





40  
YEARS

— OF —

*building homes*

IN NEW ZEALAND



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# WHY CHOOSE GROVE HOMES?



## We are family

Our family values are the connective tissue of our business, assuring cohesion and strengthening operations in way that is unique to a family-run business.



## We understand first home buyers

With costs of homes sky rocketing and burgeoning housing shortages, couples and young families are finding it increasingly difficult to get a foot on the property ladder.

Our range of well-considered smaller home plans cost less to build and are cleverly designed to utilise interior space for easy living, while still having a sophisticated aesthetic you can be proud of.

[See page 24 & 26 for examples of our First Home Series plans.](#)



### **We've been building homes for 40 years**

You can't last in this business for 40 years without being good at what you do. And that's a fact. Not only are we expert at our craft, but we have always understood the value in making our customers feel assured, understood and cared for. After many years of being in business we have acquired a trusted team of like-minded professionals, such as fully qualified architectural designers, builders, groundworks team, surveyors, engineers, and builders who understand and share our strong business ethics.



### **We only build new homes**

Just ask Dan Carter – practice makes perfect. So that's just what we've done. By concentrating our service to only new home building, we've done away with all the niggly stuff – All the re-claddings, renovations, alterations, re-location jobs . You know – the stuff that the other building companies offer that distracts them from building your new home.



# OUR BUILDING PROCESS

1

## Section Survey

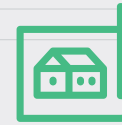


Once you've signed our Engagement Form we'll visit your site to get an idea of the topography, shape, size, sun aspect, views and access.

All of these factors help us establish design parameters such as foundation type and layout of rooms, etc. We'll also contact the local authority to check out any information or regulations they have on the property that will effect the house design and construction.

3

## Concept Design



Once you're satisfied with the brief, we'll have our designer prepare the concept design drawings.

During this process we will gather further information on your site from the local authority and assess any impact it may have on your design. We'll then present you with the concept design for you're feedback. This includes a site plan showing how your home will be oriented on your site, floor plan, and elevations showing cladding, roof line and windows etc.

2

## Meet & Brief



We listen to what you would like to incorporate into your new home design, how you'd like it to look, and your budget and time frame.

Start with one of our plans, and customise it to better suit your requirements. Or we can create a unique home plan just for you. Alternatively, you can bring us your own design – we can work with that too!

4

## Sign the Contract



Once you're happy with the design, and we have completed any final site investigations that may impact the build, we'll provide you with a fixed contract quote and outline specification.

Once you confirm you're happy with the fixed contract quote, a building agreement is drafted which is subject to you obtaining finance and your lawyer's approval. Once the building agreement is confirmed you will then sign the 10-year Home First guarantee.

We like to keep it simple. So we've streamlined our building process into 8 simple steps for you.

## 5 Construction Drawings & Consent



Once the contracts are finalised, construction drawings will be prepared, and any fine tuning to the design may be made by you at this point.

For example there may be some bathroom fittings or appliances you may want to change from our standard specification. The construction drawings are submitted to local authorities for a Building Consent. This is typically a 4 week process.

## 7 Building Starts



Once your building consent is issued we set about starting your new home build. Building usually takes around 16-20 weeks depending on the size and complexity of your home.

We will touch base with you before building commences and you are welcome to come on site at key building stages to see how things are progressing.

## 6 Choosing Colours & Finishes



While the drawings are in for consent, this is a good time to finalise your kitchen design, select your flooring and interior & exterior colour scheme.

Each of our expert consultants in these areas will help guide you through these decisions.

## 8 Move In!



On completion of your build and landscaping, and once the local authority are satisfied, a code of compliance is issued. After your final walk-through to check you're happy with everything, we then hand over the keys to your new home.

Relax & enjoy!

