

THE HOME THAT ROSEBANK BUILT.

PENDANT
LAMP

SHELVES

Featuring:

- Landmark Homes
- The Building Co

STOVE

▪ 720 Build

▪ Sharp and Page

▪ Peter Fell

▪ Warmup

▪ Gerard Lighting

HERRINGBONE
PARQUET

Design / Planning

CHAIR

Introduction.

What started as a slightly off-beat idea, gained momentum quickly. Could you build an entire house using businesses in Rosebank? As a road that is totally abuzz with trading and supplier companies, we think you can.

Over the next twelve months we will walk you through the entire process of building your own home using companies in Rosebank. We will learn about new products and hear of tried and true systems to help you go from the conception phase to the final building stage.

By using local suppliers, not only will you be supporting local businesses, chances are you'll also find ways to save money, too.

If you're looking to build or are in the process of building your own home, there will be something of interest for you. Even home owners are bound to find features that appeal to them - we've a feature on furniture and who doesn't love to hear about designs that are trending right now?

Some companies in our upcoming

features are large international companies, some are national, some are small family owned businesses - this is the nature of Rosebank. Whatever the situation, the companies featured each have excellent reputations and expertise to help the whole process be as seamless as possible.

Building your own home is a dream for many New Zealanders. The notion of designing a house to tailor individual needs appeals to many of us but how do we take the first step and what is involved? Everyone who builds a house will have differing needs and wants - they'll also have different experiences. By working with companies that have earned a solid reputation in the industry, the process does not need to be a headache. When you finally receive the keys to your new property, you'll be glad you had them by your side.

We'll be featuring many products, suppliers and service providers that stand out as some of the best on offer - period. Not just the best in Rosebank.

Our first feature in this month's issue delves into the **planning** and **design** stages of building your home. In the following months we will investigate **roofing** and **cladding, insulation** and **flooring, painting, windows** and **doors, kitchens, bathrooms** and **bedrooms, electrical** and **lighting, utilities** and **appliances,**

glass solutions, furniture and finally **landscaping.**

From roofing to flooring, to landscaping and fitting out a stylish kitchen, we will investigate it all.

Twelve features, twelve months.

Let's build a solid foundation of knowledge and create a house.

We bring you the "Home that Rosebank Built."

Feature by Alice Cranfield



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Got you covered.

So, you've decided to build a new house. You've poured through magazines and spent hours looking at designs that speak to you on the Internet - but what's next?

Often figuring out the next step can be daunting. Will you use an architect or maybe you have your eye on a prefab design you've seen? What about consents? When do you need to start thinking about this? How do you know who a good builder is? What about your budget? Is this set or do you have some flexibility?

Making the first step doesn't need to be overwhelming. Many companies

will walk you through the different processes and as they've done it so many times - they'll show you tricks along the way too, often saving you precious money and time.

We've discovered plenty of amazing companies along Rosebank Road to help you take those ideas out of your head and onto the drawing board. All unique in their own way, these are the companies to talk to if you are considering building your own house and want to get stuck into the initial planning stages.

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Landmark Homes.

When Julie Aldridge and her husband Warwick started the Landmark Homes West/Central Auckland branch they'd already been operating their own building business for some 20 years.

When the opportunity came to own the branch they jumped at the chance. Loving the quality of the builds that the Landmark name had earned, they wanted to be a part of the whole journey rather than simply being the builder who is given the set of plans at the end of the design process.

Seeing the importance of having the builder involved throughout the entire

planning process is essentially what drew them to the Landmark brand, and it's what should draw you too. When you sign up with Landmark you are connecting with an entire team who walk you through each stage of building your home.

Landmark West/Central Auckland are a good team to have on your side. This is their passion – they'll liaise with the best in the business at each step. From gaining consents, to helping you pick tap fixtures, they'll work to guide you through every process and bump along the way, so you can have the house that you love.

"We are an ally that works with you



landmarkhomes.co.nz/auckland-central-west.html

PH: 09-972 1730

517 Rosebank Rd, Avondale, Auckland



to reach the building stage,” says Paul Brock, Landmark West/Central New Home Consultant. “You’re enjoying the benefits of working with a big name like Landmark such as buying power, fierce protection of the brand and quality craftsmanship and at the same time you are working with a small team and a family owned business.”

Paul notes that as every client is different, figuring out what is important to those clients is important.

