



SLC BUILDERS





Master bedroom addition including ensuite and walk in wardrobe in Lower Hutt



Author: Cory Carroll
Director of SLC Builders

Cory Carroll is the founder of SLC Builders, a company specializing in major renovations and additions, based in Wellington. The company has over 40 years of combined building experience. Cory is also a Registered Master Builder and Licensed Building Practitioner.

SLC Builders specialize exclusively in residential renovations and additions, providing you with unrivaled expertise and a client experience second to none.

About us

Who are SLC Builders?

At SLC, we use the generalization of the 'typical tradie' as motivation to pleasantly surprise you throughout your project. As a family-run business we understand it's a big deal to renovate, that's why we work on every home as if it's our own.

Our Why

To create exceptional lifestyles for our clients, our team and our families.

Our goal

To be the No.1 residential renovation and addition building company in Wellington.

Team values

Quality

Be passionate and dedicated in our work, always strive to be better.

Communication

Support. Speak up. Move on.
No negative, victim-orientated alliances incl. staff, clients or network.

Accountability

Live and work above the line.

Respect

Don't judge. Be transparent. Treat others how you would like to be treated.

Enjoyment

Contribute to a positive environment.
Thrive everyday. Extended family.

Client Experience

Be professional and approachable.
Solve problems with elegance.
Exceed expectations.

Hard work

Stretch and challenge.

Leadership

Know and show. Push yourself and others.

Meet the team

Many apply but only the best make the cut.

Before work on your home begins, we'll introduce you to our team. The same guys will be working with you on your build, so they'll know exactly what's happening and where your project is at. Well-known for our high expectations of workmanship, professionalism and attitude, we only work with the most talented tradesmen and sub-contractors. For you, this ensures that you'll have the best of the best working on your home.



Cory with Apprentices Jay and Cam

Get to know us in under 90 seconds



Cory Carroll
Director



Nicky Carroll
Managing Director



Cameron Smith
3rd Year Apprentice



Jay Tetava
1st Year Apprentice

Where are you from?

Cory	Born and raised in Stokes Valley, Lower Hutt
Nicky	Grew up in Silverstream, live in Stokes Valley.
Cam	Born and bred in Upper Hutt.
Jay	Waterloo, Lower Hutt.

What do you like about working at SLC Builders?

Cory	Being in control of my results.
Nicky	Helping people and always improving.
Cam	The positive environment.
Jay	The people, environment, range of work and learning heaps.

What are you really good at (on the job)?

Cory	Communicating, mentoring and keeping the site safe.
Nicky	Improving systems and our people-focused culture.
Cam	Giving the best at everything I do.
Jay	Being 100% reliable and I'm pretty good at reversing trailers!

Why did you choose building?

Cory	I was inspired by my father.
Nicky	I love homes - indoors and out.
Cam	I'm a hands-on sort of person.
Jay	I love being outside and creating something tangible.

What's your next big goal?

Cory	Complete my pricing software and a better life balance.
Nicky	Raise more awareness through website and social media.
Cam	Start to understand 3604 and focus on thriving everyday.
Jay	Sign off 6 practical and 6 theory units and get my full.

What do you like to do in your downtime?

Cory	Exercising, hanging out with family and friends.
Nicky	Hot yoga, fun with family and enjoying good food/wine.
Cam	Projects with my family, we recently built a bunny-hutch.
Jay	Mountain biking and working on my ute.

Preferred Partners and Suppliers

Our reliable network.



How we work with you

The building process.

1. Initial contact

Get in touch by filling in our online enquiry form, we'd love to hear from you. This provides us with information specific to your project and an indication of where you are at along the journey. From this, we'll let you know if we can offer the service you require. If we can - great! Our team will contact you to arrange a convenient time to meet for a relaxed, free consultation.

If you are ready to make your dream home a reality, [click here](#) to complete the online enquiry form to get it underway.

