

Sometimes,  
house has  
a heartbeat





# The Jalcon Way

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## **This is it. This is what matters.**

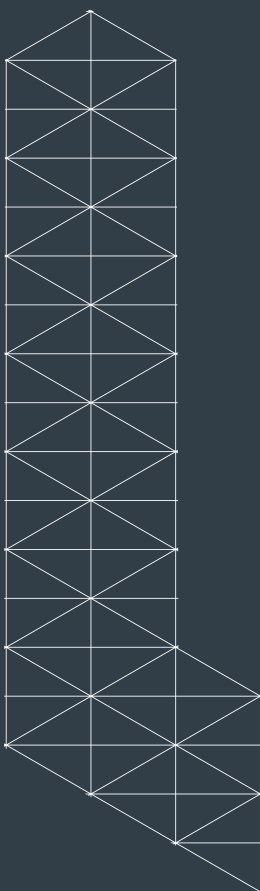
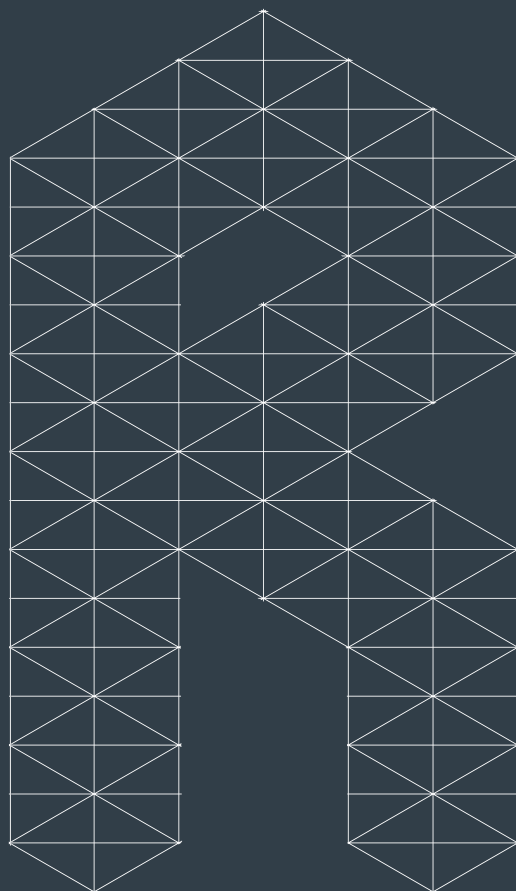
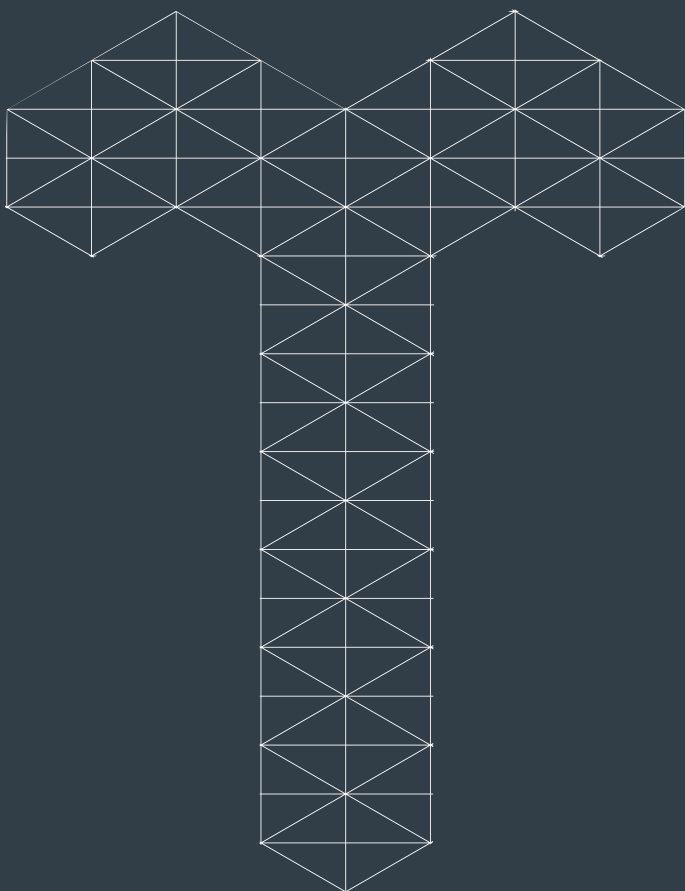
The start of your new home. Your place. Where you and your family can just be, and do what family does.

We understand there's a lot at stake – emotional, physical and financial. Which is why, when you choose Jalcon, you can expect we'll get to know each other pretty well. We'll be there every step of the way to help you, guide you and above all listen to you.

We'll want to make sure that your Jalcon home is architecturally as individual as you are and does you proud. Not a pre-planned, out-of-the-box home kit



We've built our  
business on it.



You want certainty, especially when building a home. So when you choose Jalcon you can be sure we'll provide you with a fixed price quote and the best guarantees in the business.

Building a new home is more manageable than renovating an existing home. We're starting from scratch and know exactly what we're dealing with. So you can expect detailed drawings together with a transparent price breakdown and build specification. With a fixed price you get no surprises or blowouts on your budget.

And with more than 20 years' experience of building homes under our belt, you can also be sure of our three rock solid guarantees:

**10 Year Master Build Guarantee**

Issued by the Master Builders Association to protect you from certain (and highly unlikely) events such as loss of deposit, non-completion of the building work, and defective workmanship and materials.

