



FAIRBAIRN
BUILDERS

NEW HOME GUIDE |
COMPLETION PHASE









FAIRBAIRN BUILDERS

AWARD WINNING
ARCHITECTURAL BUILDERS



CONTENTS

HOW WE WORK	Welcome to the Final Stage: Your New Home Completion Guide	01
	Completion Process <i>Moving In Warranties & Maintenance</i>	02

INFORMATION	New Home Completion Phase	04
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CONTACT	Fairbairn Builders	09
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WELCOME TO THE FINAL STAGE: YOUR NEW HOME 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 building journey, the completion phase. This final stage is where all the hard work truly comes together, transforming a construction site into a finished home ready for you to enjoy.

In this guide, we'll walk you through what to expect as your new home build wraps up, including final inspections, quality checks, and everything in between. Whether you're preparing for move-in day or just want to understand the final steps, this guide is designed to help you feel informed, confident, and ready for what's next.

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

COMPLETION PROCESS



Moving In

Moving back into your new home is one of the most exciting milestones in the building journey. While we aim to provide an estimated move-in date at the beginning of your build, it's important to understand that this date may shift due to factors such as weather, material delays, council inspections, or variations during construction.

For architectural builds in particular, additional design details or late-stage changes can extend the timeline. We'll keep you updated throughout the process by regularly reviewing and adjusting our project schedule, and clearly communicating any changes with you. Our priority is to ensure your home is completed to a high standard, and that your move-in experience is well-supported, informed, and enjoyable.



Warranties & Maintenance

Once your new home 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 maintenance is important not only to keep your home in great condition, 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 build with us, we stand by the quality of our workmanship and are always just a phone call away.



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Moving In

At the start of your build, we'll provide you with an estimated move-in date. However, various factors can influence this timeline, such as weather conditions, material availability, council approvals, and any unforeseen challenges that arise during construction. To keep things on track, we continuously update our Gantt chart and maintain open communication with you regarding any adjustments to the schedule.

For architectural builds, additional details often emerge throughout the process that weren't included in the original plans. These can include custom finishes, design modifications, or last-minute changes that may extend the completion timeframe. While we strive to meet the expected timeline, our priority is ensuring every aspect of your home is finished to the highest standard. As we approach the final stages, we'll confirm a more accurate move-in date. Our team is here to support you every step of the way, ensuring a smooth and exciting transition into your new home.



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.

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.

FAQ | NEW COMPLETION PHASE



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 in to, we will issue a Practical Completion Certificate, which confirms that the home is essentially complete and suitable for occupation. This allows you to settle in while we finalize any outstanding items or minor tasks that may remain. The Code of Compliance will be obtained once all the final checks are completed and approved by the Council, but your new home will already be ready for you to enjoy.



Home Insurance

As you near the end of your build, we'll work closely with you to determine the correct date for your home insurance to begin and for the contract works insurance to end. It's important to note that moving into your home automatically brings contract works insurance to an end, even if some construction or finishing work is still underway.

Insurance providers vary in their requirements—some will only issue home insurance once the Code of Compliance Certificate (CCC) has been obtained, while others will accept a Practical Completion Certificate and consider additional factors. We understand this can be a complex area, and we will guide you through the process.



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NEW HOME COMPLETION PHASE



Master Build Guarantee

If you've applied for a Master Build Guarantee, we will begin the finalisation process once your home 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. This comprehensive guarantee offers cover for structural defects, workmanship, materials, and more—giving you confidence in the long-term quality and value of your new home.

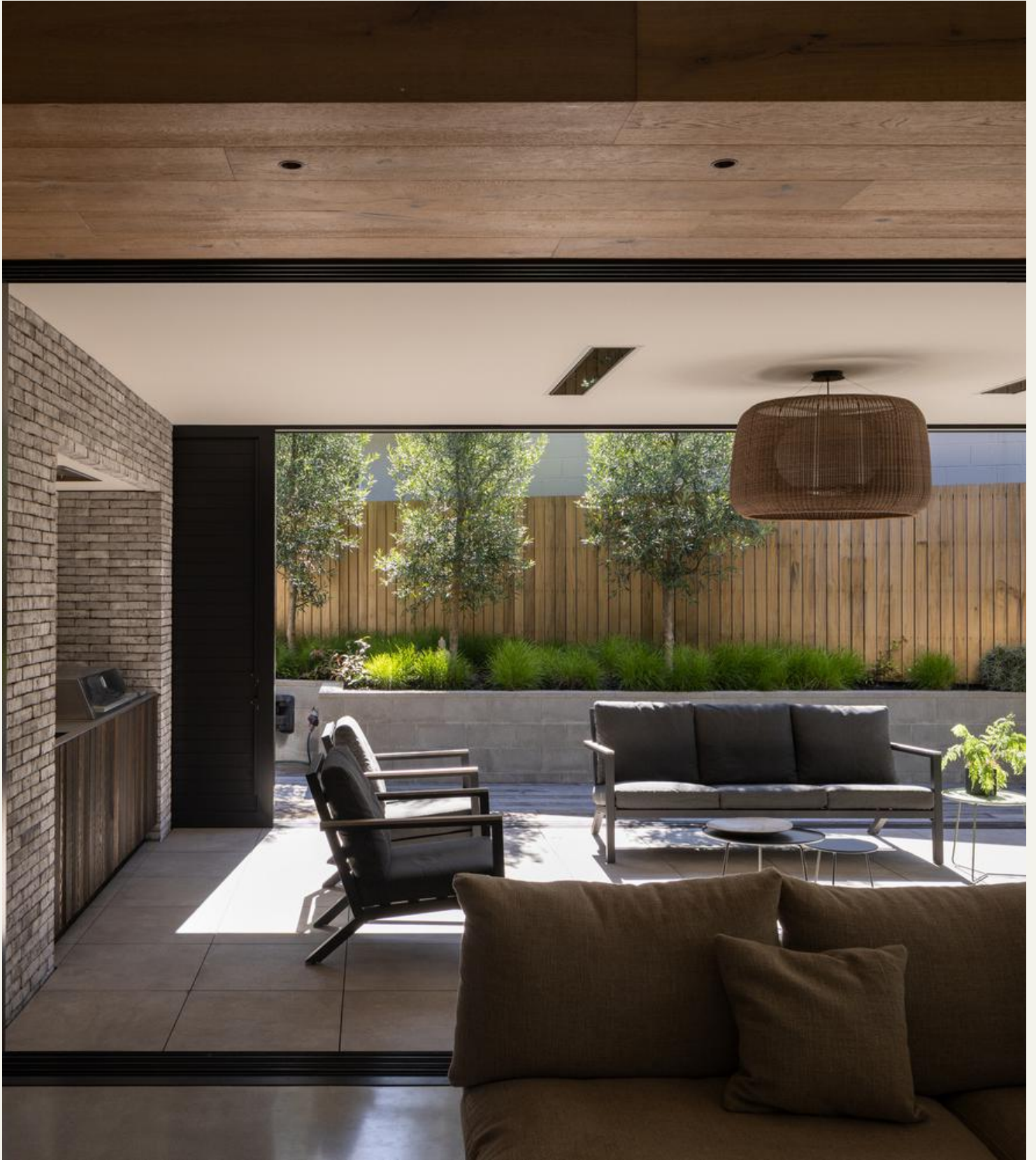
If you have any questions about what's covered or how the guarantee works, we're always happy to guide you through the details.



Warranties and Maintenance

Once your new home 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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