

BUILD JOURNEY ROADMAP

A practical guide to what comes next.



Building on land is an exciting milestone, but the choices you make early heavily impact your budget, timeline, and experience. Use this roadmap to make informed decisions, reduce risk, and build with confidence.

01	02	03	04	05	06	07	08	09
LAND PURCHASE	DISCOVER YOUR BUDGET	UNDERSTAND YOUR SITE	DESIGN YOUR HOME	COMPARE BUILD OPTIONS	SELECT YOUR BUILDER	CONSENTS & PRE-BUILD	THE BUILD	MOVE IN
Completed	Weeks 1–3	Weeks 2–6	Weeks 4–12+	Weeks 8–14	Weeks 12–16	Weeks 14–22+	Months 6–18+	Celebrate
KEY TASKS • Confirm title & land constraints • Understand easements & covenants • Confirm servicing & site access	KEY TASKS • Know realistic construction costs • Factor in site works & contingencies • Align expectations with finance	KEY TASKS • Geotech soil investigations • Topographical survey • Preliminary site feasibility	KEY TASKS • Concept design & floorplans • Solar orientation & layout • Preliminary specifications	KEY TASKS • Understand builder differences • Compare scope, pricing & risks • Identify hidden exclusions	KEY TASKS • Confirm contract model • Review final inclusions /exclusions • Validate client references	KEY TASKS • Council building consent • Engineering approvals • Finalised specifications	MILESTONES: 1.Site Prep 2FOUNDATIONS 3.FRAMING 4.ENCLOSURE 5.INTERIOR FIT-OUT 6.COMPLETION	MESSAGE You’ve done it. Now enjoy the home you created.
COMMON MISTAKE Rushing into house design before understanding the actual build budget.	COMMON MISTAKE Designing a \$1.5M home on a \$1.1M budget.	COMMON MISTAKE Selecting foundations before understanding ground conditions.	COMMON MISTAKE Falling in love with floorplans before understanding real build costs.	COMMON MISTAKE Choosing a builder purely based on the lowest price. BUILD BETTER TIP Use Build Better Compare™ to help you compare builders across Price, Scope, Risk, and Value.	COMMON MISTAKE Signing without fully understanding provisional sums.	COMMON MISTAKE Making design changes after consent submission that result in delays and additional costs.	COMMON MISTAKE Approving variations without understanding the cost. Not keeping a contingency budget.	COMMON MISTAKE Making final payment before completing a thorough handover inspection.



SCAN TO ACCESS FREE RESOURCES

Build Cost Calculator
Questions to Ask Builders

Hidden Costs Checklist
Types Of Building Contracts

Buildbetter.co.nz

Once you have your plans, use Build Better Compare™ to compare quotes and choose the right builder with confidence.