



# BYRNE HOMES

LET'S BUILD SOMETHING SPECIAL!

# Welcome!

Thinking about building your dream home is an exciting time. At Byrne Homes, we take a collaborative approach, guided by your dreams and ideas, combined with our design skills and construction expertise.

Inside this guide we share with you what it is like to build with our team, we share ideas, advice and inspiration to get you started.



## ABOUT US



Above from left: Paul - Quantity Surveyor, Lisa - Designer, Joe - Managing Director, Michelle - New Home Consultant and Construction Administrator, Paul - Project Manager.

**B**yrne Homes is a proudly owned and operated Construction Consultancy dedicated to delivering Auckland's finest homes. Founded by husband and wife Joe and Lisa, Byrne Homes is a fully integrated design and construction company focusing on high-end architectural builds. As multi award-winning Master Builders our clients' wants, needs and desires are at the core of our service. Whether you purchase a plan from our ByByrne collection, or engage us to design and build your bespoke dream home, you'll get personalised service and meticulous attention to detail.

We have a passionate team who take pride in what they do and we are always striving to exceed our clients' expectations. Marrying quality workmanship with the

latest methods, materials and technologies we consistently strive to achieve true building excellence. Clients value our unique hands-on approach, our honesty and our meticulous attention to detail. We believe in pushing boundaries and thinking well outside the box.



A photograph of a modern home's exterior. The upper portion features a wall of horizontal wood slats in a warm, reddish-brown tone. Below this, a dark grey or charcoal-colored section contains a quote. The lower portion shows a white brick wall with a dark-framed door and a concrete walkway leading to it. A small, dark square light fixture is mounted on the brick wall to the right of the door. A small green plant is visible in the bottom left corner.

"We get so many  
comments on how  
beautiful and functional  
our home is and we are  
so proud to live here."

DIANE CROMBIE

## OUR PROCESS



Whether it's on your land or one of our sites, we will work with you every step of the way to design, project manage and build a house which you will be proud to call home. Work alongside our talented team of architects, engineers, designers and builders to turn your dreams into reality. If quality of workmanship and attention to detail are high on your priority list, and you want something that will stand out from the crowd, we are your people.





### 1. MEET

Join us in our Auckland office, on site or at your local cafe and chat about your ideas and plans for your project. We'll discuss your dreams and ideas, budget, your land, and we'll explain a bit more about who we are and how we can help.

### 2. LAND

If you're still on the hunt for the perfect section, we'll help you find some land. If you already have your land, you'll move straight to step 3.

### 3. DRAW

We'll match you with one of our award-winning architectural designers, and meet them with you at their office to discuss your design brief. Because of our on-going relationship with our architectural partners, you'll benefit from special rates. The exact design fee will vary depending on the level of service required, and which architect you choose. You'll pay a concept design fee so they can get started on your plans. We will work closely with the Architect at this stage to ensure the design remains on budget, and the plan may be revisited several times.

### 4. DETAILS

Once you have a concept plan you love, we create a full specification, outlining everything you would like to be included in your new home (things like products and materials). Following this our in-house QS will do a full

measure of the plan including all of the products from your unique specification and we will then be able to provide you with an accurate cost estimate of the project. If the cost is too high, we will work with you to find areas we can tweak to bring the design in line with budget.

## 5. CONTRACT

We are then able to offer you a Master Builders Build Contract. We want to be fully transparent about what is in the contract and are happy to explain anything that is unclear. Once you sign the contract and pay the deposit, we'll finalise the plans for council and get them submitted (you pay the council directly for Council fees).

## 6. DESIGN

While the plans are in Council (6-12 weeks), you will work with Lisa, our in-house designer, to decide on all of the interior design items for your new home, such as kitchen design, laundry, tiles, interior colours and custom cabinetry items. You will confirm flooring, appliances, bathroom items and electrical plans. Once items are confirmed, our QS will order everything, to ensure we secure items on time and at the quoted price.

## 7. BUILD

Building Consent is issued - we are able to start on site! At this point we will be able to give you a Build Schedule so you will understand what will be happening when. You will be able to visit your site with the Project Manager and we will send out weekly updates on what progress has been happening on site and what is coming up next.

