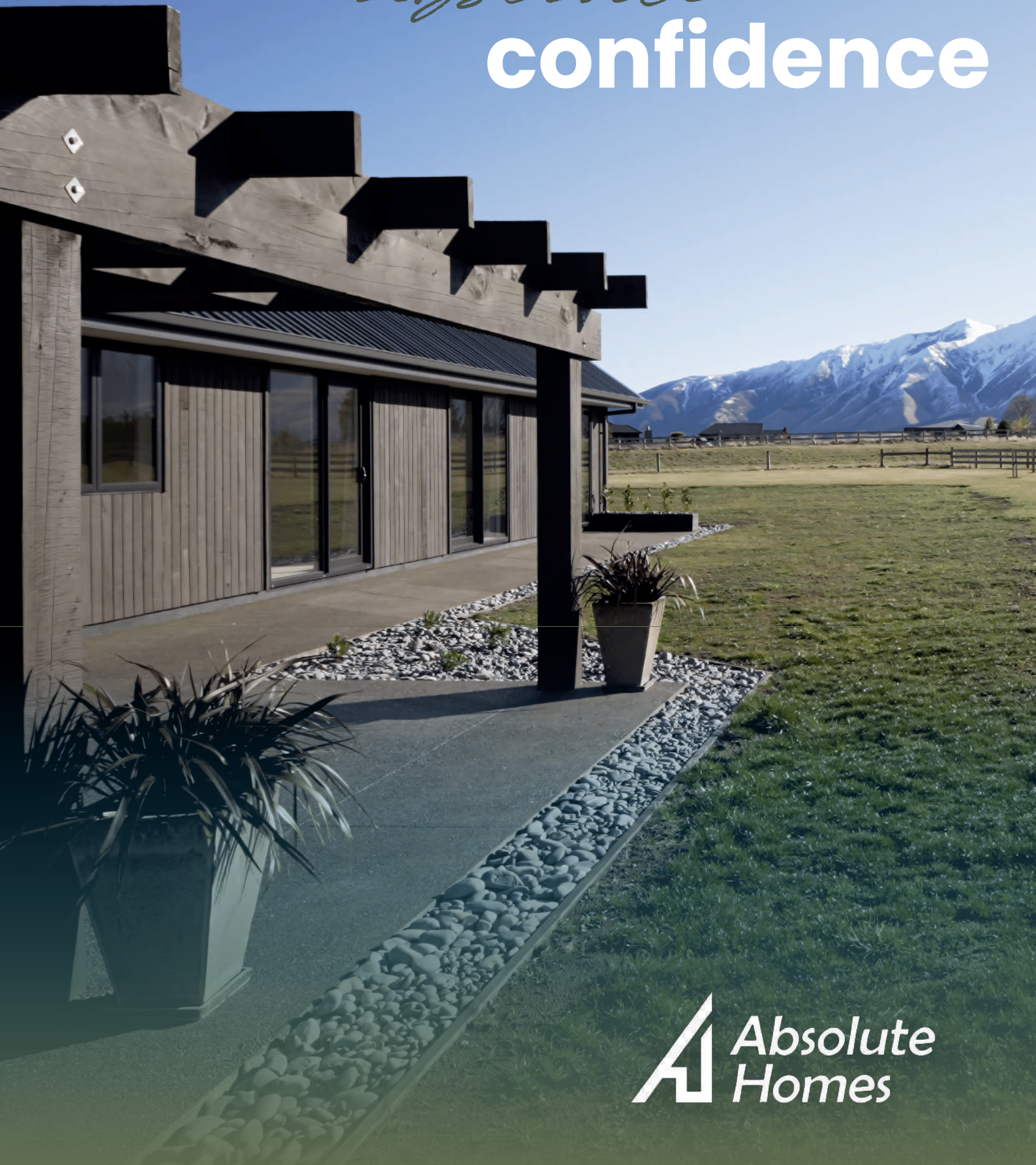


New Zealand
Certified
Builders
Association



Build with *absolute* confidence



 **Absolute
Homes**

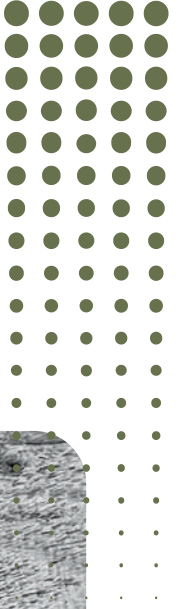
**“I will personally
oversee your build,
start to finish”**

Chris Cawthray | Owner

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About us



BUILDING WARM & AFFORDABLE HOMES WE ARE PROUD OF, AND OUR CUSTOMERS ARE PROUD TO CALL HOME.

Absolute Homes is a family-owned and operated residential building company based in Christchurch. We specialise in building new homes throughout Canterbury for first-home, investment property, or forever home buyers. At Absolute Homes, our mission is to build warm high-quality homes that we're extremely proud of and that our customers are proud to call home. When you build with Absolute Homes, you can either opt for the house and land package as they are, or collaborate with our designer to craft a customised plan that perfectly aligns with your lifestyle and budget. Building a home shouldn't be a stressful process, this is why we ensure our processes are consistently applied from concept to completion, so you're left with wonderful memories of building your home. We have an experienced team of carpenters, project managers, an in-house architectural designer, quality-assured contractors, and our fantastic

office team keep everything running smoothly behind the scenes. Our owner and Director, Chris Cawthray, is a qualified carpenter and Licensed Building Practitioner, overseeing all builds/projects from the beginning of construction to completion. Chris trained and worked in the New Zealand building industry before moving overseas. He worked for fifteen years in the United Kingdom, gaining valuable knowledge and experience in running his own construction business. Chris is known for his decisive and results-driven leadership style, always ensuring our customers are satisfied throughout the building process. Absolute Homes are proud to be New Zealand Certified Builders, providing our clients with the Halo 10 Year Residential Guarantee and the Absolute Homes 1 Year Service guarantee (with cake!). These guarantees are proof of our commitment to building high-quality homes and strong client relationships.

