



FAIRBAIRN
BUILDERS

NEW HOME 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 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

LYNETTE & DAVE |
PITAU HOME

"Couldn't have asked for a better outcome for our beach/loft home, thanks to Jamie, Amie and their amazing team of craftsmen". "Best house we have built and lived in". "So many things to love about it".

MAYA & SAM |
BELK HOME

"Thank you Jamie for building our home - we love it! We chose Jamie because we wanted to be involved and deal face to face with whoever was managing our build. We got a good vibe from Jamie the first time we met him - a good honest kiwi bloke that calls a spade a spade. What we really loved about working with Jamie was he shared the same attention to detail and vision that we did. He has extremely high standards and went the extra mile to ensure every aspect of our build was perfect. We would not hesitate to recommend Jamie to anyone looking to build a new home, he did a great job, was exceptionally thorough, and we really enjoyed the process of working with him. We'd love to build again one day and Jamie will be the first person we call."

NIGEL AND LEANNE |
ORIENTAL HOME

"We are very happy to say that we made a great choice building with Fairbairn Builders. We looked at a few group housing firms and it was not what we were after in both quality and design. Jamie was very helpful right from the start, working with us from the early stages and his ideas and vision for our home were invaluable. The end product is a very warm and cosy house that we and all our friends love."

Thank you for the long hours put in by yourself and the boys, a great company and team."

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 NEW HOME PROCESS



Initial Consultation

We begin with a meeting at either your proposed new home site or our office, where you can walk us through your vision and ideas. This is a great opportunity for us to understand your lifestyle, preferences, and what you want to achieve with your new home.

Jamie brings a wealth of experience and can offer practical advice, creative solutions, and insights to help refine your ideas and ensure your new home aligns perfectly 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 new home-building journey.



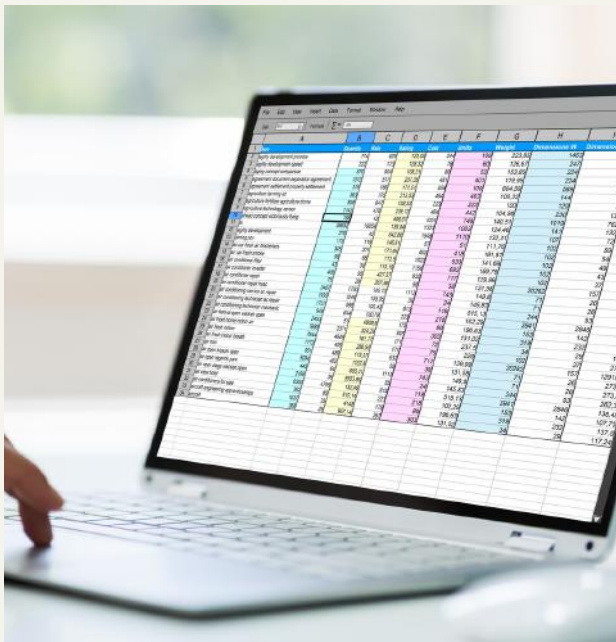
Concept & Design

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/designer 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 NEW HOME PROCESS



Budget Planning & Contracts

We can compile a detailed cost estimate to give you an 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 comprehensive 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 new build. Our goal is to provide transparency around costs early in the process, helping you plan with confidence and avoid unexpected surprises down the track.

We use Master Build contracts, and offer both cost plus mark up and fixed price contracts.



Pre-Construction Preparation

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

We'll discuss the construction timeline and any site-specific requirements with you early in the planning stages to ensure everything is ready for a successful build. Our goal is to make the process as seamless and stress-free as possible, right from the very beginning.

OUR NEW HOME 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 new home 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 building process. We'll walk through your finished home with you to ensure everything meets your expectations and address any final touch-ups if needed.

Our commitment doesn't end when the build is finished — we're here to support you with any post-construction questions or assistance. Your satisfaction is our priority, and we want you to enjoy your new home 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.