“Every site is different. Every budget is different. Once we work out these key parameters with you, we can then design something to fit that situation,” he says.

For Julie her favourite part about her job is seeing the smile on people’s faces when they walk into their new home – she says it never gets old.



Sharp and Page.

Sharp and Page have been in the business since 1936 – they're good. You must be if you've been in the game this long.

With an eye for making allocated space work to its best advantage, Sharp and Page can work with you to make your kitchen, laundry and wardrobe dreams come to light.

The machinery being used by Sharp and Page is cutting edge, it's the highest quality machinery coming out of Italy. Managing Director, Adam Sharp says they have the most technologically advanced set up in Australasia, ensuring the work they produce is of the upmost quality

and efficiency.

With all aspects of your kitchen being manufactured in New Zealand you are not only buying local, you are saving valuable time and money too. Sharp and Page ensure they use only the best quality materials and they understand how spaces are lived in.

"We make kitchens that people can live in today," says Adam. "We look at how people use kitchens in the 21st century and use the latest designs picked up from Europe."

Once the space has been made available for a kitchen in your plans it is a great time to meet with Sharp and Page. They believe it is important

sharp & page

sharpandpage.co.nz Ph: 09 828 7119
590 Rosebank Road, Avondale, Auckland

to come to designers who understand how to make your space best work.

Another advantage of being completely New Zealand owned and manufactured is that your final product will be completely bespoke, giving you the exact finishes and details you are after.

Say you do the kitchen, you may find you want to continue and have similar finishes through to your laundry, wardrobes or vanities too. This is no problem as they do it all.



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sharp & page

**Contemporary.
Affordable.
New Zealand made
Kitchens.**



sharpandpage.co.nz



The Building Co.

The Building Co believes the most important aspect of planning a residential building project is to have the right people involved.

They are dedicated to ensuring your project operates efficiently and offer a free quantity surveying service to clients they work with.

With this service, The Building Co can provide a budget estimate from your conceptual drawings and make sure that what you or your architect are proposing falls within both your brief, and available budget.

“Projects that come in on time and under budget are due to good planning,” says Director, Kendall Read. “This good planning enables clients to enjoy the whole experience.”

As a company that has a wealth of knowledge within the construction

industry, The Building Co has developed systems that work to manage all the practical aspects of your construction work. Tied into this, they'll work with you at the back end of the planning too, to ensure your building project happens on time and to budget.

Once you have a clear picture of what you'd like to achieve, The Building Co can help put together a program and budget to manage the expectations you have for your home. These systems work – The Building Co says they often have clients who have worked with other builders in the past and comment, “that the whole process has been so seamless and enjoyable this time around”.

All systems in place have been set to make the entire building process as stress free as possible for you.