## 8. MOVE IN

Handover day - Your new home is ready for you to enjoy! We apply for Code of Compliance for you, which confirms that your home has been built to the current building code. You will also receive the 10 year Master Build Guarantee, for further peace of mind.

## 9. AFTERWARDS

After-sales service - there may be a few tweaks to be made, but rest assured knowing we will be there to remedy any issues. We also complete a 90 day maintenance check to ensure you are happy with everything.



# AWARD WINNING HOMES



Byrne Homes was born out of a desire to create quality homes, where both design and craftsmanship is of upmost importance and this has been recognised by the awards they have recieved to date with the homes they have entered. Byrne Homes has been recognised as being amongst the best of the best in the Master Builders 'House of the Year' Awards.





“We would not hesitate to recommend Byrne Homes to anyone looking for a quality, one-of-a-kind beautiful home.”

ADAM & DEBBIE





Byrne Homes has been nothing short of brilliant in terms of guiding us through the build process and taking us through the journey from plans to final completion.

**DASH & DISHA**



Joe was very good at coming up with cost effective alternatives to difficult design issues and Lisa provided great support with the interior design.

**BARRY & HAYLEY**



Introducing

**By  
Byrne**  
THE COLLECTION

The ByByrne Collection is not just your standard range of plans - actually it's the complete opposite! This boutique range brings together our most-loved architectural plans - fully designed, priced, packaged and ready to go.

Expertly curated by leading Architects, Interior Designers, Engineers and Builders, the ByByrne Collection gives you the best of both worlds.

Built at scale, to provide an architectural home at a volume builder price, with no unexpected costs during the build. Perfect for those who value design excellence, exemplary architecture and a stress-free process.

Over the next few pages we share with you a few of the ByByrne Collection - please see our website for the full range.



# Cathedral House

FROM \$1.18M



4 2 3 2 239m<sup>2</sup>

- |                       |                     |                    |
|-----------------------|---------------------|--------------------|
| 1. ENTRY              | 11. DINING          | 21. LINEN          |
| 2. BED/RUMPUS/OFFICE  | 12. DRINKS AREA     | 22. LAUNDRY        |
| 3. ENSUITE            | 13. LOUNGE/MEDIA    | 23. BBQ AREA       |
| 4. WALK-IN ROBE/STORE | 14. BEDROOM         | 24. OUTDOOR LIVING |
| 5. GARAGE             | 15. BEDROOM         |                    |
| 6. UNDER STAIR STORE  | 16. SEPARATE TOILET |                    |
| 7. STAIRWAY           | 17. BATHROOM        |                    |
| 8. KITCHEN            | 18. MASTER BEDROOM  |                    |
| 9. SCULLERY           | 19. ENSUITE         |                    |
| 10. LIVING            | 20. WALK-IN ROBE    |                    |





# Oasis House

FROM \$1.11M



4   
 2   
 2   
 2   
 273m<sup>2</sup>

- |                    |                    |                      |
|--------------------|--------------------|----------------------|
| 1. ENTRY           | 11. POOL           | 21. LIVING/MEDIA     |
| 2. STUDY NOOK      | 12. MASTER BEDROOM | 22. BEDROOM 4/OFFICE |
| 3. DINING          | 13. WALK-IN ROBE   |                      |
| 4. LIVING          | 14. ENSUITE        |                      |
| 5. KITCHEN         | 15. LINEN/STORE    |                      |
| 6. SCULLERY        | 16. BEDROOM 2      |                      |
| 7. LAUNDRY         | 17. BEDROOM 3      |                      |
| 8. STORAGE         | 18. WALK-IN ROBE   |                      |
| 9. GARAGE          | 19. BATHROOM       |                      |
| 10. OUTDOOR LIVING | 20. POWDER ROOM    |                      |