2. We listen

Cory, owner of SLC and qualified Master Builder, will come to meet you onsite. He's there to learn what's important to you and your family, your values, your preferred way of living and listen to the ideas you have for your home. If you already have plans drawn, invite your Architect to join us. At the end of consultation you can expect to have a clearer idea of what will work well for you and to be excited about the possibilities!

3. Concept + estimate

From the information gathered at the consultation, if you don't already have plans we'll get our Architect up to speed with your project, they'll do a measure-up and provide a concept design to put your dreams onto paper. When the concept has been finalised we'll use it to provide you with a cost estimate.

4. Working drawings + specifications

Accepting the estimate confirms that it's within the ballpark that you're comfortable to invest and that SLC are your exclusive builders of choice. We'll respect and manage your time and ours to ensure neither time or money is wasted. Based on your selections, we'll give our Architect the green light to turn your concept into full working drawings and specifications.

5. Contracts + scheduling

After making a few changes here and there, to make sure the working drawings match your requirements, we will provide a fixed quote. Upon acceptance of this, the building contract and guarantee documents are signed and a staged payment schedule is provided so you'll know what to expect and when to expect it. A start date will be decided and an indicative timeline presented. We will book your project in and give you certainty of a time-slot. Exciting times ahead!

6. Construction begins

Construction will begin soon after the consented plans are received from the Council. Throughout the construction process our Project Manager will carry out regular inspections to ensure all quality standards are met and will keep you up to date with weekly onsite meetings. Communication is important to ensure everyone is on the same page. You will have 24-hr online access to all your project information to see how the build is tracking based on timeline and budget, keeping you in the know every step of the way. We are always available and happy to discuss any queries you may have.

7. Job done

After the final inspection is complete we'll leave you with a commercially cleaned home. We will confirm that all the necessary inspections and paperwork have been completed as part of the sign off and provide our workmanship guarantee to ensure you have total peace of mind. Your new and improved home is complete and is all yours to enjoy!

Case studies

What people have to say about us.



Cory & his team are very talented tradesmen & we were certainly in very good hands. We were really pleased with their workmanship & communication throughout. We look forward to working with Cory & his team again in the future.

Shay & Sarah Thompson
Tennyson Ave, Upper Hutt



Cory was great! I love the space we created.

