



Smart Solutions

Building made easy







“Building a home has never been easier”

*Smart Solutions by David Reid Homes
is the perfect choice for the discerning buyer who is
looking for a new home but prefers it to “just happen”.*

*Smart Solutions offers effective, complete management
from conception through to completion on a range of
pre-designed, pre-priced innovative homes designed
to maximise value without compromising on style.*

*So whether you are new to the building process,
looking for that new-build solution for a growing
family, wanting an investment or holiday home built
in another part of the country, or working to a specific
budget, then Smart Solutions is for you.*

What’s inside:

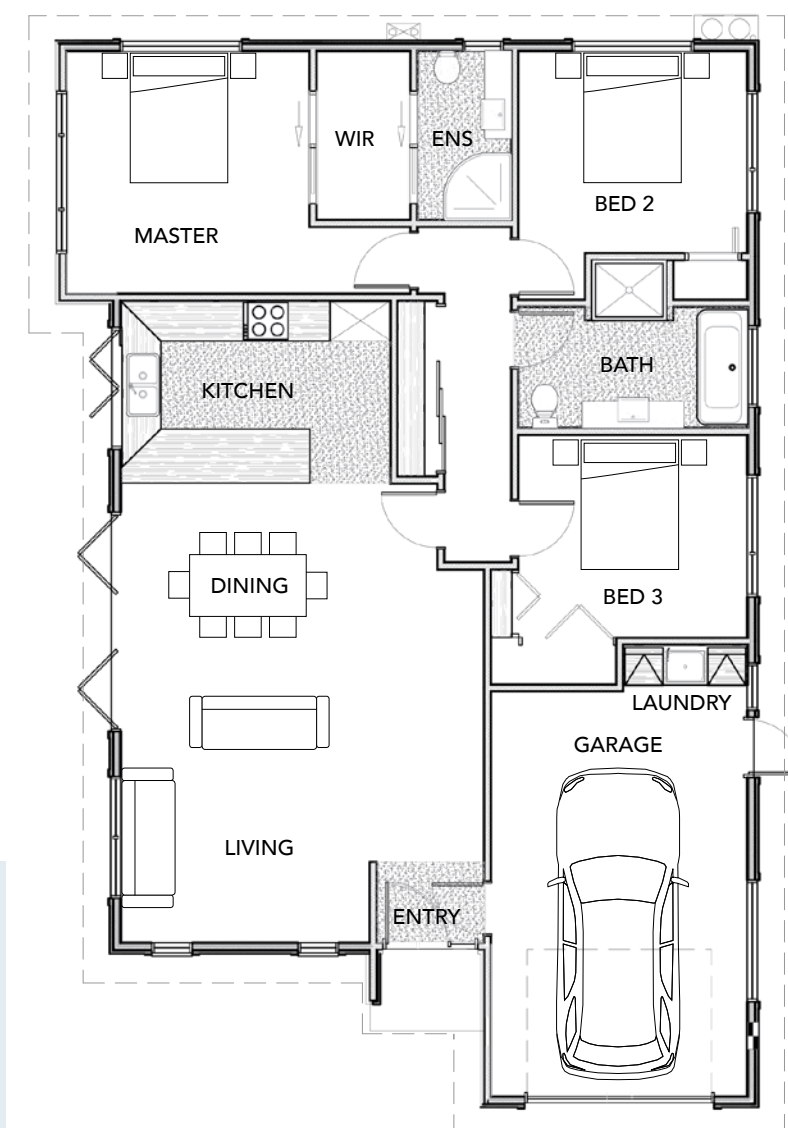
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M139 *Mainland 139*

**3 BED
2 BATH
1 CAR**



M139

Mainland 139

Length: 15.6m
Width: 10.3m
Floor Area: 138m²
Total Area: 139m²
(includes covered outdoor areas)



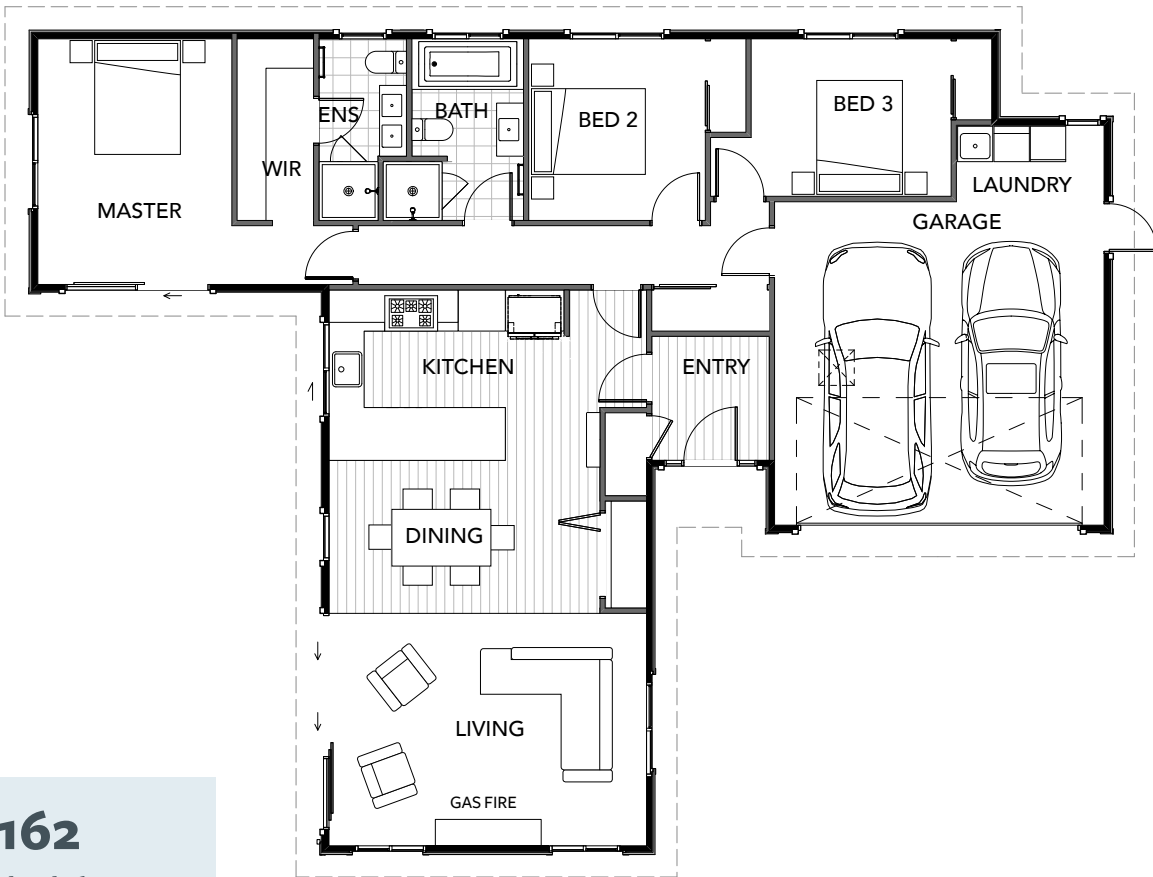
3 BED
2 BATH
2 CAR

M162 *Mainland 162*



3 BED
2 BATH
2 CAR

FS175 *Fusion 175*



M162

Mainland 162

Length: 18.3m
Width: 13.9m
Floor Area: 160m²
Total Area: 162m²
(includes covered outdoor areas)



