



# Energy Efficient & Passive House Specialists





# What We Do

## Homes designed and built for optimal energy efficiency and occupant well-being.

We specialise in creating healthy, comfortable, quiet homes filled with fresh filtered air and up to 90% energy savings on heating and cooling.

This is achieved through the incorporation of passive house principles in all levels of our high-performance homes, whether it's a design and build or one of our great value plans.



### Design & Build

We custom-design our homes to meet the unique needs of our clients. Performance and energy efficiency feature in all our designs, extending to certified passive homes, architectural and hill builds.



### High Performance Plan Range

Our high-performance plan range offers affordable homes designed with energy efficiency, health, and comfort in mind. All homes incorporate passive house principles and are energy-modelled.



### Structural Insulated Panel Construction

Structural Insulated panels (SIPs) are high-performing thermally efficient composite panels, replacing traditional frames, bracing, & insulation.

With our extensive experience and dedicated panel assembly plant, we offer a pre-assembly & install service providing an accurate and efficient alternative where the certainty of a fixed cost and completion time is sought.



### Performance Testing

Building to passive house principles is backed by science. Performance can be further validated through testing and measurement.

We offer both thermal modelling and air tightness testing. We can also offer international passive house certification, for those seeking the ultimate in home performance.

# What Is A High Performance Home?

Our homes are energy efficient, but they are much more than that.

Our definition of high performance building is, 'Optimising the comfort and wellbeing of a home and its occupants whilst significantly reducing energy use and running costs'. By default, our method protects the very fabric of the home and helps contribute to a sustainable future.

## The Benefits Of High Performance Homes

<b>MINIMAL SPACE HEATING &amp; COOLING</b>  75-95% of heat is recovered, ensuring efficient energy use.	<b>HUMIDITY MANAGED</b>  The risk of mould and associated health hazards and building-related issues mitigated.	<b>HEALTHY INDOOR AIR</b>  Most allergens are removed before entering the home. Leading to reduced symptoms of medical conditions such as asthma or hay fever-reducing.
<b>CONTINUAL SUPPLY OF FRESH FILTERED AIR</b>  While windows can still be opened for natural ventilation, controlled air movement is achieved by shutting the windows and letting the MHRV do its thing.	<b>ELIMINATION OF DRAFTS</b>  Enjoy thermal comfort throughout the entire house, removing the need for curtains to block draughts or concerns about cold bedrooms.	<b>NO CONDENSATION</b>  Prevention of condensation on mirrors and cold bathroom tiles, ensuring comfort and convenience.

## A Comprehensive Approach

With the successful integration of five key principles (originating from Passivhaus) **in all our homes**, we achieve superior performance and energy efficiency without the consequences of addressing concerns in isolation.



## Key Principles



INSULATION



AIR TIGHTNESS



MHRV SYSTEM



HIGH PERFORMANCE  
WINDOWS



THERMAL BRIDGES  
ADDRESSED

## Options to Suit You

Everyone's requirements are different. We have a range of customisable options to suit.

Choose our design-build service, which includes options for thermal modelling (recommended) and passive house certification.

Or choose from our range of thermally modelled high performance plans. All our homes are air tightness tested.





# High Performance On Display

## Recent Home Builds

Passive house principles are incorporated into all of our high performance homes.

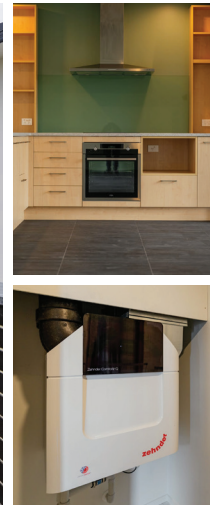
From Certified Passive homes to high performance hill builds and energy modelled suburban 'work from homes', check out a cross section of our completed projects.



