



sentinel homes
let's imagine.



why sentinel?

Sentinel Homes is an award-winning homebuilding company specialising in premium homes that are individually tailored and beautifully designed with your lifestyle in mind.

Through a genuine commitment to current building standards and expert craftsmanship, Sentinel Homes builds top quality homes for modern families.

Although we enjoy working with the latest trends and materials, our values remain rock solid - to ensure you get the most out of every dollar you invest in your new home.

Led by innovative director Stuart Shutt, and with each home backed by a **ten year Master Builders Guarantee**, you can trust Sentinel Homes to build your new home on a firm foundation.

Our approach is simple: A low-stress, hands-free building experience that delivers a stunning contemporary home.

Welcome to Sentinel Homes.
Let's imagine.



MAKING IT A SPECIAL PLACE

Sentinel Homes is committed to building homes, not simply houses.

To create a truly unique space for you and your family, we make sure we ask the right questions.

Do you enjoy entertaining and need a kitchen scullery? Love movies and require an entertainment room? Do you need safe spaces for small children or multiple living areas for you and your teenagers?

And your life-stage - do you require single-level living with no stairs or extra storage space?

Above all, we give you the freedom to dream and we ensure your dream is backed by quality, craftsmanship and skill.



MAKING YOUR DREAM HOME

Our dedication to homebuilding is reflected in our consistent achievements at the annual **New Zealand Master Builder House** of the Year awards.

Most recently in the 2011 awards all our homes entered won awards including a **Gold, Gold Reserve** and **First place!** Testament to the level of finish that the team produce on all their homes.



Stuart Shutt, Managing Director of Sentinel Homes receiving one of six awards in 2011.





YOUR OPTIONS



STÄDTLER
Mar's plastic



We take a flexible approach to designing your new home and offer several plan options to enable you to create your home just the way you imagined it.

DESIGN & BUILD

This option invites homebuilders to create an individual plan, together with our qualified designers. A specialty of Sentinel Homes, our professionals will design **exactly what you want** with an emphasis on getting the most out of your site and tailoring your home to suit your lifestyle.

STANDARD PLANS

Our Standard Plans are innovative designs backed by quality design experience. Each plan comes with two preferences, **Urban** and **Contemporary**. Our Urban range consists of classic-looking homes named after Auckland streets while our Contemporary Range embraces a modern look and takes inspiration from New Zealand beaches.

MODIFIED STANDARD PLANS

This option is for homebuilders who like our Standard Plans but want to add some personal touches of their own. Our experienced design team is always available to sit down and discuss the changes you want in order to create your dream home.

IT'S ALL IN THE ROOF



CONTEMPORARY MONO-PITCH



URBAN GABLES



CLASSIC HIPS

KNOWING YOU'RE COVERED

Sentinel Homes is a member of the **Registered Master Builders Federation**.

To become a Registered Master Builder a company must undergo a comprehensive process of assessment which includes interviews with company tradesmen, suppliers, accountants, banks and clients. Past and current projects are scrutinised and a personal recommendation from a current Registered Master Builder is also required.

This is an extremely rigorous process and demonstrates a Registered Master Builder to have a high standard of all-round expertise in construction and business management.

Once a company becomes a Registered Master Builder the process of assessment continues and projects are regularly inspected to ensure standards are maintained.

A MASTER BUILD GUARANTEE COVERS YOU FOR:

Either

LOSS OF DEPOSIT

Up to 5% of the Contract Price to a maximum of \$25,000 if permanent work has not commenced.

OR

NON-COMPLETION

Up to 10% of the Contract Price to a maximum of \$40,000 if the house, or work, is not finished.

PLUS

DEFECTS IN MATERIALS & WORKMANSHIP & STRUCTURE
Protection against any defects in workmanship, materials or structural elements for two years after building completion.

AND

STRUCTURAL COVER

Cover for defects in specific structural elements of the building work after expiry of the Materials, Workmanship and Structural cover for a total of ten years from acceptance of the Guarantee.

The Guarantee is not automatic and requires you to:

- Request a Guarantee Application Form from your Registered Master Builder.
- Fill out and sign the Guarantee Application Form and the Arbitration Agreement.
- Receive an Acceptance letter from Master Build Services.

WHY CHOOSE A MASTER BUILD GUARANTEE?

All new homes in New Zealand are required by law to carry a proven guarantee. As a Registered Master Builder, Sentinel Homes offers a ten year Master Build Guarantee on all their homes.

A Master Build Guarantee protects against loss of deposit, non-completion, defective workmanship, rot and structural defects and against builders that are unable or unwilling to put things right.

A Master Build Guarantee gives you protection in situations which may be out of your control.

The Registered Master Builders Federation represents New Zealand's premier building and construction companies who pride themselves on delivering houses and buildings of the highest quality.

The Master Builders **New Homes or Alterations & Additions Guarantee** is only offered by a Registered Master Builder.



THE BUILDING PROCESS



At Sentinel Homes, we deliver a stress-free, enjoyable building process. Here is what you can expect when building with us.

THE IDEAS

When you get in touch with us we'll talk about what you want and how we can help you.

THE SITE

Our team checks the site where you want to build and assess its suitability such as location, layout and position to the sun.

THE BRIEF

Our design experts put form to your ideas and together we create a plan for your dream home.

THE PROFESSIONALS

Professionals, like geotechnical engineers and land surveyors are enlisted to get your project underway.

THE NUMBERS

Our Quantity Surveyor adds precise detail and structure to your brief, including specifications of products and materials we will use to build your home. Each home built by Sentinel Homes comes with a ten-year Master Build guarantee.

THE CONTRACT

After making the numbers work, your contract is drawn-up and signed, the deposit is paid and a start date for building is set.

THE DETAILS

Everything to do with building your home - such as obtaining consents and liaising with contractors - is managed by Sentinel Homes, giving you the freedom to be involved as much or as little as you choose.

THE HANDOVER

As the finishing touches are applied, a Master Builders representative will inspect your home, as will a council inspector and a Certificate of Compliance (CCC) will be issued to verify that your home has been built according to trade standards.

OUR FANS



// We are the proud owners of a delightful family home thanks to the team at Sentinel Homes. Not only did they build our house, but they created a home which we look forward to having in our lives for many years to come. Stuart and the team are full of integrity and great to work with, and we highly recommend them. //

The Schoone family



The Zakeri family

// We had a great experience building with Sentinel Homes. They did a fantastic job from start to finish, and we look forward to building with them again. //

GETTING STARTED

We are dedicated to providing a well-managed, stress-free building experience that will leave a lasting legacy for you and your family.

Call us now on **(09) 846 5777** to reach our friendly, experienced team or visit our website at **www.sentinelhomes.co.nz**



AWARD WINNING DESIGN
& BUILD SPECIALISTS

sentinelhomes.co.nz
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