



FAIRBAIRN
BUILDERS

RENOVATION GUIDE









FAIRBAIRN
BUILDERS

AWARD WINNING
ARCHITECTURAL BUILDERS

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OUR STORY



Left: Jamie and Amie at the Master Builders House of Year Awards 2024



Right: Jamie, Amie, James and Fletcher on a trip into the bush 2024.

Hi, we're Jamie & Amie Fairbairn, founders and operators of Fairbairn Builders. As long-time Tauranga locals and parents to two boys, we're passionate about building high-quality homes that stand the test of time.

Fairbairn Builders was established in 2010 by Jamie, who has been in the residential building industry for over 27 years. After completing his apprenticeship straight out of school, he worked on high end homes in Tauranga before his OE to the UK. Upon returning, he founded Fairbairn Builders to bring his passion for quality craftsmanship and architectural detail to life.

Amie plays a key role in the company, handling accounts and administration. With a Business Degree and experience as an Accounting Technician, she ensures the business runs smoothly while balancing family life.

At Fairbairn Builders, we believe in clear communication, exceptional workmanship, and a hands-on approach to every project. Our goal is to make your building experience seamless, transparent, and enjoyable, so you can feel confident in every step of the journey.

OUR AWARDS



Top: Jamie and Amie at the Master Builders House of the Year Awards 2022

Fairbairn Builders is proud to have won multiple Master Builder House of the Year awards, a testament to our commitment to exceptional craftsmanship.

These prestigious awards recognize the highest standards in building excellence, ensuring our work is independently judged for quality and attention to detail. For our clients, this means confidence that their home will be built to an award-winning standard, with superior durability and finish.

We take great pride in our work, always striving for the best results. Our awards reflect our dedication to quality craftsmanship, but what truly drives us is seeing our clients' visions come to life.



TESTIMONIALS

BERNIE & GAYE |
TE NGAIO HOME

"This renovation had some major challengers and under the guidance of Jamie all issues were dealt with to a very high standard. We were very impressed with the attention to detail and the high quality of workmanship throughout the whole build which progressed in a very organised manner. At all times we were consulted on any issues that arose and always given good options and advice. We are delighted with the end result and would highly recommend Fairbairn Builders".

STEVE & LOUISE |
SOVEREIGN HOME

"Jamie's knowledge of the processes to be undertaken for a house renovation project was very broad. The timing and the coordination of required works with his team of very capable Trades peoples and the use of sub contractors was extremely well managed. Jamie and his team were in constant communications with us, the clients, throughout the build. Work, whether done by his team or the many sub trades involved, was checked thoroughly. Nothing but the best result was to be expected, and it was achieved. We can only but say what a fantastic job Jamie and his team did for us. And we must make a mention to the sub trades also involved, they were chosen by Jamie and did a great job also".

ROBIN & CHRISTINA |
RANUI HOME

"We were fortunate enough to secure Jamie & his team from Fairbairn Builders to undertake a major renovation of our home at Matua. This was our third renovation project, but the first time we have used Fairbairn Builders and we couldn't be happier with our choice. Jamie and his team are extremely well organised and efficient, with a very high attention to detail. With a no-nonsense approach we knew we were in good hands and we are delighted with the end result".

OUR CAPABILITIES

QUALITY

High-quality craftsmanship from an experienced team you can trust. Our award-winning builds and glowing testimonials speak for themselves. When you build with us, you can feel confident knowing your home is in expert hands.

COMMUNICATION

Clear and open communication is our priority. We provide weekly email updates, monthly meetings, and regular phone calls & emails, to ensure you're always informed about your project's progress. With us, you'll never be left in the dark.

TRUSTWORTHINESS

Our client testimonials and Google reviews reflect our commitment to quality and trust. With over 27 years of experience in the residential building industry, Jamie brings the expertise and reliability you can count on.

BUDGET

Our transparent process includes detailed initial cost analysis estimates and, if needed, a QS estimate at the start of your project. With fortnightly invoicing, and regular cost tracking reports, you'll always have a clear understanding of your budget.

TIMELINE

With Jamie's 27 years of experience, we ensure projects run smoothly and efficiently. We use detailed Gantt charts for scheduling and project management software, carefully balancing our workload to avoid overcommitment.