We've been building homes for over 25 years, and during that time, we've learnt a lot about how to make a build run smoothly! From our experience, we've come up with five key things that we believe everyone should know before starting their home build journey. These tips will help you make informed decisions and avoid common pitfalls, so you can build your dream home with *absolute* confidence.

Planning is critical

For most people, their home is the biggest asset they own. As well as being financially significant, your home also holds immense emotional value; it's where you'll celebrate life milestones and create years of memories. So, it makes sense to plan carefully before you get started.

We recommend choosing a builder who will provide a complete and thorough build plan, including key dates and milestones. It's also important that your builder has an internal process in place to work through any delays or supply issues, and will be upfront with you if there are any unavoidable delays.

Take advantage of specialist advice

They say it takes a village to raise a family, but it also takes a village to build a beautiful home! There are experts and specialists on hand at every stage of the building process, and we encourage you to make the most of their advice. Here's the Absolute Homes' quick 'ABC' of experts you'll want to use.

A - Architects

Using an architect or architectural designer to design your new home will ensure you are maximising your site's potential. An off-the-shelf plan might look great online, but every section is different, and the plan you choose might not be the right fit for your site. We recommend finding a plan you like and using it as a starting point; bringing an architect or architectural designer into the process means they can expertly tailor your plan to suit your site's features, views, sun,

neighbours, and surrounding vegetation. Working with an architect or architectural designer also means you'll receive a high level of attention to detail during the design process, providing the added value and subtle features that make a house a joy to live in. All Absolute Homes' clients meet with our designer, and then our very own qualified architectural technician will draw up your plans to ensure that the home we build makes the most out of your section and suits your family's lifestyle.

B - Brokers

Using a mortgage broker to organise your finances often saves you money and always saves you time! Mortgage brokers do the legwork for you, make the loan application process simple, and liaise with your lawyer, lender, and (if required) the real estate agent for your section.

Absolute Homes has strong relationships with some fantastic local mortgage brokers - get in touch with us, and we'll introduce you.

'C - Chris' - Builder & owner

Absolute Homes Director Chris Cawthray is our not-so-secret weapon! Chris is a qualified carpenter and Licensed Building Practitioner, and has been swinging a hammer for over 25 years.

Chris is personally involved in every project, and has the knowledge and experience to come up with a practical solution for every situation. Builders are industry experts and specialists in their own right, so make the most of their experience by asking for suggestions and recommendations.



TURNKEY VS. STAGE PAYMENTS

When building a home, one of the biggest decisions is how to structure your payments. There are two main options: Turnkey Contracts and Stage Payments. Understanding how each works will help you choose the best fit for your situation.

- **Turnkey Contracts** – With a turnkey home, you pay a deposit upfront (usually 10%) and the balance is due when the home is completed. This means you don't need to worry about progress payments during construction.
- **Stage Payments** – A stage payment structure means you pay for the build in instalments as different phases are completed. This typically includes payments at key milestones, such as slab/foundations, framing, roof completion, and final handover.

| Feature | Turnkey | Stage Payments |
|------------------|--|---|
| Ideal for | First-home buyers, investors, those whose banks only allow turnkey | People with access to construction loans, those comfortable managing payments |
| Upfront costs | 10% deposit, but costs more overall as the builder covers costs during the build | 10% deposit, then stage payments begin during the build |
| Payment Schedule | Deposit, then balance upon completion | Multiple payments throughout the build |
| Financial Risk | Less financial risk since the builder carries the cost (banks prefer) | More financial involvement as payments are required at each stage |
| Customisation | Less flexibility for changes once agreed upon | More flexibility to adjust features along the way (within contract terms) |

1

Build consultation – building a home can seem daunting, which is why we like to begin by explaining how we can help and what's required to get started.

2

Know your numbers – you'll need to meet with your bank or a mortgage broker to understand your budget and what you can afford.

3

Site visit – we will visit your section to access things such as the size, shape and orientation. If you don't have a section we will help you find one.

4

Concept drawings – our design consultant will then produce a simple site, floor, and elevation plan for you taking into account all of your specific requirements.

5

Fixed-price quote – you'll meet with our design consultant to go over your plans and all inclusions before signing the build contract.

6

Client selections – you'll visit our suppliers and work alongside a qualified interior designer to finalise all build selections & colour schemes.

7

Final plans & consent – our architectural designer will draw and submit a comprehensive set of plans for council consent.

8

Construction – once council have issued building consent, the exciting part happens – we begin the physical process of building your home!

9

Handover – once your home has been signed off by council and we have received final payment – we will hand over the keys to your brand new home!

10

Guarantee – along with your 10-year Halo Guarantee, after 1 year of enjoying your new home we will meet with you as part of our 1-year Service Guarantee.