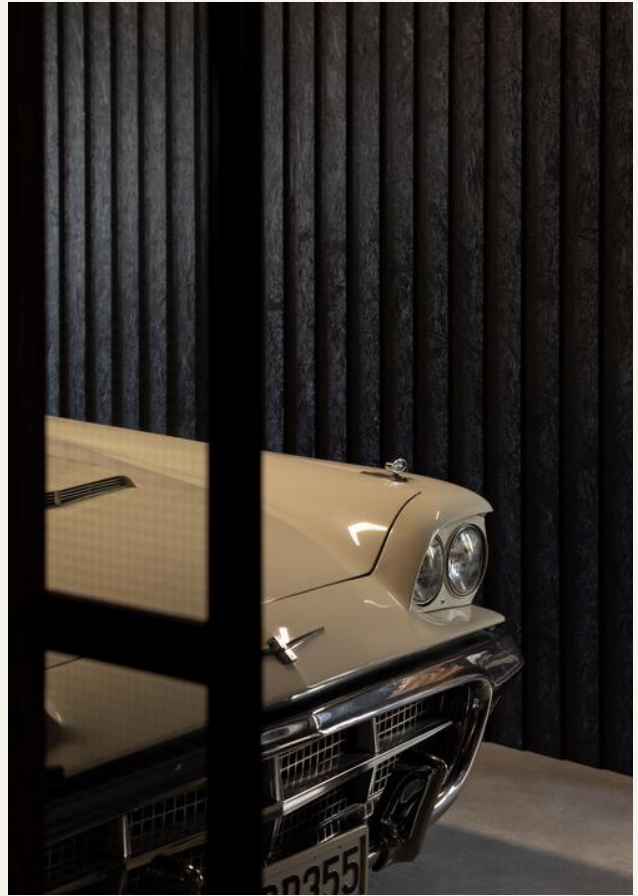
KITCHEN INSPIRATION



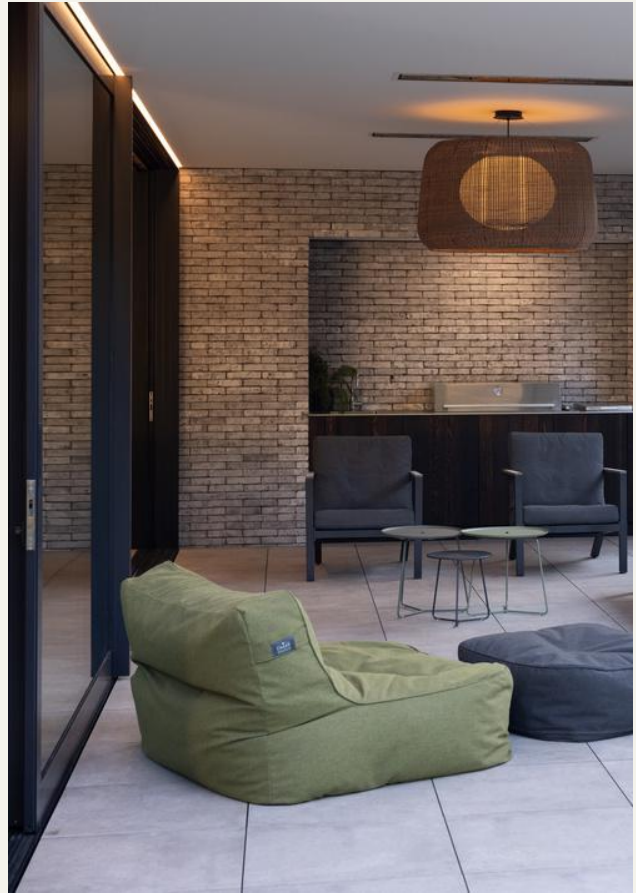
BATHROOM INSPIRATION



INTERIOR INSPIRATION



EXTERIOR INSPIRATION





PITAU HOME

HOUSE SIZE: 309m²

LAND SIZE: 617m²

BEDROOMS: 3

BATH: 3

This stunning home showcases exceptional craftsmanship and design, featuring three spacious bedrooms with en-suites, a custom kitchen, and expansive living areas flowing to alfresco dining. Designed by Adam Taylor from ATA, the home combines specially designed angled cedar cladding, Belgian brick, and hydronic heated floors for efficiency and comfort.

Facing Mount Maunganui, the home offers breathtaking views, with meticulous details like travertine stone ensuites, bespoke mirrors, and concealed door hinges. A true masterpiece of luxury and precision, reflecting the client's vision flawlessly.





BELK HOME

BEDROOMS: 3

BATH: 2

Our clients had a clear vision for their dream home on a peaceful lifestyle block. Working with Brendon Gordon Architects, they chose Fairbairn Builders to bring their plans to life, trusting our expertise.

The home's exposed trusses enhance spaciousness, while a bold yellow door against a black Weatherboard exterior adds a modern touch to its rural charm.

High-quality materials and meticulous craftsmanship resulted in a beautifully finished, elegant home that perfectly reflects their vision.





ORIENTAL HOME

HOUSE SIZE: 260m²

LAND SIZE: 798m²

BEDROOMS: 4

BATH: 2

The clients envisioned a one-of-a-kind home that perfectly complemented their prime Papamoa waterways section. This exceptional residence boasts an impressive exposed aggregate driveway, beautifully honed stack bond feature walls, and a four-metre mono-pitch ceiling in the lounge. A custom-made concrete hearth paired with a Rinnai Symmetry gas fire adds warmth and sophistication to the living area.

