidence! Knowing that when it comes to quality and precision, we have fine tuned our skills over many years.

Our experienced crews are enthusiastic about what they do and they love letting their work speak for itself when you visit the site!



"My experience with Emphasis Homes was positive all the way through.

Our vision and goals were met with diligence and timeliness by the team; despite the ongoing pandemic and lockdowns the team was steadfast in delivering the finished product to our satisfaction."

CS & Michelle
Whitford, Auckland

Designing and Building


a TWO stage process

Where to begin?

If you have land, we can jump straight into the design (after first visiting your section of course!). If not, we can happily assist you in your search to ensure you find the perfect section that will work within your budget.

Our team will work alongside you to deliver a full set of working drawings that provide the best value for your money!

Read on more to find out how...



If you already have a set of plans, come talk to us and let's see how together, we can make your dream a reality!

Stage One

Part A - Concept & Draft Drawings

This first step is inexpensive and provides you with:

- A detailed concept, which we refer to as draft working drawings because they are far more detailed than standard concept drawings.
- A detailed preliminary cost to build ensuring that your plans are on budget before we proceed.

Designing with Emphasis Homes provides peace of mind as we work with your budget from the very beginning. We will work closely and use our expertise to guide you, the very best we can, through the design process to keep you on budget while getting the very best out of your design.

A delicate balancing act that we know well.

Focus your attention on what matters - The Fun Stuff!!

Part B - Working Drawings

The next step you can take with confidence, armed with preliminary pricing. This phase will provide you with:

- Completed working drawings ready for Council lodgement - working drawings include a finalising of the concept plans by engaging engineers and all other documentation required by Council for Building Consent.
- A Total Build Cost presented in our Master Build contract (RBC1) with all relevant documentation required. This is what you need for your mortgage provider.

You then get to make the informed decision to proceed with Emphasis Homes into Stage Two - BUILDING!

STAGE 1: DESIGN

Master Build Preliminary Agreement for Services

Full cost of Stage 1, Part A required

OPTIONAL:
Reimbursement of full Stage 1 cost at Stage 2 Deposit

Draft Drawings with full cost breakdown

Full cost of Stage 1, Part B required

Full Set of Working Drawings

Ready for Council Submission (Council Fees additional)

Master Build RBC1 Contract complete with:

Total Build Cost

Insurances

Build Timeline

All other documentation required to fulfill financing requirements

OPTIONAL:
10 Year Master Build Guarantee (additional and paid directly to Master Build)

STAGE 2: BUILD

"The best way to sing the praises of Emphasis Homes is to answer the question:

"If you were to do this again would you use them?"

The answer is an unequivocal YES!

From the first meeting we felt the team were approachable and would go out of their way to make things work! Despite Covid and lockdowns the house was built and we can't be happier!

Their workmanship is top notch and we feel blessed to have a house that is so well built. The guidance from the team and gentle reminders to make important decisions made the process exciting and seamless.

We have built a great relationship with them and can't recommend them highly enough!"

Theo & Theresa Bosch
Whitford, Auckland





Owner Portal

We also like to keep our customers excited and involved, and we are able to do that through our personalised owner portal.

You will have your own unique log in to your build profile, where we will keep you up to date on the progress through pictures and access to our up to date schedule. We believe in transparency as we have been entrusted to build your most valuable asset.

Stage Two

Internal Finishes & Product Specification

OPTION ONE

Selecting from our stylish product selection available. This will ensure you remain on budget as everything selected is within your price range.

OPTION TWO

Working closely with an interior designer who will assist in selecting all of the fittings, fixtures and colours. This process is exciting giving you free range to choose from a wider variety of products and colours. This suits those with flexible budgets.



Completion

When the build is complete, we will provide a full internal and external inspection to ensure everything is up to your standards and in perfect working condition.

Our extended 24 month builders warranty also provides peace of mind that should anything arise we will happily investigate and fix if necessary.

Our Code of Compliance handover pack, which includes everything you need, along with a few goodies, is then the final Emphasis Homes touch to sweeten the handover of your new set of keys!

Don't forget about the 10 year Master Build Guarantee providing even more peace of mind for the future.



The Master Build

10 Year Guarantee

Why do you need a Guarantee?

A Master Build 10-Year Guarantee protects you through the building process, and for the next 10 years. It provides much greater protection than both the Building Act and Consumer Guarantees Act.

While the vast majority of building projects will run smoothly, sometimes things do go wrong. The Guarantee provides a process to resolve those issues. It may also be that in 10 years' time your builder is no longer working. The Guarantee is there to protect your investment.

