

# SAS BUILDERS

YOUR INSPIRATIONAL GUIDE

## PASSIVE HOUSING

WARM, HEALTHY  
& ENERGY-EFFICIENT

SPECIAL FEATURE:  
RENOVATING A 150  
YEAR OLD BARN

## THE REPURPOSE PROJECT

CHARITY STARTS HERE

HOME IMPROVEMENTS  
THE MOST PROFITABLE  
RENOVATION STRATEGIES

DESIGNING YOUR DREAM HOME  
6 TOP REASONS WHY YOU  
SHOULD USE AN ARCHITECT



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# A NOTE FROM SHAUN AT SAS BUILDERS

Building a home is an investment in your future, and understanding the process empowers you to make informed choices. Whether you're a seasoned homeowner, a budding architect, or simply curious about the shape of our local landscape, this magazine has something for you.

I believe that an informed community is a thriving community, and this magazine serves as a conduit for sharing knowledge and fostering a deeper understanding of the intricate process of building homes in our area.

Remember, the future of Franklin's residential landscape is being built not just by companies like ours, but by each member of our community. By fostering knowledge, promoting sustainability, and appreciating the human connection, we can all work towards constructing a future where homes are not just structures, but testaments to our combined vision, creativity, and responsibility.

Let's continue to build together, not just the homes that house you, but a culture of collaboration, innovation, and excellence. This year, let's push boundaries, embrace new possibilities and keep raising the bar.

Sincerely,

**Shaun Spillane**

MANAGING DIRECTOR



**S·A·S BUILDERS**



# SAS BUILDERS

Crafting dreams into reality with trust and expertise



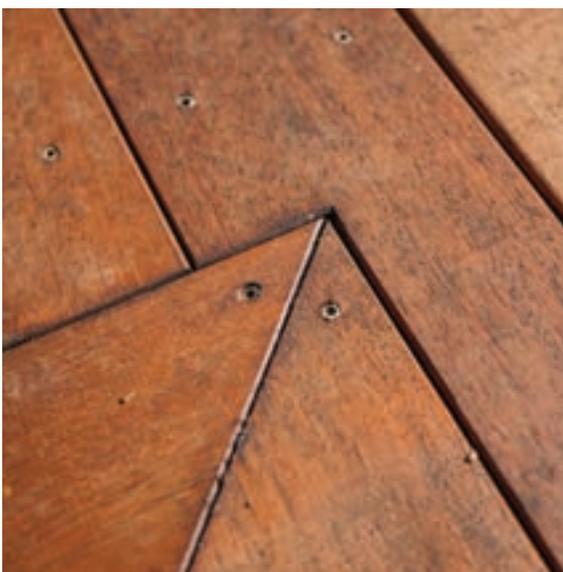


Welcome to the journey of building with SAS Builders. Where challenges meet creativity and every structure tells a story...

## TRUST & COLLABORATION

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The foundation of SAS Builders is a commitment to building not only exceptional homes, but also lasting relationships. Trust is the solid ground upon which every project is built. The team at SAS Builders understands the significance of your vision and works closely with you right from the start. From the initial concept to the final nail, SAS Builders work alongside you, guiding you throughout the entire process.



## TRANSFORMATION THROUGH RENOVATION

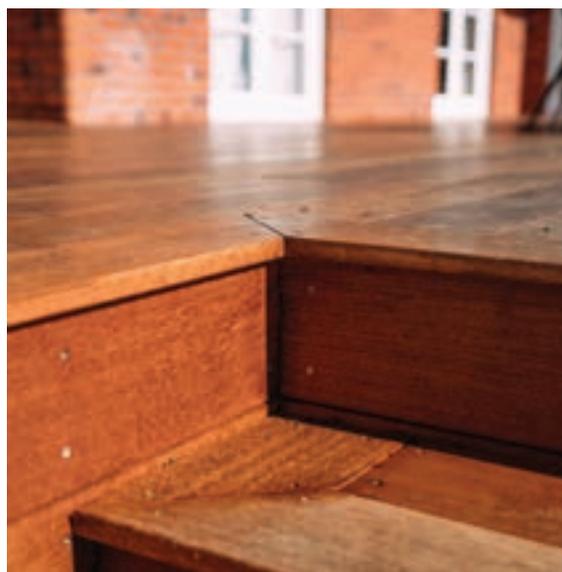
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For those looking to transform their existing house into a dream home, SAS Builders bring a wealth of experience and knowledge to the table. With an eye for design and a dedication to preserving the integrity of the original structure, SAS Builders turn the renovation process into a transformative journey. Your home, upgraded and renovated by SAS Builders, will not only meet but exceed your expectations.

## CRAFTSMANSHIP IN EVERY DETAIL

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A key strength of SAS Builders lies in the mastery of their team of highly qualified builders. Our team are trained in all aspects of new build construction and intricate renovations. Working with a range of beautiful native New Zealand timber, they create unique features that stand the test of time. From intricate detailing to robust structural elements, every aspect of their craftsmanship reflects the SAS Builders commitment to quality and longevity.



## GUIDING YOU EVERY STEP OF THE WAY

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Embarking on a construction journey, whether for a new build, renovation or a specialised project like upgrading your kitchen or bathroom, can be a daunting task. SAS Builders are here to guide you through the entire process. With a customer-centric approach and a focus on open communication, the team ensures that you are informed and involved at every stage.