MORTGAGE BROKER

A mortgage broker acts as an intermediary between you, the borrower, and a lender, typically a bank, arranging a mortgage that suits your specific needs. They delve into your circumstances, whether you're a first-time home buyer, considering a re-mortgage, or eyeing an investment property, to tailor suitable options from various lenders. This personalised approach ensures you're presented with mortgage deals that align with your requirements, covering factors like property type, income, deposit size, and credit history. Mortgage brokers, regulated by the Financial Markets Authority in New Zealand, usually offer their services at no direct cost to you, as they earn commissions from the lenders. Their expertise spans the mortgage landscape, providing valuable insights and advice throughout the process, from understanding available mortgage rates to filling out forms and submitting applications. By leveraging their industry knowledge and professional relationships, mortgage brokers streamline the mortgage application journey, saving you time and potentially securing more favorable terms.

Know your numbers.

GOING TO THE BANK

On the other hand, opting to approach a bank directly for your mortgage needs entails engaging with a mortgage salesperson employed by the bank. While banks offer their suite of mortgage options, the scope is limited to what the specific bank provides. Unlike mortgage brokers, bank salespeople can only offer mortgages from their institution, potentially restricting your options. However, banks often emphasise building long-term relationships. Additionally, some banks may choose not to work with mortgage brokers, preferring direct customer interactions. This approach may suit individuals seeking a consolidated banking experience and those who prefer dealing directly with their chosen financial institution. Ultimately, whether you choose to utilise a mortgage broker or go directly to a bank depends on your understanding of the mortgage industry, time constraints, and your specific financial requirements.

The Importance of a *Fixed-price* Contract

At Absolute Homes, we offer true fixed-price contracts—meaning the price we agree on at the beginning is the price you pay. This protects you from unexpected price increases due to material costs, labour fluctuations, or delays.

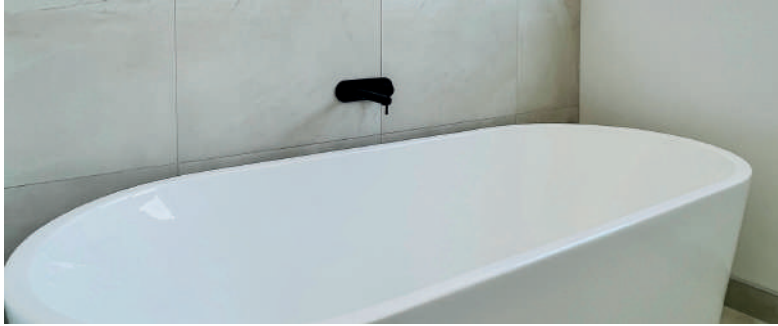
Why is this important?

- ✓ Budget Certainty – No hidden surprises during your build.
- ✓ Financial Security – Helps with loan approvals since banks prefer fixed-cost builds.
- ✓ Stress-Free Process – You can focus on your new home without worrying about fluctuating costs.

Many builders offer “cost-plus” contracts, where the final cost depends on material and labour fluctuations. We believe in giving you full transparency and peace of mind from day one.

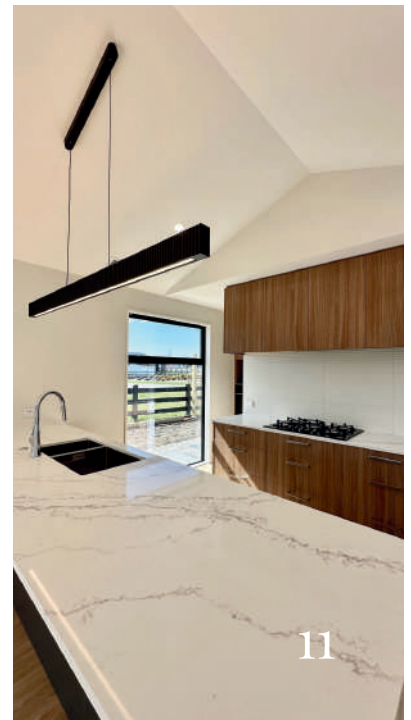
BATHROOM.

See below a range of bathrooms we have designed and built.



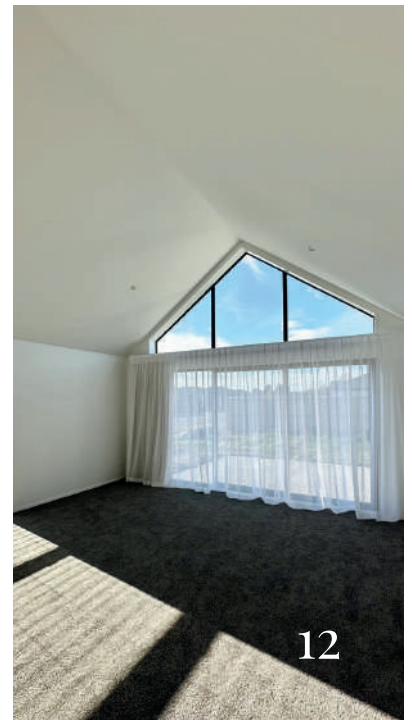
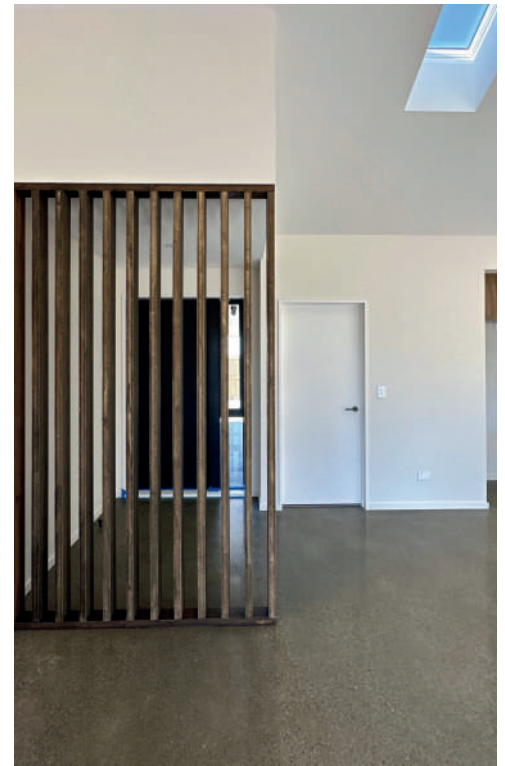
KITCHEN.