OUR RENOVATION PROCESS



Initial Consultation

We begin with a meeting at your home, where you can walk us through your vision, ideas, and goals for the renovation. This is a great opportunity for us to understand how you use your space and what you want to achieve.

Jamie brings a wealth of experience and can offer practical advice, creative solutions, and insights to help refine your ideas and ensure the renovation aligns with your needs.

Our goal is to make the process as smooth and transparent as possible, giving you confidence from the very start of your renovation journey.

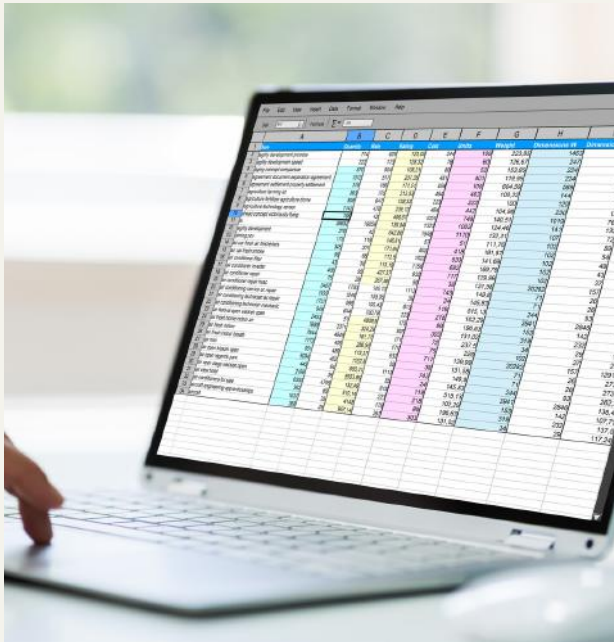


Concept & Design

Whether you're starting with a fully developed set of plans or just an initial idea, we're here to guide you through every step. If plans are needed, we'll connect you with a trusted architect to bring your vision to life. As builders, we collaborate closely during the design phase to ensure a smooth transition from concept to construction. Our expertise helps refine your vision, optimize costs, and streamline the process.

We provide guidance on material selection, balancing cost, labour, and durability to match your style and budget. Our goal is to make the concept and design stage as seamless as possible.

OUR RENOVATION PROCESS



Budget Planning

We can compile a detailed cost estimate to give you a idea of what to expect, or if required we can provide a quote. In some instances, we may recommend engaging a quantity surveyor (QS) for a more detailed cost breakdown, and we can facilitate this process for you.

This ensures you have a clear understanding of where your investment is going and allows you to make informed decisions about your renovation. Our goal is to provide transparency around costs early in the process, helping you plan with confidence and avoid unexpected surprises down the track.

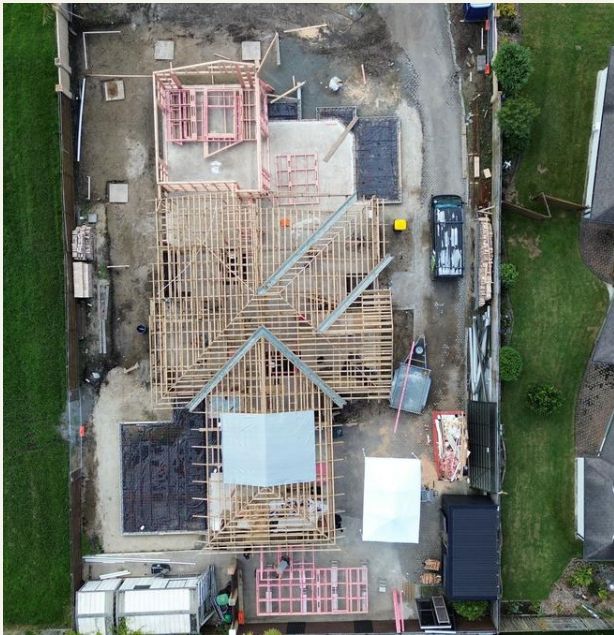


Pre-Construction Preparation

Before construction begins, we take the necessary steps to ensure the site is fully prepared and that any logistical considerations are addressed, setting the stage for a smooth and efficient start. This includes coordinating site access, organizing temporary services if needed, and planning for waste management and material deliveries, and setting up site fencing.