Alex Hills
Owner/Architect. Architect's Office Brighton St, Island Bay

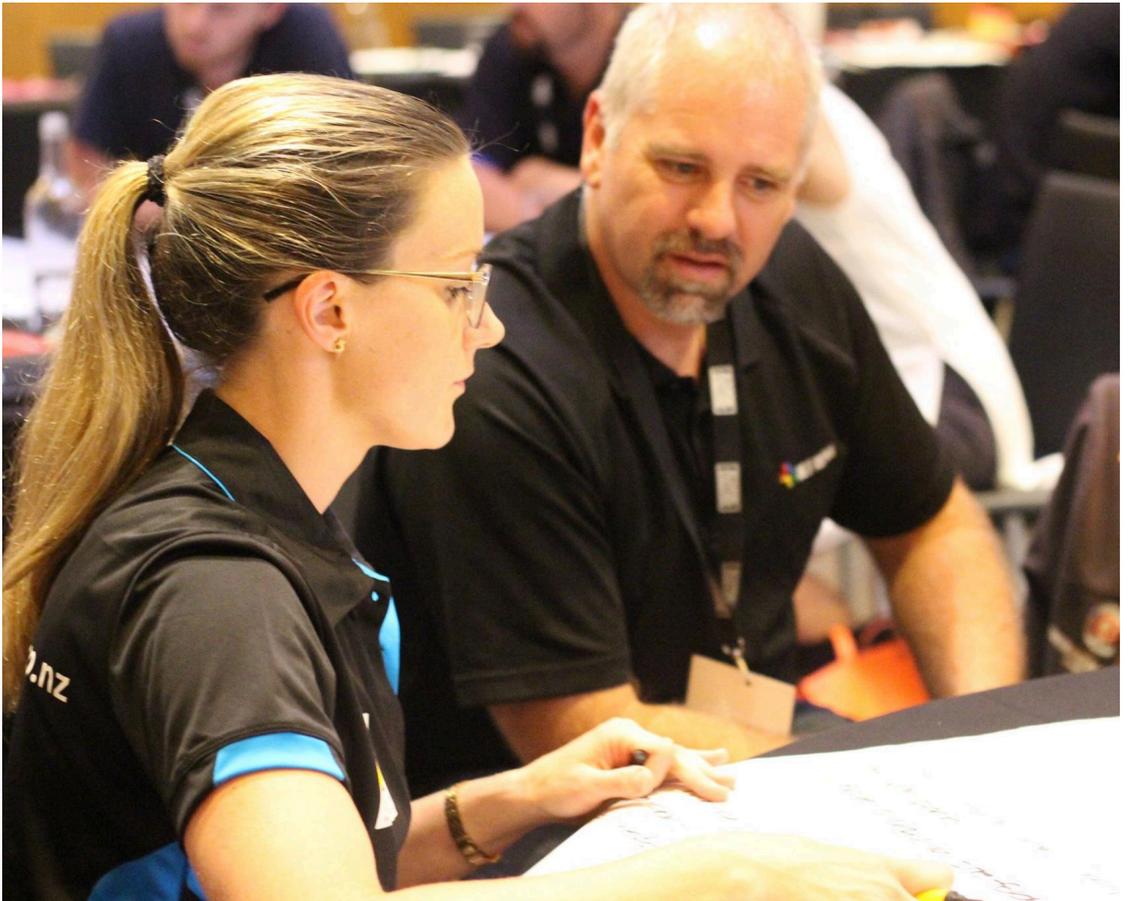
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Don't rush the planning stage

7 Costly Renovation Mistakes in Wellington and How to Avoid Them

Well thought-out planning at the beginning is vital. It's easy to get ahead of yourself in the excitement of the process and overlook important factors. **Realising this down the track can be stressful and costly.**

Deciding what you want your home to look like once it's completed and working backwards from there is a great way to distinguish your 'must haves' from your 'nice to haves.' The more research, photos, magazine clippings etc. you have to show 'the look' you're after and the result you want to achieve, the better.



2

Involve your builder ASAP

7 Costly Renovation Mistakes in Wellington and How to Avoid Them

We've all heard the horror stories about someone spending thousands of dollars to get their dream home drawn up and then **realising it wasn't what they wanted and way over budget**. And sadly that's where their renovation dream ends and they're left feeling disappointed and out of pocket.

Builders deal with labour and material costs on a daily basis. A casual consultation with your builder could not only save you tens of thousands of dollars by tapping into their expertise but it will also save you a lot of additional stress that could have been avoided by a conversation.

Get in touch with your builder early, before investing and committing to plans with your architect. Setting practical parameters with your builder upfront, will enable a customised plan to achieve what you want and what it is likely to cost before signing contracts and potentially getting yourself in over your head.



3

Reality T.V is not reality

7 Costly Renovation Mistakes in Wellington and How to Avoid Them

New Zealanders love their houses and we have the 'can-do' attitude that comes with our in-built kiwi ingenuity. These traits combined with an episode or two of any of the popular home renovation programs often has the viewer proclaiming from their couch, "Oh, I could do that!"...

These shows do not reflect how a renovation actually works. **If you want a job done right and done well have a chat with your builder** and he can give you some insight about realistic timeframes, budget, building codes, council regulations and the quality of workmanship you can expect for your renovation project.

Oh, I could do that...

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Are you covered...if something goes wrong?

7 Costly Renovation Mistakes in Wellington and How to Avoid Them

Arranging insurance often gets put off and falls by the wayside. It's a really important factor for every project. To avoid getting caught out, **contact your insurance provider during the planning stages and well before any work begins.** Tell them the specifics about your project, what it involves and how long it is proposed to take to complete. Your builder will be able to provide you with this information.