# *Little Italy*

in Aotea





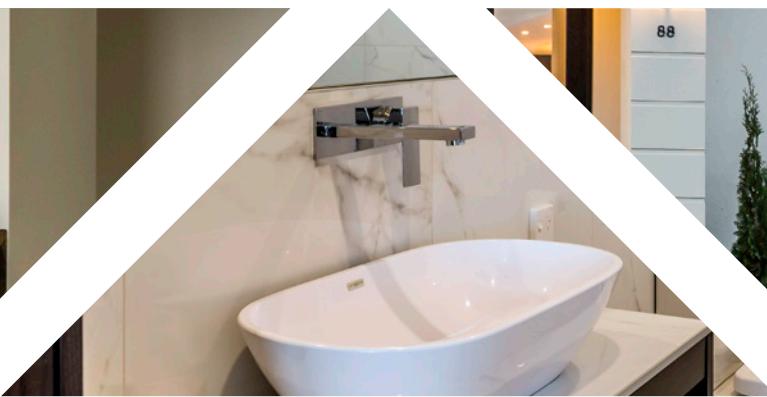


## Grove Homes recently completed this Italian inspired two-storey villa in Aotea.

Completed in 2016 this stunning four bedroom home came in on-time and on-budget, even with a number of variations required from the owner.

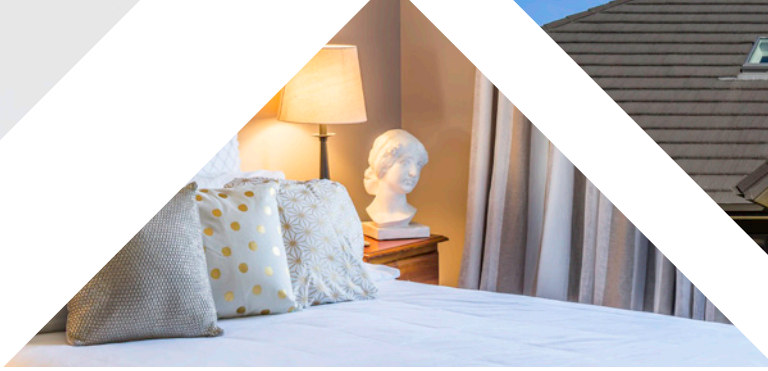
Features include a built-in fireplace with recycled macrocarpa mantle, custom granite tiles to kitchen and bathrooms, full butler's pantry, mezzanine floor and exquisite fittings and fixtures throughout. The exterior is plaster over 50mm aerated concrete panel with corner block detailing, APL aluminium joinery and balustrades. Gerard Corona roofing tile completes the look.

See more of this home at [www.grovehomes.co.nz/gallery](http://www.grovehomes.co.nz/gallery).



# *Timeless design*

wins every time



## This classic family home nods to rustic traditions but remains dedicated to contemporary living.

This four bedroom home built in Grenada North was completed in 2012 and has become a sanctuary for its owners. It has all the convenience's you would expect of a new, modern home while maintaining the warmth and character of a traditional English rustic farmhouse.

This home has an inviting street appeal and authenticity afforded by its Hinuera natural stone and cedar weather board cladding. The steep roof pitch creates a second storey loft-style bedroom and bathroom, naturally illuminated by skylights.

See more of this home at [www.grovehomes.co.nz/gallery](http://www.grovehomes.co.nz/gallery).

## A contemporary take on the traditional bungalow.

The traditional Californian Bungalow reached our shores through American plan books in the 1930's and was designed to protect it's occupants from the sun!

Well, we've come a long way since then, and us Wellingtonians know that the sun is a precious resource to be welcomed into a home with open arms. This stunning home is certainly a testament to that.

With four bedrooms, three bathrooms and generous open plan living, this home really feels like it's wrapping it's arms around you. Interior finishes such as timber engineered floors and neo-industrial fittings offer the modernism expected from a new home, while traditional weather board cladding with boxed corners and wide window facings are more familiar to the traditional NZ bungalow.

See more of this home at  
[www.grovehomes.co.nz/gallery](http://www.grovehomes.co.nz/gallery)







## FULLY CUSTOMISED DESIGN

Your home should fit around you, not the other way around.

If you can't find a design that suits you from our Lifestyle Series or First Home Series, don't despair. We provide a full architectural design service where you can customise any of our designs to better suit your lifestyle, or we can help you to create a fully customised plan 'from scratch' that uniquely suits you and your section. Liaise with our architectural designer to create the perfect home for you, right from 'the ground up'.