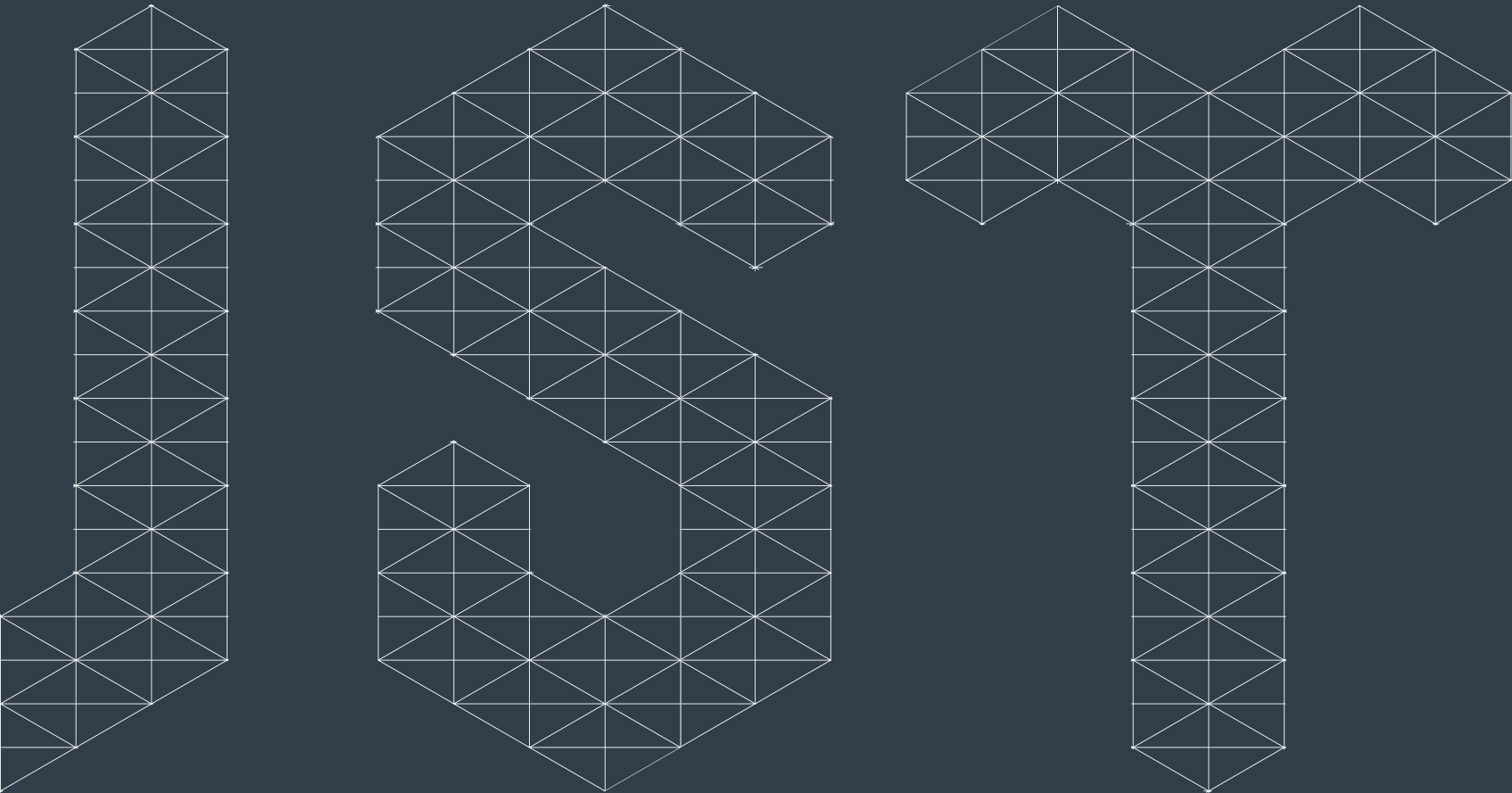
**15 Year Weathertight Warranty**

Only Jalcon issues this. Every Jalcon home comes with the peace of mind of our weathertight warranty which means we will repair or make good any defect that affects the weathertightness of your home. It's a warranty you won't need with a Jalcon home, but it's good to have.

**50 Year Structural Guarantee**

In accordance with New Zealand's Building Code you can be completely confident that the structural elements of your home (floors, ceilings, walls, fixings, etc.) will last a lifetime, being a minimum of 50 years.

It so happens that Jalcon is the most awarded builder in Auckland. Master Builder House of the Year 66 times in fact. It's nice to be praised by one's peers, but it's our customers' dreams that drive us.










# Family through and through.

It may interest you to know that Jalcon is a family-owned business – not a franchise – that's been building in Auckland for more than 20 years. Eight family members work at Jalcon, and all 50 Jalcon employees would point to a shared sense of family and belonging that ensures continuity in our team. Indeed, it's the timeless family values that underpin Jalcon's integrity and durability.

The key thing from your point of view is that our family name and reputation is on every home we've built and we take every project personally. That way you can be sure that, should you ever have any issues at any stage of the process, or after for that matter, you can talk directly with the owners and directors of the company. We are totally accountable to you for every aspect of the design and build process.








Designed for living.  
Built for life.





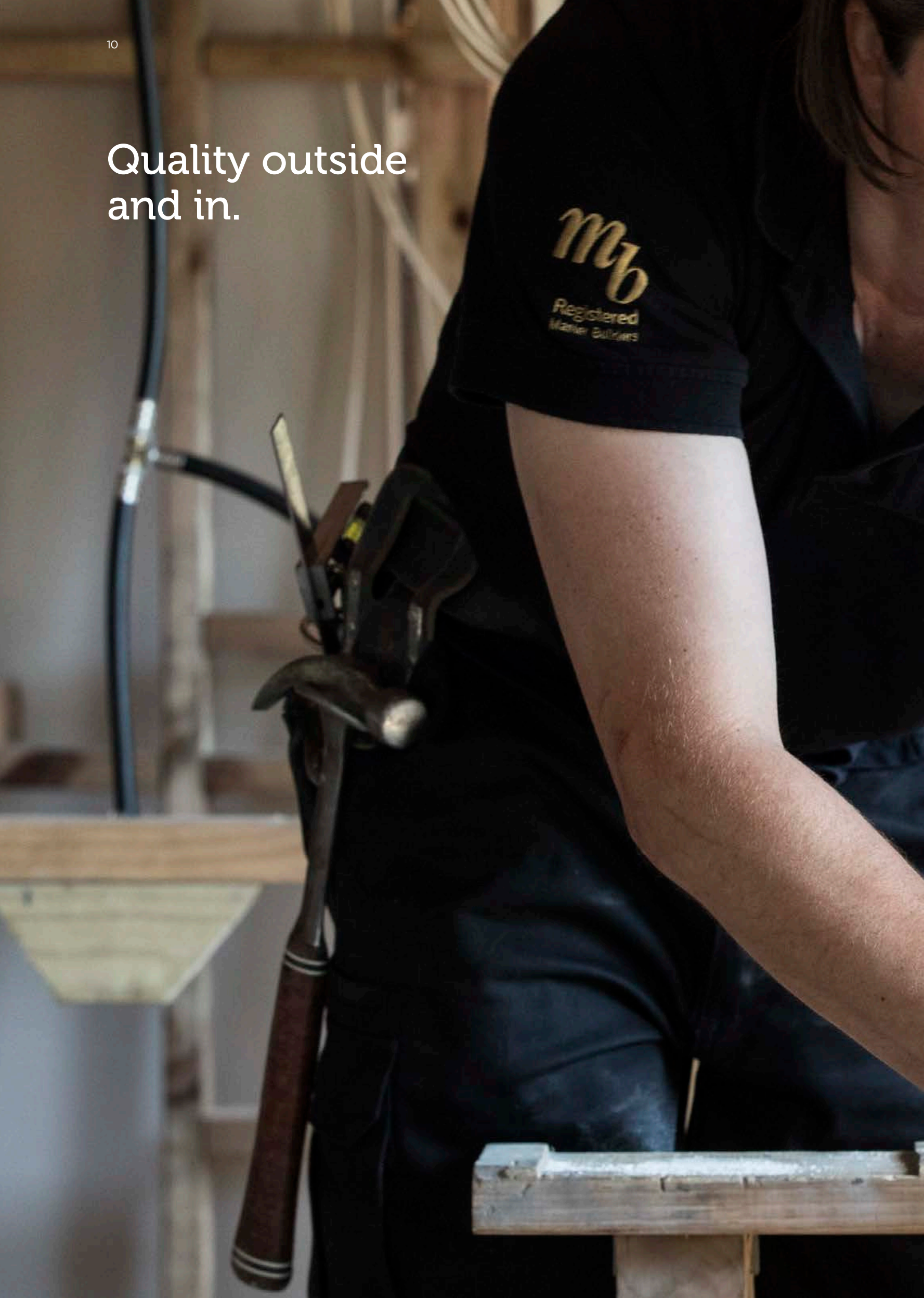
We build around 30 to 40 new homes a year and we are proud of every one of them. Each is uniquely and meticulously designed for the section it will occupy and the people who will live in it.

So when we design your new home, we'll think about how your life fits together, your routines, how you like things to work, as well as the niggly stuff that you don't like. Don't worry, it might seem personal but it is your home we're talking about.

Architecturally it translates into a beautifully designed home that suits your lifestyle, and that works for you because it perfectly accommodates all of the complexity of your everyday living. Time invested upfront on planning this level of detail will reap dividends for you in the years ahead.



Quality outside  
and in.





# Construction craftsmanship...

The quality of a Jalcon home lies in the meticulous no-compromises craftsmanship of the architectural designer, builder, project manager and colour consultant, and the way all four work closely together throughout the design and build process. It's why you'll find our homes are of a superior quality and built to last.

To the qualified eye the difference is easy to spot. For a start they are aesthetically unique and the construction is head and shoulders above the rest in standard of finish. The materials we use are top grade in every respect: the wood, steel, concrete, screws, nails, plates and ties; the pavers, windows and insulation, are all to the highest building and engineering specifications.

Then there's the workmanship that brings it all together. Our disciplined approach to the joinery, wiring, pointing, gibbing, and painting is where the quality of the finished article shows in a superior, solid and more substantial product.

You'll sense it from the day we hand you the keys.





## ...meets interior design finesse.

We won't leave you in the cold when it comes to interior design decisions either. Where other builders prefer to leave this to the customer, we understand that many people find the idea of styling the interior of their home particularly daunting, even though this is one of the most exciting parts of any new build project.