Depending on the scale of your renovation, you may want to move out for a period of time to minimize disruption. We'll discuss this with you early in the planning stages, helping you weigh up the pros and cons so you can make the best decision for your situation.

OUR RENOVATION PROCESS



Construction

Our experienced builders get to work, adhering to the highest quality standards and keeping you informed at every stage. We coordinate all trades and suppliers, ensuring everything runs smoothly and stays on schedule. Throughout the build, we conduct regular quality checks to ensure every detail meets our high standards and your expectations.

Communication is key, so we'll keep you updated with weekly email reports, detailing progress, upcoming work, and any important updates. In addition, we'll schedule regular site meetings and are always available for phone calls whenever needed. Our goal is to make the process as stress-free as possible, ensuring you feel confident and involved from start to finish.



Completion

Once your renovation is complete, we conduct a thorough final quality check to ensure every detail meets our high standards. This is in addition to the regular quality checks we perform throughout the renovation process. We'll walk through the finished space with you to ensure everything meets your expectations and address any final touch-ups if needed.

Our commitment doesn't end when the work is done, we're here to support you with any post-renovation questions or assistance. Your satisfaction is our priority, and we want you to enjoy your newly renovated space with complete peace of mind.

OUR TRUSTED PARTNERS

At Fairbairn Builders, we take great care in selecting trusted partners and subcontractors who align with our unwavering commitment to quality, attention to detail, and clear communication. We believe that a well-coordinated team is essential to delivering outstanding homes, which is why we collaborate with skilled professionals who take pride in their craftsmanship and share our dedication to excellence.

Right from the start of every project, we take a hands-on approach to coordination, working closely with our subcontractors to ensure the right trades are on-site at the right time. We carefully plan each phase of construction, ensuring that every professional involved understands our processes, adheres to our quality standards, and works efficiently to achieve the best possible outcome. By setting clear expectations for efficiency, professionalism, and communication, we create a seamless workflow that allows each stage of the build to progress smoothly.

Our subcontractors are among the best in Tauranga, and their skill, reliability, and attention to detail have been instrumental in helping us produce award-winning homes. Their contributions have played a key role in our success in the Master Builders House of the Year Awards, reflecting the high caliber of work that defines Fairbairn Builders. Together, we are committed to turning our clients' visions into reality, creating homes that are not only beautiful but also built to stand the test of time.