SAS Builders are not just in the business of construction, we are in the business of turning your dreams into reality. SAS Builders stand as a reliable partner in your journey towards making a home that is more than just a structure ~ it's a reflection of your vision and aspiration.





## COST + MARGIN vs FIXED PRICE

The two contract types we offer for a custom home or renovation project are cost-plus and fixed price. Under a fixed price contract, the total cost is established in advance. On the other hand, in a cost-plus contract, the expenses are projected, and the final price is determined upon project completion.

### What is a Cost-Plus Contract?

This approach is generally preferred by our clients. We provide you with initial expense estimate and subsequently we'll provide detailed documentation of all expenses through weekly or fortnightly invoices being full transparent, including the expenses along with an agreed percentage markup.

**Pros:** Full open book, if the project comes in under the estimate, you will of course benefit with an overall reduced cost. Additionally, the percentage markup on a cost plus is lower, as the risk is mitigated.

**Cons:** If the cost of materials increases throughout the build process, the overall cost of the project will also increase.

### What is a Fixed Price Contract?

Under a fixed price contract, you'll have full knowledge of the final cost right from the start, encompassing all materials, labour, fees and additional expenses.

Thanks to our strong partnerships with suppliers and sub-contractors, we can ensure stable and locked in pricing for your project.

Even if there are price hikes for certain products or services after you've signed the fixed price contract, you can rest assured that we will absorb these additional costs. You won't be charged for any increases, as we stand by the agreed-upon fixed price.

**Pros:** No cost fluctuations, you will have a pre-approved payment plan, and nothing will change, unless you initiate variations.

**Cons:** Can often result in clients paying a premium price as we have had to factor in projected price increases from our suppliers.



**SPECIAL FEATURE:**  
**RENOVATING A 150**  
**YEAR OLD BARN**

## A TIMELESS TRANSFORMATION

### Breathing New Life into a 150-Year-Old Barn

Stepping into this renovated barn is like stepping back in time, yet with a distinctly modern twist. SAS Builders faced the unique challenge of honouring the 150-year history while injecting a contemporary spirit, and the result is nothing short of breathtaking.

Their expertise shines through in the seamless blend of old and new. The design embraces a palette of natural hues, echoing the barn's rustic roots. Native timbers like Matai, Kauri, and Rimu add warmth and character, each piece whispering tales of years past.

But SAS Builders didn't stop there. A touch of the unexpected awaits in the form of a feature wall clad in hessian sacking. This seemingly rustic element, however, hides a secret: tightly packed, modern insulation materials ensure warmth and comfort without compromising the historical charm.

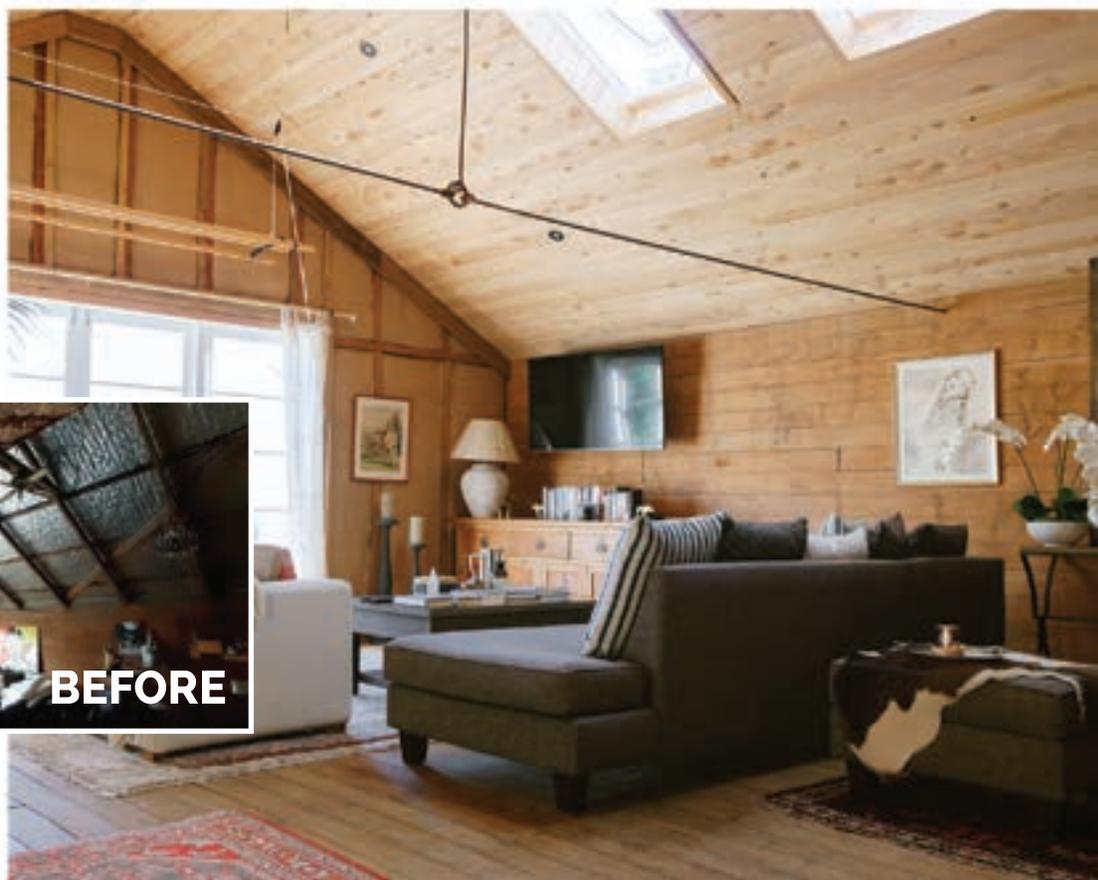
This unique juxtaposition sparks conversation, becoming a testament to the project's ability to bridge eras seamlessly.