THE BUILDING co

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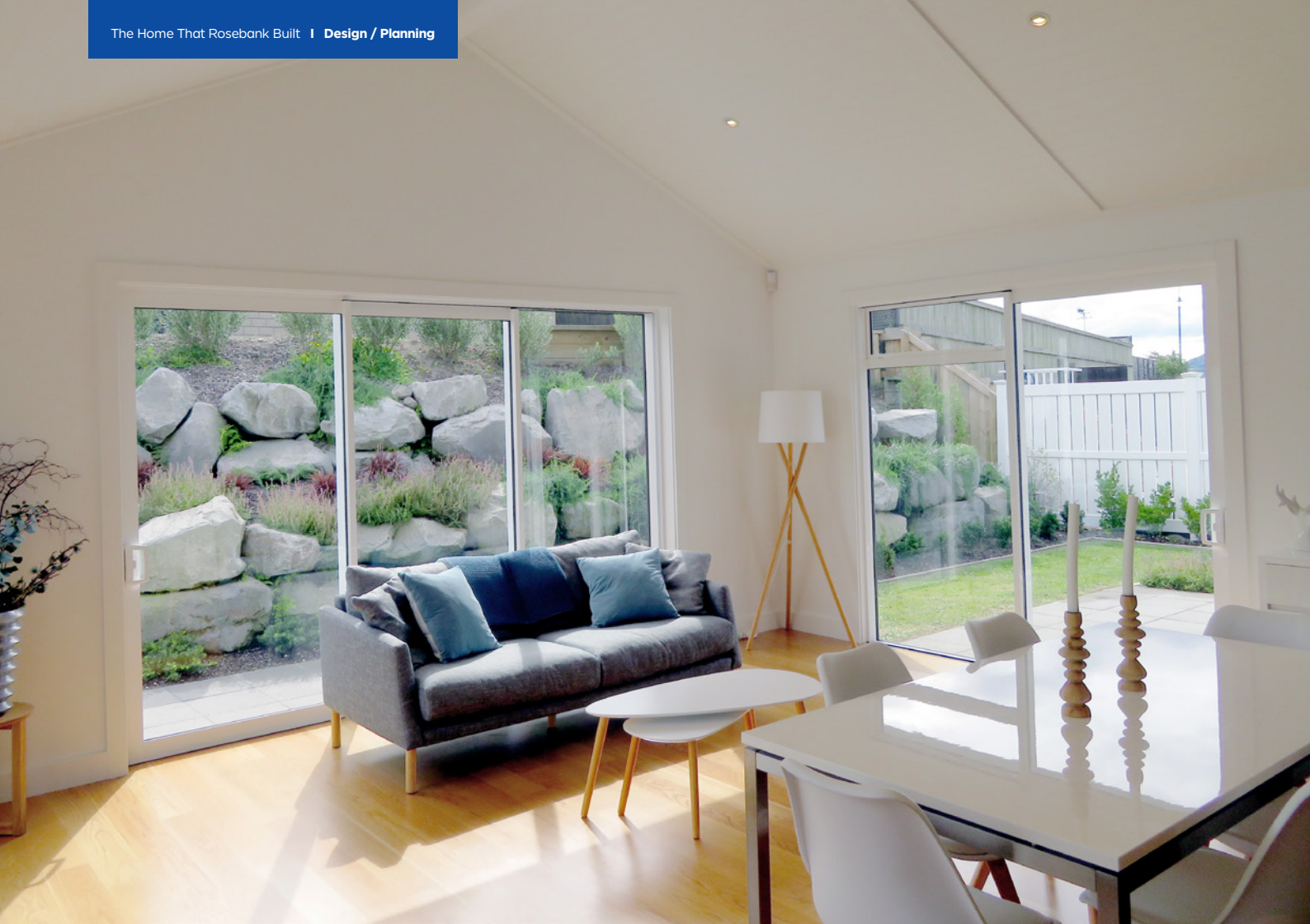


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720 Build.

As an owner operated construction company, 720 Build works across both commercial projects and high end residential new builds and renovations. While being a big company, when choosing 720 Build for your residential project, you'll have a dedicated residential team working with you. You'd be right in picking 720 build too – the team are NZ Certified Builders and Registered Licensed building practitioners and all their work is backed by a HALO 10-year warranty, too.

In the initial stages it's important to find either an architect or a design and build company who suits and understands your style, so the end product is what you want – 720 Build allows you to start with a blank canvas, giving you, as the client, free range to personalise and dream

up with no rules or fixed walls to work around.

The dedicated residential team are there to deliver the best results to clients. From conception, design and consent, through the full construction and contract management 720 Build can work with you to make it a seamless process.

720 Build will take your own drawings and specifications or work with you through our preferred designers to give you the best result. Most importantly, it's what you want that matters, whether it's a new build or an alteration, 720 Build works to ensure your project is finished to the highest standard possible.

People are often surprised at the efficiency 720 Build create and work with. With a range of packages

available, including traditional contract packages, a wide range of options are available to suit the needs of different clients.



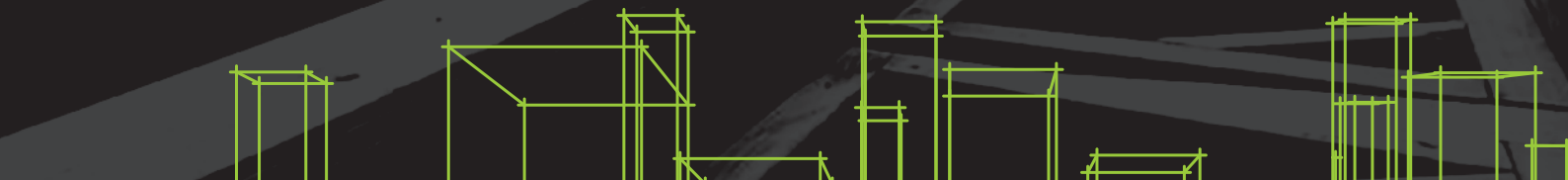
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p. 0275 487 720





Peter Fell.

