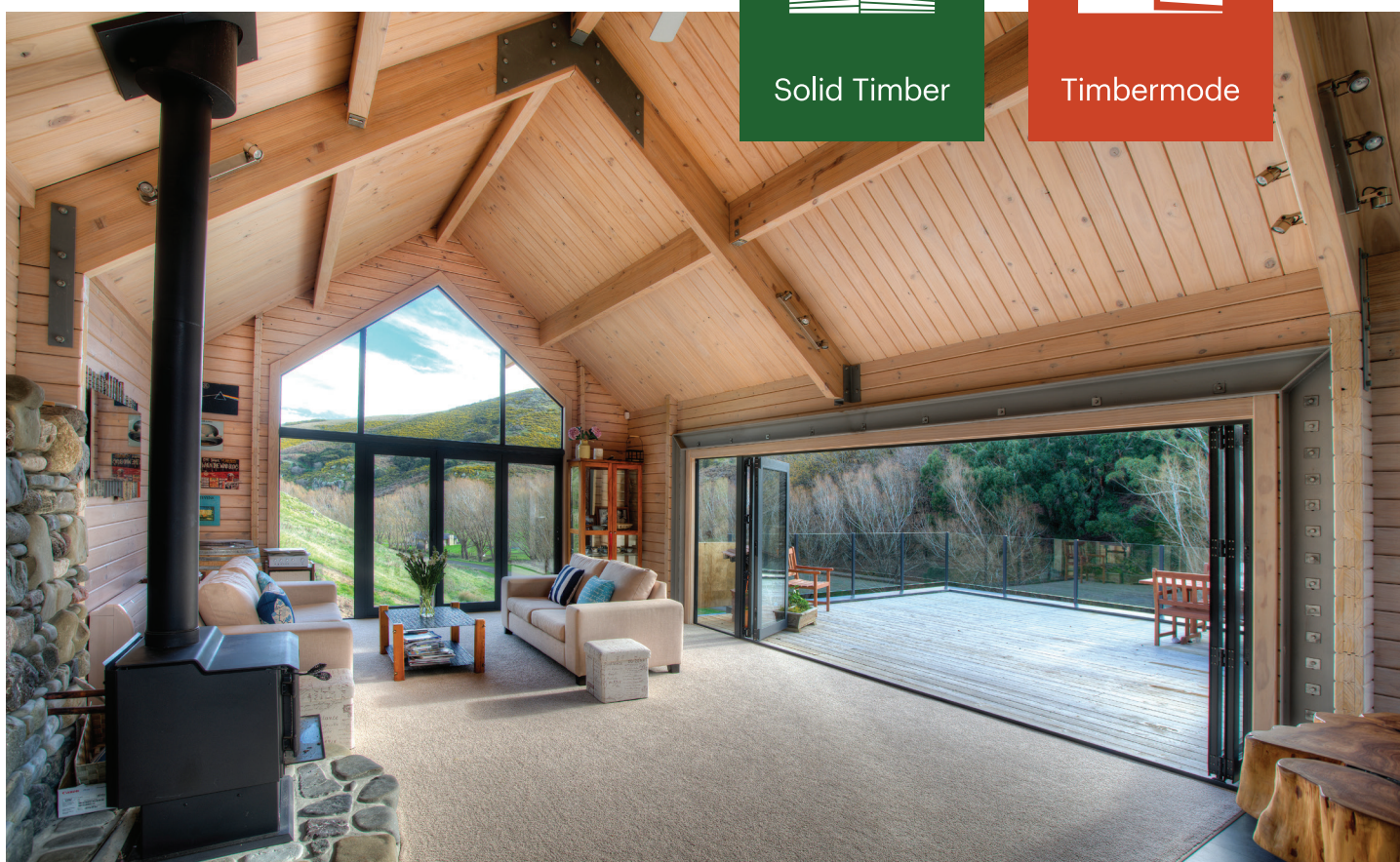
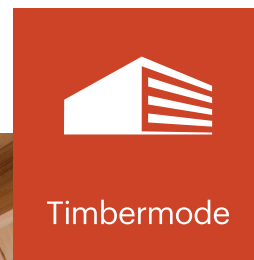


Kitset home buyers guide



1. Who is this guide for?



If you are considering building a kitset home, either yourself or with the help of a builder, this is for you.