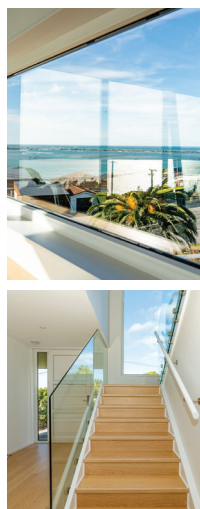
**Sumner**



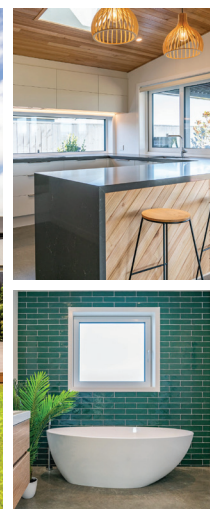
**Lincoln**



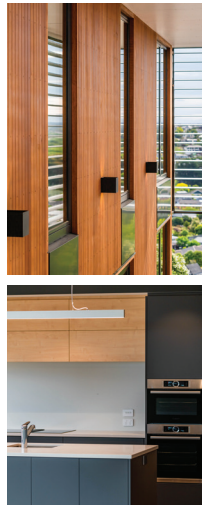
**Mount Pleasant**



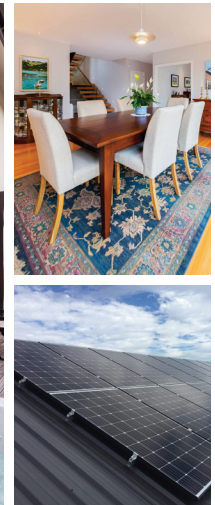
**Rangiora**



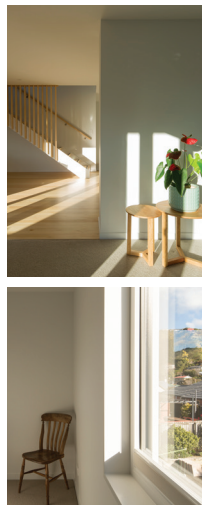




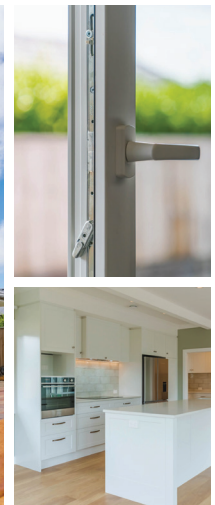
**Cashmere**



**Strowan**



**Bowenvale**



**Halswell**



**Barrytown**



**Clarkville**



# Happy Clients



## We're grateful for a european standard home

"We really think (high performance) is the way to build in New Zealand. You guys have all the knowledge, all the know-how, and we're left with no doubt that this is what you specialise in. You did such a good job!"

**Geert & Brenda - Lincoln**

## We fulfilled our dream with this team of builders

"The most fundamental thing would be the quality of your builders... They're just fundamentally good people that give a damn about the job and it really comes through."

**Geoff & Jenny - Clarkville**



## A job done well on a tight hillside site

Very conscientious workers, very hard working, always chasing up the last detail. Nothing to fault. Issues that pop up get dealt with quickly and smoothly without any fuss.