The renovated barn is a testament to the power of thoughtful design and skilled craftsmanship.

It's a living example of how we can connect with the past while embracing the future.





# THE REPURPOSE PROJECT

## *A Charitable Cause By S.A.S Builders*

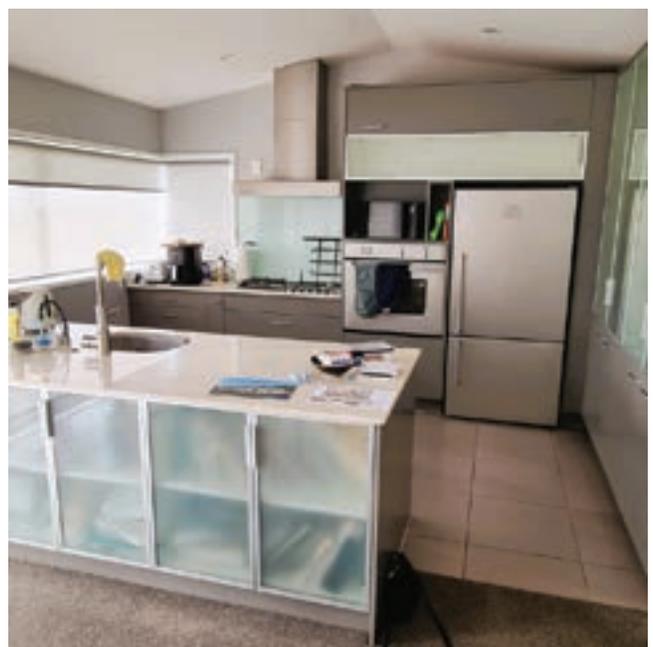
**The Repurpose Project** is our way of ensuring that whenever possible, we can minimise waste on our renovation projects by repurposing various items like kitchens, bathrooms, doors, timber and more.

Construction and demolition waste in New Zealand accounts for 40-50% of the total waste going to landfill. Each new home constructed generates approximately 4 tonnes of waste, with countless tonnes also hitting the landfill from renovation projects also. It's only right that we do as much as we can to minimise this impact, and we are thrilled to have launched The Repurpose Project to allow us to start making a real difference.

The Repurpose Project enables us to advertise all products we have available (via its own FB page) and when needed, the items are also listed on Trade Me to allow for greater reach for those looking to secure a fantastic second-hand bargain.

All proceeds generated from the sale of these items are then distributed to local charitable organisations within our local Franklin region.

These two kitchens raised over \$1000 for charity donations. We've got plenty more to come, keep an eye on The Repurpose Project Facebook page to keep up to date with our progress.



Scan our QR Code for more info





# BUILDING PROCESS

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## WHAT YOU CAN EXPECT WHEN YOU CHOOSE TO WORK WITH US

1

### Meet for a chat

The earlier we connect in person, the more advantageous it will be. If you have not yet selected an architect, we are happy to introduce you to the correct architect for your project. We have observed that early collaboration with architects enables us to contribute to innovative designs, while staying within budget and avoiding unnecessary delays during the pricing process.

2

### Preliminary Contract

Our preliminary contract serves as a commitment from both parties, indicating your genuine interest in having SAS as your home builder. This enables us to proceed with pricing your project, as our meticulous approach involves obtaining precise quotes and estimates. It is important to note, depending on the complexity and size of your project, a fee might be associated with this comprehensive quote service.

3

### Preliminary Work

We proceed with all necessary preliminary tasks before the formal contract begins, including but not limited to acquiring engineering reports, asbestos tests or engaging with architects. Additionally, we arrange meet-and-greet sessions with our preferred suppliers. This preparatory phase ensures that we are well-informed and aligned with your requirements as we move forward in the construction process.

**4**

### Working Drawings + Pricing

Once the architect submits your working drawings to council, we promptly initiate working out a comprehensive price for you. We offer two different pricing structures. We use either a 'Cost + Margin' or 'Fixed Price' contract, supplied by New Zealand Certified Builders.

Our package includes:

- Detailed quote
- Scope of works
- Itemised materials schedule
- Payment schedule
- Detailed job schedule

The pricing process typically takes around 3-5 weeks, depending on the complexity of your project. It is crucial to note that our initial pricing is based on the architect's plans. Our approach allows us to provide you with a transparent and comprehensive understanding of the potential expenses.