The aim of this guide is to help you understand:

- What a kitset is
- How the process works
- What you need to do
- What Fraemohs will do for you

The guide covers kitsets for both our popular new Timbermode range and the classic Fraemohs Solid Timber range. There are differences to consider in the planning and construction between the ranges, and Section 3 summarises these. If you'd like additional information, or you're not sure what style will suit you best, please give your sales consultant a call – they will be more than happy to talk you through this.

We hope you find this guide valuable. It covers the key questions we get from our clients along their journey into a new home. If there's anything you'd like to see added or expanded on, email us at info@fraemohs.co.nz.

We always love hearing from our clients who have finished their kitset homes. Please do send us photos and feedback on your experience. We look forward to welcoming you to the Fraemohs family.



Decades of experience



Custom design

2. What is a kitset?



Kitset construction is a general description of a type of building project where a supplier provides the components for a building based on an agreed design, with the purchaser responsible for the construction.

2.1 Kitsets vs Fraemohs built

Fraemohs offer two ways to get you into your new home; a complete build service, where we design and build the home for you ready to move in, and a kitset service.

We offer “Fraemohs built” homes in Canterbury as far north as Hanmer Springs, as far south as Ashburton, and all the way out to the West Coast. We also now can offer “Fraemohs built” in Wanaka, Twizel and Tauranga. In special cases we do occasionally build further afield – ask your sales consultant if you are interested in this. This service suits people who want to be “hands off”, as once we have worked through the design with you, we handle the detailing, consenting, and construction through to completion and compliance.

We hand you the keys at the end and you move straight in! You only need to look after the driveway and landscaping, though you may have us sort that out for you also.

Our kitset service allows you to be more involved in the organisation and construction. Building your own home has been part of the Kiwi psyche for generations, and offers a chance to enjoy a slice of New Zealand paradise in a home that is truly yours. If you need a new home and are under budget pressure, the good news is that there is no cheaper way to build the home you want without compromising on its scale and finish, especially if you can rope in friends and family!



Healthy living

2.2 Who does what?

Our advertised kitset pricing allows for the design and engineering of your home from the bottom plate up, and the manufacture and procurement of the materials you will need to get you to the shell / lock-up stage.

We offer a planning and consenting service also, and we recommend you have us take care of this to ensure continuity. The cost for this service is specific to your project – your sales consultant can give you a cost estimate for this once you have briefed them on your plans. 99% of our kitset clients do have us look after the consent process, and we can do this for you wherever you are planning to build in New Zealand.

You or your builder will need to arrange for the council inspections throughout the build, and apply for the Certificate of Code Compliance at the end.

Our advertised kitset prices include:

- Design, architectural detailing, and structural engineering of your home from the bottom plate up
- Components of your home (from the bottom plate up) to get you to lock-up stage, including:
 - Walls: 100mm and 60mm Fraemohs timber profile for Solid Timber kitsets. *Note, if you are trying to match to one of our older homes, we can supply the 95mm and 63mm profile by special order. Ask your sales consultant about this.*
 - Framing, battens, cladding, batts, building paper, skirting and internal linings (match lining and gib) for Timbermode homes
 - Doors and door hardware
 - Windows
 - Ceiling trusses / rafters as appropriate
 - Ceiling insulation
 - Roofing material, fascia, spouting, downpipes
 - Specialist fasteners
 - Technical support by phone/email



Value for money

Planning and consenting tasks that we can provide advice on for you:

- Site specific project planning requirements pre-consent
 - Geotechnical report or soil test
 - Survey (if needed)
 - Site plan
 - Foundation/floor design
 - Services plan (including septic tank and soak pit if required)
- Consenting
 - Apply for a Property Information Memorandum (PIM)
 - Preparation of resource consent and building consent applications
 - Lodging and following up with council
 - Responding to requests for information (RFIs)

Your sales consultant can provide an estimate for this additional work.

During the build, you'll need to:

- Engage and schedule trades (builder, roofer, plumber, drainlayer, electrician, painter, etc.)
- Arrange for council inspections as required during construction
- Apply for the Certificate of Code Compliance

Additional items/services available by special request:

- Kitchen joinery and appliances
- Bathroom fixtures
- Foundation and floor kit (timber pile foundation only)



3. Solid Timber vs Timbermode— What’s the difference?



Interlocking walls (internal walls shown) in a Fraemohs Solid Timber home. Our timber provides the internal finish, external finish, insulation, and structural strength. Just wood. No trickery.