**Bruce & Iona - Huntsbury Hill, Christchurch**



## Their experience gave us confidence to make sound decisions

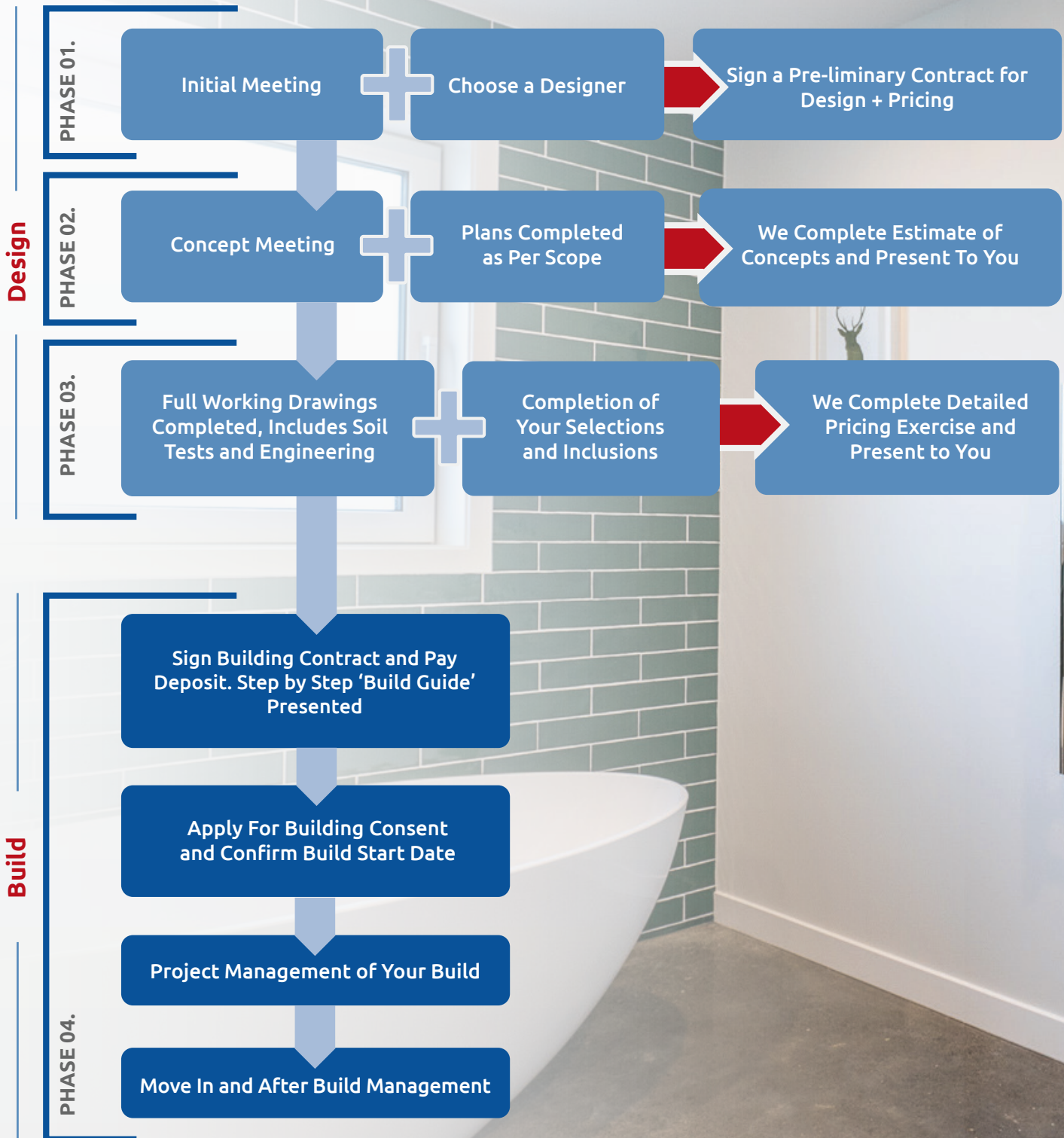
'Ultimately Brent had the experience and the knowledge and was willing to engage us as we designed the house..... we were making good decisions based upon a vast amount of experience. It made a massive difference to the outcome'.

**Iain & Julie - Cashmere**



# Our Design & Build Process

## Summary





# Our Design & Build Process

## The Detail

### PHASE 01.

#### Connecting With The Right Designer

- Our first meeting objective is to discuss and verify your requirements and priorities, including performance needs.
- We meet with potential designers who then scope and quote your design - A collaboration of homeowner, designer and builder produces the best outcomes.
- A preliminary contract is presented to you incorporating the design and pricing components. This clearly identifies our obligations and inclusions.

### PHASE 02.

#### Concepts & Estimate of Concepts

- Your concepts are completed collaboratively.
- Your agreed scope specifies the detail of the design process, including preliminary sketches, or site and aspect options. This stage does not include engineering work or detailed selections.
- A preliminary estimate is completed allowing amendment of the design if required.
- Thermal modelling of your design is undertaken, and potential modifications discussed.
- Concepts must be approved before moving to phase 3.

### PHASE 03.

#### Working Drawings & Fixed Price Proposal

- Full working drawings are completed. This includes specific engineering for your design on its site.
- Concurrently, we assist you to select items not specified in your plans - your project inclusions and pricing will reflect your unique choices and specifications.
- Our transparent pricing process engages an independent Quantity Surveyor & 'job specific' quotes.
- Once plans and inclusions are confirmed we present to you your comprehensive fixed price proposal.



#### PHASE 04.

### Preparing to Build

- Upon contract signing, building consent is applied for and a start date agreed.
- Our contracts are industry approved New Zealand Certified Builders Contracts, plus we provide a 10-year workmanship guarantee.
- You will receive our 'Client Expectations' booklet, detailing each stage of your build and answering FAQ's.
- Our Project Manager oversees your build, and your exclusive Site Foreman leads the team on-site.
- We conduct fortnightly site meetings with you. Plus, you can keep up to date with communications, schedules, variations & approvals at any time on your online job portal.
- Upon completion of your build, we jointly undertake a final quality control inspection and explain our after-build management process. Plus, don't forget, we complete an air tightness test at pre line and completion stage.