# Sanctuary House

FROM \$1.3M



5   
 2   
 3.5   
 3   
 300m<sup>2</sup>

- |                |                    |                     |
|----------------|--------------------|---------------------|
| 1. ENTRY       | 11. BEDROOM 5      | 21. SPECIMEN TREE   |
| 2. GARAGE      | 12. MEDIA ROOM     | 22. OUTDOOR LIVING  |
| 3. LAUNDRY     | 13. KITCHEN        | 23. OUTDOOR KITCHEN |
| 4. STORAGE     | 14. SCULLERY       | 24. HERB GARDEN     |
| 5. BEDROOM 2   | 15. DINING         | 25. PATIO           |
| 6. BATHROOM    | 16. LIVING         | 26. PATIO           |
| 7. BEDROOM 3   | 17. MASTER ENSUITE | 27. SERVICE AREA    |
| 8. POWDER ROOM | 18. WALK-IN ROBE   |                     |
| 9. BATHROOM    | 19. MASTER BEDROOM |                     |
| 10. BEDROOM 4  | 20. COURTYARD      |                     |



## TESTIMONIALS



“We are so happy we chose Byrne Homes to build our home. It has been a pleasure working with Joe, Lisa and the rest of the team.”

**GABY & JORGE**





The beauty of working with Byrne Homes is that they are a family, just like us, and they get that they are building our home (not just a house). So they care as much as we do! The finished product is everything we were hoping for and more. We are excited by the prospect of making memories there for many years to come!

NIC & DAVID





“We would not hesitate to recommend Byrne Homes to anyone wanting to build a house to the highest quality and by a group of dedicated people who will always go the extra mile for you.”

**DHARMESH PATEL**

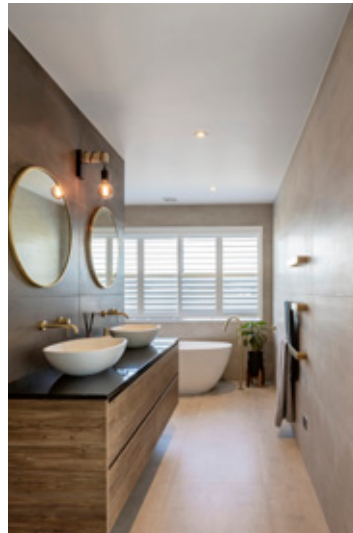


# TESTIMONIALS



“Thank you so so much for all your input into our build. We really appreciate it! We are so pleased with how things have turned out.”

**FARIS & SHALINI**



GET IN TOUCH



TALK TO US ABOUT YOUR NEW HOME  
Give us a call or flick us an email and we can get in touch to discuss your project. If you'd like us to look at your site for a free, no obligation chat or you'd like to meet to discuss your project, we'd love to hear from you.

## CONTACT



### CALL

022 585 1797

### EMAIL

[enquiries@byrnehomes.co.nz](mailto:enquiries@byrnehomes.co.nz)

### VISIT

65 Forge Rd  
Silverdale  
Auckland



# Things to consider...

IDEAL HOUSE SIZE

SINGLE LEVEL/DOUBLE STOREY

NUMBER OF BEDROOMS

NUMBER OF BEDROOMS WITH ENSUITES

NUMBER OF LIVING ROOMS

KITCHEN REQUIREMENTS (scullery, wine fridge etc)

LAUNDRY REQUIREMENTS (built-in baskets, hanging space, ironing centre)

BATHROOM REQUIREMENTS (bath, mirror cabinets, shower niches)

STORAGE REQUIREMENTS (attic storage)

HOME OFFICE SPACE

WARDROBE REQUIREMENTS (number of walk-in-wardrobes)

HEATING/COOLING OPTIONS (heat pumps, under-floor, fireplace, fans)

GARAGE SIZE (extra storage, workbench)

MEDIA AROUND THE HOUSE

OUTDOOR AREAS (covered spaces, decking, pool etc)



A modern house with a wooden deck and outdoor furniture. The house features light-colored wood cladding and large windows. The deck is made of light-colored wood and has a dining table with four chairs. There are several potted plants on the deck. The background shows a suburban neighborhood with other houses and hills in the distance under a blue sky with some clouds.

**BYRNE  
HOMES**

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