See below a range of kitchens we have designed and built.



LIVING.

See below a range of living spaces we have designed and built.



Why you should **BUILD** rather than buy an existing home

CUSTOM DESIGN

1

When you build a house, it is customised to meet your specific requirements, including the color scheme and layout. Your home is designed to cater to your every desire and need, tailored to reflect your personal taste.

BUILT TO LAST

2

Every new home built must meet the regulations set out in the Building Act 2004. This ensures your house will meet the latest requirements in insulation, weather tightness, and structural integrity. We often have past clients tell us that their monthly savings on power are incredible — a real bonus that comes with building a warm, efficient, modern home.

FIRST OWNERS

3

Being the first owners of a brand-new home ensures that it will be free from any pre-existing damage or wear and tear. This is particularly important in the Canterbury region, providing peace of mind that your house has no prior earthquake damage.



DEPOSIT

In today's market, many banks require only a 10% to 20% deposit for new build properties purchased off the plan. This means you can secure a brand new property with potentially just a 10% deposit. This option is available for both investors and home buyers. Speak to a mortgage broker or your bank to discuss these options.

RETURN

Currently, new builds are appreciating in value during the construction period, providing an instant capital gain on your initial investment. For example, a \$800,000 property could easily be valued at \$850,000 upon completion, adding significant value and equity to your investment before you even get the keys. Additionally, new builds in prime locations often outperform existing properties in the first few years.

MAINTENANCE

When considering property, ongoing maintenance requirements are a crucial factor for buyers. Brand new properties require significantly less maintenance compared to older homes, resulting in lower costs and better cash flow management. Additionally, new builds come with warranties and guarantees that cover you in the rare event of structural issues. Unlike existing properties, new builds are unlikely to require major repairs, such as re-roofing, within the first 15 years.

Benefits of building new.

It's all about the *SPECS.*

Choosing a builder.

When choosing your builder, it's essential to look beyond the surface and dive into the details of the specifications. The specs determine not only the quality of your home but also how **functional and livable** it will be. At Absolute Homes, we take pride in offering an above-standard spec in all our builds. Our standard features include premium stone benchtops, tiled ensuite showers*, and hard landscaping, all paired with high-quality materials like superior flooring options and top of the line plumbing fixtures. When comparing builders, pay close attention to the finer details, such as the number of lights and power points in each room—these seemingly small aspects can make or break the functionality of your home. With Absolute Homes, you can trust that every detail has been considered to ensure your home is not only beautiful and practical but also built to stand the test of time.



TILED SHOWER
WITH NICHE OR
SHELF.*



ENGINEERED
STONE
BENCHTOPS.



HARD
LANDSCAPING.

ABSOLUTE HOMES STANDARD SPECIFICATION

(Refer to main building specification for full details)



Preliminary & General

- NZ Certified Builders 10 year Halo Guarantee
- Drafting of plans and engineering
- Soils testing and site surveying
- Council consent fees
- Contract Works Insurance
- Temporary power
- 12 month maintenance period

Drainage/Services

- Stormwater, standard sewer, conduit for fibre & power to boundary lateral connection (up to 15m allowed for)
- No allowance for septic tank or Low-Pressure Sewer pump

Construction

- 90 x 45mm framing
- 2400mm ceiling heights
- 4.5mm HardieSoffit – with PVC jointers

Cladding

- Bricks – 230x76x70mm. Brickworks – Origin Range, Canterbury Clay – Classic & Designer Range, Midland Brick – Classic & Tipico Range (Foundations Range – only Canterbury Clay Classic Range)
- Standard grey mortar
- Up to 12m² feature cladding from the following (James Hardie Axon, 180 Linea Board, Stria or Oblique). (Feature cladding excludes Foundations Range)

Roof

- Colorsteel longrun – Corrugated profile
- 25° roof pitch
- Hip roof with 1 x feature gable (no feature gable for Foundations Range)
- Colorsteel gutter, fascia and downpipes

Garage Door (choice of the following Windsor Garage Doors)

- Non-insulated Flat Woodgrain
- Non-insulated Rib Line
- Non-insulated Fine Line

Exterior Windows and Doors

- Thermally broken aluminium joinery
- Low-E double glazed with Argon gas
- Number of sliding/stacker doors dependent on house size

Foundation

- TC1 Rib Raft to meet H1 building code requirements
- VH 40mm insulation to under foundation
- 300mm excavation (spoil removed from site)
- Compacted fill to achieve up to a 305mm finished floor level

Entry Door

- Thermtek FL flush panel front door
 - Windsor Polo Pull Handle with lock & snib set
- (or)
- Yale 7220 Digital Door lock & handle

Interior Joinery (Kitchen, Pantry, Storage, Laundry, Wardrobes)

- Under 165m² = \$18,000
- 165 – 180m² = \$20,000
- 180 – 200m² = \$23,000
- Above 200m² = \$25,000