FS175

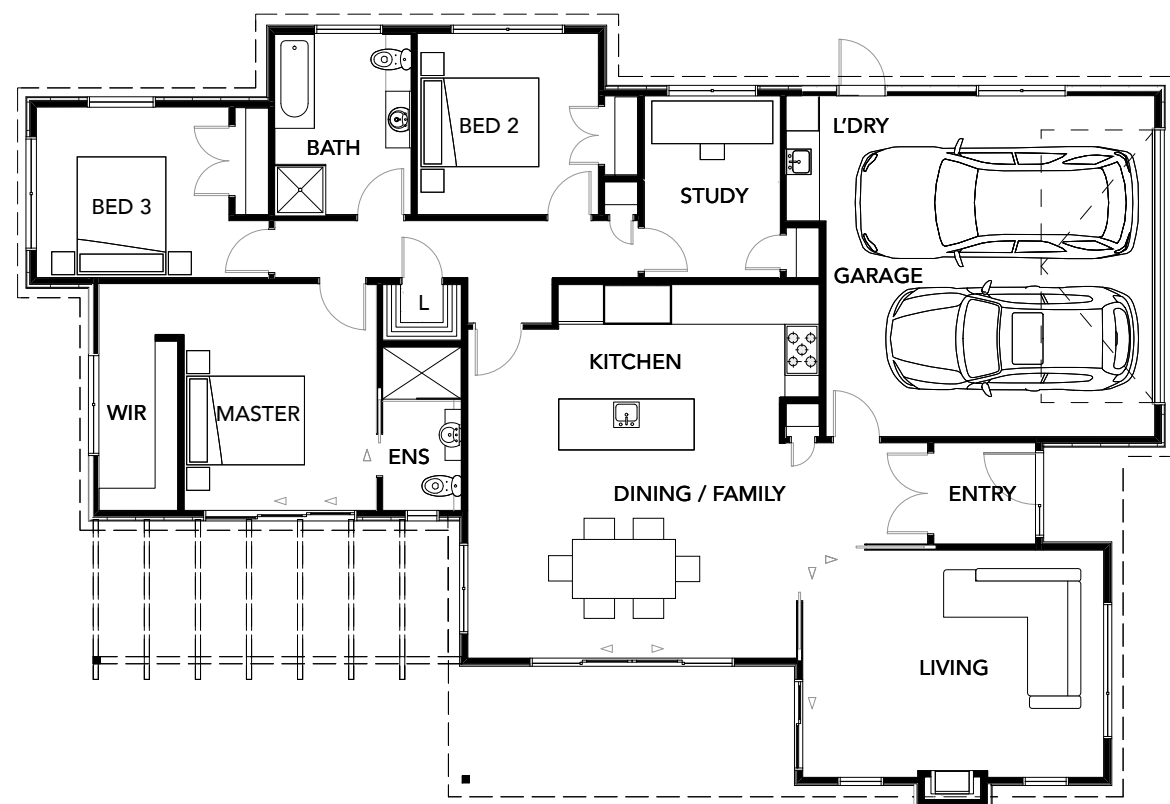
Fusion 175

Length: 15.4m
Width: 15.0m
Floor Area: 163m²
Total Area: 175m²
(includes covered outdoor areas)



3 BED
+ STUDY
2 BATH
2 CAR

Po4 Prime 4



Po4

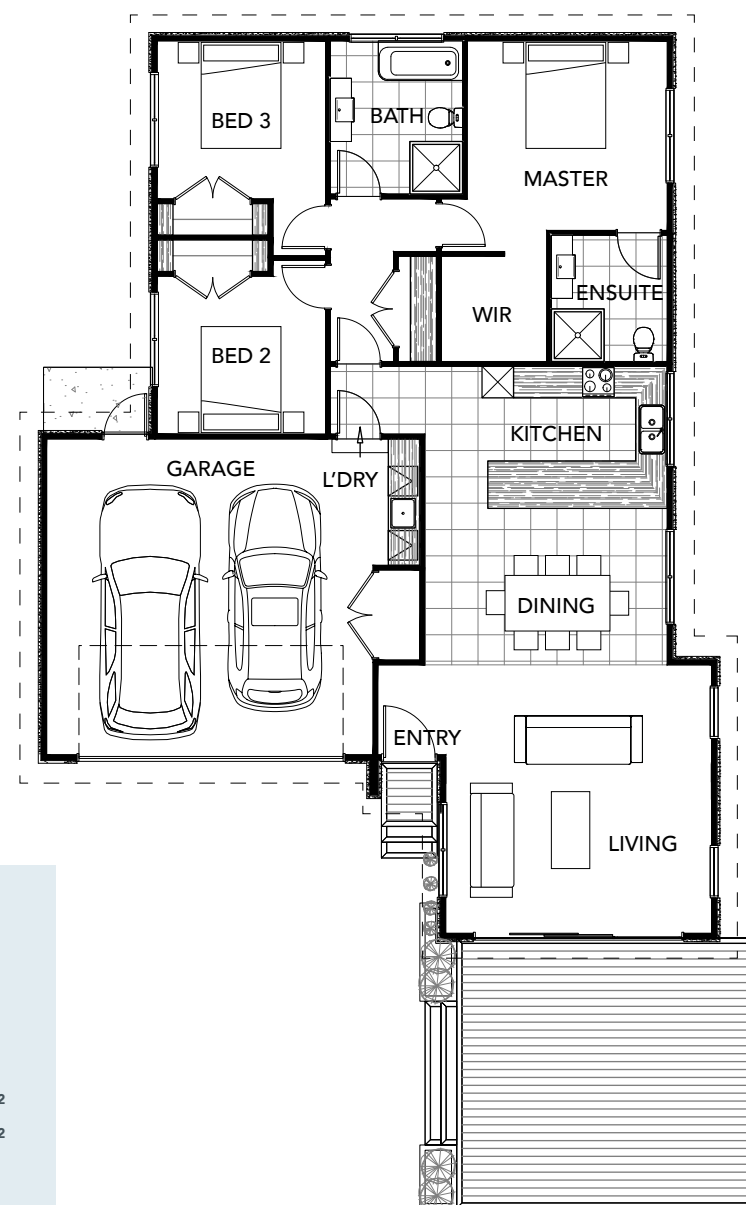
Prime 4

Length: 21.2m
Width: 13.9m
Floor Area: 164m²
Total Area: 179m²
(includes covered outdoor areas)