3.1 Fraemohs Solid Timber

Fraemohs is a timber company. We were founded in 1968 by Monni Fraemohs, who brought with him from Denmark a passion for Solid Timber home construction. Since then, we’ve built thousands of houses all across New Zealand and the world in the Scandinavian log home style. The Fraemohs Solid Timber system uses interlocking timber boards that stack on top of one another to form the walls of your home. There is no separate framing, cladding, or lining in these homes. The walls are made from a solid, single material that provides protection from the elements, the exterior finish, the internal finish, and insulation.

3.1.1 Benefits

Most of our kitset homes are in our log home style. Our clients love them because they are easy and fast to assemble. If you’re the handy type and don’t mind a bit of heavy lifting, you will be more than capable of assembling the walls and installing the doors and windows.

Because a lot of the work is done in our factory, the time on site constructing your home reduces significantly. If you are planning to build in a remote location, you can’t beat a Fraemohs Solid Timber.

If durability is a concern (it should be!), then an interlocking Solid Timber home is perfect for you. Almost indestructible, our homes offer exceptional performance in earthquakes and unparalleled wear resistance. Our clients find our Solid Timber homes the natural choice for exposed environments and high wear situations like motels, rental properties and holiday homes. We even supply homes to the Pacific Islands, where they are known for their performance in hurricane conditions (there is a reason why we refer to the tie rods in our Solid Timber homes as hurricane rods!). Sometimes we need to make minor upgrades in the case of extreme environmental conditions, but you get suitability for “high” wind zone (as defined in NZS3604), and 1.5kPa design snow loading right out of the box.

3.1.2 Quirks

Not everyone is familiar with Solid Timber construction, and unless you've built with us before or lived in a Fraemohs, there may be some things that you aren't expecting.

Services

Because there is no cavity in the wall construction, you may be wondering how your electrical cables and plumbing are routed through the house.

In the case of your electrical cables, we install machine ducting in the walls of your home so that the cables can be easily run inside the walls. You do need to carefully plan your electrical layout so that we can get the ducts in the right places as they are difficult to add in later.

We recommend that some spare ducts are allowed for in case they are needed in the future. We supply detailed plans with your home, so you always know exactly where they are if you ever need them. So you have a starting point for your electrical plan, your sales consultant will give you some information to help on this.

Your plumbing runs outside the walls. The best way to route your piping is to run it under your floor or within your concrete slab, and penetrate the floor where it is needed. If you visit our showhome, you may notice that the shower and vanity are framed off the wall. This is done to allow space for the plumbing.



Earthquake proof



Fast construction



Low maintenance



Sustainable

Settling

In the first 12-24 months after construction, the walls of your timber home undergo settling of about 15mm. Our window and door systems are specifically designed to accommodate this. It's unlikely to affect you, but you do need to be aware of it if you are fixing things to the walls. Rigid fixtures like mirrors should only be fixed at the top and left to float at the bottom.

This settling process also means that you need to periodically check and tighten your hurricane rods (the steel tie rods in the walls). We recommend you check them every three weeks for the first four months, again at six months, and annually after that.

Noise

Every now and then we hear from people who are interested in a Solid Timber home, but have heard they can be noisy. Some of our first Solid Timber homes did make a bit of noise, but the product has improved over the years and we don't get this feedback on our newer homes. Modern Fraemohs Solid Timber homes are precision made using the latest in Swiss computer controlled machinery to ensure that all the boards fit tightly together, and the boards are kept under compression by steel hurricane rods. No aluminum corner jointers are used, eliminating the differential expansion noises that plague some alternative log home systems. If your home does make some noise, tightening the hurricane rods will generally resolve it.



If you look carefully in this picture you can see that the shower, bath mixer and vanity are framed off the Solid Timber wall. This allows space for the plumbing to come up through the floor behind these fixtures



3.2 Timbermode

Timbermode is our take on a conventionally timber framed home, i.e, what you see in 95% of residential construction. The foundation and roof of your Timbermode home are no different to a Fraemohs Solid Timber, but the wall construction is different, with separate claddings, linings, etc. Because we are a timber company, we like to include natural wood in these homes also. Due to its construction, Timbermode gives you the flexibility to have as much or as little timber as you like.