### **Bring us your own design**

You can even bring us a design you've sketched up yourself, or from your own architect, and we will breathe it into life! You can use our standard specification, customise parts of it – or create your own.

## Financing a new home build is easier than most people realise...



Did you know you need less deposit to build a new home, than you need to buy an existing one?



You may not have to make interest repayments on your construction loan during the build, as some banks will allow you to capitalise the interest while your home is being built.

Go to our website for more information

**[www.grovehomes.co.nz](http://www.grovehomes.co.nz)**

# *Smallfield Lane*

A multi-residential development built by Grove Homes in Trentham, Upper Hutt, designed with future-proofing in mind...

- energy efficient
- indoor/outdoor flow
- lots of sun
- internal walls insulated for noise reduction and warmth
- under-floor heating in bathrooms
- full access showers
- level entry for wheelchair access
- high-quality Bosch appliances
- european-style heating
- gas cooking
- walk-in pantry
- ultra fast broadband with ready-to-go computer hub

To see more about these homes go to  
[www.grovehomes.co.nz](http://www.grovehomes.co.nz)



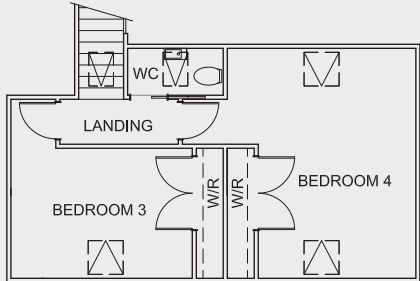
# OUR PLANS

We have a broad range of two-to-five bedroom homes ranging from 110 to 334 sqm in size. We have designed a variety of layouts with small to large family living in mind. All of our designs can be altered to suit your specific living requirements.

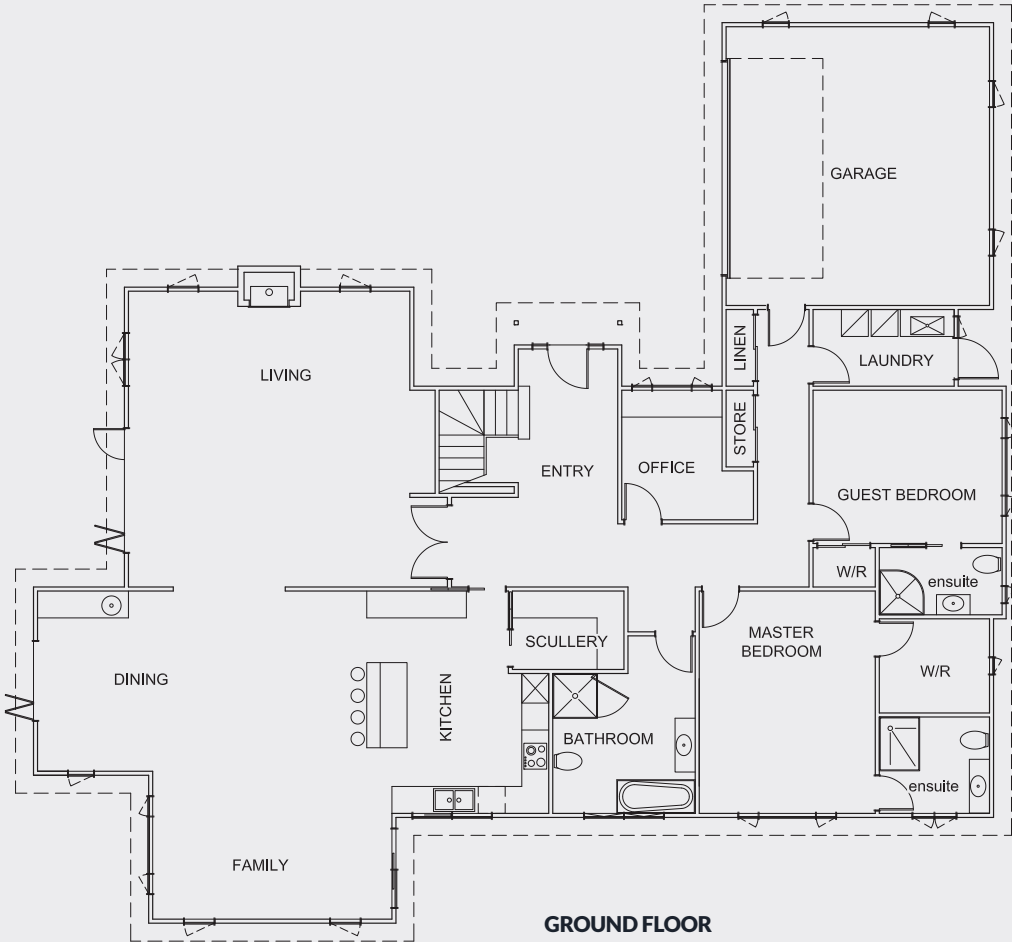
The following plans are just a taste of our full series which you can find at [www.grovehomes.co.nz/plans](http://www.grovehomes.co.nz/plans)