KITCHEN INSPIRATION



KITCHEN INSPIRATION



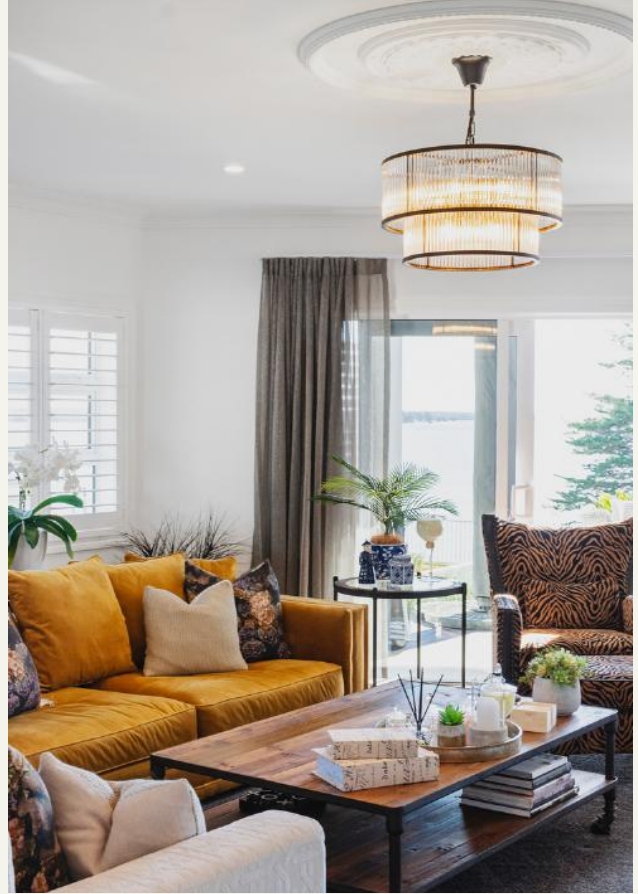
BATHROOM INSPIRATION



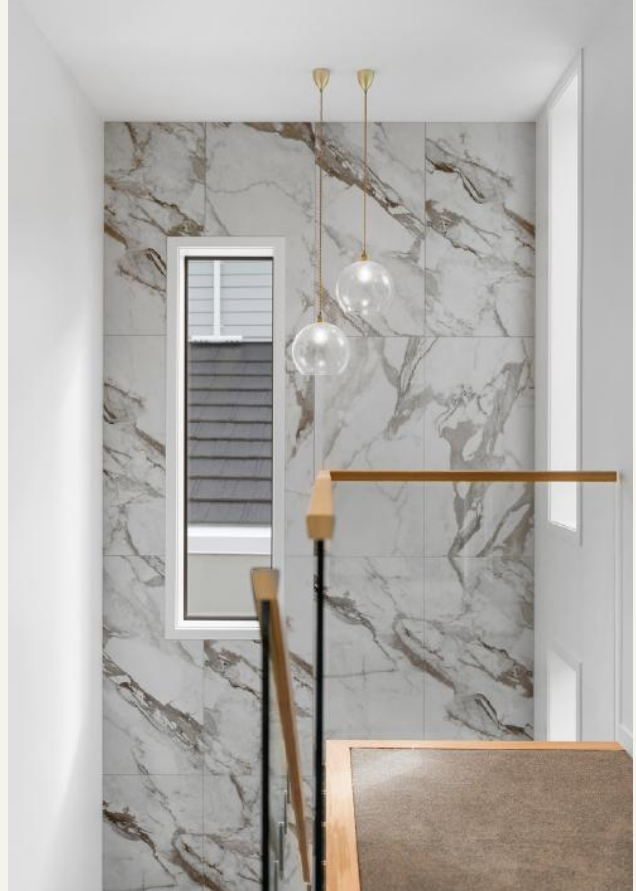
BATHROOM INSPIRATION



INTERIOR INSPIRATION



INTERIOR INSPIRATION



EXTERIOR INSPIRATION



EXTERIOR INSPIRATION





TE NGAIO HOME

HOUSE SIZE: 327.02 m²

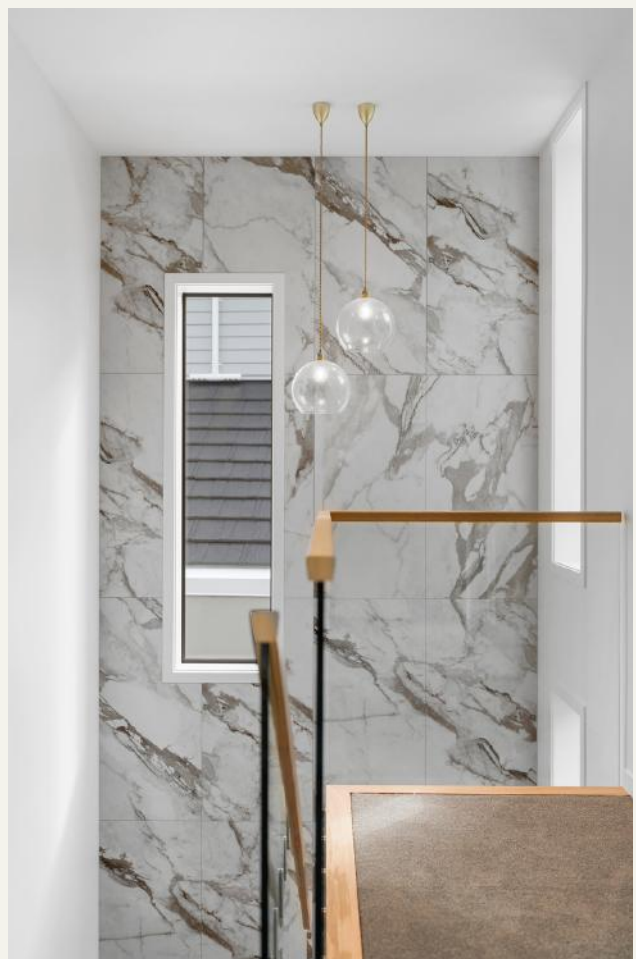
LAND SIZE: 523m²

BEDROOMS: 4

BATH: 3

The goal was to create a welcoming, light-filled space that could comfortably accommodate family and guests for weekends and holidays while remaining relatively low-maintenance. With this vision in mind, we set out to construct a home that blended functionality with timeless style, ensuring it would not only meet but exceed our clients' expectations.