### Build Only Process

- ***If you have already chosen your designer***, we can support the design process in a more advisory role, and provide you with an estimate of concepts, assist with selections, and complete a full build proposal to take to contract.
- The designer is accountable for all design and consent work, but once a build contract is signed the process is the same as phase 4 above (excluding building consent).
- We still recommend a close relationship between homeowner, designer, and builder throughout to ensure continuity, a good understanding of your desired outcomes & priorities, and to offer our specialist advice on construction methods and costs.



# Our Plan Range Process

## Summary





# Our Plan Range Process

## The Detail

### PHASE ONE.

#### Your Site, Our Plan & Your Upgrades

- You choose a priced plan for your site (we can do a feasibility study, if required \*).
- We prepare your fixed price contract. Our contracts are industry approved NZ Certified Builders Contracts, plus we provide a 10-year workmanship guarantee.
- Upon contract signing, we prepare a site plan on your section and undertake the engineering necessary for consent.
- Any upgrades or variations are agreed through our transparent variation process.
- We submit for building consent and a build start date is agreed.

\* Geotechnical or wind loading needs may require additional work and associated costs.

### PHASE TWO.

#### Preparing To Build

- You will receive our 'Client Expectations' booklet, detailing each stage of your build and answering FAQ's.
- Our Project Manager oversees your build, and your exclusive Site Foreman leads the team on-site.
- We conduct fortnightly site meetings with you. Plus, you can keep up to date with communications at any time on your online job portal.
- Upon completion of your build, we jointly undertake a final quality control inspection and explain our after-build management process. Plus, don't forget, we complete an air tightness test at pre line and completion stage.



## House and Land Packages

*Please talk to our team about the options available at the time.*

03 313 0103 | 021 402 096  
[info@chattertonhomes.co.nz](mailto:info@chattertonhomes.co.nz)  
[chattertonhomes.co.nz](http://chattertonhomes.co.nz)



# A Platform for Success

YOUR ONLINE JOB  
MANAGEMENT PORTAL

Everything in one place and at your fingertips 24/7

## Client Portal

To complement our client experience and help ensure a successful outcome, we use a secure online platform to help manage your project and communication.

This does not replace our fortnightly site meetings, or regular phone conversations, which remain vital. Information on your project is all in one place, including traceable communication, decisions, and progress.



Whether you're at home, work, on the road or on site, your information is always accessible.

- Selections and choices worked through and confirmed.
- Upcoming decisions and deadlines flagged.
- Variations requested, priced and approved.
- Schedules displayed.
- Questions asked and responses recorded.
- Documents/photos/brochures uploaded for viewing and storage.
- Selected information shared with sub contractor and suppliers.

All clients are provided with their own secure login details. Access is through our website.

... AND SIMPLE COMMUNICATION FOR EVERYONE

In addition, all of your other communications are kept organised in one place:

- Questions & Answers
- Comments
- Photos
- Documents
- Project Milestones

See the back for more details...

Always accessible      Always convenient      Always up-to-date

Base Price		\$606,152.00
Approval Documents (3)		\$13,899.43
Change Order #1		
Status: Approved		
View Document   Other Actions		\$15,308.33
Change Order #2		
Status: Approved		
View Document   Other Actions		-\$1,977.00
Category	Selection	Choice
13 - Design Center	Standard	Changed from 3.45 wide plans to 2-1/4" (note: includes builder's fees)
Selections	2000	
Subtotal		-\$1,977.00
Change Order #2 Total		+\$20.00
		-\$1,957.00
Change Order #3		
Status: Approved		
View Document   Other Actions		\$568.10
Locked Selection Items (105)		\$0.00
Total Price		\$620,051.43

Follow changes

Approve online

Always know your bottom line

Quick access to your questions & answers

Access all notes by topic

Receive updates & reply via email



# The Chatterton Guarantee

## Performance

**A genuine healthy energy efficient home for your family!**

A comprehensive whole-house approach considering health, comfort and energy efficiency. No isolated fixes or unintended consequences.

Our air tightness test results are testament to the skill and care of our experienced building teams.

## Superior Quality

**Assured through quality control, performance testing, & passion!**

Our team are craftsmen. Committed to excellence through passion, dedication, knowledge, and precision.

Driven by proven systems and processes, we focus on quality control and client engagement. Every home enjoys a '10 year Workmanship Guarantee'.

## Proven Expertise

**We Have the skills you need!**

Successfully creating high-performance homes since 2011 and continually up-skilling. With years of experience, we have advanced to provide a highly accurate and efficient operation. We know what is required and we get it done right!