# UD286

286M<sup>2</sup> FLOOR AREA



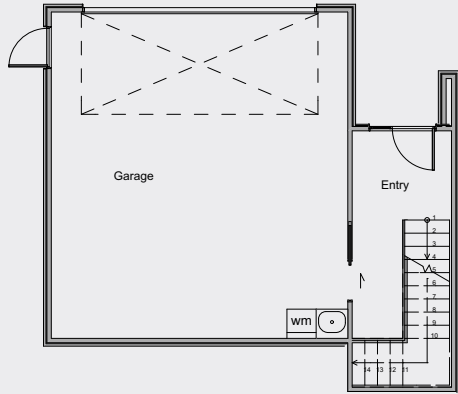
FIRST FLOOR



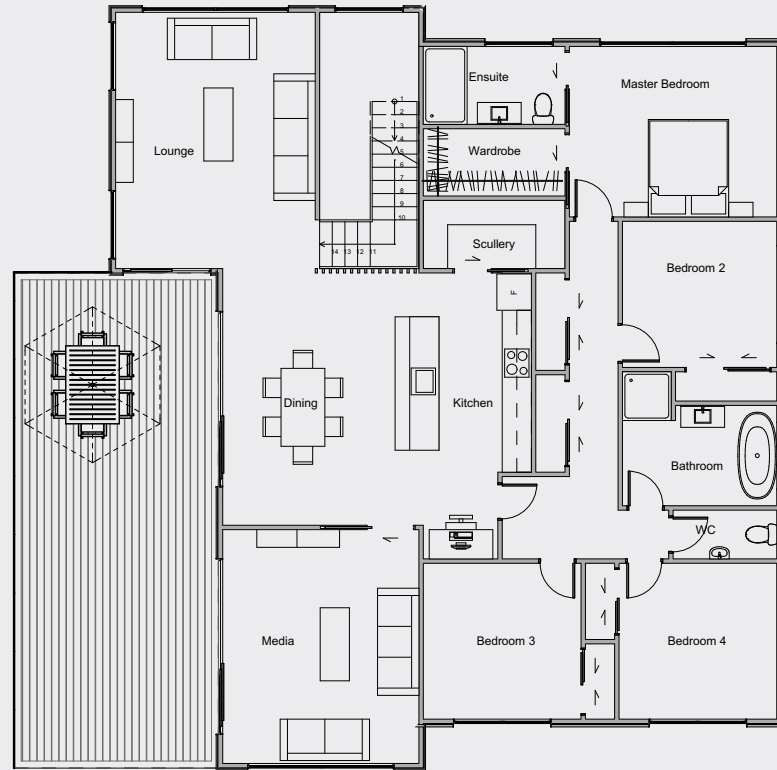
GROUND FLOOR







**GROUND FLOOR**



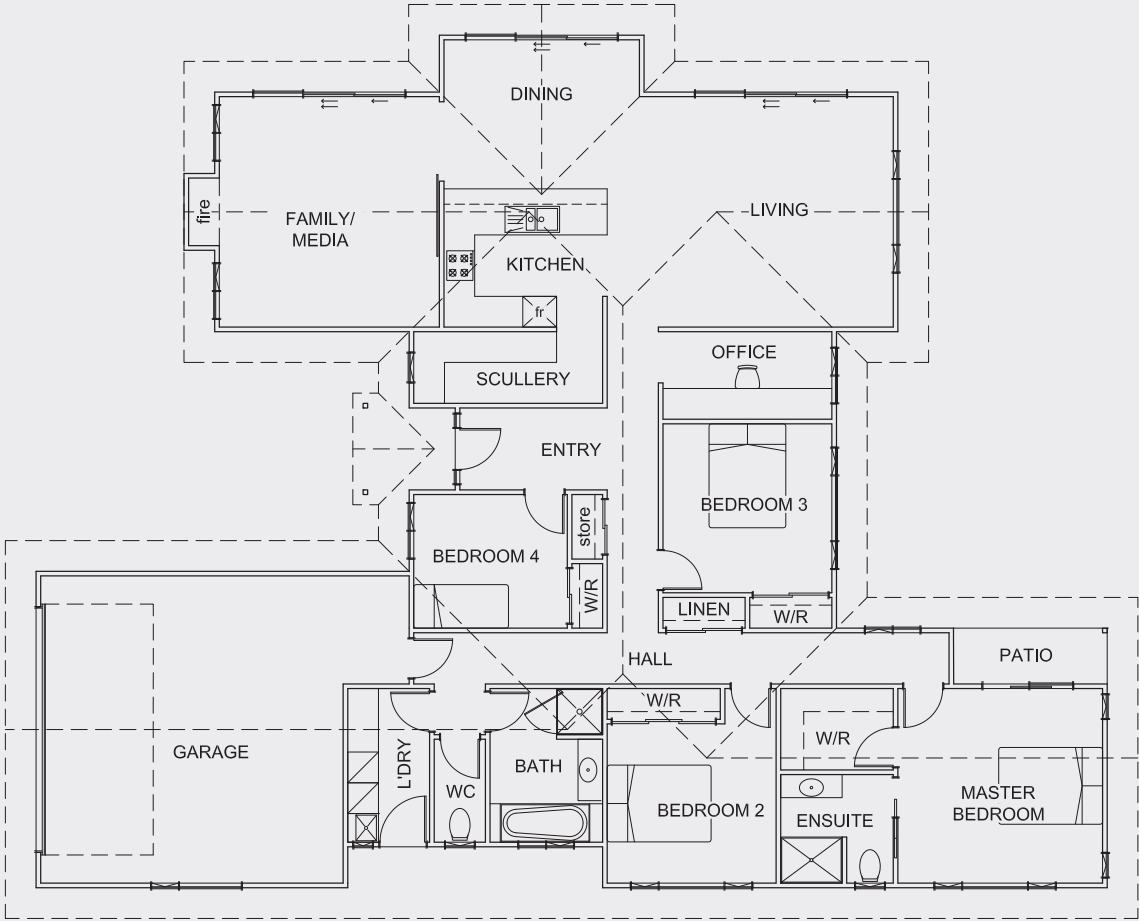
**FIRST FLOOR**



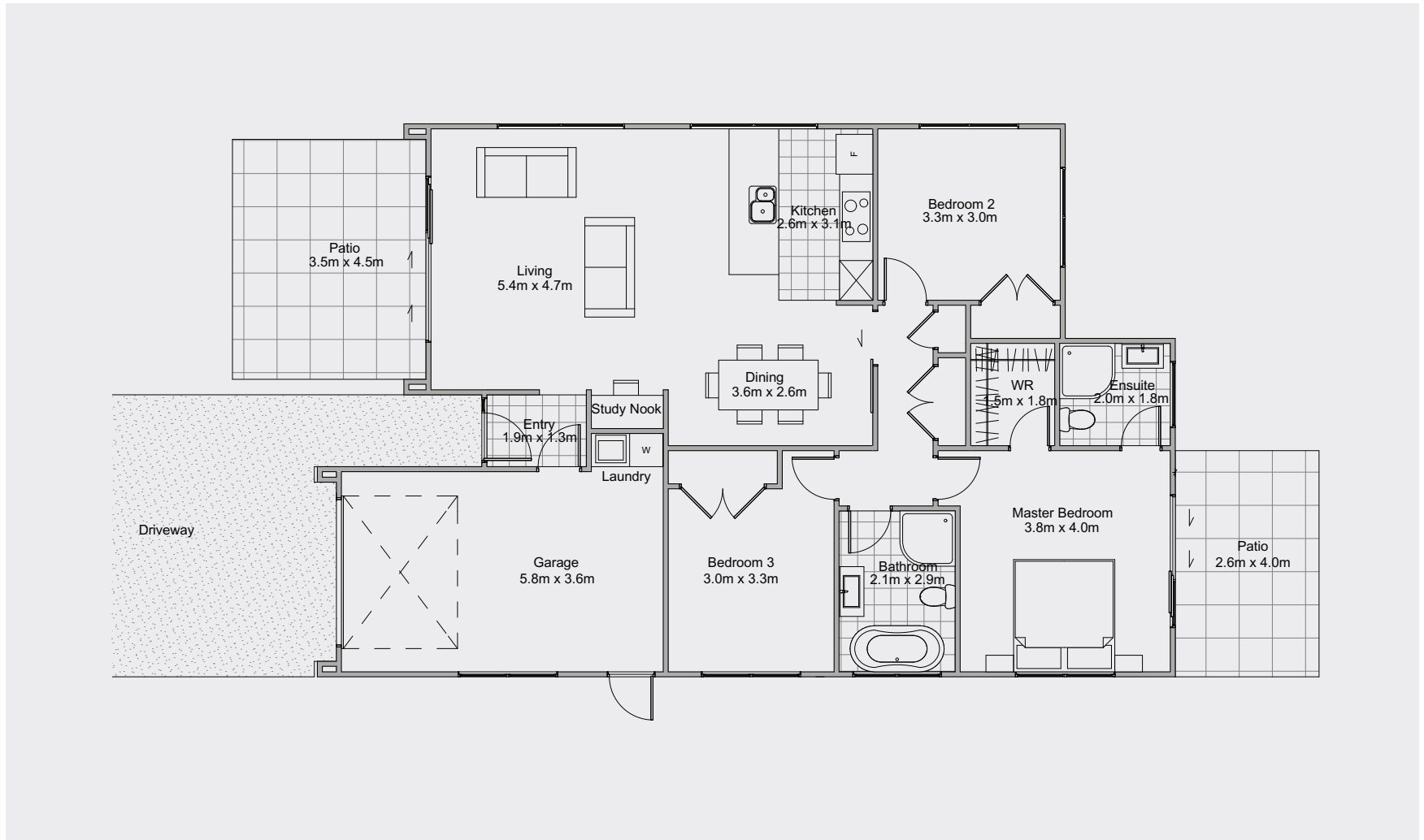


# UD221

221M<sup>2</sup> FLOOR AREA

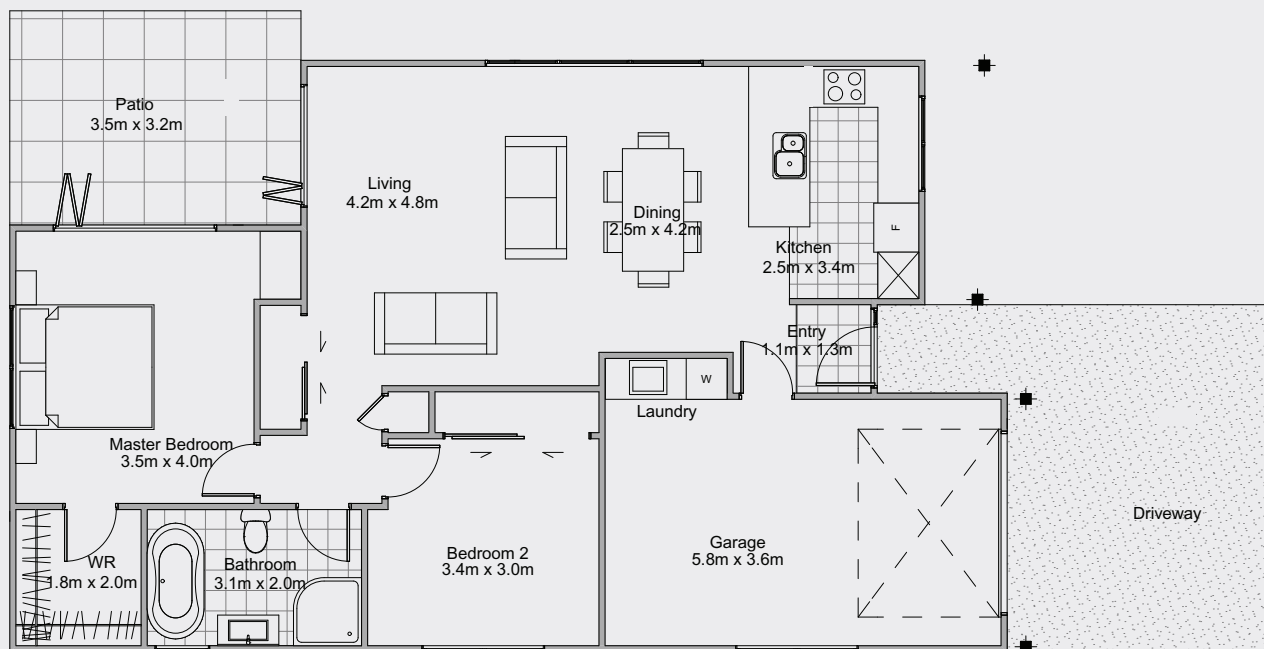














# WE ARE FAMILY

## From our family to yours...

Grove Homes is a family owned and operated business with 40 years experience in the New Zealand building industry. Building stylish, comfortable and sound homes for New Zealanders has been our life.

Our family values are the connective tissue of our business, assuring cohesion and strengthening of operations in way that is unique to a family-run business.