As a result of careful and thoughtful craftsmanship, our clients have a home that feels brand new and one they've fallen in love with.





BEFORE AND AFTER





SOVEREIGN HOME

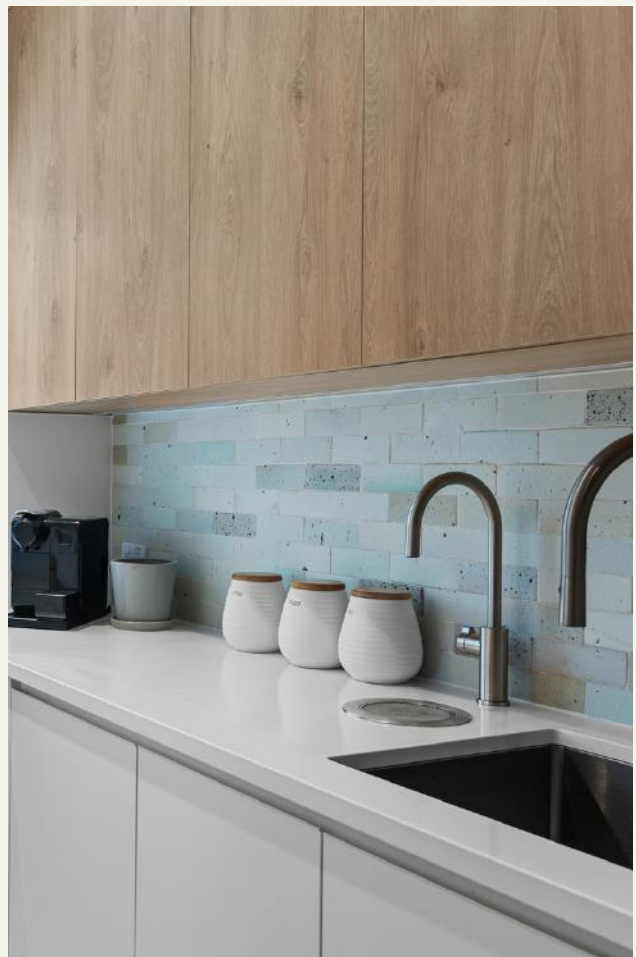
HOUSE SIZE: 284.54m²

LAND SIZE: 825m²

BEDROOMS: 3

BATH: 3

This home, located in Papamoa, required an extensive renovation of considerable magnitude. Being a quarter-century old and lacking any prior updates, the home needed a comprehensive overhaul to realise the vision of a future-proofed, dream home for our clients. In collaboration with our clients and the Architect, we embarked on the renovation of this property, transforming this house into a modern, warm, bright, and spacious home that they love.