3 BED
2 BATH
2 CAR

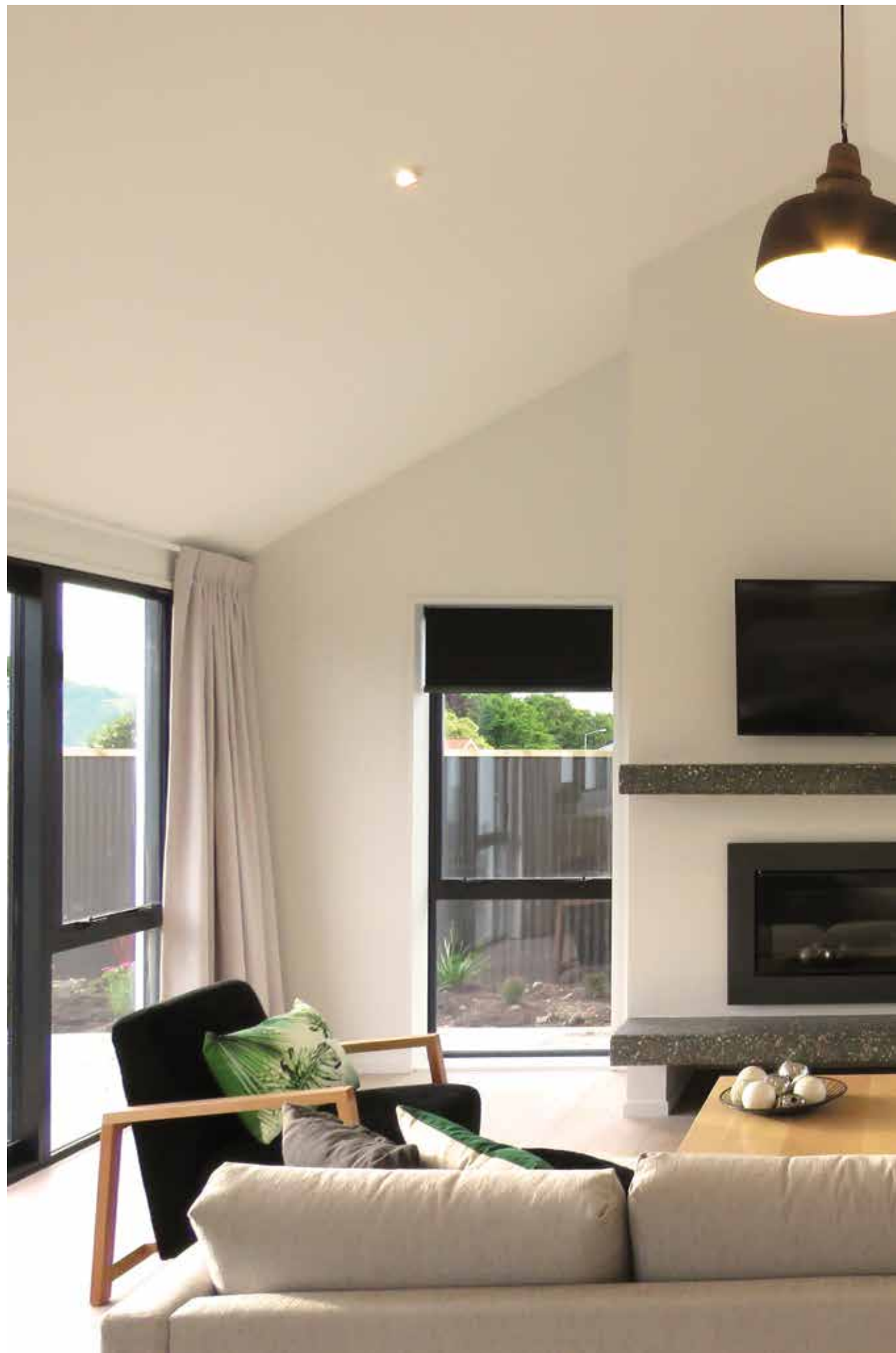
M169 Mainland 169



M169

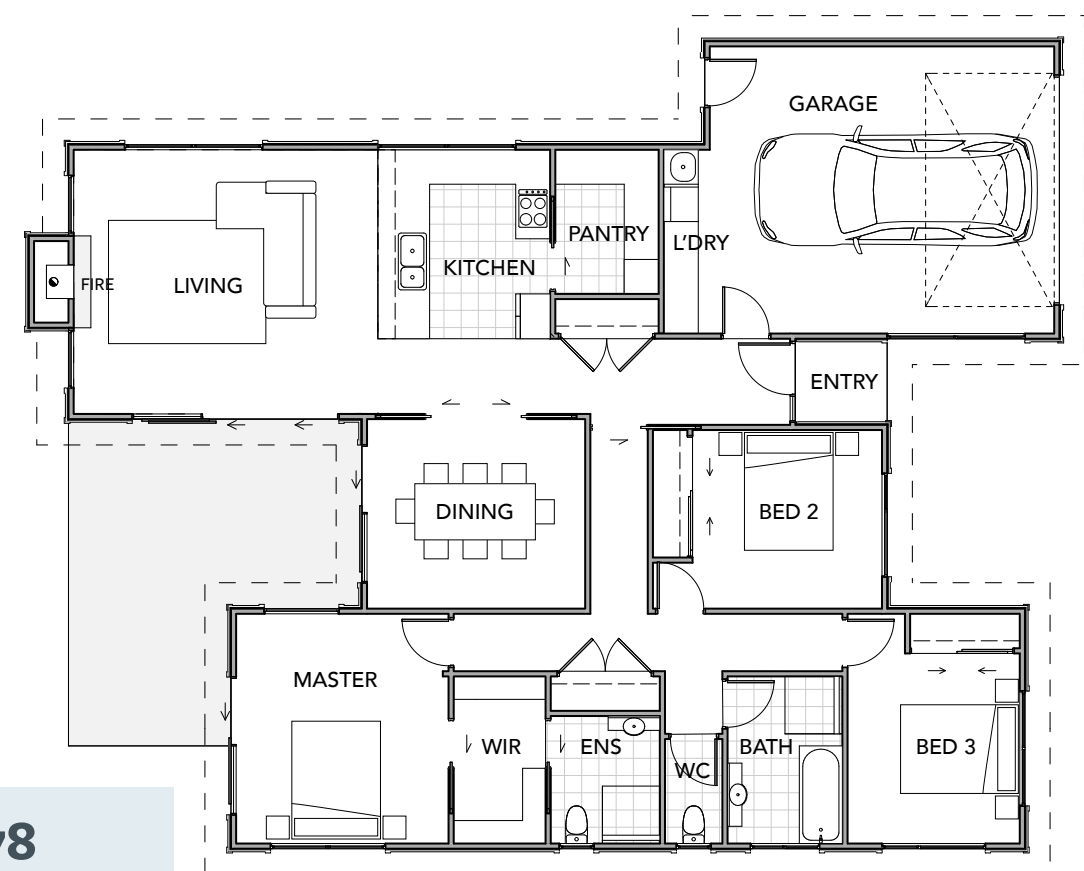
Mainland 169

Length: 17.4m
Width: 13.1m
Floor Area: 168m²
Total Area: 169m²
(includes covered outdoor areas)



M178 *Mainland 178*

**3 BED
2 BATH
1 CAR**



M178

Mainland 178

Length: 17.9m
Width: 14.0m
Floor Area: 176m²
Total Area: 178m²
(includes covered outdoor areas)



3 BED
2 BATH
2 CAR

M192 *Mainland 192*



3 BED
2 BATH
2 CAR

M198 *Mainland 198*



M192

Mainland 192

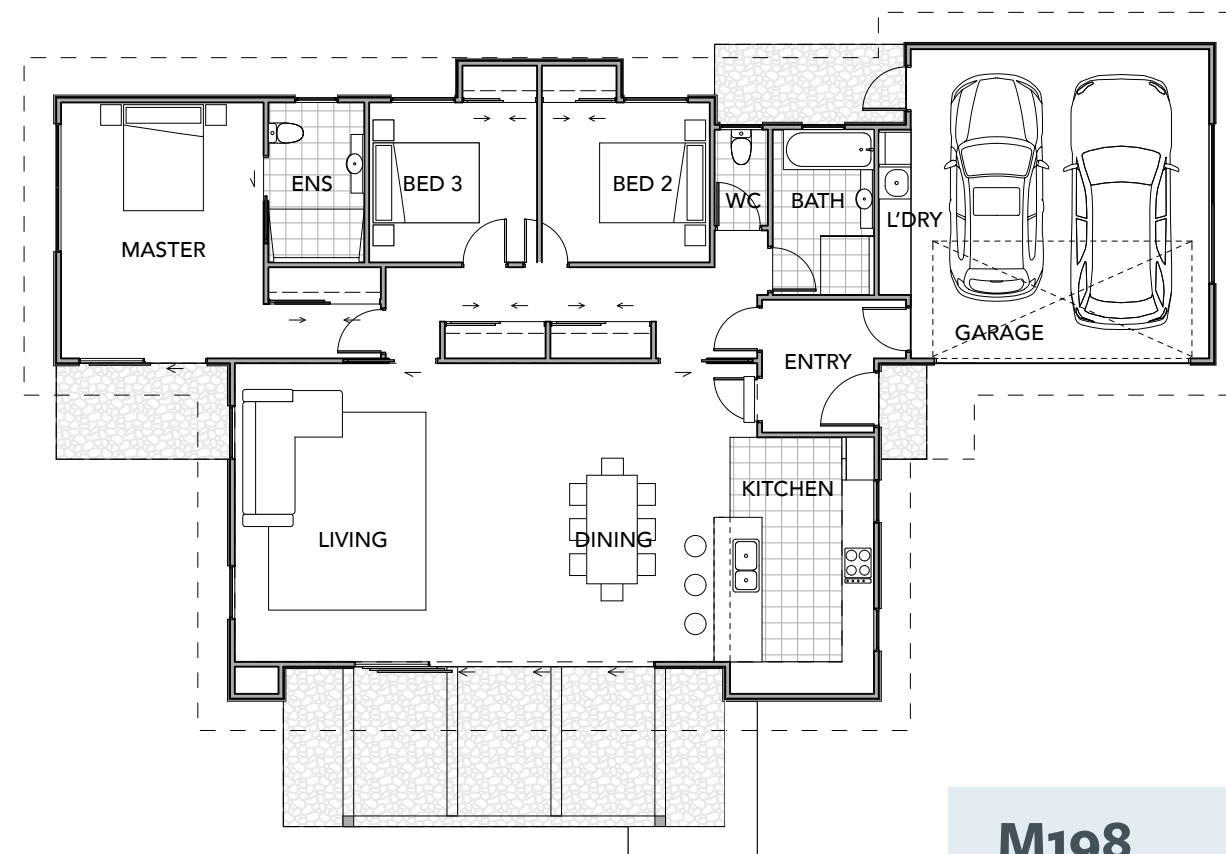
Length: 18.0m

Width: 14.4m

Floor Area: 182m²

Total Area: 192m²

(includes covered outdoor areas)