**5**

### Signing Your Contract

Once we have finalised your pricing, we will then proceed to draft the final contract. Our package includes your very own project website (password protected) so you have easy access to:

- An online interactive project timeline
- Links to your plans and specs on the fly
- Weekly project updates
- Monthly estimate tracking sheets
- Copies of your contract and guarantees

**6**

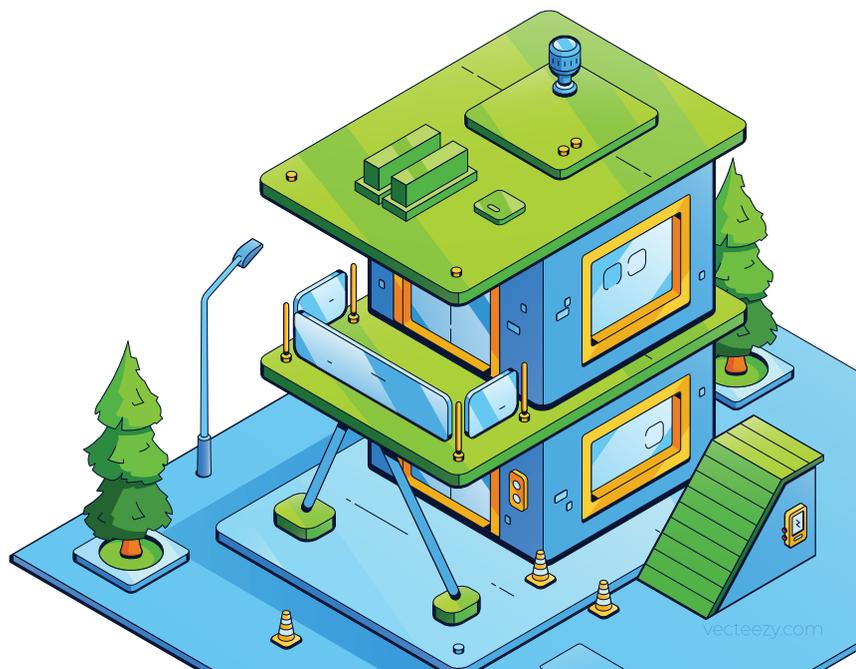
### Payment Throughout the Build

Within your building contact, you will find our standard 14-day payment terms. As part of our streamlined approach, we issue invoices on a weekly basis, which will cover all completed work on site during the preceding week. Our goal is to ensure a smooth and efficient payment process, ensuring transparency and clarity in all financial transactions.

**7**

### Owner Supplied Goods

Feel free to make the most out of any great deals you come across. However, it is essential to keep in mind that if you decide to supply certain goods that were initially included in your fixed price offer, we will need to initiate a variation to the agreement.



# NAVIGATING FINANCES FOR YOUR PROJECT



Ready to breathe new life into your home or build your dream home from scratch? The excitement of envisioning the perfect space is undeniable, however navigating the financial side can often feel daunting.

Whether you're transforming your current home or starting fresh, NZHL Pukekohe is here to partner with you, ensuring a smooth and financially secure journey. We've worked with the team at S.A.S Builders on several projects and have seen them do a fantastic job, treating people's homes as if it were their own.

More than just securing you a loan, our team offers a comprehensive approach:

- **Pre-project Planning:** Discussing your financial goals and creating a tailored plan for the project's duration and beyond.
- **Full Needs Assessment:** Understanding your requirements, enabling us to structure the most suitable financing options for your project.
- **Funds Management:** Guiding you through every step, ensuring funds flow seamlessly alongside construction.

## Standard home loan vs. smart home loan plan.

Here's an example of what we do for our clients.



FINANCIAL FREEDOM. FASTER.



This holistic approach empowers you with:

- **Clarity:** You'll know exactly what to expect cost-wise, enabling informed decision-making
- **Peace of Mind:** Focus on the exciting design choices with NZHL handle the financial logistics.
- **Future-Proofed Planning:** Your plan extends beyond the budget, ensuring continued financial well-being.

Don't let financial concerns overshadow your dream home vision. Talk to SAS Builders and NZHL Pukekohe today and turn your aspirations into reality with confidence.

# UNVEILING THE RIGHT FINANCING PATH:



## TAILORING YOUR LOAN TO YOUR PROJECT

Choosing the right financial path for your project is crucial. Whether it's building your dream home from the ground up, breathing new life into your existing space, or tackling a smaller renovation like a kitchen upgrade, understanding your financing options empowers you to make informed decisions.

### BUILDING A NEW HOME:

- **Progress Payment Loan:** This popular option releases funds at key milestones like foundation completion, framing, roof installation, and finalization. This ensures the builder receives payment as project phases are met, while providing you with transparency and control.

### MAJOR RENOVATION:

- **Upfront Funding:** In some cases, the entire project cost may be financed upfront, offering flexibility and potentially lower interest rates.
- **Progress Payment Loan:** Similar to new builds, this option releases funds gradually based on completed stages, ensuring efficient resource allocation and project oversight.
- **Hybrid Approach:** Depending on the project's complexity and scope, a combination of upfront and progress payments might be the best fit.

### MINOR RENOVATION (KITCHEN, ETC.):

- **Single Payment Advance:** For smaller projects, a one-time upfront payment might be the most straightforward option, granting you immediate access to funds for project management.

Remember, these are just general guidelines. **NZHL Pukekohe's experts are here to help you navigate the nuances and customize a financing solution that aligns perfectly with your specific project.** They'll take the time to understand your unique needs, risk tolerance, and financial goals, ensuring you make informed decisions and confidently embark on your dream project.