If this sounds like you, worry not. Our colour consultants are on hand with expert advice and guidance for as long as you need them. They will help you to choose and co-ordinate colours, fabrics, tiles, floors, bathroom fittings, doors and handles – in fact just about anything that adds to the personality and style you're looking for. And it's okay to say you'll only know it when you see it – the important thing is that if you have the time to get it right, then so have we.

It's easy for us to talk about our quality. Which is why it is particularly gratifying to have been awarded the Master Builders House of the Year 66 times for quality, workmanship and design innovation. So happens that's more than any other builder in Auckland.









# We see what you see.

Your dream is where it all starts. We want to understand the kind of home you want to create and the life you imagine for you and your family. We'll also take the time to understand your section, why you chose it and any particular features or aspects about it we should appreciate.

We had a customer whose section had a wonderful view of Auckland City. It was a view that she particularly loved. But while the house was aspected primarily in a

different direction for the best of the sun, and as building work progressed apace, our project manager appreciated that a window on one side of the house should be slightly lower than marked on the plan so that the cityscape view could be enjoyed from that side.

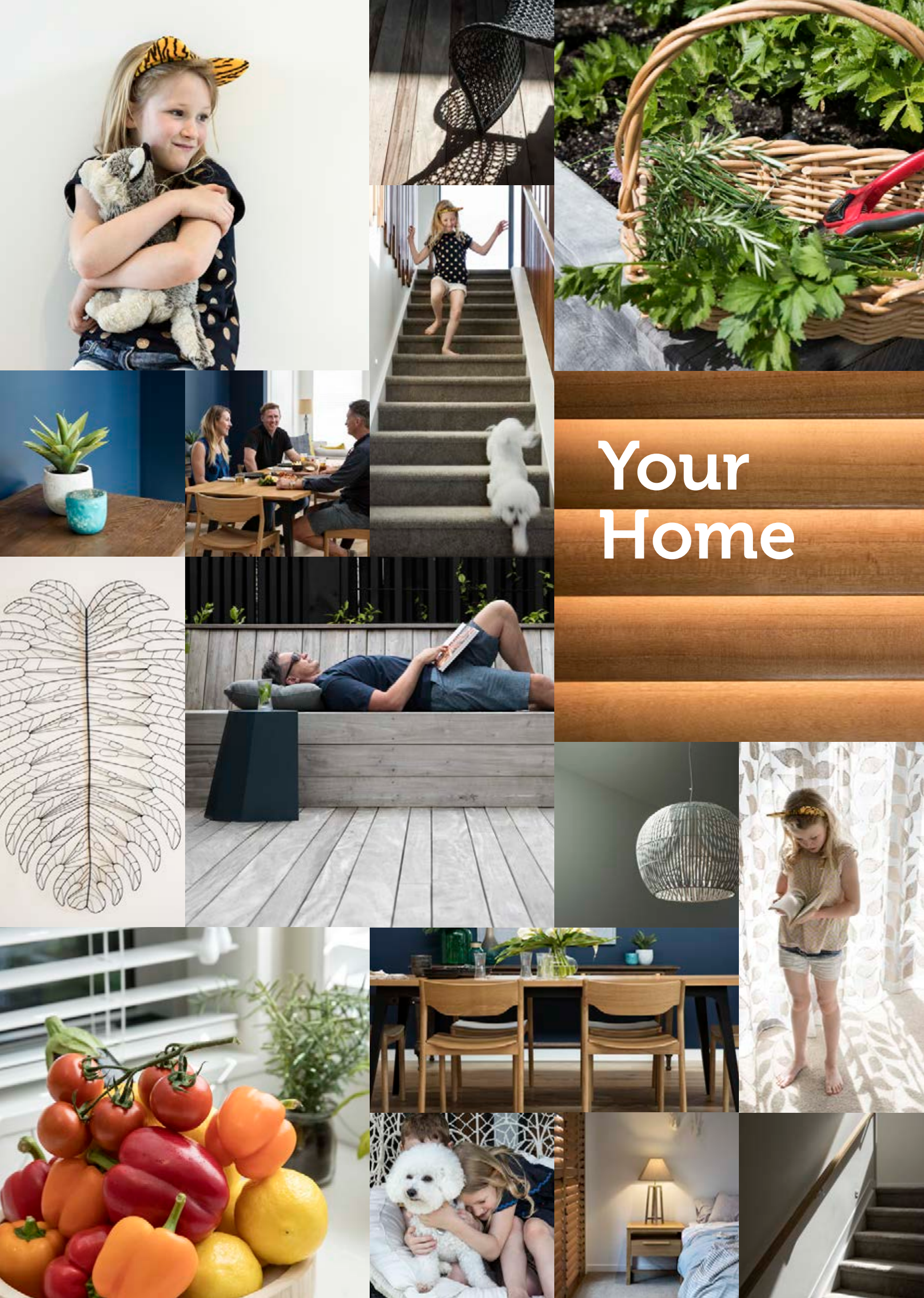
It's listening, asking questions and exploring the little things that will make the biggest difference for you – and that's what stands Jalcon apart from other home builders.



We have to get it right.

These homes are our passion  
also and it's all about quality  
first and foremost.





# Your Home



# Your first decision.

Let's get down to some of the more practical aspects of designing and building your new home. For starters you may ask yourself the question that everyone ponders...



## Do I want my home to be uniquely designed and built?

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To begin to answer this there are a several questions you must consider – and don't worry if you can't answer them straight away, that's what we're here for; it's what we do:

### 1. Is your site flat or sloping?

- Even if the slope is just a two metre fall from one side to the other it can make a difference to your upfront planning.
- If it is not a flat site in every way then starting with a “standard plan” build could require costly modifications to adapt it for the slope.

### 2. What is your site's soil type and conditions?

- How much topsoil is there?
- How expansive is the soil i.e. its expanding and shrinking properties?
- What is the soil strength?
- How stable is the soil?

All of these factors can affect the excavation, foundation and engineering aspects of the build and are easily measured with a Geotech Report.

### 3. What view or outlook would I like to keep for my living rooms and/or bedrooms?

### 4. How does the sun track across the site and what is the prevailing wind direction and strength?

These are factors than can influence room placement and your indoor-outdoor flow.

*And there's nearly always one other question people ask...*

## Isn't building new more expensive than renovating?

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You might think so. Yet too often we hear of people who started renovating only to remark that they could have removed the old property and built new for the same price. Check out Felix and Clare Scott's story in our insert. They were well committed to a renovation but changed tack when they revisited the costs.

Whatever questions you may have now, and whatever questions you think you should have but haven't thought of yet, don't worry. We know all of them and we know how to help you to answer them so your decisions are well informed from all angles. As complicated as it might seem, to us it's all perfectly normal.

# What's your style?

You may see yourself living in a particular size and style of house, which is totally cool because Jalcon's bespoke approach gives you free rein to choose what you want. You're not tied into a limited range of pre-determined plans.

But by all means, if you're unsure of what you want and like your inspiration to be a little more tangible, you can always start with the plans that led to the uniquely designed homes we've featured in this book. You'll find them on pages 39-41. Or visit [jalcon.co.nz](http://jalcon.co.nz) to see a wider range of plans.



