



The Ultimate Guide to Stress-Free Home Building in Central Hawkes Bay

Navigate the Building Process with
Confidence and Clarity

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Undertand your Budget Costs

Building a home is a significant investment, and understanding your budget is crucial. Start by determining your overall financial capacity, including how much you can borrow and what you can afford to spend. Create a detailed budget that includes not just construction costs but also permits, landscaping, and interior finishes.

Be realistic about your expectations and include a contingency fund for unexpected expenses. This proactive approach will help you avoid the stress of budget overruns and ensure that you can complete your project without financial strain.

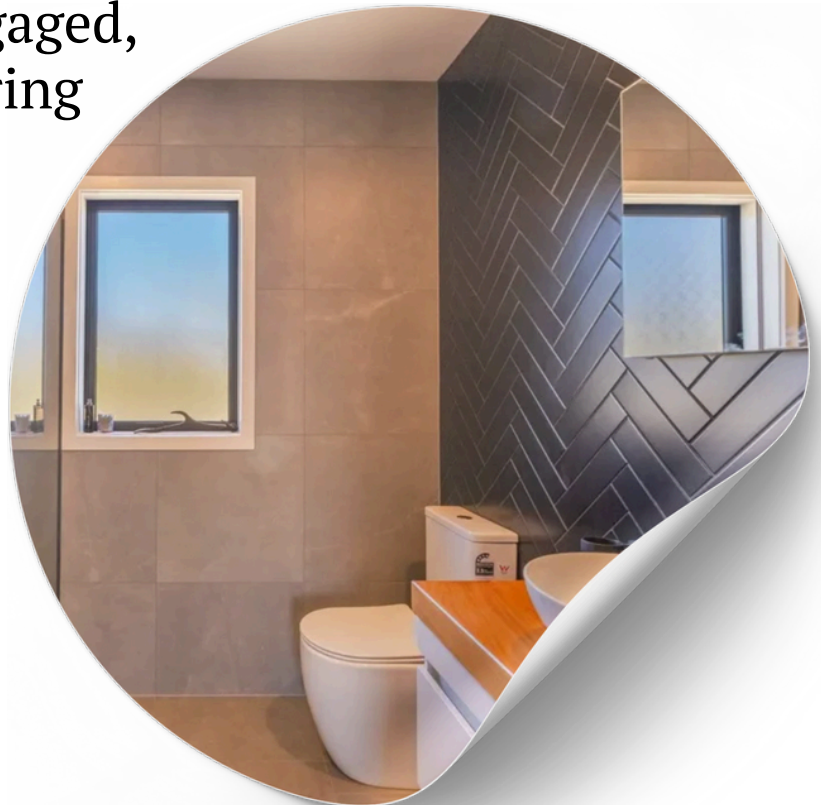


Choose the Right Builder

Selecting a builder is a crucial step in home-building. Choose one with a strong reputation, relevant experience, and a portfolio that matches your vision. Trust, comfort, and good communication are essential, as you'll work closely with them on decisions and budget. Schedule interviews to discuss your project and assess their communication style.

As building specialists, we emphasise early collaboration between architects and builders to create homes that are visually appealing and practical.

We prioritise open communication and quality, holding weekly toolbox meetings and regular site consultations to keep clients informed and engaged, fostering trust and ensuring projects stay on budget.



Choose the Right Builder

Consider the questions and points below when looking to engage a builder:

1. Research previous jobs on the company's website. Have they built high-quality housing before?

Morison Building specialise in high-quality builds.

2. How experienced are they? How experienced are the team that would be performing the build? How long has the company been in business?

Morison Building has been actively servicing the Hawke's Bay region for over 5 years, with a combined team experience of 20 years. Our company is built on experience, reliability, and a commitment to quality. We carefully select and employ only skilled staff who share our values of craftsmanship and professionalism. Each member of our team brings proven expertise in their trade, ensuring that every stage of your build is completed to the highest standard.

3. Read actual testimonials from previous clients. Did they deliver what they promised previous clients?

See our testimonials on our website and Google page.



Choose the Right Builder

4. Do they belong to any building associations e.g. Certified Builders? If so, are they able to offer you a 10 year guarantee on your build?

Morison Building Ltd are Registered Certified Builders.

5. Are they licensed building practitioners?

All Morison Building Ltd work sites are supervised by a LBP

7. Any reputable builder/building company will have liability insurance. They should also be able to advise you on any additional insurance you may be required to arrange during the build.

Morison Building Ltd has public liability insurance cover and can arrange any client insurance required.

8. Site safety and conduct should also be important to the builder to ensure that all workers and people that visit the site are safe.

We are registered with and implement Think Safe safety procedures as well as all of our builders holding current site safe and first aid certificates.



Clarify Your Contract

There are a range of contract options to choose from, but it's important to be clear on what is and isn't included. Too often we hear of clients caught out by unexpected extras they thought were covered in their contract. A well-understood contract is essential for a successful build. Take the time to read and comprehend every detail of your contract, including what is included and excluded in the price. Ask your builder to clarify any terms or conditions that seem ambiguous.