Appliances

- Bosch Oven – Bosch Series 2 60cm Eco Clean B/I Oven – HBF133BS0A
- Bosch Hob – Bosch Series 2 60cm Electric Hob PKE611CA2A
- Bosch Dishwasher – Bosch B/U Dishwasher – SMU2ITS01A
- Ariston Concealed Rangehood – Arist 52cm 700m3/HR Powerpack Rangehood

Plumbing

- Sink mixer – 2 x selections (Elgin sink mixer 2, Ecco Kitchen mixer)
- Basin and Shower Mixers – Ecco or Celia
- Shower Slide Rail – Elgin or Celia
- Bath Spout and Mixer – Ecco or Celia
- Vanities – Clearlite Pinnacle 900mm wall hung, single drawer (any standard colour option)
- Vanity basins – 2 x basin profiles to select from
- Toilets – Uno BTW toilet (overheight)
- Toilet roll Holder – Mizu Drift or Bloc
- Towel Rails – Raymore 7 rail round or square
- Bathroom Shower – Eclipse corner mould, framed shower – 1000 x 1000mm
- Ensuite Shower (for homes above 165m²) – Tile and glass, with tiled niche or shelf (excludes Foundations Range)

ABSOLUTE HOMES STANDARD SPECIFICATION

continued...



Plumbing continued...

- Bath – Otto Back to Wall Bath
- Mirrors – 900 x 900mm polished edge mirrors (square or round)
- Pop up wastes to vanities and bath
- Fridge water
- All tapware is chrome finish
- 3 x exterior brass taps

Electrical

- Main Bedroom – 4 LED downlights, 3 double power points
- Walk in Robe – 1 LED downlight
- Minor Bedrooms – 2 LED downlights, 2 double power points
- Ensuite & Bathroom – 2 LED downlights, 1 double power point, fan heater, extractor fan
- Separate Toilet – 1 LED downlight
- Hallway – 5 LED downlights, 1 double power point
- Living – 4 LED downlights, 3 double power points
- Dining – 2 LED downlights, 2 double power points
- Kitchen – 4 LED downlights, 2 double power points
- Entry – 1 LED downlight
- Laundry – 1 LED downlight, 1 double power point, extractor fan
- Garage – 4 LED downlights, 1 double power point, 2 external up down lights
- Switches/Sockets – PDL Iconic White faceplates
- 1 x 3 way switching, 1 x 2 way switching
- 4 Data outlets
- 2 TV outlets
- TV Aerial
- 1 Sky Digital Jack
- Fibre Optics Panel
- 1 doorbell
- 2 LED downlights per external patio opening
- 1 LED downlight to external entry door
- 1 sensor light
- Single power point for Fridge, dishwasher, rangehood, microwave, garage door opener
- Single phase mains

Interior Linings

- Ceiling – 13mm Gib (Aqualine to wet areas)
- Walls – 10mm Gib (Aqualine to wet areas)
- Square stop corners
- 60mm x 12mm MDF bevelled edge skirtings
- Rebated reveals for GIB
- Level 4 plaster finish to all walls and ceilings

Tiling

- 1200mm behind bath
- 200mm above vanities
- Ensuite Shower (for homes above 165m²) – Tile and glass, with tiled niche or shelf (acrylic shower in ensuite for Foundations Range)
- Tiled kitchen splash back width of hob to underside of extractor fan
- Width of laundry sink to 300mm high (for homes above 165m² with built-in laundry)
- Tiles – large selection from builders range

Floor Coverings

- Carpet – 48oz Solution Dyed Nylon, EHD, 11mm 130kg underlay (36oz for Foundations Range)
- Vinyl Planking – 2mm residential/commercial grade
- Tiles – large selection from builders range

Interior Doors

- Overheight internal doors. 2200mm high x up to 810mm wide (1980mm high for Foundations Range)
- Flush panel
- 2 x cavity access sliders (1 x for homes under 165m²)
- Wardrobe doors – MDF infill sliders
- Door Hardware – Windsor Futura or Galaxy ranges (brushed nickel)
- Privacy locks to bathrooms and toilet

Painting

- 2 x white based colours allowed for
- 1 x undercoat and 2 x topcoats

Heating

- 2 x Daikin high wall heat pumps (1 x for homes under 165m²)

Landscaping

- Homes over 180m² – includes 80m² Coloured Concrete (1/2 Shot Oxide) for driveway, paths and patios
- Homes under 180m² – includes 60m² Coloured Concrete (1/2 Shot Oxide) for driveway, paths and patios
- Fence mounted folding clothesline
- Builder selection letter box

Hot Water

- Rheem MP 300L 580W x 182W x 1821H 3KW

Insulation

- Insulation – as required to meet NZ Building Code

Concept **plans.**

2-beds



Two

Floor plan of a two-story house. The layout includes:

- Living** (20' x 20')
- Kitchen / Dining** (20' x 20')
- Entry** (10' x 10')
- L'Dry** (10' x 10')
- W.I.P.** (10' x 10')
- Garage** (20' x 20')
- Bedroom 1** (10' x 10')
- Bedroom 2** (10' x 10')
- Bath** (10' x 10')
- Passage** (10' x 10')
- W.I.P.** (10' x 10')
- W.I.P.** (10' x 10')

130m²

Ha

A modern, single-story house with a dark, textured roof and light blue walls. The house features a large black garage door on the left and a central entrance with a black door and a large window. The house is surrounded by greenery, including trees and shrubs, and a clear blue sky with scattered clouds. The word "Survey" is written in a cursive font in the top left corner.