M198

Mainland 198

Length: 21.7m

Width: 12.3m

Floor Area: 185m²

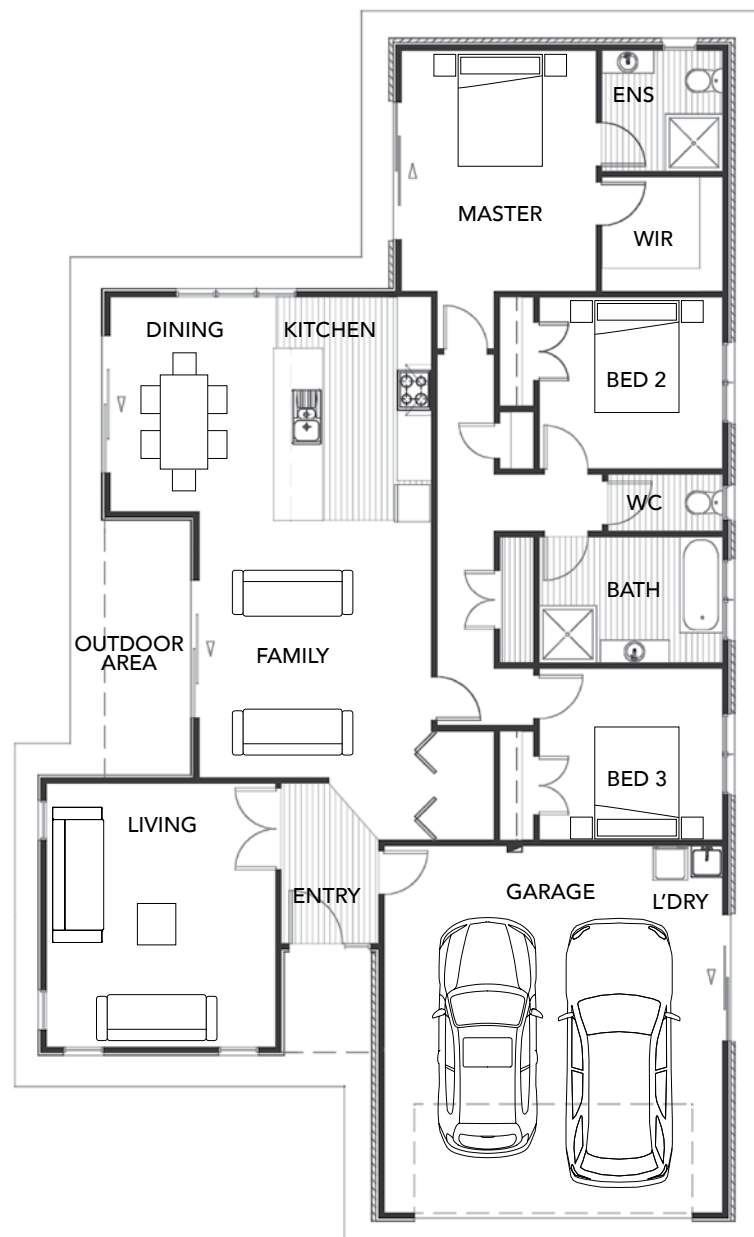
Total Area: 198m²

(includes covered outdoor areas)



3 BED
2 BATH
2 CAR

FS200 Fusion 200



FS200

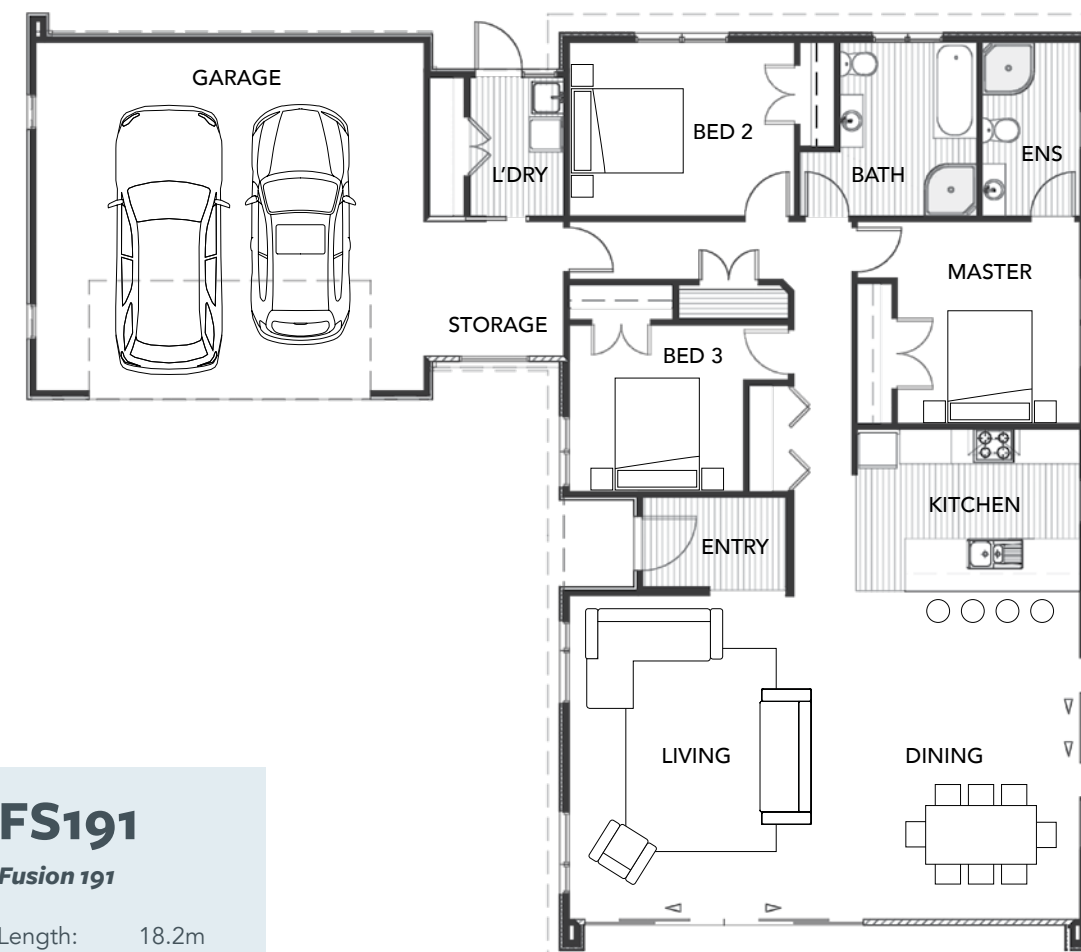
Fusion 200

Length: 20.7m
Width: 12.2m
Floor Area: 188m²
Total Area: 200m²
(includes covered outdoor areas)



3 BED
2 BATH
2 CAR

FS191 Fusion 191



FS191

Fusion 191

Length: 18.2m
Width: 15.6m
Floor Area: 189m²
Total Area: 191m²
(includes covered outdoor areas)