Timbermode construction tends to be a bit more complex, and we recommend that you only tackle this yourself if you have good building experience. Section 6 discusses this in more detail.

3.2.1 Benefits

Because timber framed homes have separate claddings, linings, and insulation, you have greater flexibility with the style of home. You can choose from any of the commercially available BRANZ approved claddings, or a combination of them.

You can choose your insulation material in the walls, or even build your home using “passive” principles by increasing the framing size and putting additional insulation in the walls; an option available to all our clients.

Timbermode homes have an optional timber match lining to the interior walls, and you can pick and choose which walls have this, if any. Timbermode is a great option for people who want timber in their home, but want a balance with conventional gib. You are sure to please all the decision-makers in your household!



The living room in a Timbermode home showing match lined walls with a gib feature wall

4. The process



If you've made it this far and think a kitset might be for you, then great! You'll now want to know how the process works.

Basic outline to your right →

Our standard kitset pricing includes the architectural and structural detailing for your home above the floor. As mentioned in Section 2.2, we can also look after the foundation/floor design and the rest of the work getting you through the consent process, regardless of where in New Zealand you plan to build. We recommend this in almost every case to maintain continuity throughout your project. Many people (including builders) find the consenting process cumbersome and intimidating, and our clients are only too happy to have us take care of it for them!

We will give you a fee proposal for this additional work at the same time we give you the fixed price for the kitset supply. We include the cost of Building Consent documentation in your kitset supply agreement.



4.1 Concept design/definition

This is where the size, scale, layout, and position of your home is decided. The easiest way to do this is select one of our proven plans from our range. You might also choose one and modify it to suit, or we can create something uniquely yours.

We need a clear set of concept plans to be able to calculate the true price for your kitset. If you are building a pre-designed home, the plans and pricing have already been done. Modifications and custom work can incur additional costs in architectural and structural design, and we also have to reprogram our machines in the factory to accommodate alterations. To enable us to draw the concept plans with your change, we may ask you for a deposit towards these costs. This is \$3,000 and is a deposit towards your final kitset price, it enables us to get your plans drawn up with any changes and for us to give you a fixed price contract.

Setbacks and recession planes will be checked against the specific requirements in the local District Plan at the concept stage. If you have a complex project or believe there may be additional requirements that affect your design, we recommend you apply for a Property Information Memorandum (PIM) early on. The PIM contains information relevant to your project that is known by council, and can flag any additional considerations or compliance issues with the District Plan (see Section 4.3.1 for further discussion).



4.1.1 Working with you from afar

We are based in Christchurch. You may not be, and that's totally fine. We sell kitsets to clients all over the country (and the globe), and are used to working with clients that we don't always get to meet face to face. We use CAD drawings, renders, email, and Zoom to communicate with our clients, and have found these methods as effective as face-to-face meetings in nearly every case.

Some complex projects necessitate visits to site in the planning stage, and we are happy to do this as needed. You'll just need to cover our costs if we need to travel more than a couple of hours each way. We conduct site visits for our local clients as a matter of course.

If you are not based in Canterbury, but do still want to come visit us for a face-to-face meeting and to see our showhomes, that's great. Let us know your plans as we can always help with airport pickups.



4.1.2 Other information we will need

There is some additional information/documentation that will be required to get through the consenting process, and it is in your interests to arrange that at this stage.



Geotechnical report / soil test

Information on the ground conditions on your site is required for the design of your foundation. The report will give a foundation recommendation based on how deep you have to go to find good, firm ground. If the ground is “good” (as defined in NZS3604), a concrete slab or timber pile foundation detail from NZS3604 may be used. In this case, no special foundation engineering is required because the details are set out in that standard. Our architect will detail these foundations for you.

In Christchurch, the susceptibility of your land to damage from liquefaction in earthquakes is also considered. Your section may have been assigned a Technical Category (TC), and this is an indication of the likelihood of this damage occurring. Good ground is not susceptible to liquefaction (classified TC1), and in this case a simple soil test is all that is required to determine the foundation design parameters.

If your section does not meet the criteria for “good” ground, site specific foundation engineering by a structural engineer is required. If you are in Christchurch and your section is classified TC2 or TC3, this is the case for you too, and you will most likely need a full geotechnical report rather than a soil test.