3-beds

130m²

Willow

Kitchen (10.0m x 2.0m)

Dining (11.0m x 2.0m)

Living (10.0m x 3.0m)

Entry (11.0m x 2.0m)

Study (10.0m x 2.0m)

L.Dry

Garage (10.0m x 2.0m)

Bedroom 3 (10.0m x 3.0m)

Bedroom 2 (10.0m x 3.0m)

Bedroom 1 (10.0m x 3.0m)

W.I.F. (10.0m x 3.0m)

Bath (10.0m x 3.0m)

WC (10.0m x 3.0m)

Linen

Passage

Hall

Living (5.5m x 4.83m)

Proposed Living Room

Kitchen / Dining (6.37m x 4.15m)

Bath (2.5m x 2.5m)

Garage (5.5m x 3.1m)

L'Day (2.7m x 2.0m)

Entry (2.7m x 2.0m)

Passage (5m wide)

Bedroom 1 (3.5m x 3.0m)

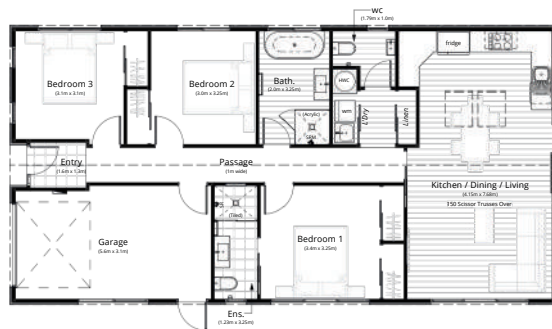
Bedroom 2 (3.5m x 3.0m)

Bedroom 3 (3.5m x 3.0m)

En's (2.5m x 2.0m)



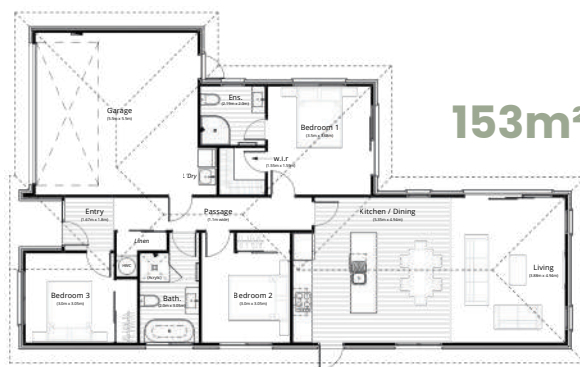
122m²



152m²



153m²



122m²

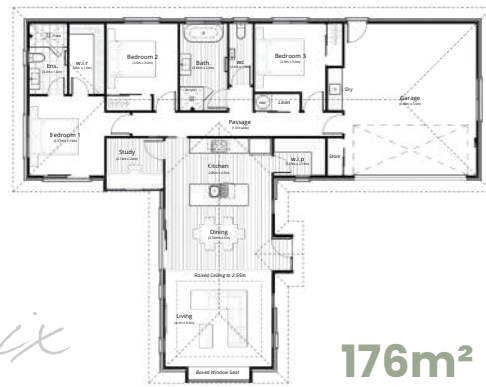


164m²

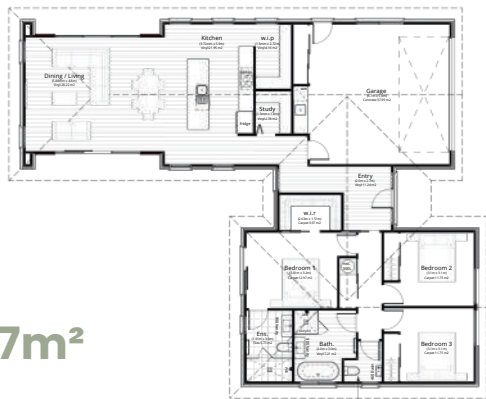




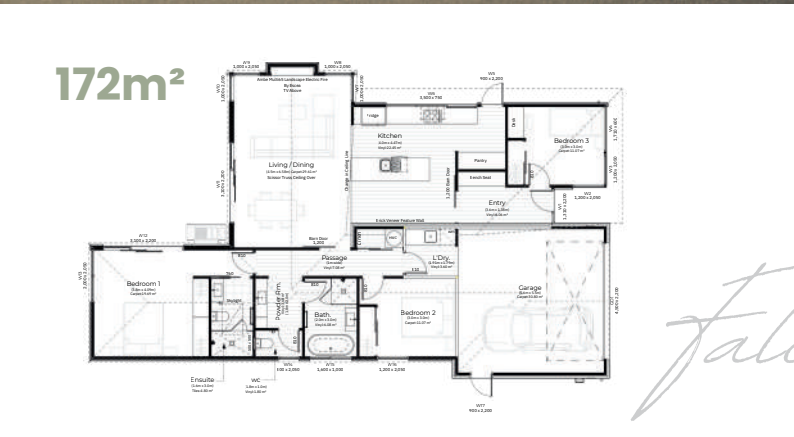
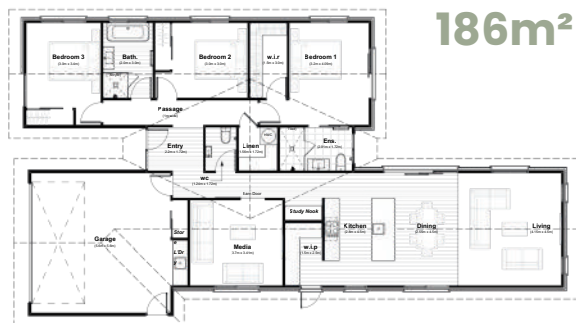
Phoenix