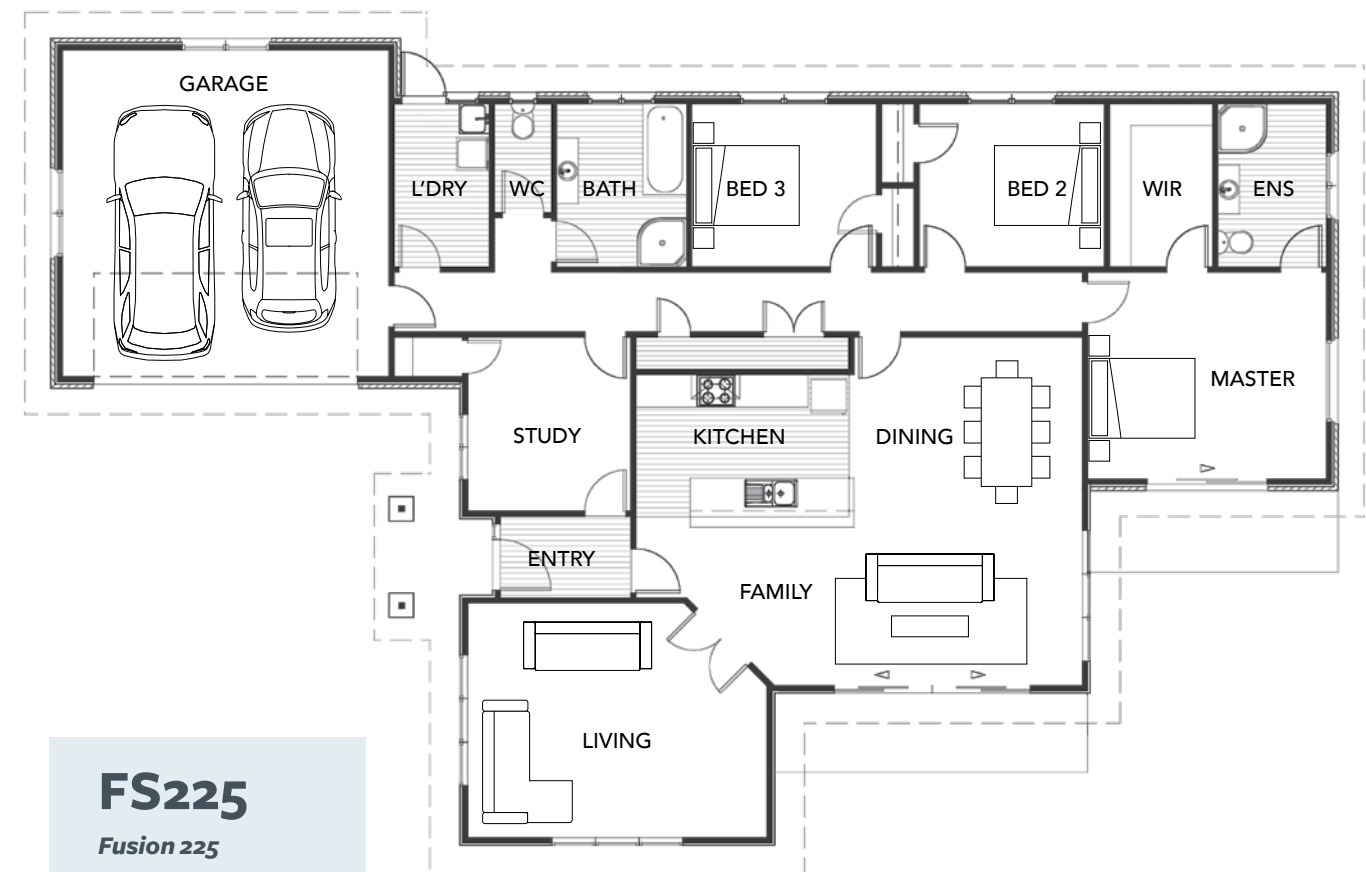
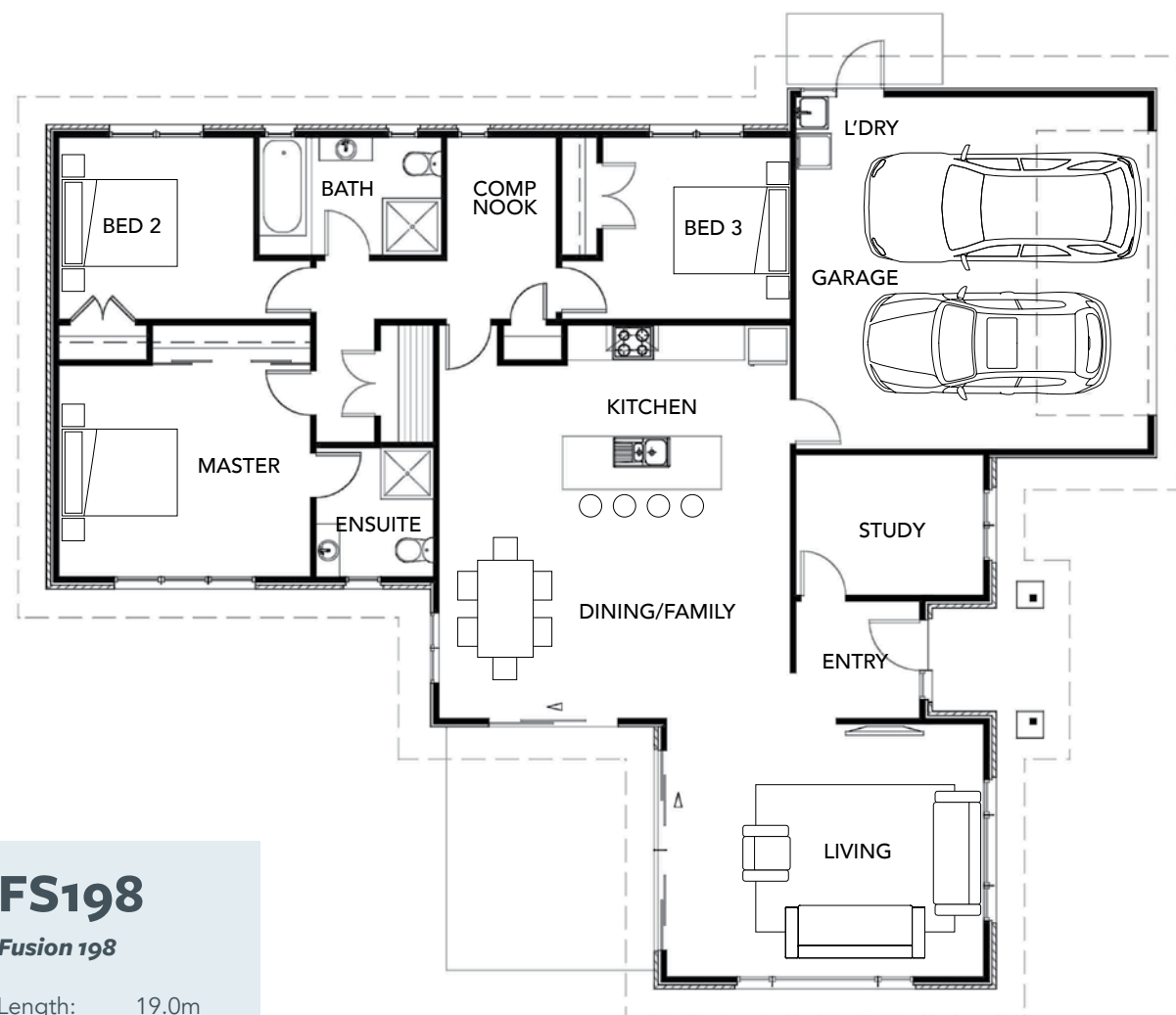
3 BED
+ STUDY
2 BATH
2 CAR