Some councils do not require a geotechnical report or soil test, but most do. Your sales consultant can guide you on this. We can arrange this for you if you prefer.

Survey

If your site is sloping, you will need a survey completed to check for recession planes. On a sloping site, the levels are required in the design of your foundation. Most councils have the building inspector locate the boundary pegs before the house construction can begin. As with the geotechnical report, we can arrange the survey for you if you prefer.



4.2 Supply agreement

Once you are happy with your plans and pricing, we can arrange the paperwork. This is the time to sign the kitset supply agreement and get underway. Completing this agreement triggers the payment of the 20% deposit (less the \$3,000 plan deposit). The amount of the deposit is reduced by the amount of any design deposit paid. We use your deposit to develop the plans and specifications required for building consent, as well as completing shop drawings for manufacture. It's also used if we need to engage consultants (for example, a structural engineer to design your foundation). Where appropriate we pay deposits to suppliers to ensure they fix their quoted prices until we need the materials.



4.3 Consenting

Once the kitset supply agreement is completed and you have paid your deposit, work begins on the detailing process to get you ready for consent. We generate the architectural and structural drawings for your home and these contain sufficient detail for the building consent officer (BCO) who processes your application. They are passed to you for your final approval before the building consent application is submitted. The plans are then compiled together with the foundation design, drainage plan, site plan, application form, etc. for submission.

4.3.1 Property Information Memorandum

At some point during your project you will need to apply to council for a PIM. Most of our clients have us request this from council when lodging their consent application as this means they only incur the cost of the PIM once. For straightforward residential construction projects, this approach is normally fine. On a complex project, or in circumstances where you think the information contained in the PIM may affect the design of your home or the viability of the project, we recommend applying for this early in the planning stage. The PIM will flag requirements for resource consent or additional approvals that may delay your project if they are not planned for.

Some examples of the information that your PIM may include:

- Potential inundation / flood risk
- Potential erosion
- Falling debris
- Identification of cut and filled land
- Wind zone
- Vehicle crossing requirements
- The possible presence of hazardous contaminants
- Details of stormwater and wastewater utilities
- Resource consents and other authorisations that may be required
- Notification of any development contribution that may be payable

If your PIM confirms that a resource consent or other authorisations are required, we can handle this for you. Speak to your sales consultant about how we can make your life easier by looking after this part of your project for you!

4.3.2 Requests for information

Council may ask questions during the consent process, and this is normal. These are issued in the form of a Request for Information (RFI). If we are looking after your application, the RFI will be sent to us and also copied to you. There is no need to worry, we will answer the queries on your behalf. Usually it is just a case of directing the BCO to the location of the information they need in the documentation we supplied with the application.

4.4 Manufacturing the kitset

We start work on your kitset once we have received your approved consent documentation and the council stamped drawings or prior based on agreement with you. If you are building a Solid Timber home, we order the timber stock and manufacture the profile for your walls. This will trigger a stage payment as per your contract. If you are building a Timbermode home we design and order the pre-nailed framing, and manufacture any steel components that will be part of your home. We also order any remaining materials that we don't manufacture ourselves from our partners at this time.

The time needed to manufacture your kitset does vary depending on the work load in our factory and we will schedule in a manufacturing slot with you once the contract is signed, this can be altered with you based on the consent. If you do have a specific need we will do our best to help you.

4.5 Payment

Solid Timber kitsets

We send you an invoice for around 25% of the Contract amount before we are about to start manufacture. The final payment for the profile (the remaining 25%) is due when the profile is 50% manufactured. The balance of the claims are based on when you request those materials for that portion of the kitset.

Timbermode

Because of the nature of Timbermode construction, we break the kitset into parts and supply based on what we will be supplying to you. Each project is different, and the make-up and delivery of your kitset may vary. We invoice you for the components included in each delivery when you request the materials.

Please note we will include in the contract the lead time for each delivery component.

4.6 Delivery to site

Your kitset is dispatched once we receive your final payment. If you are outside of Christchurch, where it makes sense to, we may have our suppliers deliver their components directly to your site. This reduces the transport cost to you and decreases the number of trucks on our roads.

We can also stage your deliveries to suit your construction schedule. For example, if you are building a house and a separate garage, you may have us deliver the garage initially so you can use it as a base for the construction of your home. We typically include freight as a provisional amount in the supply agreement, and we just adjust it as needed if you need staged deliveries.