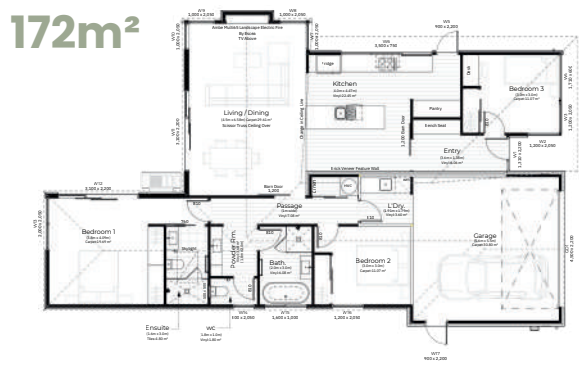
Theo



Zephyr

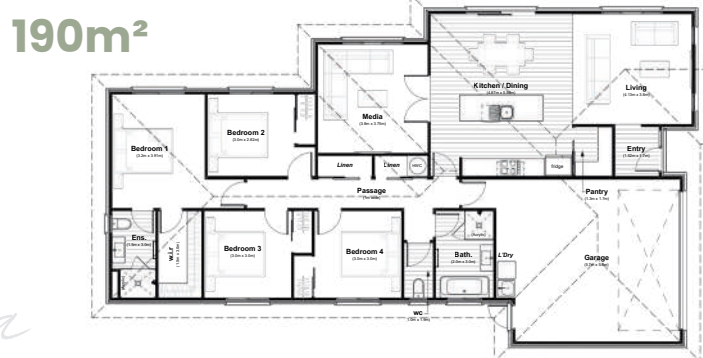
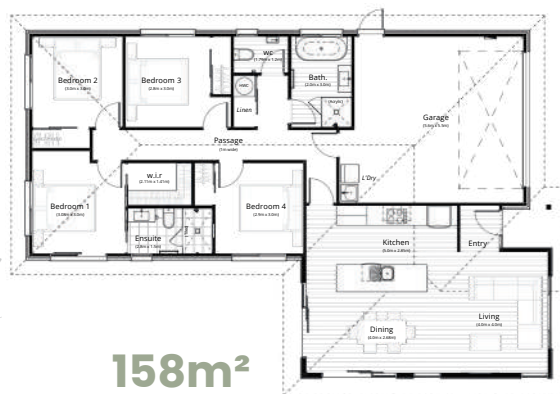
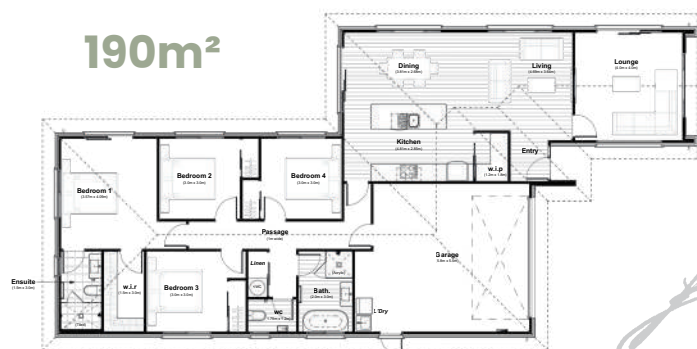
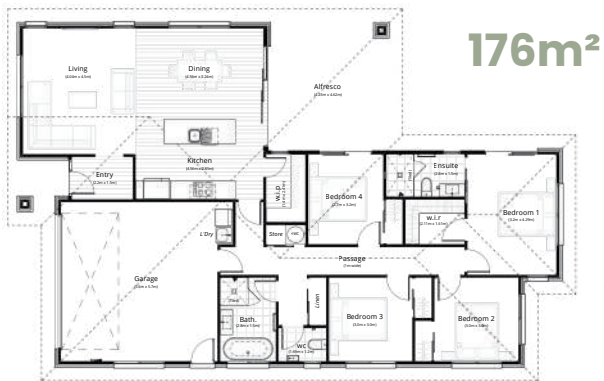