We are also one of New Zealand's most experienced SIPs builders and certified ATTMA air tightness testers, with our expertise requested South Island wide.

## Professionalism

**We won't let you down!**

Integrity and reliability. Accountable staff and proven systems!

We strive for excellence. Our client outcomes demonstrate a consistent record of achieving high standards and high levels of customer satisfaction. However, rest assured we won't rest on our laurels and continually seek ways to improve what we do and how we do it.

## Outstanding Customer Service

**Clarity and communication for you every step of the way.**

Prescribed processes and an online project portal complement our collaborative model, ensuring client satisfaction.

Fortnightly on-site client meetings, selection assistance, 24hr access to your client portal, and a step-by-step guide to your build process are just some of things we do to ensure you feel involved, confident in the process, and enjoy your new home journey every step of the way!

## Fixed Price Contract

**No surprises!**

Transparent process! Clear inclusions! Foolproof variations!

Our industry approved Certified Builders contract is clear on the investment and the inclusions. We assist with, and encourage selections to be completed prior to contract providing more accuracy on costs and inclusions.

Any variations or adjustments are approved by you through a simple and transparent process.

***Satisfaction Is Guaranteed!***





# The Story Of Chatterton Homes

A team with extensive expertise and knowledge, helping families into genuinely healthy and energy-efficient homes.

## A Huge Discovery

I started Chatterton Builders in 1998, building mostly high-end homes.

In 2010, I discovered structural insulated panels (SIPs) inside the garage of our English next-door neighbour who was importing the product from Europe. This began a journey of discovery for Claire and myself, and the following year we became one of the early adopters of passive house principles and energy efficient building in New Zealand.

We were one of the first builders in NZ to achieve accreditation with SIPs. We built our first SIPs building in Christchurch in 2011 and now take our SIPs service and expertise South Island wide. We have built everything from architectural homes to social housing and schools.



## Spreading the Word

Being 30 years behind Europe, and a relatively new concept in New Zealand, our challenge then was to educate homeowners on the huge benefits for not only energy efficiency but for the occupants health and comfort.

Many initial enquiries were from expats who were used to a higher standard of home and understood passive house. However, over time, we have built an extensive set of resources on our website to support the rapidly growing interest and demand.

In 2014 we introduced the 'high performance/SIPs mid build event' to Canterbury. It was an opportunity to provide a tangible experience to homeowners. They could finally see and feel the difference before the components were hidden by Gib, and better understand the concept and its value. Many companies have followed suit, which we view as a positive step toward broader awareness.

## Silver Linings

We completed our first high performance show home in Rangiora in 2020. Then Covid hit! The prospect of a healthy, warm, energy efficient home sitting empty for a year didn't sit well with us....so we moved in! Once we were able to have visitors, we juggled the practicalities of opening what was now our own home with the chaos of a young family.





## Perseverance & Growth

In December 2023, Arron joined our team as General Manager, and soon after we finally opened Canterbury's first high performance show home in Amberley. Second attempt... no global pandemic! The local Mayors came for a drink and then MP's requested a visit..... the word was getting out!

The Amberley show home also signalled a new era for us as it was from our newly released high-performance plan range. We also rebranded as Chatterton Homes to better reflect our services. As well as continuing to offer a design build service for clients we could now offer a choice of plans to increase accessibility, affordability, and remove some of the hurdles a design process may present.



Award Winners | North Canterbury Business Awards 2023

## A Team Effort

Our team specialises in passive house and high-performance construction, continuously training in the latest advancements. They are passionate about achieving top quality and performance, and air-tightness results are fiercely contested, with the coveted 'Air Boss' title up for grabs. Everyone on the team takes part in our events, sharing their expertise and enthusiasm with homeowners.

A handwritten signature in black ink, which appears to read 'B. Chatterton'.

**Brent Chatterton**

## Licensing

Rest assured knowing that at Chatterton Homes we hold all required building licenses. All employees and contractors working on your project hold the necessary insurances and these are all kept up to date.

We regularly participate and invest in continued education advancing our construction skills and knowledge, and internal systems and processes





# Case Study

## Our Family Home

You hear about it but until you experience it - the calmness, its surreal, but exactly what we really wanted to achieve.

We had looked at the passive house movement and some of the green star homes in Christchurch and really got interested in what you could achieve.