Don't hesitate to schedule a consultation and explore your financing options. With the right plan in place, you can turn your aspirations into reality with peace of mind.

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# HOME IMPROVEMENTS THAT PAY OFF

## THE MOST PROFITABLE RENOVATING STRATEGIES

Investing in your home with renovating is not just about creating a comfortable living space, it's also about boosting its market value.

The best profitable renovating strategies will help you maximise your returns. With many options to consider, it can be challenging to decide which upgrades are worthwhile.



### What is a profitable renovating strategy?

A profitable renovation strategy is a home improvement plan that increases the property's value more than the cost of the renovation itself, thus generating a positive return on investment.

### Which areas of the home should I focus on for the best ROI?

The kitchen and bathrooms are usually the best areas to focus on. Additionally, improving curb appeal and integrating energy-efficient features can offer excellent returns.

### How do I ensure my renovations are profitable?

To ensure profitability, conduct market research to understand buyer preferences, set a realistic budget, and focus on renovations that add real value.

### Are green and sustainable renovations profitable?

Yes, sustainable renovations like energy-efficient appliances, solar panels, and double-glazed windows are in demand and can increase your home's value.

### Is open floor planning a good renovation strategy?

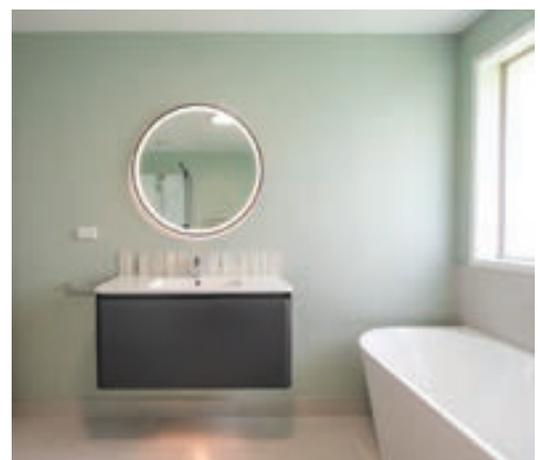
Yes, modern buyers often prefer open floor plans as they create a sense of space and seamless living.

### How important is the exterior of the house in renovation strategies?

Very important. First impressions count and improving your home's curb appeal can significantly enhance its market value.

### Do smart home features add value?

Yes, integrating smart home technology like security systems and smart thermostats can be appealing to tech-savvy buyers and add value.



# HIGH PERFORMING PASSIVE HOUSES



## HIGH PERFORMANCE • LOW IMPACT

### Warm. Healthy. Energy-efficient

High-performance homes are based on the Passive House principle. Designed for the comfort and well-being of their occupants, they maintain excellent air quality and year-round comfortable temperatures.

These homes are energy-efficient and environmentally responsible. We believe all new homes should be high performing. However, it's also possible to improve the quality and performance of existing homes, so

### Fresh Air

Breathable air is a fundamental necessity, and a Passive House takes this to heart. For those who love the details, this means 0.649 air changes per hour, measured at n50. All you need to do, is imagine inhaling fresh, filtered air every hour of the day, untainted by pollutants or allergens.

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"My goal is to help our clients to see that the investment in making their new home a Passive House. Enabling them to reap dividends that last a lifetime and provide a basis for the healthiest lifestyle possible."

~ Shaun Spillane, S.A.S Builders

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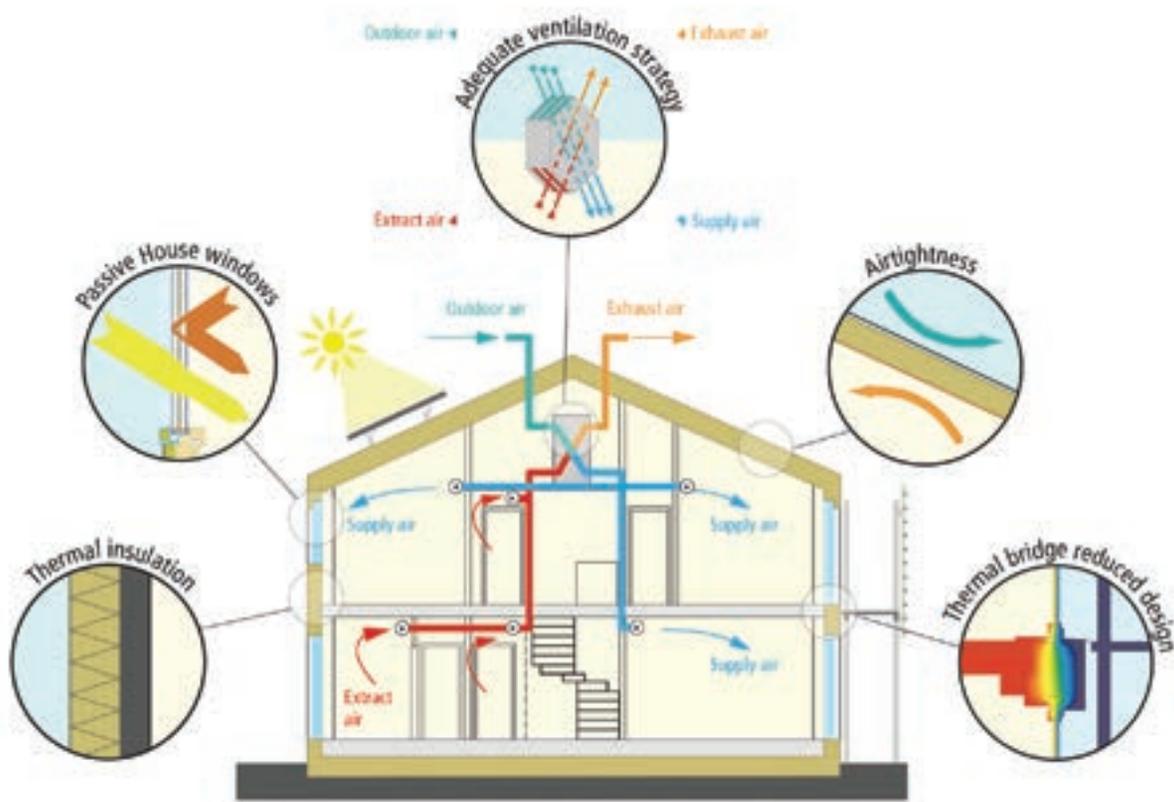
they're more comfortable to live in. High performance can be achieved to different degrees, with varying budgets.