BEFORE AND AFTER





RANUI HOME

HOUSE SIZE: 320.5m²

LAND SIZE: 1154m²

BEDROOMS: 3

BATH: 2

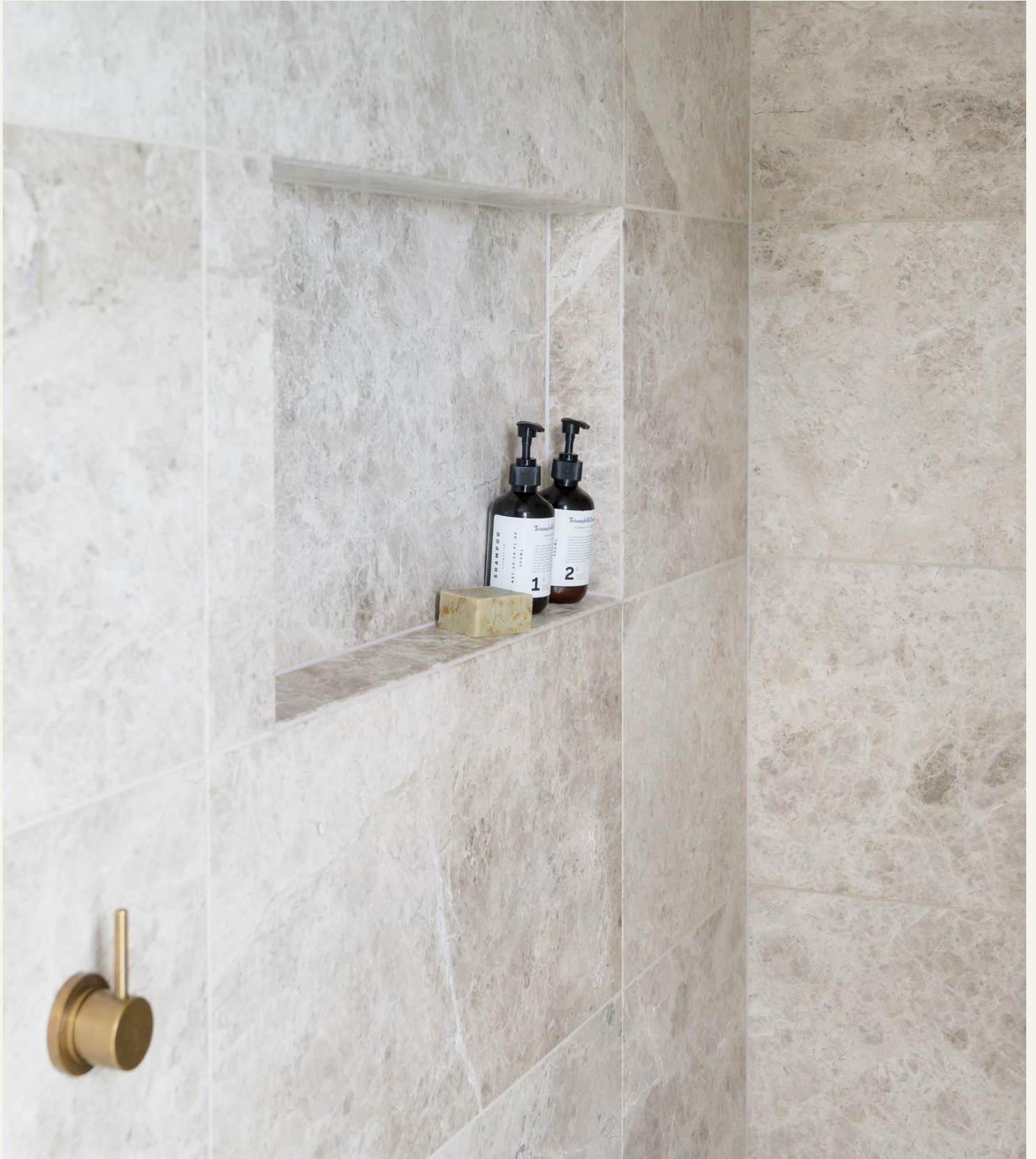
If you had seen this harbour-side home before its transformation, you would hardly believe it's the same place. This exceptional renovation of a 1960s property has resulted in something truly special—both inside and out. Positioned in a prime spot along Tauranga Harbour, the home was carefully reconfigured to maximize its breathtaking surroundings, ensuring as many rooms as possible take full advantage of the sweeping waterfront views. The exterior has been given a contemporary yet timeless update, featuring dark bevel-back weatherboards with crisp white trim and brick-veneer accents. Whether relaxing with a morning coffee or entertaining guests at sunset, the alfresco areas offer an unparalleled lifestyle experience.





BEFORE AND AFTER





MAXINE HOME RENOVATION

FAQ | RENOVATION PLANNING PHASE



When do I Need to Engage a Builder?

Engaging your builder early in the planning stages of your renovation is key to a smooth and cost-effective process. Our expertise can help align your vision with your budget, ensuring a practical and buildable design. Early collaboration with the architect and homeowner streamlines approvals and minimizes delays. If you don't have an architect, we can recommend trusted professionals who match your style and project needs, helping you assemble the right team to bring your dream home to life.



How Can a Builder Help During the Design Phase?

During the design phase, we collaborate with you and your architect to ensure a smooth transition from concept to construction.

- Material Selection & Cost Guidance – We advise on materials, considering cost, labour, and durability to match your style and budget.
- Design Feasibility & Buildability – We assess your design, identifying challenges and practical solutions for a cost-effective build.
- Preliminary Cost Estimation – We can provide early cost estimates and suggest alternatives to keep your project within budget.



What Should I Ask at the Initial Consultation?