FS198 *Fusion 198*



3 BED
+ STUDY
2 BATH
2 CAR

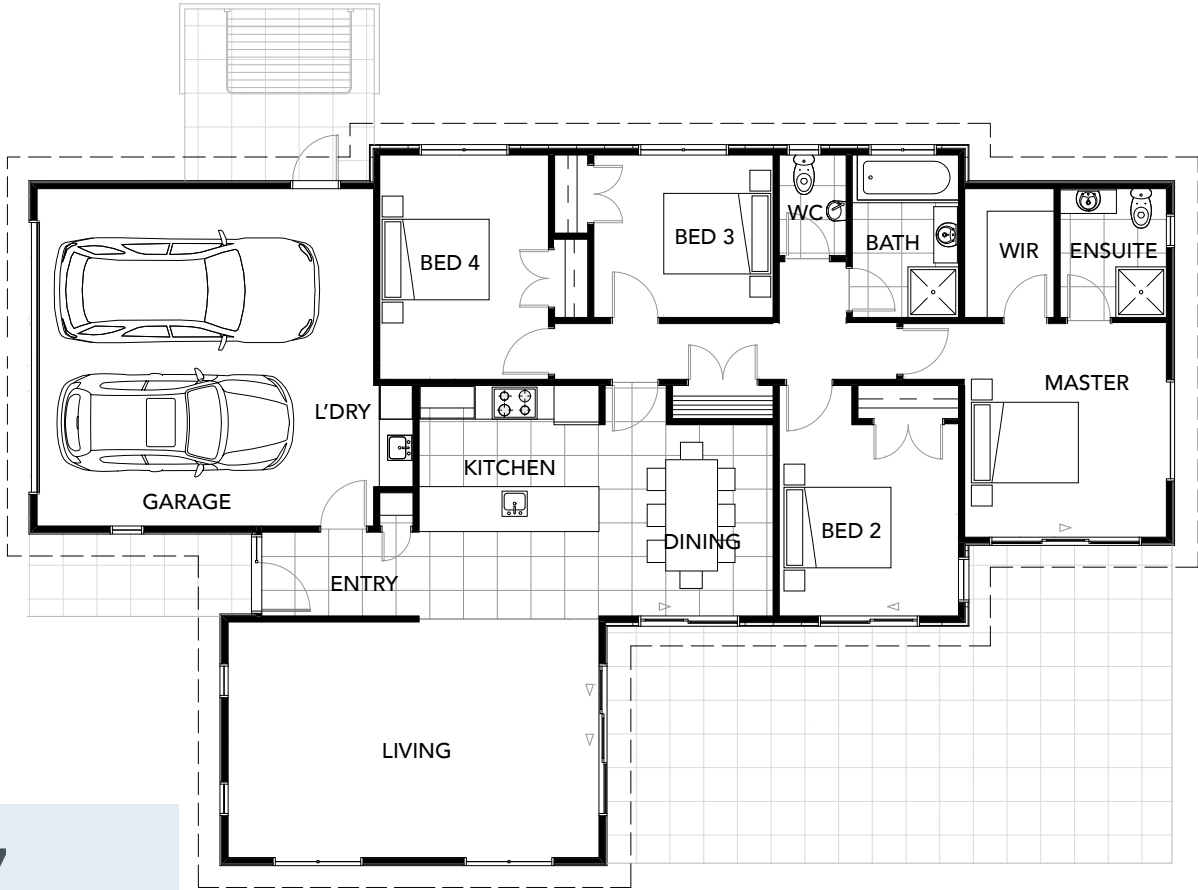
FS225 *Fusion 225*





Po7 Prime 7

4 BED
2 BATH
2 CAR



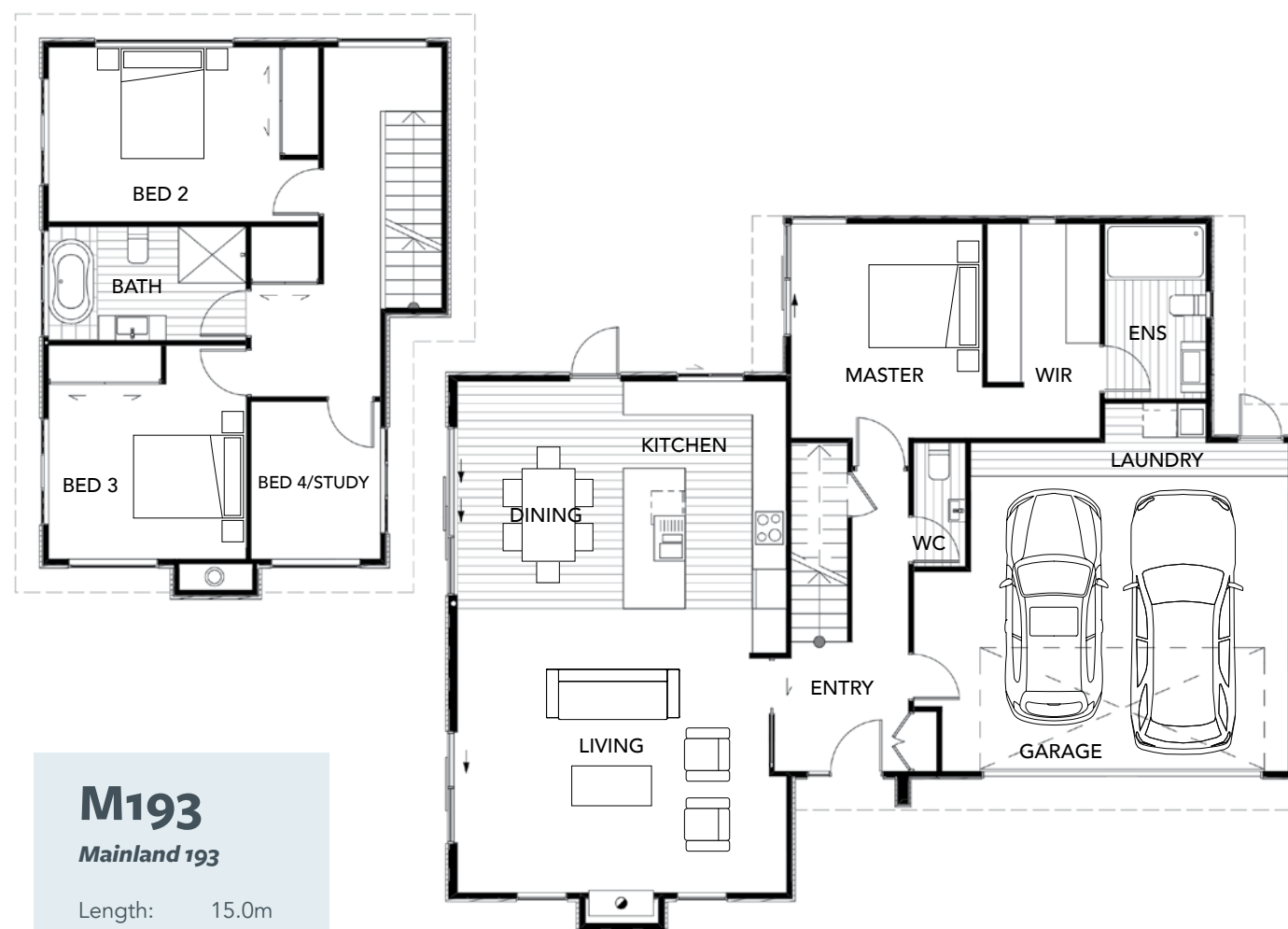
Po7
Prime 7

Length: 20.3m
Width: 12.7m
Floor Area: 183m²
Total Area: 185m²
(includes covered outdoor areas)



4 BED
2 BATH
2 CAR

M193 Mainland 193



M193

Mainland 193

Length: 15.0m

Width: 12.0m

Floor Area: 192m²

Total Area: 193m²

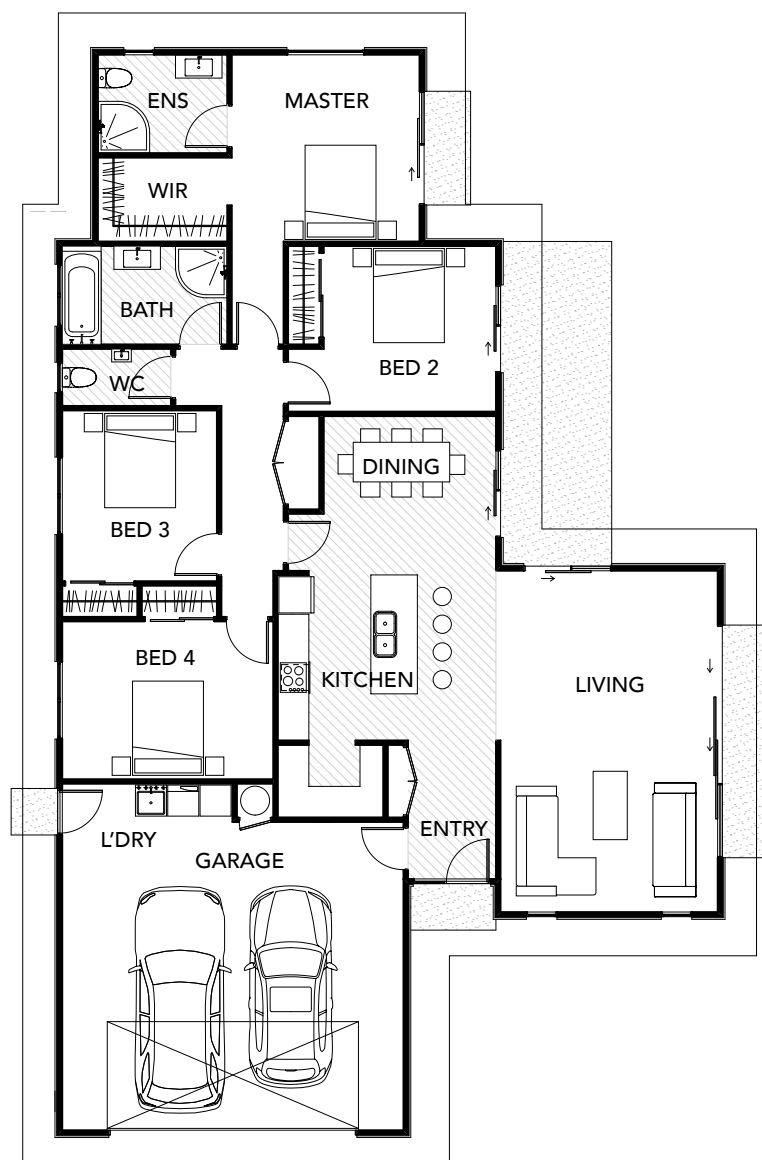
(includes covered outdoor areas)





4 BED
2 BATH
2 CAR

M194 *Mainland 194*



M194

Mainland 194

Length: 17.3m

Width: 12.8m

Floor Area: 192m²

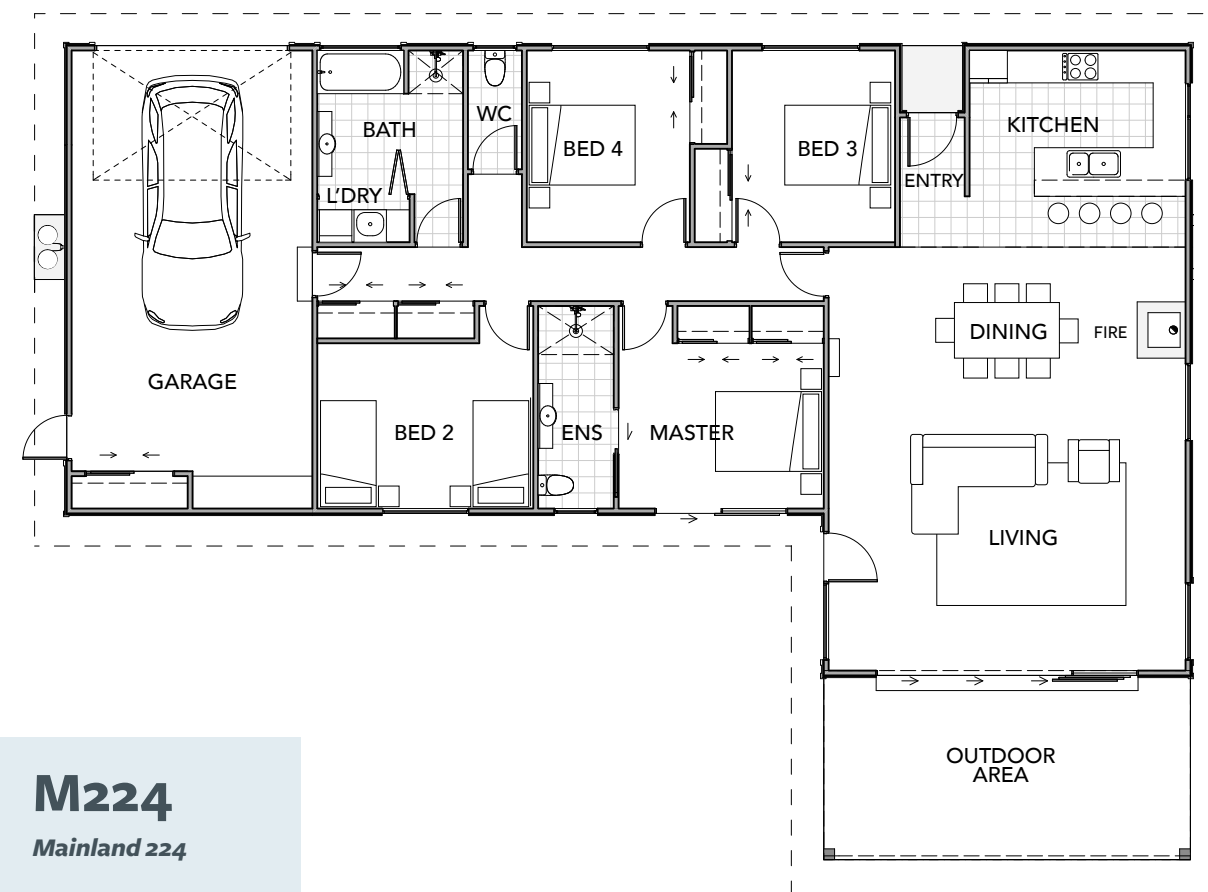
Total Area: 194m²

(includes covered outdoor areas)