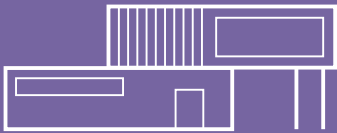
Traditional



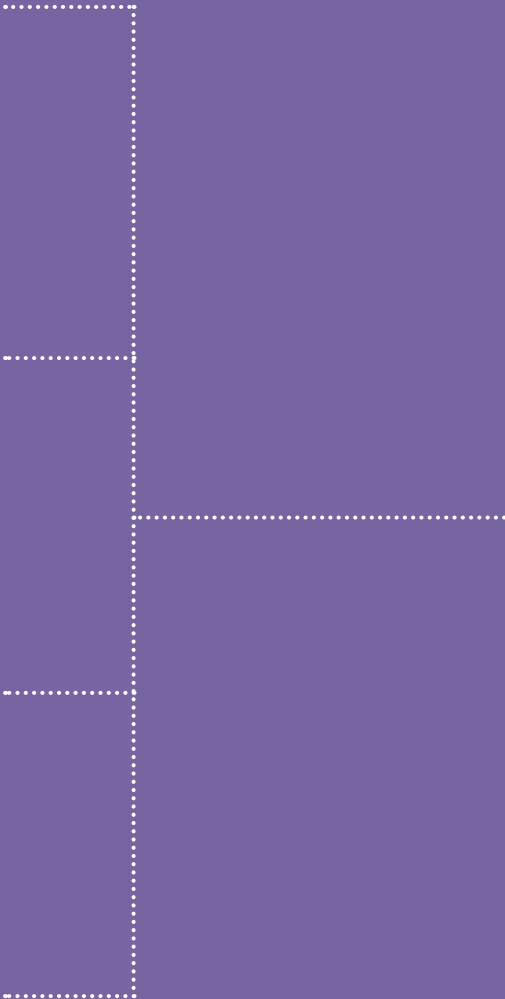
Urban



Contemporary

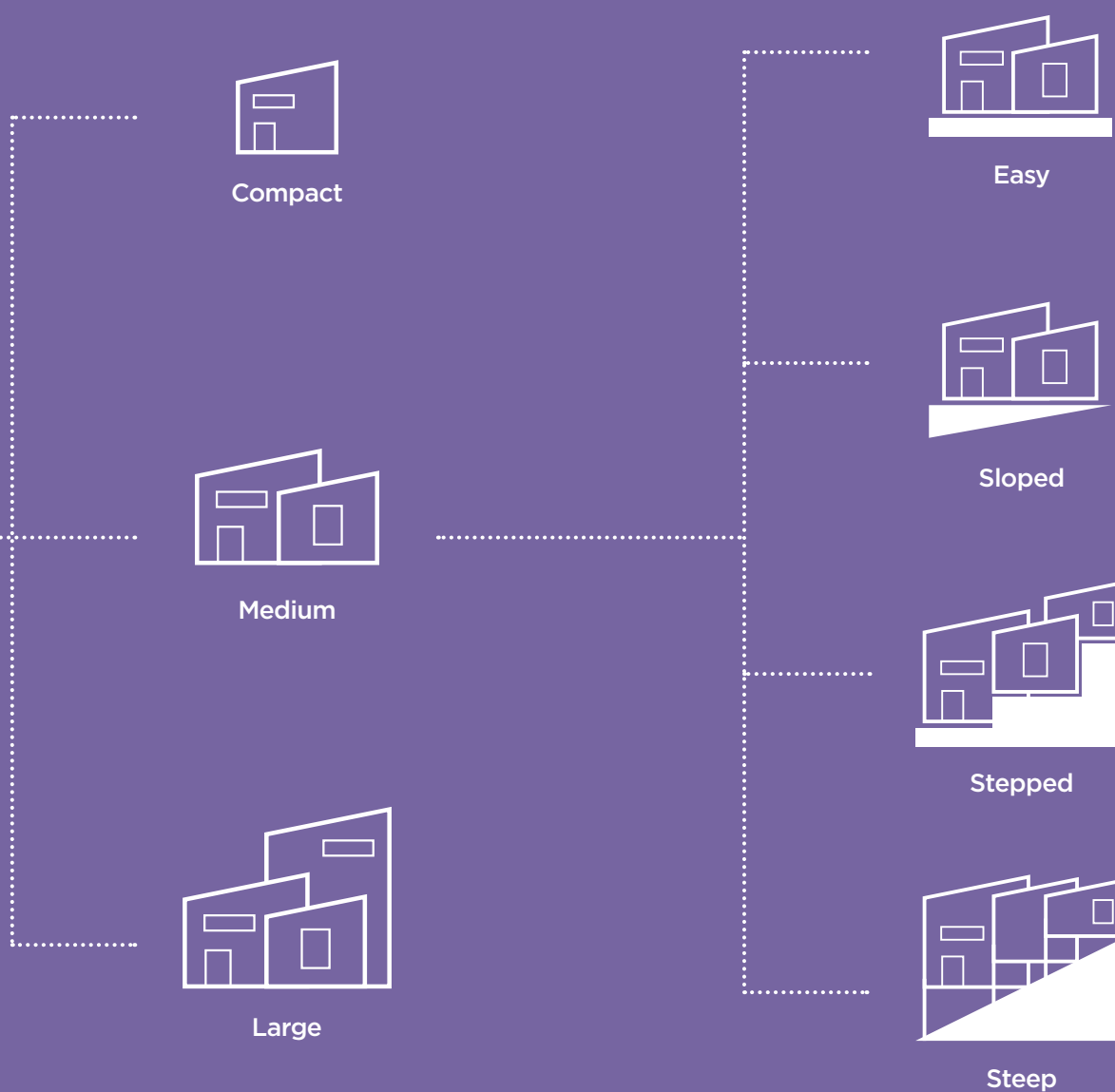


Modernist



## 1. What is your style?

Jalcon can design and construct any style you like, we don't do standard 'off the shelf'. You get the style that suits you perfectly.



## 2. What is your scale?

Big or small, it's all about what fits your lifestyle. At Jalcon we build in the same degree of quality, regardless of style.

## 3. What is your site?

We can tailor your design to any site, the more challenging, the more creative we can be. Jalcon makes it easy.

# You've got options. Lots.

How can you think of every last detail upfront? You can't. That's why Jalcon is here to help guide you through the decisions that will ensure your home fulfils your needs and suits the way you like to live.

For example, here's a checklist of some questions to get you started.

## Front Door Entrance

- ☐ Should it be at the front or around the side?
- ☐ Do you want to open into a discrete hallway?
- ☐ Should your front entrance be centred with living spaces to the left and right? Or would you prefer the house to extend from the front door right to the back?
- ☐ What door would you like? Should it make a statement?

## Bedrooms

- ☐ How many do you need?
- ☐ Where in the house should they be?
- ☐ Do you want them to get the morning sun?
- ☐ How many will have an ensuite?
- ☐ Will you have a guest room, and should it be separate from the family bedrooms?
- ☐ Will they all need wardrobes? How big?

## Living spaces

- ☐ What views should we preserve?
- ☐ Do you like to entertain and so need a large kitchen-dining space?
- ☐ Where will the children play – now and in the future? Do you like to keep an eye on them?
- ☐ How would you like the indoor-outdoor flow to work?
- ☐ Do you want a fireplace for mood and ambience, or for heating?
- ☐ Where will you go to relax in peace and quiet?
- ☐ Do you like separate rooms or perhaps more of an open plan feel?
- ☐ What about music and television – how do you want this to work around the house?
- ☐ How much storage do you need? Cupboards and loft space?

## Garage

- ☐ Will this be around the side or at the front?
- ☐ Will you want internal access for ease of packing and unpacking your car?
- ☐ Do you want a double garage?





Don't be scared off by all of the options and decisions you'll need to make. Designing and building your home is a wonderful life defining experience. We're here to make sure of it.

As a Jalcon client, you'll benefit from our exclusive arrangement with Duo Design. Their interiors team is available to you to provide unlimited support and guidance every step of the way for as long as you need.

As specialists in what's in and what's out, the Duo consultants' knowledge of the international trends and how all the finishes, fixtures and fittings combine and complement each other is unsurpassed.

If this is your first build, you might want to be cautious about colour choices, especially if you have a lot of existing furniture which to replace could be a costly exercise. You might also consider being conservative with colour choices for countertops, cabinets and wood flooring stains because those elements can be quite costly to change later. Whereas carpeting and paint are relatively less expensive to redo.

They are all considerations, along with plenty of others, that Duo can work through with you to reduce any stress and anxiety you may have and make your experience a memorable one.

They'll hold your hand every step of the way.

## Interiors – too many choices and decisions?



# Design & Build

If you're looking for a home that is unique to you, your lifestyle, site and budget then the Design and Build approach is the perfect fit for you. While Jalcon doesn't have standard plans we have designed and built more than 1,500 homes in Auckland, so you can rely on us to know what works and how to get you there efficiently.

Pages 39-41 of this book details the plans for the designed and built houses we've featured in this book. Each home is architecturally unique, but you are welcome to start with these and modify them however you want. And [jalcon.co.nz](http://jalcon.co.nz) has plenty more homes with plans that you can browse.