Choosing the right builder is key to a successful renovation. Your first meeting is the perfect time to gather essential information. Here are key topics to cover:

- Experience & Credentials
- Your Vision & Budget
- The Building Process
- Project Management & Communication
- Quality Assurance

Beyond questions, assess their communication style and expertise to ensure they're the right fit for your project. Please see checklist below:

CHECKLIST: QUESTIONS TO ASK YOUR BUILDER IN THE INITIAL MEETING

1. Experience & Credentials

- How long have you been in the building industry?
- Have you completed similar renovation projects before?
- Are you a licensed builder, and do you belong to any professional associations (e.g., Master Builders, Certified Builders)?
- Can you provide references from past clients?

2. Project Scope & Feasibility

- Have you worked on projects of a similar size and complexity?
- Based on my renovation ideas, do you see any potential challenges?
- Are there any council permits or consents required for my renovation?
- Can you suggest ways to improve my design or make it more cost-effective?

3. Budget & Costs

- What factors could affect the final price?
- Do you offer fixed-price contracts or cost-plus contracts?
- How do you handle unexpected costs or variations during the project?
- Can you provide a scope of works?

4. Timeline & Project Management

- How long do you estimate the renovation will take?
- Do you have availability to start my project soon?
- What is your process for scheduling and managing trades?

5. Communication & Decision-Making

- How often will you provide project updates?
- Will I have a dedicated project manager or point of contact?

6. Quality & Workmanship

- Do you use trusted subcontractors and tradespeople?
- How do you ensure quality control throughout the build?

7. Contracts

- What type of contract do you use, and what does it include?
- What are your payment terms, and is there a deposit required?

8. Living Arrangements & Site Management

- Will I need to move out during the renovation?
- How will you manage dust, noise, and disruptions?

9. Council Approvals & Compliance

- Will you handle council consents, or do I need to?
- How do you ensure my renovation meets building codes and regulations?



RANUI HOME RENOVATION

FAQ | RENOVATION PLANNING PHASE

What is the Difference Between Fixed Price and Cost + Mark-Up?

At Fairbairn Builders, we offer two types of contracts: Fixed Price and Cost + Mark-Up.

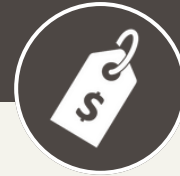


Fixed Price Contracts

A fixed-price contract means the total cost of the project is agreed upon upfront, based on a defined scope of work. This amount is broken down into progress payments throughout the build.

However, fixed-price contracts for renovations can be challenging because they rely on the information provided in the plans. If unforeseen issues arise—such as out-of-level floors, rotten framing, or missing demolition details—these costs are not included in the original fixed price and result in variations (additional costs).

A fixed price typically includes an extra contingency to account for some unknowns, along with PC Sums (Provisional Cost Sums, see description below), which cover allowances for certain items. However, changes or unexpected work will still lead to cost increases. Some banks require a fixed price for lending purposes, so having a well-defined scope of work is essential.



Cost + Mark-Up Contracts

With a cost + mark-up contract, all project costs are charged to the client with an agreed margin added on top.

This means:

- You pay for actual costs incurred, rather than a pre-determined amount.
- There is no built-in contingency, which often makes it more cost-effective.
- There is full transparency—our invoicing provides a clear breakdown of all costs.
- We can provide an initial estimate at the start and ongoing cost reporting to track expenses against the estimate.

Which Contract is Best for Your Renovation?

Cost + mark-up contracts are often better suited for renovations, where unknowns are common, as they avoid inflated contingencies. Fixed-price contracts may be required in certain cases (e.g., for bank financing) but can lead to variations and higher final costs if unexpected work arises. No matter which option you choose, we ensure complete transparency and expert project management to help keep your renovation on track.

FAQ | RENOVATION PLANNING PHASE

What is a Scope of Works?

A scope of works is a detailed document that outlines exactly what is included in a potential project. It serves as a clear roadmap for the project, ensuring both the builder and client have a shared understanding of the work to be completed and what costs are covered.

At Fairbairn Builders, we believe that a well-defined scope of works is essential for transparency and better budgeting. We provide as much detail as possible, going beyond just what is shown in the plans to identify other potential costs that may arise.

Why is a Scope of Works Important?