At Morison Building Ltd, we are committed to providing a clear and comprehensive scope of work along with a detailed, itemised quotation for your approval before any work begins. This approach ensures transparency, prevents misunderstandings, and gives you complete confidence in your financial commitments. We also take the time to go through every aspect of our quote with you prior to signing contracts, so you know exactly what is included and what you are paying for.



Maintain Open Communication

Effective communication is the backbone of any successful building project. From the outset, it's important to establish a clear communication plan with your builder—deciding how often you'll meet and which methods of contact work best for you. Regular updates and open discussions about progress, challenges, and changes ensure that you stay informed and confident throughout the process.

At Morison Building Ltd, we make communication a priority. Through scheduled meetings and ongoing updates, we keep you fully involved every step of the way, so you're never left in the dark about your project's progress.



Plan for the Unexpected

Building your dream home is one of the most exciting times of your life, and it's only natural to want the build completed as quickly as possible. It's essential to have a flexible mindset and be prepared for potential setbacks. Work with your builder to develop a realistic timeline that accounts for possible delays.

At Morison Building Ltd, we understand the importance of keeping your project on schedule. Right from the beginning, we establish a clear timeline so that everyone involved is working toward the same goal.

While variations to the plan, subcontractor availability, supply chain issues, and environmental factors can all affect progress, we work hard to minimise these risks.

Through detailed planning, thorough checklists, and proactive communication, we strive to reduce surprises and keep your project moving smoothly. Our experienced team is dedicated to managing your build efficiently, keeping you informed, and doing everything possible to deliver your new home on time with minimal disruption.

Our team at Morison Building Ltd is experienced in managing projects efficiently, and we strive to keep your build on track while minimising disruptions.



Focus on Quality Craftsmanship

Quality should never be compromised in your home-building journey. A well-built home not only looks beautiful but also provides lasting comfort, safety, and peace of mind. To achieve this, it's essential that your builder uses only high-quality materials, engages skilled and experienced tradespeople, and follows best-practice building standards throughout every stage of construction.

At Morison Building Ltd, we are committed to delivering exceptional craftsmanship in every detail of your home. From the foundations to the finishing touches, we ensure precision, durability, and a superior standard of workmanship. If any issues arise, we stand by our work and will rectify them at no additional cost to you—because your satisfaction and confidence in your home matter to us.

This uncompromising commitment to quality means your new home will not only reflect your vision but also stand the test of time, giving you and your family a place to enjoy for many years to come.



Celebrate Your Success

Once your home is complete, take the time to celebrate your achievement. Building a home is a significant milestone, and it's essential to acknowledge the hard work and dedication that went into the process.

Host a housewarming party or simply enjoy the first moments in your new space with family and friends.

At Morison Building Ltd, we are proud to be part of your journey and look forward to seeing you thrive in your new home.



Meet the Owner

I'm Morry (Matt), the proud owner of Morison Building Ltd. My journey into construction began in my childhood, where I spent countless hours building treehouses in my backyard. That early passion for creating something from nothing ignited a lifelong love for the building trade. After completing my apprenticeship, I realised that my true calling was to bring dreams to life through quality craftsmanship and thoughtful design.

Over the past five years, I've completed over 70 projects in Central Hawkes Bay, specialising in new homes and renovations. Each project offers a chance to connect with families and professionals seeking their ideal space. I understand building a home is a significant investment, and I am committed to making the process smooth and enjoyable.

At Morison Building Ltd, we prioritise open communication and collaboration, holding weekly toolbox meetings and frequent client site visits to keep everyone aligned.

Guided by professionalism, respect, quality, teamwork, and integrity, we ensure every client receives top-tier service and craftsmanship.



How we work with you

Initial Contact & Consultation

Get in touch and we'll organise a complimentary, obligation-free consultation with Matt, where we take the time to understand your vision, ideas, budget, site location, and preferred timeline. This is your chance to share your goals and aspirations, ensuring we're on the same page from the outset.

Design & Planning

If you don't have architectural plans, we can introduce you to a trusted architect who will help bring your ideas to life. If you already have plans, we'll review them together to confirm they align with your needs.

Investment Proposal

Upon plan approval, Matt will meet with you to present a detailed and transparent investment proposal, outlining a clear, itemised breakdown of costs for every aspect of your build. We'll walk you through each section, answering any questions so you feel informed and confident.

Contract & Scheduling

After you approve the investment proposal, we'll prepare a comprehensive contract and share a clear build schedule. This step ensures complete transparency and peace of mind prior to construction.



How we work with you

Project Management & Communication

We manage the whole building process from start to finish, keeping you informed with regular site meetings and consistent communication.

Quality Assurance

At every phase, our team conducts detailed inspections to uphold the highest standards of workmanship. Alongside council inspections, we implement our own strict quality checks, ensuring no detail is missed throughout the build.

Completion & Final Walkthrough

As completion approaches, we'll carry out a thorough walkthrough with you to verify that every detail meets your expectations. Your new home will be professionally cleaned and fully prepared, so you can move in and enjoy your space immediately.

Post-Completion Support

Our commitment extends beyond handover. We're always available to answer questions, provide advice, and ensure your ongoing satisfaction long after you've moved in.



Ready to Build Your Dream Home? Contact Us Today!



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Certified
Builders
Association



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