## Options

Design and Build covers a number of new build options that you may be considering:

- New Site and Build
- Remove and Build
- Subdivide and Build

Whether you replace the home you're living in now, or you simply buy an old home to demolish and build a new one, you'll end up with the joy of living in a totally new home, with no compromises.

Sitting down to work with a Jalcon Design and Build Consultant will achieve a functional and beautiful design that suits your lifestyle and complements your site as well as your neighbourhood.

And even if you are planning a subdivision, Jalcon can take care of all council, zoning and planning requirements.







**DESIGN & BUILD**

# New Site & Build

## Tricky site?

Sometimes the most challenging sites are the ones most desired for their view or location. The Design and Build option is ideal for tricky sites – sloping, small or unusual in shape – due to its flexibility and tailored approach. If you've a site like this we can make suggestions on how to optimise its value, the sun and views, plus achieve a design with next to no compromise. Design and Build is perfect for any section of course, not just the tricky ones.

## Not sure what you want?

No worries, we're here to help and design a unique plan for you, from scratch. After more than 20 years of building homes for 1,500 Auckland families we're experienced in helping people figure out what they really want while working to a defined budget. We've a large library of plans and ideas to get you started – you'll find a few on pages 39-41 towards the back of this book. Or visit [jalcon.co.nz](http://jalcon.co.nz).

## Your style. Your personality.

Go ahead and dream. We'd love to see the pictures you've collected that capture what appeals to you. We'll be able to pick out the common themes and understand your unique style. We've a team dedicated to help you bring your ideas to life – from the scheme designs, to the specifications, finishes and colour schemes – so we can start to lock down designs for a home that is totally unique to you, your personality and style.

## Thinking long term

When designing a home it is important you consider how it will grow and develop with your family and their changing needs. Some important things to think about: do you plan to work from home, or possibly have your parents moving in with you when they get elderly, or do you want to have a zone for teenagers for when your children get older? These key items are good to consider in the early stages of the design process, as it always becomes trickier to undertake add-ons or alterations at a later stage.











#### DESIGN & BUILD

## Remove & Build



Love your neighbourhood but not your house? Outgrown your existing house and thinking about doing major renovations?

With Jalcon you can get the home you really want on the site you already know and love! There are a number of reasons why you might wish to look at our Remove and Build option.

### Love your neighbourhood?

You don't want to uproot the family and move, let alone endure the hunt for a new property.

So why not let Jalcon remove the old home and build a new one – just how you want it, on the site you already know and love.

### Thinking about renovating?

Despite renovating being strong in New Zealand, it is definitely not for everyone and it can be costly due to unknown costs and blowouts along the way. In fact, you may be surprised to learn that the 'Remove and Build' can be more

cost effective than renovating the house you've possibly outgrown. That's because we start each design with a blank canvas; we know what we're dealing with which is why we can give you budget certainty a fixed price contract.

We'll manage the whole process for you from go to whoa.

### Out with the old, in with the new

Older homes can be cold and damp, plus they tend to have ongoing costs which are required to keep up with the regular maintenance they need.

New homes have everything going for them – double glazing throughout, they're warm, draught-free, and healthy with excellent insulation. You get the chance to design your own home from scratch with no compromises – making it totally unique. With Jalcon you get three warranties for peace of mind.

## DESIGN & BUILD

# Subdivide & Build

Subdivision is becoming increasingly popular for investors that choose to build terrace-style homes to maximise their investment in the land. And depending on the scale of your project you could be looking at any number of exciting possibilities.

We know the ins and outs of Auckland's Unitary Plan and can arrange all your consents, liaising with council throughout. We can even advise on financing issues so you can make the most of your subdivision opportunity.

Whether your project is a simple subdivision on a small section or you are looking at something more expansive, you can be sure of Jalcon's expertise and experience in managing the entire project for you from start to finish. Indeed, our expertise with this kind of venture is marked by such high density developments as Pine Harbour and Hobsonville Point.

The underlying principle is that with Jalcon fully managing your project you'll get great architectural design, an excellent quality product, and all at a fixed price.

Talk to us.









# Kitchens

If home is where the heart is then it beats in the kitchen. It's the one space that defines a home and the personality of the people who live there.

It's not just about food. A kitchen is where your family and friends will gather, laugh and exchange stories and banter, and feel most relaxed. It's where children play, get ready for school, and sit up to have tea and do their homework. It's where your memories will be born.

## A kitchen designed for the way you live

Getting your kitchen right is therefore one of the main challenges you'll face in designing your home. Function and form come together to present you with many different considerations and options. Naturally we're here on hand to help you – we'll know all the questions you need to ask and we can help you with the answers too.

For example, how do you like to socialise with friends, whether it's for coffee or entertaining for lunch or dinner? Perhaps you like to keep things open and informal in the kitchen, or serve a meal in a dedicated dining room elsewhere.

## A kitchen designed for the style you like

Quite aside from your culinary creations, we must ensure your kitchen reflects your personality. Fixtures, fittings, textures, colours, finishes, lighting will come together in a seamless space that flows aesthetically as well as functionally.

We can work with you to give you the benefit of our knowledge and experience; we can share the latest trends and guide you through all of the practicalities – especially the ones you may not have thought about.



### Some things to think about

- Consider where you would like to have your sink. The centre of an island bench, or perhaps in front of a window with a view? This will affect where the plumbing goes right from the start.
- Involve a kitchen designer early on so the build process can accommodate the key features of your new kitchen ahead of the plumbing in the foundations, the kitchen fabrication and installation.



# Bedrooms

## Some things to think about

- Make sure you plan enough wardrobe space.
- Position the bed so you still have privacy when the door is open. This will determine where your bedside power points go.

Your bedroom should be your sanctuary, a retreat from the madding crowd. We can help you to decide where best to site your master bedroom. Private and detached from the house's main thoroughfares, or 'first in line' so that family have to pass your door on their way to and from their rooms?

Depending on your site you may prefer to position it for the best of the morning sun either at the front or back of the house.

Carpets and curtains all come together to create your special place – intimate and peaceful where you can relax and recharge.





# Lounges & fireplaces

Aside from the kitchen, your lounge will play a key role in bringing family and friends together in a warm, cozy and relaxed ambience that signals this is your home. It's probably wise then to think seriously about a fireplace for your lounge.

For thousands of years the fire is where we would gather to keep warm and share stories. It's both instinctive and traditional, even today – though stories now are likely to be those told on television. Besides the practical need for heat, the fireplace provides an attractive focal point for a lounge that conveys feelings of shelter and safety. It organises a lounge with function, comfort and style.

As you reflect on the kind of lounge you want to create, you might want to consider your fireplace's materials – rustic brick and wood, elegant stone or rock, marble, or even glass – ahead of your choice of stylish colours and furniture. Everything should blend to create an inspiring and attractive sense of place. And of course, our designers can help you to consider all the options.

## Some things to think about

- Balance family-friendly layout with sophistication to cater for all moods, times of day and seasons.
- Think about the application of durable and practical outdoor fabrics if you need a family-friendly room. Light colours may look beautiful for entertaining but they mark easily.
- Gas, electric or solid fuel fires and burners – you have many options to choose from. While you might like a 'real fire', you could still choose to install gas and connect to a gas fire in the future should you wish.











# Outdoor spaces

We Kiwis know how to enjoy our summers and make the most of our outdoor living spaces. It's a big part of our lifestyle. At Jalcon, we pay as much attention to the outdoors as we do the indoors. Your outdoor living is, after all, a part of your new home and we must get it right for you.

So what can be done to create the backyard oasis that's as cosy and comfy as any well-designed family room?

There seems to be no limit to the luxuries that are being introduced to our outdoor living spaces these days. No longer the simple gas barbecue and a deckchair or two. Nowadays it's quite common to get entire outdoor kitchens, fireplaces, ambient lighting, all weather lounge suites and even sound systems and other waterproof electronics to extend the season. The outdoor experience has definitely evolved.