4.7 Timing

The timing through each stage of the process varies, but there are some rules of thumb you can use to help with the planning of your project.

Solid Timber and Timbermode builds: Minimum timeframes for each stage

Concept design and pricing	This takes as long as it takes, and is usually determined by you. We can have this done in a couple of days if you choose a standard plan and specification. If you are making changes and we need to calculate costs each time, it does take longer.	
Detailing and engineering	This takes around six weeks assuming the geotechnical report and survey (if needed) are available. If we need to get these it can add three or four weeks. It may take longer if we have to undertake special engineering (e.g. structural steel, or retaining walls). If you need a resource consent, we need to prepare that application also, and this will take additional time.	
Consent processing	Allow around six weeks in council for processing of your building consent application. If you need a resource consent, we recommend this is applied for and granted before lodging your building consent application. Simple non-notified resource consents addressing setbacks or recession planes can take around a month for council to process.	
Kitset manufacture	Fraemohs Solid Timber It depends on the work load in our factory, but if you allow eight to ten weeks that's normally sufficient. Your sales consultant can advise you on the current lead times once you are in consent so you can start planning your foundation construction.	Timbermode It depends on the work load with our frame and truss suppliers, but as a guide, allow around six to eight weeks. Your sales consultant can advise you on the current lead times once you are in consent so you can start planning your foundation construction.



5. How is the Kitset organised when it arrives?



5.1 Site preparation and delivery

Kitsets are delivered to site by a flat deck truck; if you require assistance with off-load please make us aware of this so we can arrange a Hiab truck for you. You'll need to have a good, flat area to set down the packages and sort them for construction. You may need to prepare the vehicle access by trimming back overhanging branches and widening/clearing as needed.

In general, kitsets arrive to site in four or five separate deliveries, as agreed with you or your builder after BC has been issued. This can be altered as required, depending on project phase (usually only larger homes), space, or storage restrictions on site. Your individual contract and schedule will specify what will be coming and when.

If you have purchased a Solid Timber home, you will receive a number of packs of the timber profile, and these will need to be opened and sorted on site prior to starting construction. Each length is labelled with the wall it belongs to, and the layer, and you need to sort them into groups by wall.

You will find a copy of the laminated shop drawings which should be referred to when sorting and assembling the wall profiles. These plans note each individual board number to the side of the board. These numbers reflect what is noted in the notch of each board. We recommend that the wall numbers are marked with crayon on the flooring sheets/concrete floor as well as "T" for tie rods and "E" for electrical ducting (this helps ensure that you install the boards with the correct orientation, so the ducts line up).

5.2 Packing lists and materials

We provide a packing list with each delivery, and this details the materials supplied and their quantities. If you are concerned with the condition of the materials supplied or believe the quantities are incorrect, please make contact with your Fraemohs Homes Kitset Coordinator within seven days of receipt so we can address this for you.

6. Self-build vs hiring a builder



Depending on how involved you want to be in the construction of your home, you may do the work yourself, or hire a builder and other trades.

If you buy a kitset home, you are going to have a greater involvement than if we take care of everything for you in a Fraemohs built home. You might get a builder to do all the physical work for you, but you are still going to have to buy the kitset, engage the builder, manage the budget, and monitor the progress on site. The nice thing about building a kitset home is that you have the flexibility to either do some of the work yourself, or just stay in an oversight role.

Whether or not you undertake some of the building work yourself, you will need to hire some tradespeople for certain aspects of your project. In each case you will need to ensure you give them a clear brief, and make sure any quotes you accept include a clear scope of work. You need to be able to check that scope of work against the actual work completed when they finish. Anyone you hire to do restricted work on your home will need to be registered or accredited (refer to Section 6.2.1).

6.1 Risk

Budget

All building projects include some risk, and there is a chance you may experience some cost overruns due to unforeseen circumstances on site regardless of who builds your home.

Sometimes these are unavoidable, as in these examples:

- Having to extend scaffold and machinery hire because of delays due to inclement weather
- Encountering soft spots not identified in your geotechnical report when excavating for your foundation. This may mean additional engineering is required, and construction of an enhanced foundation.