4 BED
2 BATH
1 CAR

M224 *Mainland 224*



M224

Mainland 224

Length: 20.8m

Width: 11.6m

Floor Area: 199m²

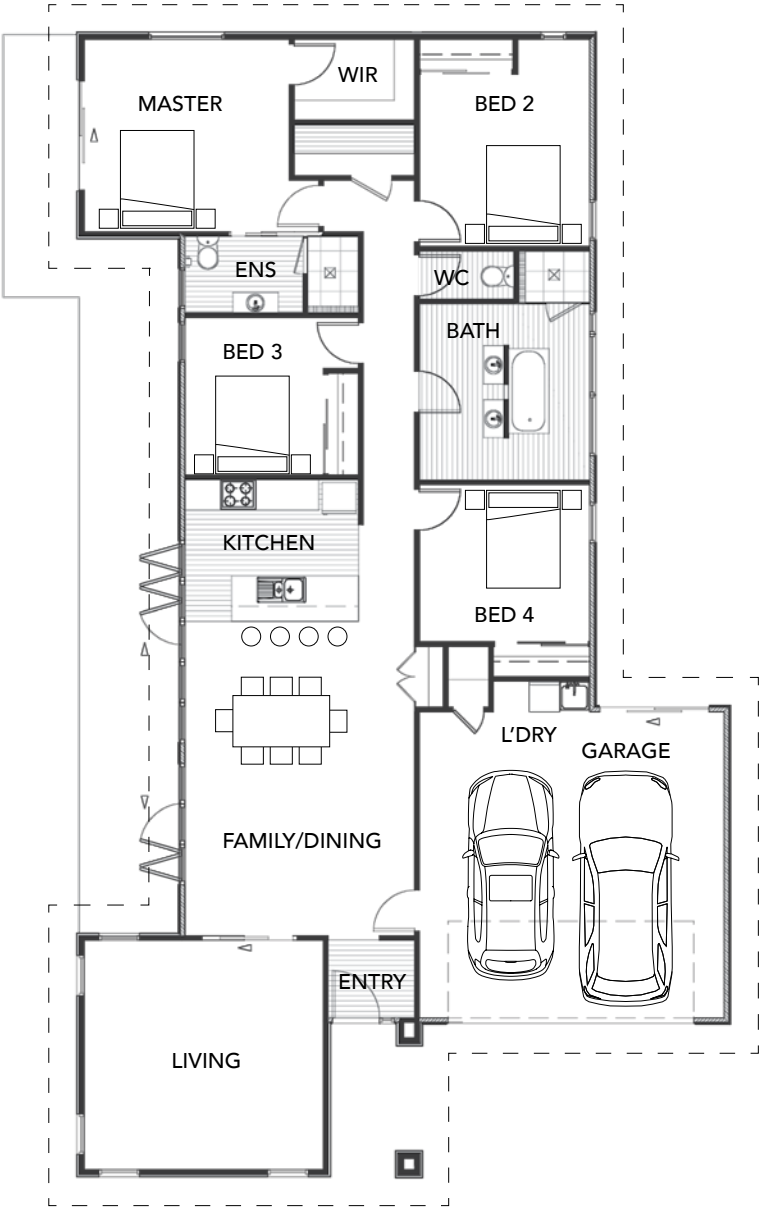
Total Area: 224m²

(includes covered outdoor areas)



FS208 *Fusion 208*

**4 BED
2 BATH
2 CAR**



FS208

Fusion 208

Length: 22.5m
Width: 12.8m
Floor Area: 201m²
Total Area: 208m²
(includes covered outdoor areas)