- Clarity & Transparency – Ensures you know exactly what is included in the pricing and prevents misunderstandings later.
- Better Budgeting – Helps you anticipate total costs, reducing the risk of unexpected expenses.

What is Included in a Scope of Works?

A comprehensive scope of works typically covers:

- Site Preparation & Demolition – Any required removal of existing structures.
- Structural Work – Foundations, framing, roofing, and other core construction elements.
- Materials & Fixtures – Items such as flooring, cabinetry, bathroom fittings, and joinery, which may not always be included in the architectural plans.
- Labour & Services – Costs for builders, subcontractors, and any necessary professional services.
- Exclusions & Allowances – Items that are not included in the scope of works but that may be required (e.g., landscaping, appliances, or council fees).

How We Approach Scope of Works at Fairbairn Builders

We take a proactive approach by assessing not only what is specified in the plans but also identifying other potential costs that could impact your project. For example, bathroom fittings are often not detailed in the plans, but if a renovation includes a bathroom, they will be necessary. By listing these items upfront, we help you make informed decisions and avoid budget surprises.

A thorough scope of works provides confidence in your project's financial planning and execution.



TE NGAIO HOME

FAQ | RENOVATION PLANNING PHASE



What is a Variation/Change of Scope of Works?

A variation/change of scope of works, is any change to the original scope of works after signing the contract. This can be due to unforeseen site issues, design changes, additional work requests, or regulatory requirements.

Common Reasons for Variations:

- Unforeseen Issues – Hidden problems like rotten framing or outdated wiring.
- Design Changes – Adjustments to materials, layouts, or finishes.
- Additional Work – Extra features or upgrades requested.
- Regulatory Requirements – Unexpected council or compliance updates.



What is a PC Sum?

A PC Sum (Provisional Cost Sum) is an estimated allowance for specific items or work that have not been fully defined at the time of pricing. These allowances are commonly used for materials, fixtures, or subcontracted work where the final cost is unknown.

How Do PC Sums Work?

PC Sums are included as a placeholder amount. If the actual cost of the item or work differs from the estimated sum, the contract price is adjusted accordingly:

- If the actual cost is lower, you pay less.
- If the actual cost is higher, the difference is charged as a variation.

How to Avoid Unexpected Costs

- Select materials and finishes early to get accurate pricing.
- Ask for a detailed breakdown of what's included in PC Sums.
- Have a contingency budget to cover any potential cost differences.

FAQ | RENOVATION PLANNING PHASE

How Does the Tender Process Work for Renovations?

The tender process involves you and your architect inviting two to three building companies to submit a price/estimate for your renovation. While this may seem like a good way to compare costs and choose a builder, it can be difficult to get an accurate and fair comparison.

Why the Tender Process is Challenging for Renovations Hidden Costs & Unforeseen Work

Unlike new builds, renovations involve working with an existing structure, which can present unexpected challenges such as rotten framing, uneven floors, or outdated plumbing and wiring. These factors often can't be fully accounted for in a tender.

- **Inconsistent Pricing** – Each builder may interpret the scope of works differently, leading to variations in what is included or excluded in their pricing.
- **Potential for Cost Increases** – Some builders may provide a lower tender price to secure the job, but as hidden issues arise, costs can increase significantly through variations.

What is the Most Effective Approach for Renovations?

Because renovation costs can't always be determined upfront, a more transparent and realistic pricing process is often better:

- **Understand Labour & Mark-Up Rates** – Ask builders about their hourly labour rates and mark-up percentage on materials and subcontractor work.
- **Engage a Quantity Surveyor (QS)** – A QS can provide an independent cost estimate, helping to establish a realistic budget before committing.
- **Work Closely with Your Builder** – At Fairbairn Builders, we can arrange a QS report for you, then complete our own cost analysis. We obtain supplier and subcontractor quotes, assess labour and material costs, and compare our pricing against the QS report.
- **Choosing a Builder Early Leads to Better Pricing** – Rather than relying on a tender process, selecting a builder early and working through the pricing process together ensures a more realistic budget that considers potential unforeseen costs. A transparent pricing approach that reduces the risk of unexpected variations.

A collaborative relationship, where your builder helps refine your project to align with your budget and vision. For renovations, flexibility is key, and engaging a builder early in the process can save you time, stress, and unexpected expenses.



MAXINE HOME



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