Our designs will integrate your indoors and outdoors for optimum flow and enjoyment. So whether it's jandals and t-shirt laid-back summer days, or snuggling around an outdoor fire with some winter cheer, you will be able to enjoy your outdoor area all year round. We'll make sure of that.

## Some things to think about

- Make your outdoors look inviting and flow easily from your indoors.
- Think about different areas for eating and relaxed seating.
- Planting can help to create screens to enclose the more intimate spaces as well as help create cover from the heat of the day.
- Include a fire in your plan. It attracts people and creates a focal point. Be careful of your plants though.
- Use adjustable lighting to help you see what you are cooking as well as change the mood when you want to.







# Bathrooms & ensuites

It may be the smallest room in the house but getting your bathroom right can give you the greatest feelings of total relaxation and pampering. It's where we start and finish each day; where we cleanse, refresh, and redefine ourselves ready for bed or the day ahead.

Important then that we focus on the practicalities and make your bathroom functionally seamless and free of niggles so you'll never look back. Consider what hasn't worked for you in your current bathroom. Maybe the door opening is awkward with the washbasin, or the mirror steams up, perhaps the towel rail is too small, or the toilet cramped. These are things we have the opportunity to get right this time. How about a free standing bath or a multi-head shower arrangement? Have both even – it's your bathroom and it's going to be stunning!

## Tiles and colours

Tile selections are abundant: recycled glass, stone, pebbles, mosaics, tiles with lights even. There's no end to the choices you have. Perhaps you have been to a hotel or spa retreat where the bathroom gave you an amazing luxurious experience. With all of the choices of tiles, materials and effects these days, it is possible to recreate that same spa experience in your home.

A quiet word on colour. Neutral is good and will stand the test of time. You can always add colour with towels and bathmats. Put it this way – avocado suites are well and truly out.

### Some things to think about

- Plan your ensuite toilet to ensure privacy from the bedroom.
- Start with the vanity you want and fit everything else around that.
- Lighting around the mirror will prevent you creating your own shadow.
- Your mirror can be wired to prevent misting.
- Have a hand held shower close to the bath for rinsing hair.
- Think about a tiled shelf for your bath – good for the candles and wine glass!





# Looking for a little more inspiration?

If imagining what your new home could look like is difficult, don't worry, you're not alone. Many clients who have gone on to design and build with Jalcon chose to start with an existing plan from our project library. It made the process of deciding what they wanted a lot easier and their dream much more tangible.

Here are three plans. Each resulted in one of the homes featured in this book, and each is available to you to start your own unique design.

[jalcon.co.nz](http://jalcon.co.nz) has plenty more.





**HOBSONVILLE SHOWHOME**  
7 Liquidambar Drive, Hobsonville

# Minimal space, maximum living

Total floor area:  
**242m<sup>2</sup>**

Bathrooms:  
**2.5**

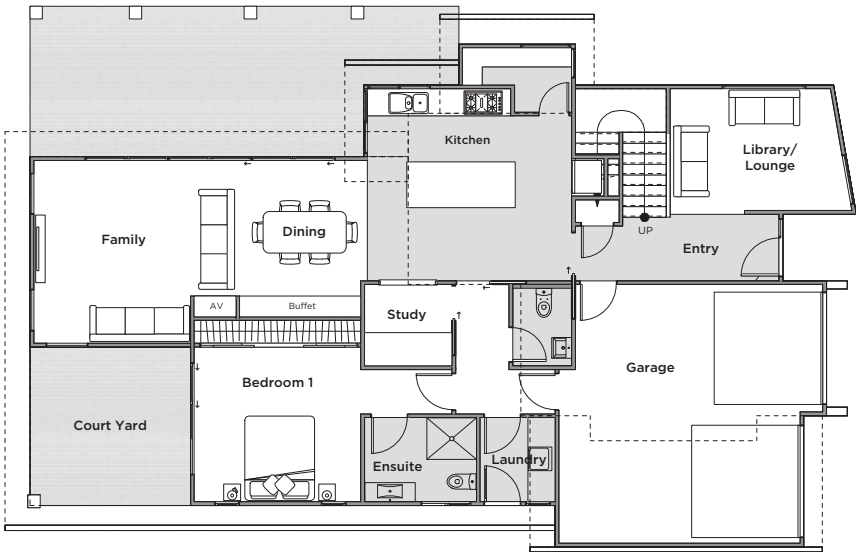
Bedrooms:  
**4**

Car space in garage:  
**2**

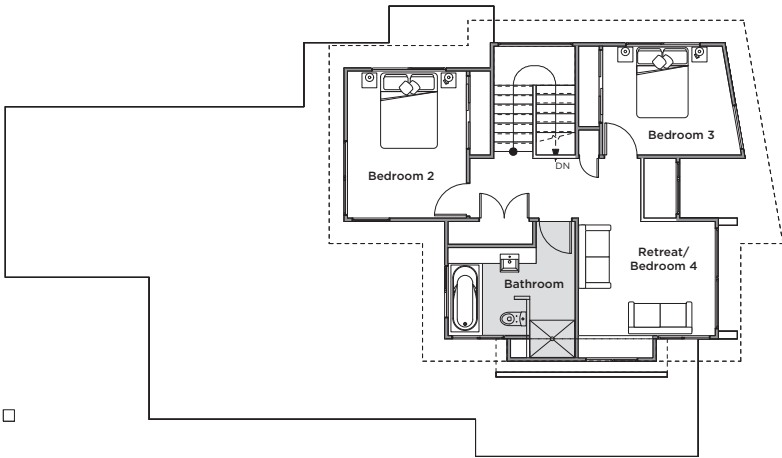
Getting the most from a small site requires clever use of space and great design. This two storey showhome was designed with a sociable family of four in mind and packs a lot of house and living into its 385m<sup>2</sup> site.

A large kitchen and walk-in pantry were a must for entertaining, and separate living spaces mean the family can enjoy fun times together and more peaceful times apart.

The exterior design was an important element creating a large covered entertaining and BBQ area, a chill out space by the outdoor fire and boxed gardens for fresh vegetables and herbs.



**Ground Floor**  
172m<sup>2</sup>



**First Floor**  
70m<sup>2</sup>





**PINE HARBOUR SHOWHOME**  
185 Jack Lachlan Drive, Pine Harbour

# Resort lifestyle

Total floor area:

232m<sup>2</sup>

Bathrooms:

2.5

Bedrooms:

4

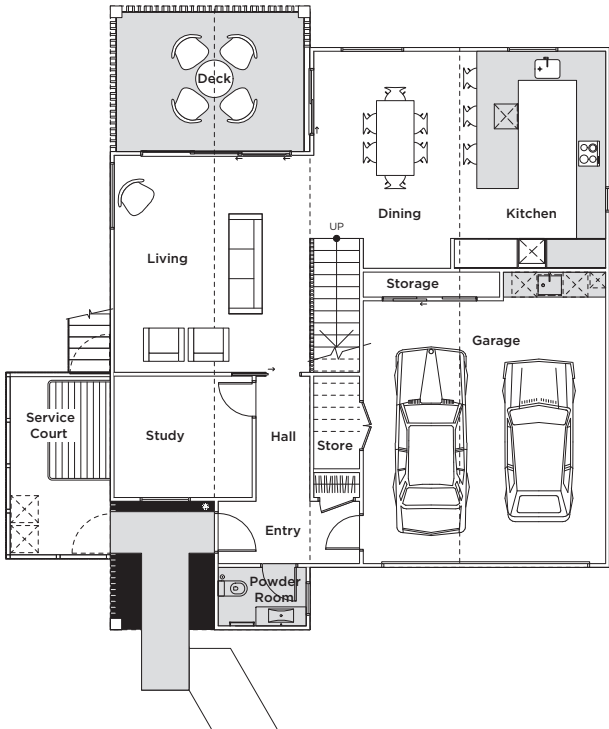
Car space in garage:

2

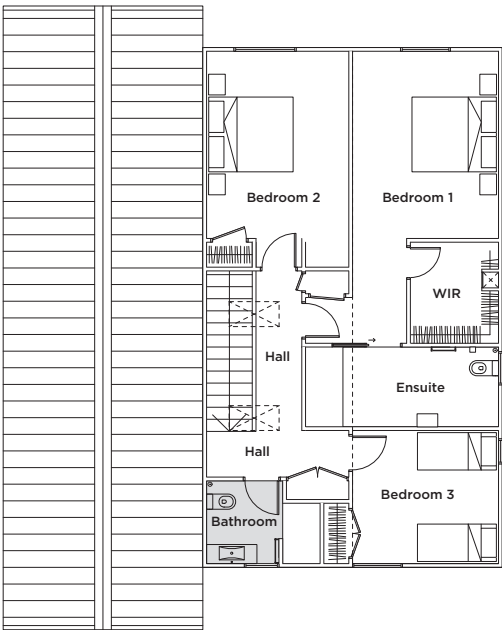
Looking to downsize but not wanting to compromise on lifestyle or quality? With four bedrooms, a two car garage and flowing indoor-outdoor spaces, this is a high quality “lock up and leave” home of deceptively good proportions.