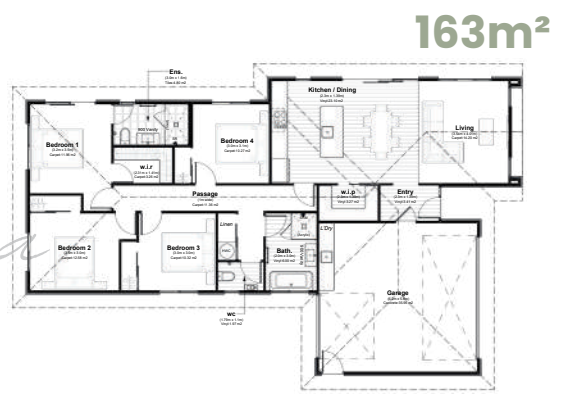
Falcon



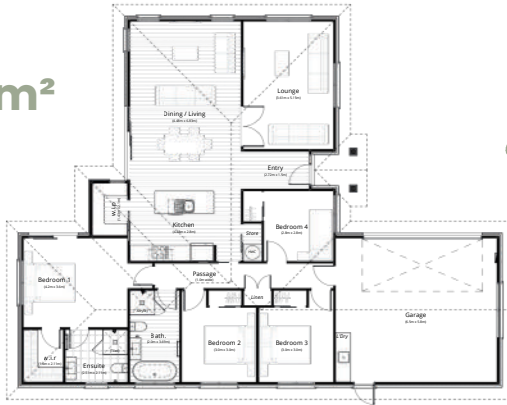
Ryder



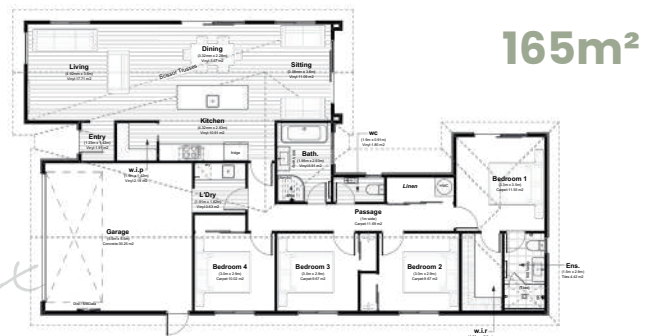




197m²



Lucy



Enya

244m²



Haven



Levi



198m²

Building Checklist.

Building a home involves many considerations. Use this page to jot down all your ideas. At Absolute Homes, we offer FREE build consultations. Based on your individual needs listed here, we design your dream home and bring your vision to life.

Approx house size _____ m² ☐ Single storey ☐ Two storey

Approx budget \$ _____ incl. land? ☐ Yes ☐ No

Number of bedrooms _____

Number of bathrooms _____ How many bathrooms are tiled? _____

Number of living spaces _____

Do you have a section? ☐ Yes ☐ No

Where is your section? Or where do you want to build? _____

What is your section size or ideal section size? _____ m²

Garaging: ☐ 1 car ☐ 2 car ☐ 3 car ☐ Carport

Walk-in kitchen pantry? ☐ Yes ☐ No

Do you need... ☐ Separate study or ☐ Study nook

Laundry: ☐ In garage ☐ Separate

Notes & additional must-haves :

HOT TIP – fill in this form prior to meeting with a sales & design consultant.

Meet the owners.

Absolute Homes is a family-owned and operated business led by Ange and Chris Cawthray. As hands-on owners, Ange and Chris personally oversee every build project and frequently interact with clients to ensure a personalised experience. They, along with their team of down-to-earth country folk, bring a warm, community-oriented approach to their work, operating from their showroom and office in Darfield. Well-networked around Canterbury, Absolute Homes boasts the buying power of larger corporate building companies but without the complexities. Ange and Chris believe building should be a fun and enjoyable experience, and they strive to make that a reality for every client.



Building an investment property.

Information for investors.

Higher Resale Value

New builds tend to have higher resale value as they are more sought after. New builds appeal to buyers for many reasons, such as cheaper maintenance, capital gains, and for peace of mind due to the use of high-quality building materials.

Tax benefits

Investors can claim depreciation on chattels, fixtures and fittings. With new builds, these items are valued at their highest value at the time of purchase and will depreciate from that point. This results in larger tax rebates in the initial years compared to those for an existing property of the same price.

Higher Rent Yield

A warm, dry, new home draws in tenants who are willing to pay extra for the comfort. New builds demand significantly less maintenance, leading to lower maintenance costs over the years. Consequently, this improves cash flow for investors.

Testimonials



We built our new home with Absolute Homes in 2023, and we couldn't be happier about the process and the outcome. At our first meeting with them when we discussed our needs and wish-lists, they were so helpful and responsive. They showed us how one of their standard designs could be modified to easily include what we wanted. It looked great on paper and proved to be even better in reality. We were kept informed at every stage of the project, and staff were always happy to answer any questions or concerns. The standard of workmanship is excellent. Absolute Homes are the bomb, and we absolutely love our home.

- Biddy & Alan

We've just had an amazing build experience with Absolute homes. Scott Harris was very patient with us as we slowly identified how we wanted the house to look, and he offered some great ideas. The build itself went flawlessly and very quickly. Glenn Harrison the project manager was simply fantastic; kept us up to date, sorted out every detail and responded instantly to our requests. We have ended up with a house we couldn't be happier with- a quality build from start to finish. Thanks again!

- Anton & Yvonne



“As first time builders, we were apprehensive hearing other people’s horror stories but were put completely at ease with the clear, professional and personal approach of Absolute Homes. We would build with them again in a heartbeat. Right from design through to handover, the process was as close to stress free as you can get and we are stoked with the outcome! From the initial meeting to look at the sections, to the handover was only 9 months. the build itself was only 5 months! Unbelievable. On time, on budget, on the mark. Build with Absolute Homes, they’re an absolute dream!



Cain & Frankie

The Absolute Homes *service promise*

Our Absolute Guarantee

We want the build of your new home to be a fun & enjoyable experience for you. When you build with Absolute Homes, you'll work with an experienced team that takes a hands-on approach at every stage of your build, from concept to completion.



QUALITY WORKMANSHIP.

We take pride in our skilled team of qualified carpenters, who work alongside trusted subcontractors to complete your build with excellence.



FIXED-PRICE CONTRACT.

Absolute Homes will ensure your concept plan is comprehensive and all details including your spec items are explained before agreeing on a fixed-price for your build.



COMMUNICATION & TRANSPARENCY.

We believe great two-way communication is the key to a strong client-builder relationship, and ensuring you enjoy the home-building process.



KINDNESS & VALUES.

We do what we say we will and whatever it takes, we deliver on our promises.



Thank you.



Build with
absolute
confidence.





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