

A modern, dark grey house with large glass windows and palm trees in the foreground. The house has a gabled roof and a large glass entrance. The sky is blue with some clouds.

DESIGN & BUILD SINCE 1989

**THE
HOUSE
COMPANY**





Welcome to The House Company.

We are a passionate team of professionals who use local product and expertise to provide people with homes they are proud of.

The House Company are Design & Build specialists. Over the past 34 years we have developed a proven formula for creating personalised designer homes. We are demanding about quality; as a result, word-of-mouth has built and continues to build our business.

Working with our designers, we will help you develop a unique concept that meets your wish list, lifestyle, budget and site requirements. We manage your total project and you deal directly with our expert team. Our commitment to creating strong relationships with our clients allows us to understand every last detail of what it is that you would like to achieve.

- **Architectural Designers**
- **Licensed Builders**
- **Quantity Surveyors**
- **Project Managers**
- **Interior Designers**



How is The House Company Different?

We are successfully positioned between a group housing company and an architectural firm, providing our clients with designer homes by using our experience to select and implement quality, cost-effective construction methods.

Our success lies in the management of procured rates that result in a competitive, fixed-contract price.

We are well known for our ability to take on a range of projects, such as challenging sites, subdivisional work, sustainable homes, knock-downs and rebuilds, and building renowned and widely-known architectural designs.





Specialising In

Demolish/Remove and Rebuild

Should we renovate or demolish/remove and rebuild? The team at The House Company have the knowledge to look at major projects such as subdivisions and removal of existing dwellings and rebuilding. We can evaluate the project to help you make the decision.

Steep Sites

We are not afraid of challenging sites. From poor access and steep slopes to complex designs, our team has the expertise to find the solution. Every site offers its own constraints and possibilities. From day one, we work to get the best and most cost-effective result for you.

Architectural Homes

Architecturally-designed homes can offer an unparalleled experience for client, builder and designer, often pushing the boundaries of what is possible. The House Company is the preferred builder for a group of architects who understand the value we can provide with a guaranteed fixed-price contract for the build - something that can be vital for clients when undertaking an architectural build.

Project Management

We project manage your entire project, from contour surveys and geotec reports, through to the architect, builder, and all subtrades, ensuring a seamless and cohesive build.

“The House Company built us a beautiful home that is completely unique. They were more than willing to accept that we had exacting standards for fittings and fixtures. Having exacting and professional Design Consultants and Project Managers made the process flow”

– Chris & Becky Swan



Our Process

Step 1. Preliminary

Contact us to discuss your ideas and wish list for your dream home. A thorough brief is the best way to begin the design process. Collect images of the materials, homes and interiors that you like. These can be sourced from the Internet and magazines, or can be photos that you have taken. This will help enormously during the concept stage. We help you source a contour survey and geotech report to ensure we are designing accurately to the site limitations.

Step 2. Site Visit

The purpose of the site visit is to gain a true understanding of the site for correct planning of your project. You will be able to discuss what style or design best suits the site taking your budget into consideration. If the site visit is to land that you might potentially purchase, this would be part of your due diligence.

Step 3. Concept

Next, concept plans will be initiated with a designer best suited to you. This will require a concept deposit payment which will be deducted from your final contract price. The concept plans are composed of a site plan, floor plan and elevations. Once we have developed the concept to a stage where you are happy with it, we will price both the house build and the site development costs to make sure the total project is within your budget. If it is not, we will do further work on the design and/or specification until it complies with your budget.

Step 4. Building Agreement

Once you are satisfied with the concept drawings and price offered, we proceed with a building agreement which requires a deposit; again, this is deducted from your total contract price. The deposit enables the designer to continue developing drawings and engineering to a level sufficient for a building

consent application. These drawings typically take between 6 to 8 weeks to complete. Simultaneously during this time, we will go through the finer details with you, such as kitchen and electrical design. At this time, we will also confirm all project materials and colours with our interior designer.

Step 5. Contract Signing

At this stage we are able to compile all of the documents associated with your build to form the Master Build fixed-price contract. Upon signing the contract, we will lodge your building consent application. This takes 20 working days to process once it has been accepted.

“We would have no hesitation in recommending The House Company to anyone wanting to undertake building a new home.”

– Dale & Tracey Robson

Step 6. Construction

Once your Building Consent has been approved, you will be introduced to your project manager, a project timeline will be issued and construction will begin. Building times vary depending on the design and complexity of your project.

Step 7. Handover

Upon completion, your Project Manager will organise a walk-through of your new home, during which you can inspect and confirm that the work has been completed to the agreed standard.



Frequently Asked Questions

Q In which area do you build?

A North Auckland to Langs Beach.

Q Do you build outside this area?

A We would be happy to assess any requests on a case-by-case basis.

Q What year were you established?

A The House Company started in 1989 and we have proven ourselves as market leaders in architectural design, project management and construction. This equates to 34 years of providing confidence and security to our clients.

Q Do you have a showhome that can be viewed?

A Yes, our showhome is open by appointment.

Q Are you a member of the Master Builders Association?

A Yes, we are. The registered Master Builders brand is a recognised hallmark of quality. If you're building or renovating, you can be sure that you're dealing with qualified and experienced builders who take pride in the quality of their workmanship.

We provide a 10 Year
Master Build Guarantee with
each of our new homes.

Please view the Master Builders
Association website for more details
www.masterbuilder.org.nz



Q What plans do you have available?

A We have built hundreds of homes and all are custom designed for our clients. We draw on our architectural designers to create individualised and personalised plans that are just for you and your site.

