



When you build your new home the bank will often ask for a valuation report, "As If Complete", to determine if the cost to build, plus the land value aligns with the Current Market Value (CMV) of your property.

When it comes to building, planning and management are important, especially when it comes to accurately costing the build. As Registered Valuers, Williams' Harvey can provide you with a valuation of the house 'off plans' to determine if the cost to build plus the land value aligns with the CMV of your property.

The aim of this booklet is to provide helpful and practical valuation advice if you are considering building your own home.

"One of the most important roles you have, is deciding how the project is going to be run. Get it right and the whole experience can be a real pleasure. Get it wrong and it can wreck lives, marriages, financial security and every dream you've had for the place. Not that I want to put you off"

Kevin McLeod
BBC's 'Grand Designs'



WILLIAMS' HARVEY
REGISTERED VALUERS

■ HASTINGS
T 06 871 0074

■ NAPIER
T 06 835 1617

valuers@williamsharvey.co.nz
www.williamsharvey.co.nz

Are you building a new home?

Independent, **expert** property advice

WILLIAMS' HARVEY

How can a Registered Valuer help?

When you build a house 'off plans', a valuation report provides information on the following:

- The CMV "As If Complete"
- Analyses "Cost to Create"
- Determines whether the project is over capitalising
- Provides full report to your Financier to rely upon to lend Mortgage Security so you can pay your builder
- Confirms your home is being built as per the plans and specifications.

What does a registered valuer need?

Full set of plans

- Stamped
- Approved by the Local Territorial Authority

Specifications of

- All building materials
- Fittings to be installed

Details of other site improvements, such as:

- Landscaping
- Driveway
- Associated out buildings (e.g. shedding)
- excess of the asset's current market value.

Progress payments and progress payment certificates?

As the site works advance, progress payments will be needed to pay for the work completed by the builder. Therefore, your lender/bank requires a 'Progress Payment Certificate' which are under taken by a Registered Valuer verifying that the appropriate site works have been completed, and what is still required to finish the project.

On your instructions the Valuer will re-inspect the property in order to assess the value of the property as at the date inspected, compared to the originally assessed completed CMV. This determines the calculated percentage of works complete and a 'Progress Payment Certificate' is issued for the lender/bank to release the funds.

Any progress payment recommendation is based on the full funds to be drawn down less a calculated amount 'Cost to Complete' less a 'Saleability Allowance'. The number and frequency of 'Progress Certificates' required will depend on your personal financial circumstances, however the following can be used as an estimate:

- Slab down framing up and roof on
- Fully enclosed and secure all exterior cladding on and all exterior windows and doors in.
- All interior walls lined and ceiling lined as well as all electrical and plumbing in place.
- All interior and exterior decoration complete and all fittings to bathroom, kitchen as well as all electrical fittings in place.
- Fully complete dwelling with Code of Compliance Certificate issued, all landscaping and other improvements included in the valuation done.

Items included in the 'Progress Payment Certificate' include all items that are physically fitted in place. We cannot include items that are on site but not fitted, such as:

- Stock piles of building materials
- Window and door joinery on site but NOT fitted
- Fittings/appliances on site but not fitted
- If Progress Payment Certificates' are necessary, try to hold off as long as possible before instructing the Valuer to proceed. That way more building work will be able to be included in the calculations. This will in turn save you money as each Progress Payment Certificate' costs in the region of \$250.

The three key items

1. Stamped and Approved Plans by Council - these are necessary to confirm our valuation findings and are required to peruse the final stamped and approved plans by council.
2. Saleability Allowance - what is this? At every progress payment a 'Saleability Allowance' is deducted due to the incomplete nature of the property. The allowance decreases as the project progresses.
3. Code of Compliance Certificate - Our final 'Progress Payment Certificate' will hold some funds until the Code of Compliance Certificate is issued by the Territorial Authority.

These three key items are designed to protect your financier's interests should they ever be put in a position where they need to step in and complete the project.