### Correctly measuring your local environment

One cornerstone of Passive House design is a thorough understanding of your local environment. For instance, your home might be in full sun on top of a hill or in a valley under full shade. Rather than a "one size fits all" approach Passive House professionals gain insights into your surroundings, enabling them to thermally model a design to ensure they create the correct home for the environment.

### Restricting Mould Growth

A consistent supply of fresh air plays a pivotal role in mitigating mould growth within indoor spaces. When air circulates, it prevents the accumulation of dampness on surfaces, diminishing the likelihood of mould spores finding suitable breeding grounds. Ventilation systems, such as mechanical or natural ventilation, facilitate the constant exchange of stale indoor air with fresh outdoor air. By regulating humidity, reducing stagnant conditions, and enhancing overall air quality, proper ventilation significantly contributes to mould control and promotes a safer and more comfortable living space for your family.



### Use a Passive House Professional

Crafting a Passive House requires specialised knowledge and expertise. Enlisting the services of a trained Passive House professionals elevates your project from mere construction to a true work of art. The team at S.A.S Builders possess an in-depth understanding of the principles, techniques, and intricacies involved in creating a high performance, energy-efficient dwelling.

Our guidance ensures that your Passive House adheres to rigorous standards, optimising its potential and safeguarding your investment.

### Increased Resale Value:

As energy efficiency becomes a more significant factor in property valuations, Passive Houses tend to command higher resale values. Potential buyers are often willing to pay a premium for a home that offers lower operating costs, better comfort, and a reduced environmental impact.

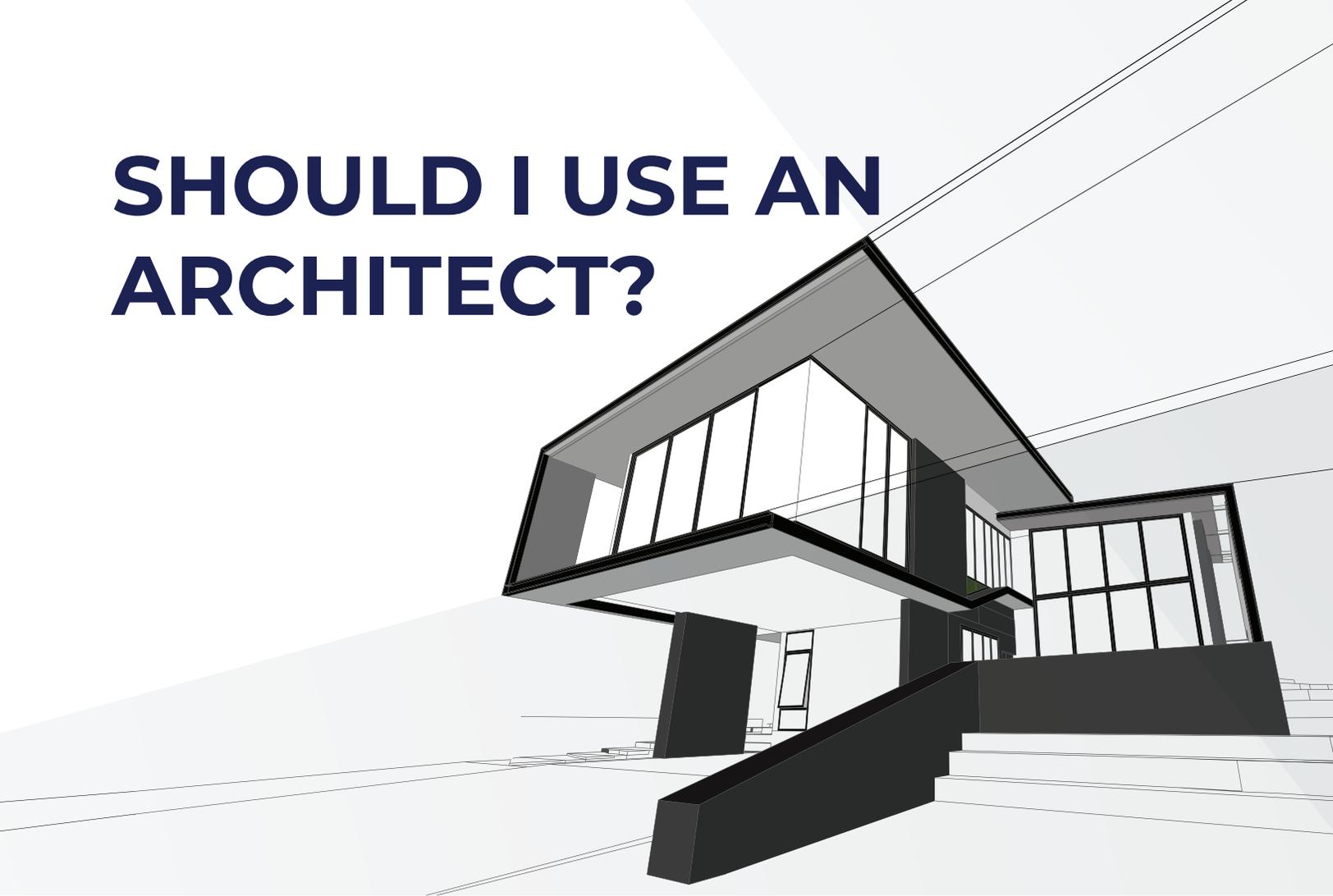
### Environmental Sustainability:

Passive House buildings have a much smaller carbon footprint compared to conventional structures. The energy-efficient design and reduced reliance on fossil fuels contribute to lower greenhouse gas emissions. By investing in a Passive House, you're making a positive contribution to environmental sustainability.

### Futureproofing Against Rising Energy Costs:

Over time, energy costs are likely to increase. By building or owning a Passive House, you are insulating yourself from future energy price hikes. Your property will remain affordable to operate and maintain, providing a level of financial stability in the face of uncertain energy markets.

# SHOULD I USE AN ARCHITECT?



If you're preparing to build a new property or conduct a major renovation, you may find yourself wondering if you should use an architect or not. Here's our top 6 reasons why we think involving an architect is an absolute game changer!

## **1. An architect can interpret your vision**

Whether you are creating a new building or adapting an existing one, you may know what you want, but do you know how to achieve it? By listening to you carefully and asking the right questions, your architect will clarify what you want and explain what you can expect from the design, planning and construction process.

## **2. An architect can think creatively**

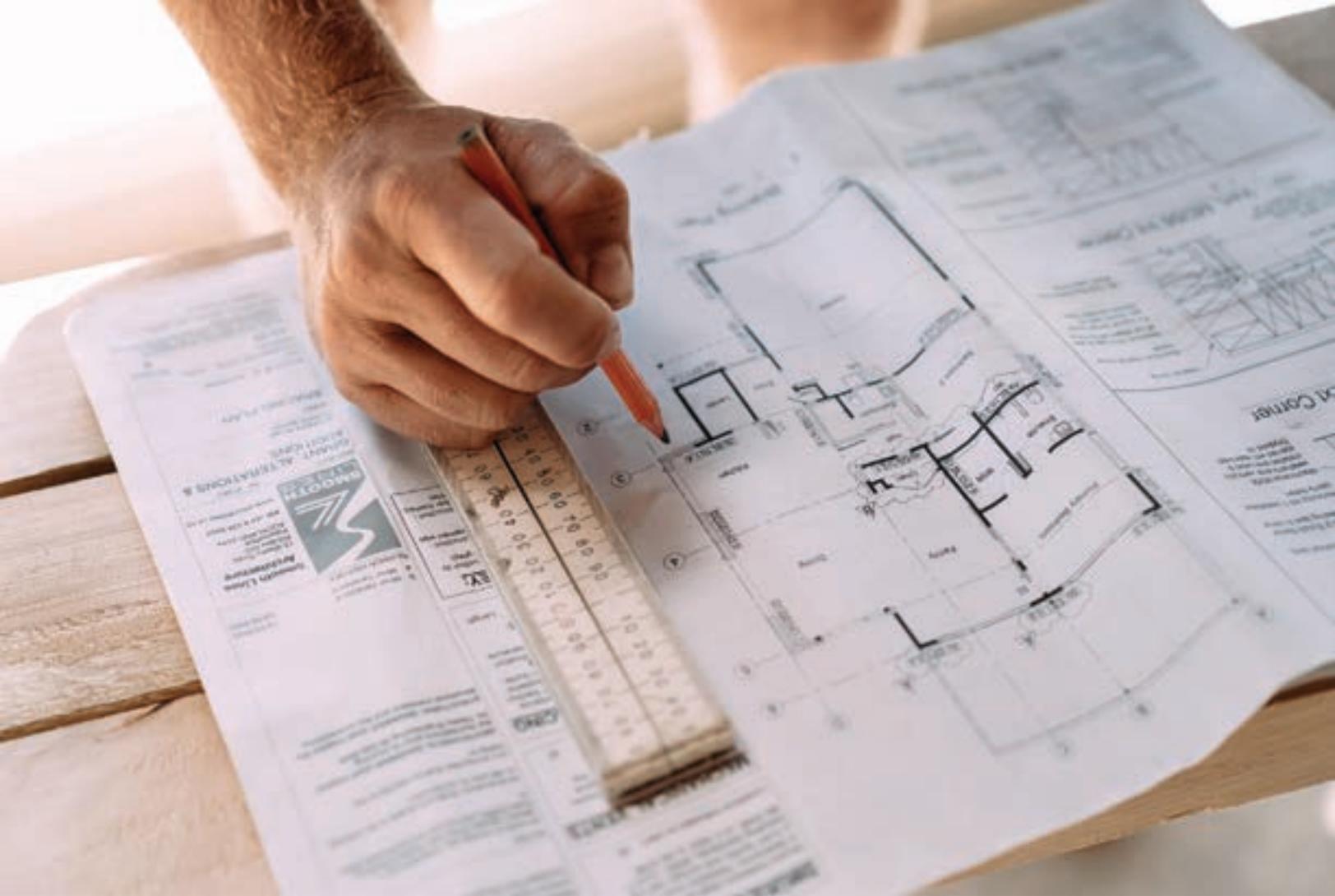
By thinking creatively and drawing on their wealth of experience and ideas, they will add an extra dimension (sometimes literally) to your project. An architect will explore the potential of your building and suggest clever and inventive ways to adapt it to create a space that works the best it can.

