



FAIRBAIRN
BUILDERS

RENOVATION GUIDE |
COMPLETION PHASE









FAIRBAIRN BUILDERS

AWARD WINNING
ARCHITECTURAL BUILDERS



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WELCOME TO THE FINAL STAGE: YOUR RENOVATION COMPLETION



Top: Jamie Fairbairn meeting with a client at our office, discussing their home build.

After months of planning, construction, and anticipation, you're now approaching one of the most exciting milestones in your renovation journey—the completion phase.

This final stage is where all the hard work comes together, transforming your project from an active worksite into a beautifully finished space, ready for everyday living.

In this guide, we'll walk you through what to expect as your renovation wraps up, including final inspections, quality checks, and the finishing touches that bring everything to life. If you've been living elsewhere during the process, this is also when preparations can begin for moving back in and settling into your newly improved home.

Let's take a closer look at how your vision becomes a reality.

COMPLETION PROCESS



Moving In

Moving back into your renovated home is one of the most exciting milestones in your renovation journey. While we aim to provide an estimated move-in date early in the project, it's important to understand that this timeframe may shift due to factors such as weather conditions, supply delays, council inspections, or variations made during the renovation.

For complex or architecturally designed renovations, added design details or late-stage changes can also impact the timeline. Throughout the process, we'll keep you informed by regularly reviewing and updating the project schedule, and clearly communicating any changes as they arise. Our focus is on delivering your renovation to the highest standard, ensuring your return home is smooth, well-supported, and stress-free.



Warranties & Maintenance

Once your renovation is complete, we'll compile all warranty and maintenance information provided by our suppliers and subcontractors and send it through to you.

We recommend taking the time to review this information carefully and noting any ongoing maintenance requirements in your calendar. Regular upkeep is essential—not only to maintain the quality and longevity of your renovated spaces, but also to ensure your warranties remain valid.

If you've applied for the Master Build Guarantee, we'll also finalise the documentation at this stage.

You can have peace of mind knowing that when you renovate with us, we stand by the quality of our workmanship and are always just a phone call away.



MAXINE HOME

RENOVATION COMPLETION PHASE



Moving In

For large-scale renovations where you've temporarily moved out of the home, we understand the added complexity and disruption this can bring. At the start of your renovation, we'll provide you with an estimated completion date. However, various factors can influence this timeline, such as weather conditions, material availability, council approvals, and any unforeseen challenges that arise during construction. For architectural renovations, additional design details or on-site decisions often emerge that weren't included in the original plans. These may include custom finishes, design modifications, or late-stage variations, which can extend the timeframe. While we always aim to meet the projected timeline, our priority is ensuring every aspect of your renovation is completed to the highest possible standard.

To keep the project on track, we regularly update our Gantt chart and maintain clear, open communication with you about any schedule changes. We place a strong focus on coordinating key milestones and clearly communicating expected move-in timeframes well in advance.

As we approach the final stages, we'll confirm a more accurate return date and provide guidance around reconnecting utilities, completing compliance checks, and preparing the space for a comfortable move back in.

Our team is here to support you every step of the way, ensuring a smooth and exciting transition back into your newly transformed home.

RENOVATION COMPLETION PHASE



Code of Compliance

The Code of Compliance Certificate (CCC) is an official document issued by your local council confirming that all building work has been completed in accordance with the approved building consent and complies with the New Zealand Building Code. It is the final sign-off in the consent process and provides assurance that your home has been built to a safe and compliant standard.

While the CCC is an important legal document—often required by insurers, banks, or when selling the property—it is not always needed for you to move back into your home. In many cases, the CCC is obtained after the home is complete, particularly if there are outstanding elements such as landscaping, pools, fences, or other non-structural features that fall under the building consent but may be finished after occupation. In these situations, the council will wait until all consented works are complete before issuing the CCC.



Code of Compliance and Practical Completion

While the Code of Compliance Certificate (CCC), which is the final sign-off from the Council, is an important step, it is not always required for you to move back in. Once your home is ready to move back in to, we will issue a Practical Completion Certificate, which confirms that the home is essentially complete and suitable for occupation. The Code of Compliance will be obtained once all the final checks are completed and approved by the Council.



RANUI HOME

RENOVATION COMPLETION PHASE



Master Build Guarantee

If you've applied for a Master Build Guarantee, we will begin the finalisation process once your renovation has reached practical completion. After the Practical Completion Certificate is signed by both parties, we submit this along with the necessary documentation to the Registered Master Builders team. They will then process and issue your official Master Build Guarantee, providing you with added protection and peace of mind. If you have any questions about what's covered or how the guarantee works, we're always happy to guide you through the details.



Warranties and Maintenance

Once your renovation is complete, we'll compile all warranty and maintenance information provided by our suppliers and subcontractors and send it through to you. This pack includes details on warranties, and maintenance. We recommend taking the time to read through this information carefully and noting any maintenance tasks in your calendar, particularly those with timeframes that affect your warranty coverage. Regular upkeep is essential to preserving both the quality of your home and the validity of your warranties.

You can have peace of mind knowing that when you build with us, we stand by the quality of our workmanship and are always just a phone call or email away. Our relationship doesn't end at completion, we're here to ensure your home continues to perform as it should for years to come.



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