Designed to seamlessly blend indoor and outdoor living, this thoughtfully crafted home is a testament to quality and elegance, promising enjoyment for years to come.



FAQ | NEW HOME PLANNING PHASE



When do I Need to Engage a Builder?

Engaging your builder early in the planning stages of your new home 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, builder 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 new home build. 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 new home 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 new home ideas, do you see any potential challenges?
- 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 new home build will take?
- When are you available to start my project?
- 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. Council Approvals & Compliance

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



PITAU HOME

FAQ | NEW HOME 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.

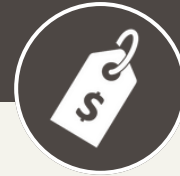


Fixed Price Contracts

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

Fixed-price contracts for new homes provide clarity and financial certainty, as the agreed price covers all aspects of the construction as detailed in the plans and specifications. However, if changes are made to the design or scope during the build, or if additional work is requested, these will result in variations (additional costs).

A fixed price typically includes a contingency allowance to cover the risk of offering a fixed price, along with PC Sums (Provisional Cost Sums, see description below), which cover allowances for certain items. 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 you with an agreed mark up added on top.

Benefits:

- **Pay for Actual Costs:** You only pay for actual costs incurred, not a pre-determined amount, offering flexibility if changes are made during construction.
- **More Cost-Effective:** Cost + mark-up contracts can sometimes be more affordable because there's no built-in contingency fee like in a fixed-price contract. Variations will incur additional costs regardless of the contract type.
- **Full Transparency:** Clear invoicing provides a detailed breakdown of costs, ensuring you know exactly where your investment is going.
- **Flexibility & Control:** Easily accommodate design changes or additions without costly variations.
- **Budget Tracking:** Initial estimates and ongoing cost reporting keep you informed and in control throughout the build.

A cost + mark-up contract is ideal if you want transparency, flexibility, and control over your new home build.

FAQ | NEW HOME PLANNING PHASE

What is a Scope of Works?

A scope of works is a detailed document that outlines exactly what is included in your new home build. It serves as a clear roadmap, 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 a well-defined scope of works is essential for transparency and accurate budgeting. We provide as much detail as possible, going beyond the architectural plans to identify other potential costs that may arise during your build.

Why is a Scope of Works Important?

- **Clarity & Transparency:** Ensures you know exactly what is included in the pricing, preventing 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 & Earthworks:** Clearing, excavation, and site leveling to prepare for construction.
- **Structural Work:** Foundations, framing, roofing, cladding, and all core construction elements.
- **Materials & Fixtures:** Items such as flooring, cabinetry, bathroom fittings, and other key components that may not always be specified in the architectural plans.
- **Labour & Services:** Costs for builders, subcontractors, and any required professional services.
- **Exclusions & Allowances:** Items not included in the scope of works but 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 new home build. For example, joinery details or specific bathroom fittings may not be fully covered in the plans. By listing these items upfront, we help you make informed decisions and avoid budget surprises.

A thorough scope of works gives you confidence in your new home's financial planning and execution, ensuring a smooth and well-organized building process.



PTTAUHOME

FAQ | NEW HOME PLANNING PHASE



What is a Variation/Change of Scope of Works?

A variation or change of scope of works is any alteration to the original scope of works after signing the contract. This can occur due to design modifications, client-requested additions, unforeseen site conditions, or updated regulatory requirements.

Common Reasons for Variations:

- **Unforeseen Site Conditions:** Unexpected ground conditions, soil quality issues, or access challenges.
- **Design Changes:** Adjustments to layouts, materials, finishes, or architectural details.
- **Additional Work:** Extra features or upgrades requested by the client during the build.
- **Regulatory Requirements:** New council requirements or compliance updates that were not initially accounted for.



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 | NEW HOME PLANNING PHASE

How Does the Tender Process Work?

The tender process involves you and your architect inviting two to three building companies to submit a price or estimate for your new home build. While this approach may seem like an effective way to compare costs and choose a builder, it can be challenging to get an accurate and fair comparison.

Why the Tender Process Can Be Challenging for New Builds:

- **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 offer a lower tender price to win the job but may later introduce additional costs through variations as the build progresses.
- **Limited Collaboration:** Builders providing quotes in a tender process may have limited opportunity to collaborate with you during the planning stages, which can result in pricing that doesn't fully align with your vision or requirements.

What is the Most Effective Approach for New Builds?

Instead of relying solely on a tender process, a more collaborative and transparent approach 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 Process:** Selecting a builder early and working through the pricing process together ensures a more realistic budget that considers all aspects of the build. A transparent approach reduces the risk of unexpected variations and ensures your vision is accurately captured.

A collaborative approach between you, your architect, and the builder ensures your vision, design, and budget are aligned from the start.



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