The protection provided by our Guarantee not only gives you peace of mind – it also makes good financial sense:

If something does go wrong with your build, your Guarantee kicks in and we will step in to help you get your home finished to the highest standard.

- It adds value to your property
- It's fully transferable if you decide to sell
- It helps finance your build, as most banks demand it
- It costs less than 1% of the total build cost to protect your biggest investment.

Regardless of what happens in the future, Registered Master Builders will be there to help you for the next 10 years – it's peace of mind guaranteed.



House of the Year

Regional Award Winner 2022



"From concept to completion our new home build with Emphasis was absolutely effortless.

Every single member of the team is friendly, approachable, accommodating and understanding but most importantly efficient and professional.

We loved the process of building our own home and the team at Emphasis allowed us all the creativity and flexibility required to complete our vision. Our new home is flawless and even better than we could have imagined.

Thanks to Emphasis, the process was so enjoyable we can't wait to build another one!"

Shirli & Craig
Whitford, Auckland



Testimonials

"From the very beginning, we found Emphasis very professional but at the same time, friendly.

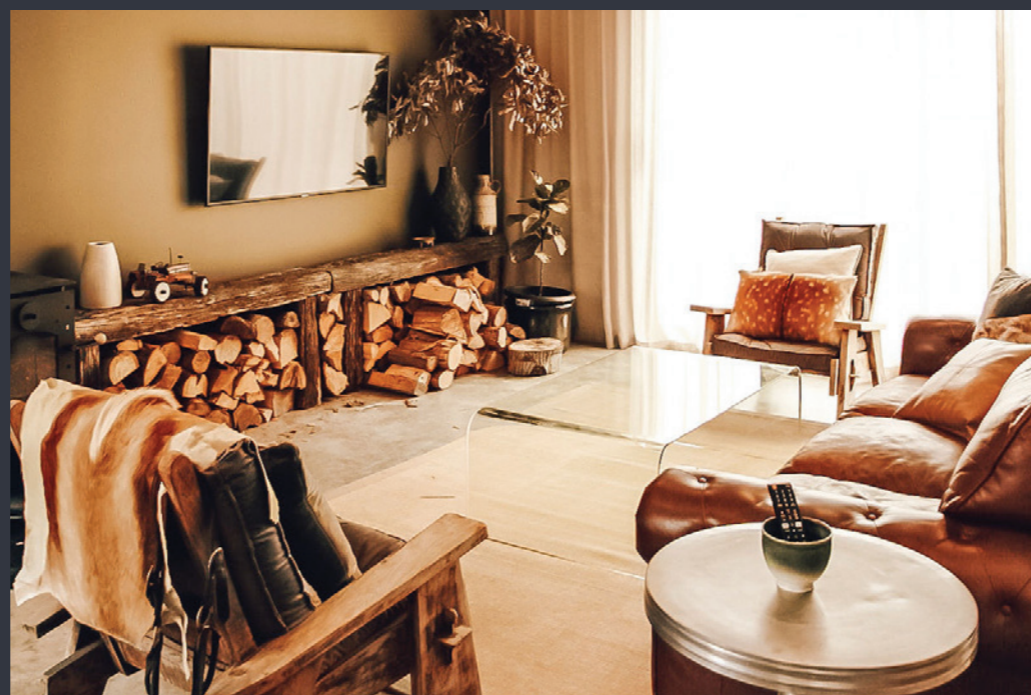
They were very patient and ready to listen to all of our ideas and willing to go that extra mile to make things happen. Their communication is excellent and they were always ready to answer all of our questions.

Emphasis managed & co-ordinated our design process with their architect which was followed by the estimation process. All of this was quite hassle free, transparent and super smooth.

As a building company, they don't just read but also analyse the architect's drawings with a great deal of effort. This ensures they understand the intent and the vision that we had poured into designing our house. The master builder/project manager appointed for our house is very dedicated to his trade, friendly and easy to communicate with.

Kate and I can safely conclude by saying that Emphasis build homes through their heart and not just their mind."

Burzin & Kate Bhadha
Whitford, Auckland





Proudly working with some of New Zealand's most respected Manufacturers & Suppliers

We have excellent relationships with some of the most reputable building materials suppliers.

Here are just a few of the companies we deal with.

Subdividing your land?

We can help!

With an unmet demand in housing across Auckland, we have developed a simple process, making subdividing achievable and profitable!

Working alongside our architects and planning team we know how to get you the best return on your investment.

We can even assist you with land selection if required.

Get in touch today and let us take the hassle and headache out of developing your land and growing your money!



Proudly 100% NZ Owned & Operated

Emphasis Homes

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