We recommend you have a contingency fund available in case these situations arise. It can be tempting to plan to spend right up to your budget limit, but we don't recommend this. Ideally you won't need to spend any of your contingency allowance, but it's there just in case.

Safety

The most important risks to control are the ones to the safety of you and others on your building site. Building is a risky business and we want you to remain fit and healthy so you are able to enjoy your new home for many years to come. You'll need to actively manage these risks, and work with your helpers and tradespeople to ensure that everyone is on the same page.

The [WorkSafe New Zealand](#) and [Site Safe](#) websites are a great resource, and reading through the material when you are planning your project will help you recognise and mitigate hazards before you start, and also while you work.

6.2 Self-build

If you're prepared to take on a project and don't mind a bit of heavy lifting, you may want to build your home yourself. There are rules around what you can and can't do (refer to Section 6.2.1), and depending on your experience and the type of Fraemohs construction, we make additional recommendations on how much of the work you do yourself.



Our recommendations for the parts of the building project to take on yourself:

	Solid Timber	Timbermode
Foundation and floor	There is no difference in the foundation between a Solid Timber home or a Timbermode home. We recommend you are a builder or have good building experience to tackle this. If you are within Canterbury, ask your sales consultant about having Fraemohs build your foundation for you.	
Walls, doors and windows	The beauty of a Fraemohs Solid Timber is that the wall construction is very simple. We liken it to building with Lego. If you're the "handy" type, you are more than capable of carrying out this work.	We recommend that only builders or people with good building experience build the walls in a Timbermode home. You'll need to understand how all the components work together to achieve weathertightness and structural stability for the life of your home.
Roof	Unless you are a builder or a roofer, or have experience, we recommend you hire a roofer. If you choose to do this part of the work yourself please make sure you take care and have adequate fall protection in place. You'll need to have a clear understanding of all the fixings and flashings that are required – you don't want a leaky roof!	
Specialist trades	You'll need licensed tradespeople to carry out the plumbing, drainlaying, gasfitting, and electrical work.	
Other trades	Non-restricted work such as painting/staining, tiling, etc. is fair game for an owner-builder.	
Landscaping and site work	Provided you don't have any complex civil work to do, you can undertake the landscaping and site work yourself. There are rules governing the minimum finished floor level above ground level, and you'll need to make sure you adhere to these. weathertight.org.nz/new-buildings/detail-solutions/floor-levels-and-clearances	



6.2.1 The Owner-Builder Exemption

As long as you meet the requirements of the Building Code, you are able to build your own home under the Owner-Builder Exemption. The Ministry of Business, Innovation and Employment has information on the exemption and the rules surrounding it [on their website](#).

We have included a summary of the key points from that site below. As the rules change we will update this guide, however if you are interested in using the exemption you should review the information on the MBIE website yourself.

To meet the definition of an owner-builder you need to:

- plan to live in the home (this includes a beach or holiday home)
- carry out the restricted building work to your own home yourself, or with the help of your unpaid friends and family members
- have not used the Owner-Builder Exemption to carry out restricted building work to any other home in the previous three years.

- The exemption is not granted automatically – you need to apply for it. The application form can be found in the link above.
- The fact that the home was constructed by an owner-builder will be recorded on the Land Information Memorandum (LIM), and if you decide to sell the home later, potential purchasers will be able to see this.
- If we are handling your consenting, you must advise us if you are planning to build yourself as Council need to be notified of this in the consent application.
- Your friends and family are allowed to help you, but you are not allowed to pay them. Any restricted building work that is not done by you or your unpaid friends or family members must be carried out or supervised by a licensed building practitioner (LBP) who holds the appropriate licence class. They must also give you a Record of Work.
- You must still meet the requirements of the Building Code, and will be subject to periodic inspections during construction to ensure this.
- You will be responsible for achieving Code Compliance at the end of the project. This is the sign-off from your local council to say that the building work has been carried out in accordance with the code.