The design of the home reflects its marina location and is inspired by a traditional boathouse theme. There’s even a weather station installed near the kitchen for those wanting to get out on the water quickly. After all, it’s the details that matter.

Living areas feature a high vaulted ceiling opening out onto a covered deck with level entry to maximise the usable space and make everyday living a breeze.



**Ground Floor**  
142m<sup>2</sup>



**First Floor**  
90m<sup>2</sup>



**HUAPAI SHOWHOME**  
2 Eric Farley Drive, Huapai

# Family focussed

Total floor area:

179m<sup>2</sup>

Bedrooms:

4

Bathrooms:

2

Car space in garage:

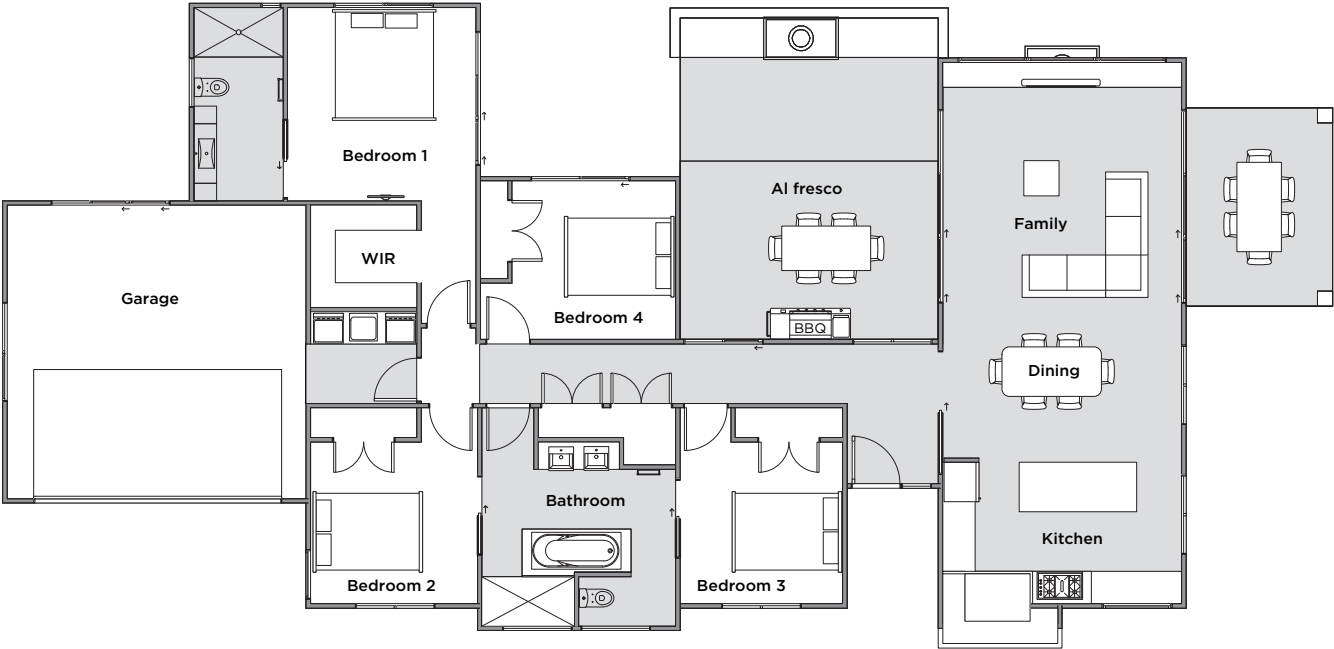
2

Every aspect of modern family life has been carefully considered in this enduringly appealing single level home.

Set on a 700m<sup>2</sup> site, the home has room to breathe. It accommodates four bedrooms, a two car internal garage and a large open plan kitchen, dining and family room centred around a gas fire.

Outdoors, there are two living spaces to choose from. The first features an expansive protected deck and open fireplace; the other is west facing, perfect for evening entertaining and catching the last rays of the sun.

The design of house references a barn or hangar and was chosen to blend in with the surrounding rural area.



**Ground Floor**  
179m<sup>2</sup>

# A seamless process

Your dream home is just seven easy steps away.



## 1 Land & Ideas

Find that site you want and secure it. If it has a house already on it and you want to remove it then Jalcon's Remove and Build option is probably right for you.

But first think about the style of house you'd like for you and your family. Page 20 could help you to start thinking about the options.



## 2 Design Plans & Budget

Get together with our New Build Consultant on site so we can assess the site for house removal (if appropriate), restrictions or covenants, location and state of utility services, slope, aspect and access approaches.

Discuss your vision for your new home so we can develop the design brief covering every desire, ambition and functional need.

We work with you to develop initial concept drawings that answer the essentials of your new home. Costs are also estimated at this stage so you can be confident we are on top of your budget from the very start.

Once you are happy with the concepts we will require a drawing deposit so we can progress to a site plan, floor plan and elevations. Now you get to see your home taking precise shape on paper.



## 3 Personalise Your Home & Contract Signed

With the preliminary scheme complete, it is time to start working with our designers to bring your personality and individual style into the finer detail of the floor plans and elevations. Windows, doors, storage cupboards, wardrobes, bathrooms and kitchen layout all come together in a detailed plan for you to approve before we finalise a fixed price quotation based on a detailed specification and schedule of finishes. When you sign off on these we can proceed to a contract to secure your new home at a fixed price (excluding Provisional Sums and Variations).



## 4 Working Drawings & Building Consent

We now work through the detailing of your build in a set of working drawings including engineering design to ensure your new home stands the test of time. Once this set of drawings is complete we submit them to council for building consent.





5 Meet Your Team

Now is the time to meet your construction team. These are the people who will manage your build. Most important is your personal project manager who will manage all site works and liaise with you during the build. And of course, your Duo Design Consultant who will guide you through all your decisions on fixtures, fittings and colours.



6 The Build

The exciting part. You get to see your dream being created, and your project manager will keep you posted every week with plenty of opportunities for you to visit the site to see how things are progressing.



7 Move In

Congratulations! Your new home is ready for you to move in and start living. We'll do more than just hand you the keys; we'll take you through all the operational aspects of the house, who to contact if you need assistance, and do everything we can to see that you settle in comfortably too. We'll be back in 30 days, and again in 365 days, to ensure there are no defects in the build.

## Shall we?

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We hope this book has been helpful for you, and perhaps given you the confidence to take that next step towards creating the family home you've always dreamt of. It will be an experience for sure.

Just know that with Jalcon you can have the style of home you want, at the size you need on the site you have no matter how difficult it may appear. It will be our privilege to design it beautifully and uniquely to suit you, with all your functional needs taken care of and the fittings you desire.

And we'll build it to a fixed price and give you peace of mind with the best guarantees in the industry.

Call us anytime if you'd like to discuss any aspect of your project. Meanwhile, all of us at Jalcon look forward to working with you.

**Jalcon**

t: 0800 52 52 66

e: [sales@jalcon.co.nz](mailto:sales@jalcon.co.nz)

w: [jalcon.co.nz](http://jalcon.co.nz)

Whatever  
the dream,  
We'll make  
it happen.