Peter Fell offers all your concrete solutions – from internal to external uses – concrete is a material that can be used in any aspect of your home.

It's an extremely versatile material. Used since ancient Roman Times, it has proven it can stand the test of time and has remained a solid trend for architects and homeowners over the years.

Proudly Kiwi owned, the family business has an extensive range of colour oxides available to add to your floors, walls, patios or driveway, allowing you to create your own unique look. Backed with 27 years' experience, Peter Fell is without a doubt the specialist for coloured concrete in New Zealand.

In terms of planning, your mix of colour design, placing of flat surface

and desired finish are good examples of the early conversations that can be had with Peter Fell. Typically, these design decisions, colour selections and finishes can all be selected at the drafting stage of your build.

"We are very active in the planning process," says Regional Manager Paul Dwight. "From the initial architect presentations, the team at Peter Fell pride themselves on the relationships created to assist with the selection of colour and finishes required for each projects."

Peter Fell has a fantastic showroom in Patiki Road, Rosebank where the displays offer you with an opportunity to view and select from good sized examples of both colours, textures and finishes.

Once the initial design and selection

process has been done the rest is easy. Your builder and concrete placer will then form your works from foundation to landscape finishing, and you can enjoy your new space.

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81 Patiki Road, Avondale, Auckland





Add a touch of luxury.

What better way to add a touch of luxury to your bathroom than by including underfloor heating? With a bit of forward thinking, Warmup has a solution that delivers a fully waterproof bathroom as well as a complete heating system.

The Tiled Shower Solution is so good you'll need no other heating in your bathroom and you'll have less condensation. You'll also have the convenience of a fully programmable digital touch screen thermostat that can be operated through a standard panel or Wi-Fi. It's hard to believe all of this will run for the cost of one coffee per week.

So, what is needed in the planning stages? Founder and CEO Paul Fielding tells me not a great deal is needed. If you're using concrete as your substrate, instruction must be

given in the planning and building stage to allow for a drop down in the bathroom to allow for the shower recess and correct levels to install the system later down the track.

Fast forward, then Warmup will arrive at your site when the wall linings are on and all plumbing and drainage points are in position. The first step Warmup takes is to waterproof the entire bathroom using a sheet membrane. Insulated Marmox tile backer boards are laid down and the shower base and enclosure are installed. The heating is then laid across the entire floor area and the shower enclosure is pre-channelled for glass.

"The beauty of using a sheet membrane to waterproof the entire area is in the consistency it has in thickness compared to its liquid

applied counterpart," says Paul. "Another key benefit and feature to this way of waterproofing is the speed in which it can be done. As there is no drying time needed for the waterproofing, a tiler can start in your bathroom 24 hours after our work is complete."

Impressively, the entire set up at Warmup's end can be done in one day. Warmup believes in this product so much it has a lifetime warranty for undertile heating in your bathroom and they guarantee products, installation and waterproofing for 15 years.

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Gerard Lighting.

While lighting may not jump out at you as something to think about in the planning stages of a build, Gerard Lighting believes it's an aspect that is hugely important and often overlooked. As you work on the initial designs, thinking about each space and how you'd like it to look and operate in different settings is important.

Say, you want to have a cinema feel when you watch a movie in the family room; how would the lights look to you in this space? You could be a huge entertainer and want to have different lighting scenes throughout the evening. The options really are limitless.

With a fantastic domestic control system called Diginet Sitara, all lighting in your home can be controlled quite simply and cost

effectively through a Bluetooth, wireless set up.

"While set ups like this have been available before, in the past they have been reasonably costly and expensive to do," says Garth Mudford, NZ Sales and Marketing Manager. "This is no longer the case."

Another feature of Diginet Sitara is it can be added to your lighting at any stage. While Gerard Lighting encourage you to think about lighting in the planning stages, Diginet Sitara can be installed at any time, even years after your build. Designed to be as up or downscaled as you'd like, the system can be used throughout the whole house or just in one room. It's a simple system to install too.

"The person who is installing the lights, can install the system," says

Garth, "simply because the system communicates over your standard power cables, with no extra wiring or specialists with laptops required".

The new system has only been around in the last year and it is cutting edge. Garth Mudford believes that once people start to see what this system can do in the home, interest will only continue to grow. Start with one room and see for yourself. It's simple to add another room, and another, as you discover what it can do.



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