Under the exemption you are allowed to do the work that would normally be carried out by an LBP, however, there is some specialist work that you are not able to do. You will need to engage a qualified person for:

- plumbing
- gasfitting
- drainlaying
- electrical work

You will need to be sure that any tradespeople you hire (i.e. not including your unpaid friends and family) to do restricted work on your home are registered/licensed. This is important because your insurance may be invalidated if they are not. You can check their registrations at these sites:

- builders:
<http://www.lbp.govt.nz/lbp>
- plumbers, gasfitters, drainlayers:
<https://www2.pgdb.co.nz/PGDB/PublicRegister.aspx>
- electricians:
https://ewrb.ewr.govt.nz/public_register/search.aspx

6.3 Managed build

6.3.1 Your builder as project manager

If you are buying a kitset from us, you do still have the option of having a builder manage your project for you. This is a great option for our clients who want a Fraemohs, but live outside of a region where we offer a build service. Speak to your builder about whether they would be prepared to manage your project also, including engaging the other trades. Your builder may charge a project management fee to do this, but if you are short on time or lacking confidence, this may be money well spent.

6.3.2 You as project manager

Even if you want to stay clear of the physical work, you can be involved by project managing your build. This will involve a time commitment from you, and knowledge of the building industry (ideally!).

FAQ

Can I organise my own collection for the kitset packs?

Yes. Your sales consultant can talk you through this process.

Should my kitset packs be covered on site after delivery?

Yes, we will provide you with protected packs. These should not be opened until required for building – your kitset coordinator will advise further on this.

Can I change items in the options plumbing pack?

Yes, just let us know the changes required and we can include this in your contract pricing.

Do I have to get all of the kitchen and plumbing pack?

No, you can choose to get just the bathroom fittings but not the kitchen. Your sales consultant can talk you through this process.



7. What other costs will I need to allow for?



The kitset makes up just part of the overall cost of constructing your home. We've prepared a table to give you an idea of some of the other things you'll need to consider as part of your planning and budgeting. This list will vary depending on your project. It's just a guide and there may be other items not listed here that you need to allow for.

Additional Costs other than the kitset to consider when planning your new home:

Planning and consenting					
Building Consent Fees	Resource Consent Fees (if required)	Geotechnical report or soil test	Topographical survey	Council Development Contributions (if any)	Inspections and code compliance
Services					
Trenching for services	Septic tank (if required)	Water tank (if required)	Stormwater soak pit (if required)	Connection to council services	Temporary power and water
Construction					
Builder's labour	Excavation of the site	Retaining walls (if required)	Foundation materials and construction	Scaffolding – edge protection	Roofer
Plumber's labour, components, consumables	Electrician's labour, components, consumables	General fixings and fasteners, nails, screws, glue and other consumables	Gib stopping to ceilings where required	Garage door and opener – we do not supply these in the kit as they need to be fitted on site by the supplier	
Finishing					
Decorating materials – paint, stain, wallpaper	Floor coverings – carpet, vinyl, tiles	Window dressings – drapes, blinds	Kitchen joinery and appliances*	Plumbing and bathroom fixtures*	*Available for inclusion in your kitset on request. Speak to your sales consultant
Other exterior works					
Decks, patios and porches	Driveway	Paving	Vehicle crossing and kerb cut down	Fencing	Landscaping

8. Support



We want you to have a good experience building your new home, and won't leave you stranded if you get stuck! We are available to all our owner-builders for technical support during construction of your home. If you do need additional help with your build, then please get in touch.

Consent plans and engineering

Prior to the build you may not understand much of the information provided however, the more you look and study the easier it will be onsite to find the information you require.

Consent supporting documents

We get a lot of questions on how to install roofing paper or batts etc. most of the time you will find this information in the consent supporting documents stamped by council. Please read through these in detail before contacting us during the build.

Fraemohs Homes kitset building manual

If you are an owner-builder or having a registered builder it is important you read this manual in full prior to starting your project and keep it handy throughout the build for reference. *Important note: the manual is continually being updated based off the latest information available to us.*

YouTube

We have [instructional videos online](#) to give you an overview of certain steps

General building knowledge

Book by Branz, *House Building Guide*

Book by Francis D.K Ching, *Building Construction*

Online information

NZS 3604 – the full version does cost money however you can find extracts and sections free online.

[Standards New Zealand – Building related standards](#)

[Master Build](#)

[Project Management Starter Guide](#)

Advice and guidance onsite

If there are stages of the build where you are finding it particularly difficult, we suggest you invest in an experienced LBP (registered Builder). They have a wealth of knowledge and a task that may take you days might only take them a few hours. Even if you only hire them for a few days and become the 'apprentice' the time and advice they could provide would be invaluable to you and the progress of your build.