We love 'all things building', and keep abreast of the latest building techniques, products, council requirements, architectural trends and industry standards, to ensure we meet our client's expectations – and industry expectations.

Most of all, we have always understood the value in making our customers feel assured, understood and cared for. The Grove Homes experience is all about people and service. We understand building a new home can seem daunting, so listening to and understanding your needs and expectations is at the centre of our methodology.



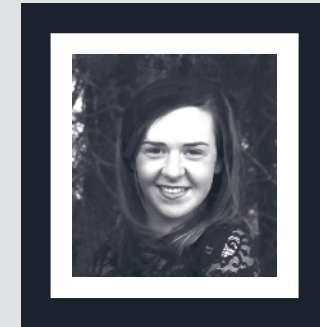
Humphrey Williams  
FOUNDING OWNER



Jeremy Williams  
DIRECTOR



Nick Williams  
DIRECTOR



Corinne Williams  
ADMIN MANAGER



Harry Williams →  
George Williams →  
Franz Williams ←  
FUTURE DIRECTORS?!





## FOR YOUR PEACE OF MIND

We are Licensed Building Practitioners. All homes built by Grove Homes are backed by our rigorous internal quality control system, and the latest technology & building techniques. We also provide you with a Built-in Home First 10 year guarantee, for your ongoing peace of mind.



Learn more about our insurances and guarantees at

[www.grovehomes.co.nz](http://www.grovehomes.co.nz)



# ENGAGEMENT FORM



Fill in and send us this form to engage Grove Homes to produce concept drawings for your new home. Once you're happy with the concept design we can use these to provide you with a Fixed Contract Quote.

**Grove Homes to produce concept drawings for a new home at:**

Preliminary concept drawings (site plan, floor plan & elevations)

**Design fee** \$

Concept drawings will commence upon receipt of the above design fee.  
Please pay by cheque or direct debit. Our account details are: ANZ 06-0549-0338551-00

**Grove Construction Ltd** (The Contractor)

**Client** (or client's authorised signatory/s)



*Basically Grove were amazing from start to finish. Lots of information and friendly, helpful communication. Their team were absolutely amazing in every way and I'd have no problem recommending to others (I already have). We'd definitely build with them again if we had the chance.*

**Sian – Tawa**



*“We really appreciated everything Jeremy did – he managed the whole process and worked with us to make sure everything came in on our budget.*

**Jan – Ohariu**



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