Q Can you price our own plan?

A Absolutely. We frequently price concepts as well as full working drawings for clients who have completed the design process with an independent architect or designer.

Q How much per square metre do you charge?

A The cost of your new home will depend on a number of factors: the land, complexity of design, level of inclusions and the type of materials you wish to use. We can show you example pricing from our most recent builds.



Q Do you build on sloping or difficult sites?

A Yes, we do. In fact, The House Company is known for building stunning homes on challenging sections.



Q What materials do you use?

A There are various materials available today; options are discussed at concept stage. We use proven and tested materials that meet building standards and council requirements. All our homes are designed to take advantage of the New Zealand climate.



Q What energy efficiency measures does The House Company use?

A The new energy efficiency requirements coming into New Zealand in 2023 have been incorporated into all our designs. Insulated concrete foundations, upgraded ceiling and wall insulation and thermally broken or thermal heart joinery are just some of areas where insulation has been increased to meet the new standards.

We also ensure our designs use passive design principles focusing on optimizing a building's orientation, layout, and materials to maximize natural light, natural ventilation, and thermal comfort. Our specifications focus on water saving fixtures, energy efficient appliances, energy efficient lighting and efficient heating systems. Other measures such as solar, wind, mechanical ventilation and smart home technology can be added based on your preference.

Q How long does it take to build my Dream Home?

A Once the building consent is issued, construction typically takes between 6 to 10 months depending on the complexity and size of your project.

Q I have a site already what is the next step?

A Please get in touch with us so we can learn more about your site and wish list and book in a complimentary site visit.



Finding A Section

If you are building your own home it all starts with the section purchase.

We have put together a few pointers to help you make an informed decision when looking for land.

It is important to note that on top of the section cost, you will need to budget for earthworks, services (such as power and water), driveway and landscaping, as well as the cost of the house.

You can contact one of our team members for assistance during this time.



Location

Once you have narrowed your search down to a specific area, we recommend using a Town Planner to help you check the district or unitary plan for specific building regulations related to the region. That peaceful lifestyle section might not be so quiet in 10 years' time if the location is earmarked to be subdivided, or a new motorway is planned through the area.

Other considerations pertaining to location include amenities in the area. Are school zones, public transport and proximity to motorways important to you? Remember that location can also affect the house design and potential costs. For instance, high wind areas may require additional bracing, while sea-spray zones will require robust materials to cope with this environment.

Aspect

Take into account which direction the section faces. A north-facing aspect is beneficial for passive solar design, allowing savings on heating. In contrast, a south-facing section may require additional heating or glazing upgrades to keep it warm; it may also limit your resale market as homeowners love sunny, north-facing living areas. Visit the site at different times of the day and in different weather conditions, as trees or adjacent buildings may block light, or flooding in poor weather may cause unnecessary maintenance issues.

Gradient of Land

A steep or sloping section is likely to cost more to build on than a flat site. Earthworks, retaining walls and piles can add a considerable sum to your site development budget before the house structure even begins. A sloping section may sound appealing, having a lower price tag, but it may cost you more in the long run once site works are factored in. Access costs may also rise if difficult sites require special machinery for materials to reach the building platform. It's not all bad news for sloped sections though, as they can result in more interesting and even unique architectural designs that complement the site, slope and enhance any available view worthy of the extra cost.

Regulations

There are often council and subdivision constraints which will affect what style of house you are allowed to build. For example, Auckland City Council has a landscape protection zone which requires that all new homes in the zone have their exterior colours approved prior to construction. Colour restrictions are common in new subdivisions to ensure that all homes are in keeping with the area. Heritage zones also have building restrictions that need to be taken into account during the design stages. In addition, zoning rules may affect your house design due to limitations on coverage of the site or height-to-boundary ratios.

Due Diligence

Once you have found a section you want to purchase, your lawyer is key to helping you with your due diligence. They will research any unpaid levies by the land developer, order a copy of the Certificate of Title (which pertains to restrictions such as covenants), and a LIM report (which encompasses information such as erosion and flood risk or notices which affect the land). Make sure you get a copy of all Consent Notices and Covenants listed on the title and that you take time to understand these.

Contact our team if you have bought a section, or if you are considering buying a section, and we will assist you in gaining an understanding of the estimated building costs as part of the due diligence.





“New Zealanders have a truly unique sense of style and adventure and this is reflected in the way their homes are designed. My goal is to provide our clients with a quality product to be proud of.”

- Hamish

Hamish McArthur

Managing Director

Born and bred in the Kiwi farming lifestyle, Hamish has been a Warkworth local most of his life.

Hamish began his career with a degree in Agriculture in Palmerston North, but always had a passion for building and construction, and he trained as a builder following the completion of his studies.

In 1988, Hamish established McArthur Builders, a small team specialising in architectural builds. During his time operating this business, he developed a passion for quality design and products, and also learned the importance of a client-focused approach in the building process.

This led to the development of ‘The House Company’ brand and network. The intent was to take the learnings, skill set and quality standards already established through the construction of architectural builds, and apply to these the value gained through volume, purchasing power and systems to provide and deliver custom building services.

The House Company has been operating for 34 years and from this comes a wealth of knowledge and building experience in residential building projects north of the bridge. Hamish has earned respect through his support for the local community, his passion for New Zealand product, and his attention to detail. As a consequence, he has earned a seat on the Master Builders Association’s committee for the past 15 years.







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Design | since
& Build | 1989

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