**Steve and Carmel Hoeft,  
Point Chevalier**

4 bedrooms, 3 bathrooms,  
2 storey, 2 car garage, 300m<sup>2</sup>  
House of the Year Silver Award 2016

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"As a builder myself,  
I admire the fine detail  
in the build quality and  
how Jalcon take care  
of everything."





# The build quality is unsurpassed.

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Trust, genuine partnership, quality of craftsmanship and the ability to take care of everything from start to finish was critical in Steve and Carmel Hoeft's choice to go with Jalcon. As a certified builder of 30 years, Steve understood the critical factors for a successful remove and build project.

"Jalcon offered the whole package from concept drawings, build plans right through to dealing with the council for consents. It takes away the headaches. And we really liked their genuine interest in us and our site. Their ideas on how we could make the best of the views and available sight lines were fantastic."

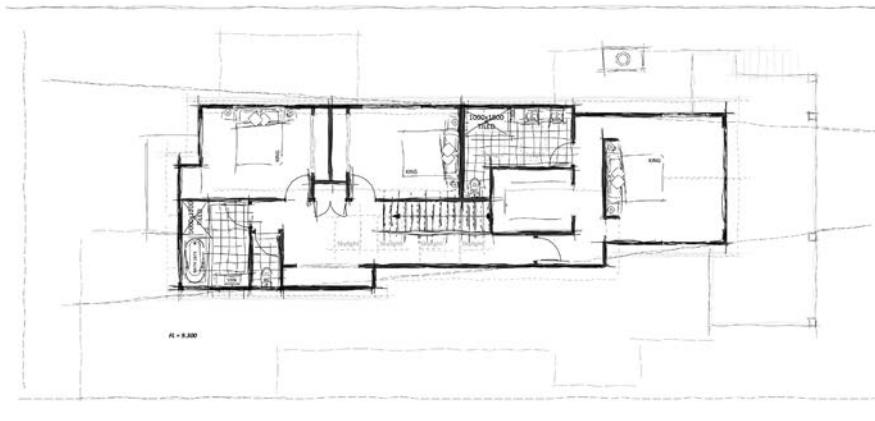
We make it our business to understand our customer's vision and involve them as much as they want every step of the way. It's a journey and we love to share as much of the detail as we can.

"Daniel, our Project Manager was right on the ball keeping us up to date with every development. We were offered plenty of opportunities to upgrade or make changes along the way if there was anything we weren't sure about."

"And I have to say the build quality is unsurpassed in my book. It's deeply reassuring seeing the finer detail like the flashings being properly applied and the building code being strictly adhered to. As an owner I know I can sleep at night knowing the roof and walls are sound and the rain's not going to come in. The guarantees we got with our home are probably the best in the industry."

Carmel has been equally delighted.

"They held our hand the whole way through. The colour choices, tile selection, flooring have all been completed as one big picture. People can come and stay with us and feel completely comfortable. It's a very livable home - I can see it in the finish - and for me it's absolutely wonderful."









"You can't begin to know just how wonderfully life-changing this has been for us. This is truly our home now – for a long time to come."



**Felix and Clare Scott,  
Point Chevalier**

4 bedrooms, 3 bathrooms,  
2 storey, 2 car garage, 263m<sup>2</sup>  
House of the Year Gold Reserve Award 2014

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"We couldn't have  
dreamt for a  
more beautiful  
family home."





# To renovate or not to renovate?

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When Felix and Clare Scott bought their new site they believed they could only afford to renovate the existing property. They even went as far as getting the renovation drawn up and costed. When they found the cost of building a brand new home worked out to be the same as renovating, they were keen to engage Jalcon's Remove and Build service.

"Ours was a narrow site and straightaway Jalcon's designer could see what was going to work and what wasn't. He was outstanding in helping us get the most from our site as well as introduce us to some design features that we hadn't thought possible. And he was able to budget everything accurately from the get go."

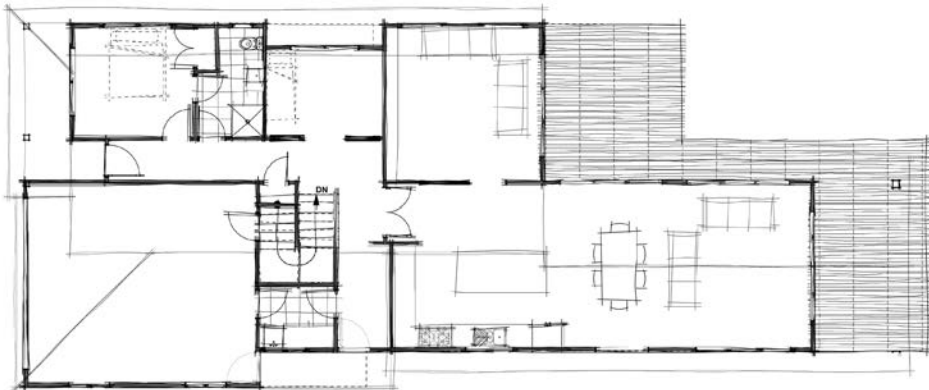
While it pays to nail as much as possible early on in the design process, there's always scope later to make minor changes if you want. You don't ever need to feel locked in. For example, Felix and Clare opted later for variations like wall-hung toilets, skylights, extra height doorways and making their study area bigger. The constant guiding hand of the Jalcon project manager can always be counted on to navigate tricky decisions.

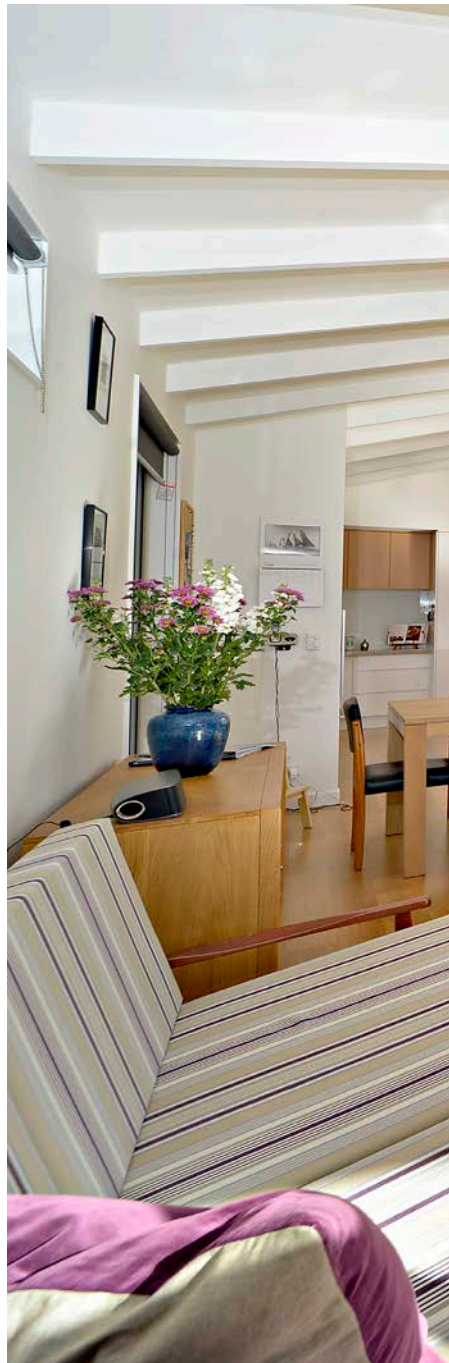
Felix and Clare found the cost of building a new home worked out to be the same as renovating the existing property.

"We had thought about renovating but it didn't take us long to realise that there was nothing about the old house that we'd miss if we bowled it and started from scratch. The new build has proven so much more efficient and better. We've been able to completely move to the front of the section and create a bigger backyard, plus get a substantial second floor on the site."

Working with new materials on a clean site, there are no hidden nasties with a new build. You can get the ceiling heights, the layout and the spec you want with none of that existing property compromise.

"It was the internal garage access that sold Clare, which we couldn't have got easily by renovating. And of course, we get the guarantees that you don't get with a reno."











"We had thought about renovating but it didn't take us long to realise that there was nothing about the old house that we'd miss if we bowled it and started from scratch."



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