## **3. An architect can add value to your property**

A good architect, like any good professional, will pay for themselves. They will work with you to come up with a design that not only improves your life but increases your property's value. This could be as simple as adding a window or roof light to bring more light, or more substantial changes such as reconfiguring the footprint to create more space.

## **4. An architect can see a bigger picture**

Your architect will look at a space with a trained eye to see how to maximise its potential. They will be able to see beyond the building's limitations and conjure up space where none was apparent. The result will be a building that really works.



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**“If you think it's expensive to hire a professional to do the job,  
wait until you hire an amateur”**  
– Red Adair

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**5. An architect will know what's going on**

Work with an architect and you have a hot line to design trends, new materials, technological innovations and environmentally friendly products. Through their work and by attending trade shows and generally keeping in the loop, they are plugged into what is happening in the building world. They will surprise you with suggestions of different ways to use materials, new construction methods and fresh design ideas. They will also check the work and sign it off before you pay. Simply put, an architect will make sure the builders do a good job.

**6. An architect can ease your pain**

Embarking on a big building project can be a daunting prospect. Working with an architect can transform the process from nerve-wracking and budget-busting into an exciting and rewarding experience. By suggesting design ideas, drawing up plans that match and expand your vision, and overseeing the work, they also offer another valuable ingredient: your peace of mind.



# INTRODUCING BUDGET LED DESIGN

## THE BEST WAY TO AVOID LOSING MONEY BEFORE YOU START BUILDING

Embarking on a budget-led design journey for your project ensures a practical and cost-effective design right from the start, leading to potential savings and a stress-free construction experience.

In a budget-led design, architects, builders, and quantity surveyors (QS) collaborate during the planning phase. Engaging a builder and QS early in the design process proves instrumental in saving costs by exploring innovative construction methods. This collaborative effort ensures that the project stays within budget, avoiding unforeseen surprises and unnecessary stress.

### The Challenge:

Traditionally, homeowners engage architects first, investing significantly in bringing their vision to paper. However, these designs can often lead to budget overruns during the quoting stage. Clients may find themselves facing disappointment, realising their dream home might not align with their budget. This can result in redesigns, additional costs, and, in extreme cases, abandoning the project altogether.

Lester Bryant, our QS, highlights that over 35% of architectural plans don't materialise due to designs exceeding budgets. Embracing budget-led design helps create a higher success rate in progressing from design to construction.

### The Solution

Building a cohesive team comprising of architects, builders, and a QS from the project's inception ensures a seamless process and helps keep the project within budget. The team utilise their collective knowledge, examining past projects to estimate costs accurately and address any necessary adjustments to the brief or budget before the design phase begins.

By adopting a budget-led design, the architect, builder, and QS work together to align the design with the budget, reducing the need for

redraws and avoiding delays that could inflate costs. Early involvement of the builder ensures that the design is not only aesthetically pleasing but also constructible within budget constraints.

### The Conclusion

The pre-construction phase is pivotal, setting the groundwork for the entire project. Collaborative decision-making early on, involving the builder, QS, and architect, ensures well-planned and cost-effective projects aligned with any budget. Shaun Spillane of SAS Builders emphasizes the importance of early collaboration to achieve successful outcomes.

**"At SAS Builders, we champion collaborative efforts, working closely with architects and QS from the project's initiation to align design and budget seamlessly. Homeowners seeking award-winning builders with extensive experience working with architects should contact SAS Builders for a successful project journey."**

**Shaun Spillane – SAS Builders**

**Our hot tip for homeowners: Avoid waiting until the concept design or consented plans are in place to involve the builder.**





## *A Charitable Cause By S.A.S Builders*

**The Repurpose Project** is our way of ensuring that whenever possible, we can minimise waste on our renovation projects by repurposing various items like kitchens, bathrooms, doors, timber & more.



### **S.A.S BUILDERS**

*Capturing The Vision, Delivering The Dream*



## **ARCHITECTURAL BUILDS - RENOVATIONS**

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🌐 [sasbuilders.co.nz](http://sasbuilders.co.nz)