What made the decision to jump was the fact that you could use the whole house because it was going to be a nice uniform temperature throughout regardless of time of year. It was going to be nice and quiet and have constant fresh air throughout the house. It was always going to be a really good home to live in.



We met Brent at one of his high-performance mid build events, which was really interesting for us. We saw the high-performance windows and heat recovery ventilation system, and for the first time we started to understand SIPs.



## HIGH PERFORMANCE ARCHITECTURAL HILLSIDE



### “We were making good decisions based upon a vast amount of experience”

Over the next year or so we developed a relationship. Ultimately, Brent had the experience and the knowledge and was willing to engage us as we designed the house. Having Brent at key design meetings where we made key decisions gave us confidence, long before we turned a sod of earth, that we were making good decisions based upon a vast amount of experience. The input from Brent made a massive difference.

At one point Brent said, ‘I don’t think you understand the quality of the home you are going to get.’







**“I now fully appreciate the intrinsic care and insane attention to detail that Brent’s team possess”**

At the time I put that down to the quality of the living environment and the materials, but what I now fully appreciate is the intrinsic care and insane attention to detail that Brent’s team possess.

The quality of the build was a standout. As a person who likes detail, I can stand and train spot and admit the skill and care.

The communication across the board was great and we developed a good working relationship. Brent’s guys on the ground, even to the subcontractors, were fantastic.

A big tick for us was the fortnightly site meetings – we could understand what was happening on site, we could see progress and were prompted along the way on what we needed to prepare for in terms of decisions to make.

The experience that Brent and his team bring is really second to none in the Canterbury region. It is a really good team, great to work with, great communication, and I really do feel it was a partnership.

**Iain & Julie McMillan**  
**Cashmere, Christchurch**





# Case Study

## Our Retirement Home

HIGH PERFORMANCE  
THERMALLY MODELLED  
DESIGN & BUILD

### “Chatterton Homes absolutely stood out”

We chose Chatterton Homes as they clearly had long term expertise in building exactly the kind of home we were interested in.

We did look around. We had a good look on the internet for builders who specialise in passive house, and we interviewed other builders, but Chatterton Homes absolutely stood out.

We wanted someone who really knew what they were doing and having someone who had clearly done many successful homes was a major bonus.

One of the things that really appealed about Chatterton Homes was the relationship we were able to build right from the start. We quickly felt confidence in Brent's passion for not only building but building quality passive homes, that was something we really valued.



We were still living in Australia during the build but had a very clear idea of where the house was at, at any given time. This made a huge difference when you can't physically visit yourself. And, as a result, after 2 years away, there were no surprises. It was exactly how we imagined and that is a credit to Chatterton Homes.

We love the house, the quality of the build, its location – it's going to be our home for life.

Thank you. We are thrilled with the end result!

**Colin & Helen Simpson**  
**Cust, North Canterbury**

One of the things that's important with a building company is trust, and we quickly built a high level of trust with Brent and Chatterton Homes. Brent advised on potential plan changes and the impacts that this would have. This was valuable as it enabled us to make qualified decisions.

Some other friends had already engaged Chatterton Homes and we asked how they were to deal with – they said 'wonderful.'

Chatterton Homes | Energy Efficient & Passive House Specialists





# Discover Even More with Chatterton Homes

## FURTHER RESOURCES

### Blogs

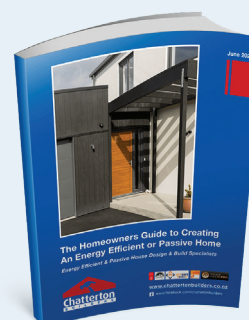
From tips to save costs and building research to the latest guidelines and what to consider when building – our website's categorised blog makes finding information easy.

### Free Events

Attend an online seminar or one of our regular mid-build events to discuss and experience the difference before the key features are concealed with gib.

### Free Guides

Download our detailed PDF documents.



### Videos

View our extensive collection on our website or YouTube channel, from homeowners sharing their decisions and experiences to more detailed Information on high-performance construction.

### High Performance Show Home

Visit our Amberley Show Home, 35 minutes north of Christchurch just off SH1.

See website for details and opening hours, or contact us for an appointment.



Visit [chattertonhomes.co.nz](http://chattertonhomes.co.nz) to learn more!

# Discover Your Perfect Home

*Optimising comfort, wellbeing,  
and energy efficiency!*

**Get In Touch Today!**

## Contact Information

03 313 0103

021 402 096

[info@chattertonhomes.co.nz](mailto:info@chattertonhomes.co.nz)

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

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