When arranging your insurance period of cover, **allow at least an additional 20% longer than anticipated.** It is much easier and cheaper to have this as a buffer from the outset than it is to add on at the other end once you're already well into the project. The insurance company may even refuse to extend your cover. For more information, contact your insurance provider.

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Going with the cheapest price

7 Costly Renovation Mistakes in Wellington and How to Avoid Them

We see people follow this process too regularly and it ends up costing them thousands.

- Step 1 Get three, free quotes
- Step 2 Compare the three prices
- Step 3 See which is the cheapest and get the build underway – easy!

This process is unfortunately, very common.

When you're thinking about improving your home here's a few things worth considering:

- **Are you comparing apples with apples?** In regards to the product, the people and the process.
- **Is your builder right for your job?** i.e. would you prefer a specialist working on your home or is a jack-of-all-trades ok?
- **Allow for the cost of the exclusions.** If the bottom line figure appeals, but there's a list of items excluded from the price, ensure you ask why they have been excluded. If these items are required for your project, you will need to make alternative arrangements to organize and pay for them at some point.
- **How was your quote communicated to you?** Was it a 1-pager flicked through via email, leaving you to connect the dots? Or, did your builder sit down with you and talk through the quote together to **ensure you're both on the same page?**

It's like buying a car. There are so many makes, models and dealerships available. You could buy a cheap, used car to do the trick but before you know it, it starts breaking down, becomes unreliable, unsafe and costs more than you'd expected to run, let alone fork out to keep repairing.

Or, **do it once and do it right?** As expected, costing more upfront but it gives you the peace of mind knowing you own a reliable, safe car that's a superior model and stands the test of time. It's **much better value for money** and often works out cheaper in the long run.

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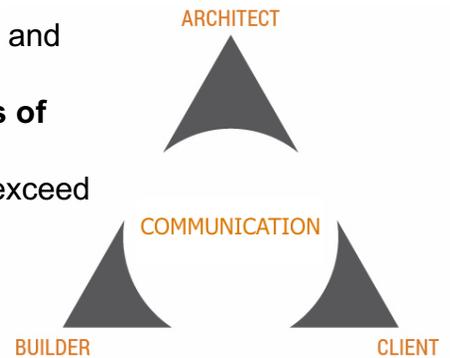
Client-Builder-Architect

7 Costly Renovation Mistakes in Wellington and How to Avoid Them

Each of these people play a specific role to create and maintain a win-win-win relationship. **Getting this combination right is paramount to the success of your project** allowing your completed home to be delivered on schedule, on budget and to meet or exceed your expectations.

Consider:

- Do you feel confident you were listened to?
- Does your builder already work with an architect so you can benefit from their relationship and get the best from both professions?
- Improving your home is a big decision, feel confident knowing it's ok to say 'No.' Go with your gut to **make sure you trust and feel comfortable with your builder and architect.**



7

Project management

7 Costly Renovation Mistakes in Wellington and How to Avoid Them

Although the home renovation shows can be fun to watch, they make it easy to underestimate the role of a Project Manager and complexity of building or renovating a house. Even a small project has hundred of products to be selected, teams of tradies to coordinate not to mention the responsibility of doing quality checks on workmanship to **ensure everything is up to code.**

The hours of a Project Manager are certainly not 9 to 5, nor is it a role that can successfully be done during your lunch-break or when you get home from work. To stick to the project's timeframe and budget, **a multitude of critical decisions need to be made on the spot, on a daily basis.**

It's a Project Manager's job to help bring your project in on time and on budget and **they can often save you substantial amounts of money, stress and reduce the chances of any nasty surprises.**

What are the next steps?



If you want more information, or would like to talk to a Registered Master Builder to get all your questions answered, call Cory on **(027) 254 3577** or e-mail him on cory@slcbuilders.co.nz



Check out what others are saying about working together with SLC Builders by [clicking here](#)



If you are ready to make your dream home a reality, secure your spot by [clicking here](#) to book a free design to build consultation with Cory

www.slcbuilders.co.nz