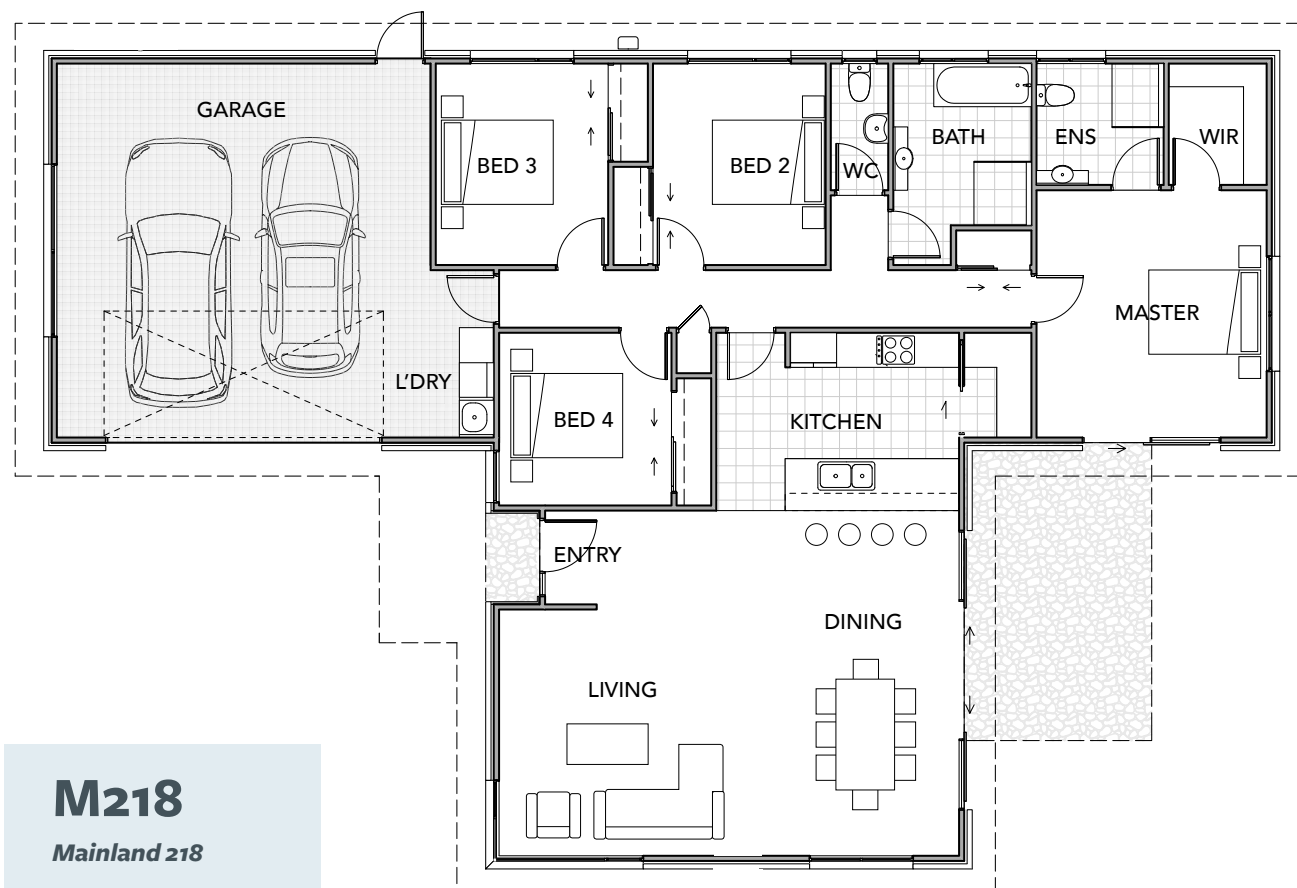
4 BED
2 BATH
2 CAR

M218 Mainland 218



4 BED
2 BATH
2 CAR

M260 Mainland 260



M218

Mainland 218

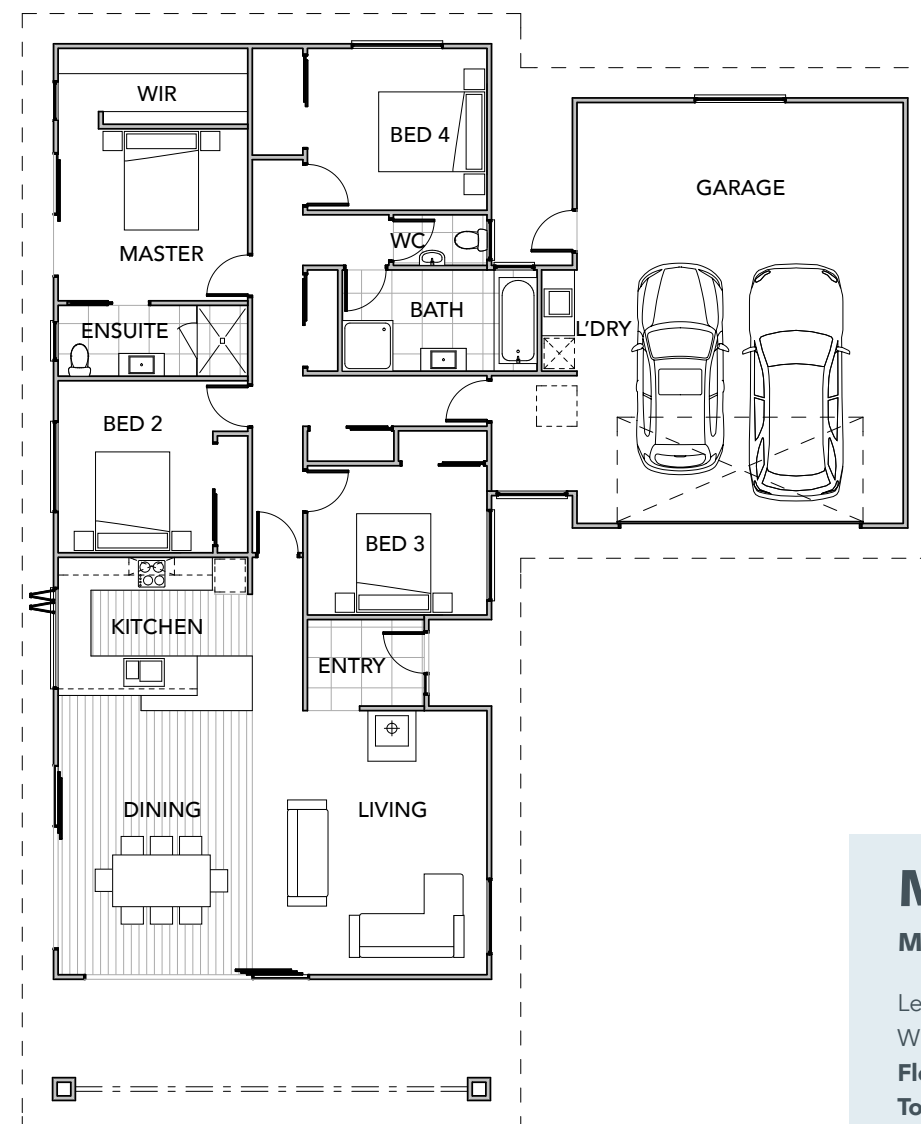
Length: 21.2m

Width: 13.9m

Floor Area: 209m²

Total Area: 218m²

(includes covered outdoor areas)



M260

Mainland 260

Length: 18.5m

Width: 16.9m

Floor Area: 221m²

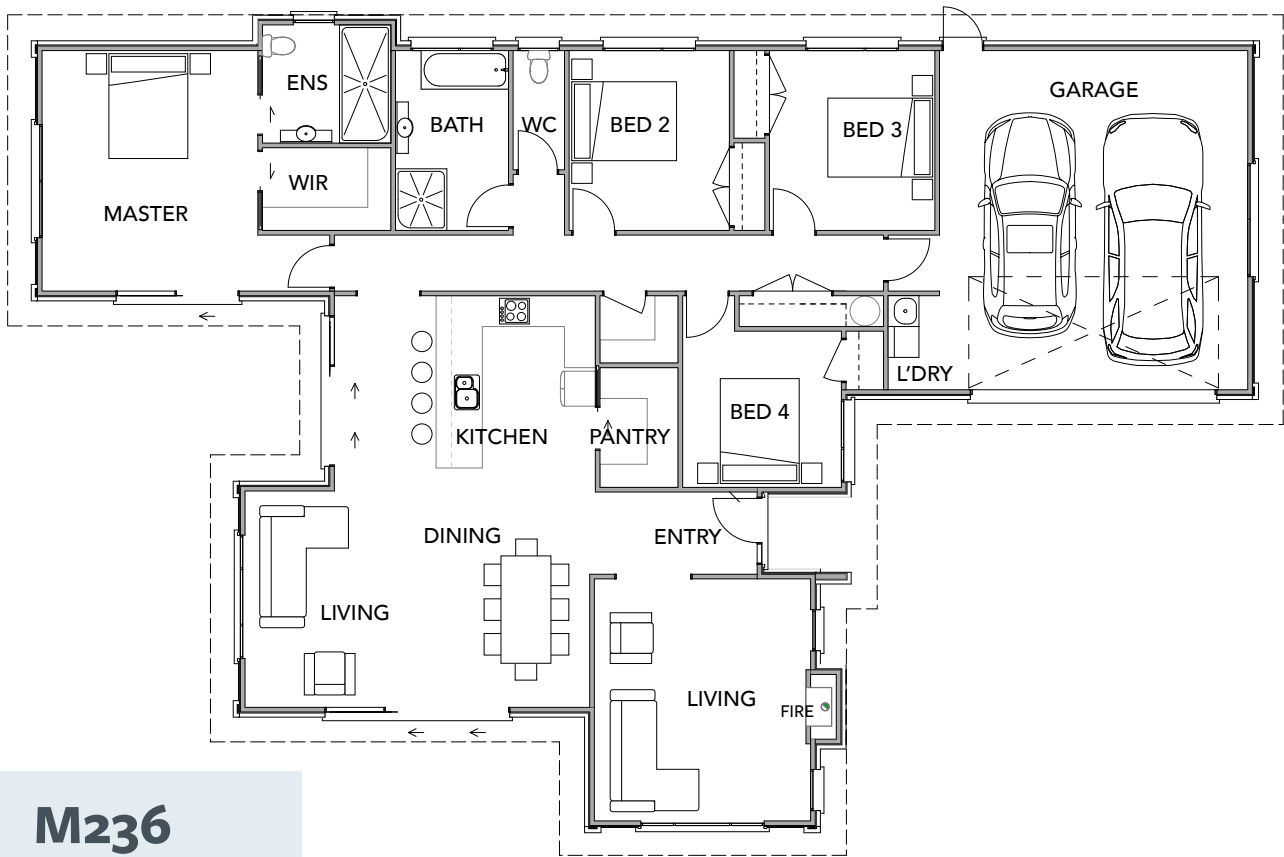
Total Area: 260m²

(includes covered outdoor areas)



4 BED
2 BATH
2 CAR

M236 Mainland 236



M236

Mainland 236

Length: 23.6m

Width: 15.1m

Floor Area: 233m²

Total Area: 236m²

(includes covered outdoor areas)



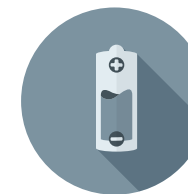


The science of smart

How smart can a new home be?

At David Reid Homes, we believe that innovation and smart design is a must in modern homes. In building your new home we feel it is our responsibility to include as many “smarts” as possible within our standard builds, as well as offer you the option of smart upgrades.

Our building selections allow you to minimise your home’s running costs, whilst ensuring your home is truly sustainable in key areas.



Energy Efficiency

Create efficient heating, lighting and hot water for your current and future needs.

- LED lighting
- Heat pump heating options (wall unit or ducted system)
- Electric or continuous gas hot water heating options
- Low flow tapware



Comfort

Improve the insulation properties of your home by delivering year round comfort to your family home.

- Thicker insulation in walls and ceiling
- Passive ventilation
- Double glazed aluminium joinery with Low-E glass options
- Insulated garage door
- Durable internal floor coverings
- Insulated slab options



Liveability

Contribute to your home’s liveability by increasing durability and considering future requirements.

- Fibre-ready data cabling
- Attic trusses and ladder for storage
- Garage carpet
- High quality floor coverings

Which site should I choose?

The land and location you choose can dictate the design of your home. Here are some questions you might like to think about when choosing the site for your new home.

Does the site have good winter sun?

Is it going to lose the sun early or not get the sun until late in winter? Will this cost you more in the long run with heating bills?

Are there services to the boundary of the site?

eg. water, electricity, telecommunications and effluent disposal. If not how much will it cost to provide the services to the site?

Could the site be prone to hazards?

Your Regional or local Council can provide this information or you can request a LIM (Land Information Memorandum) from your local council.

What is the zoning of the site?

Does it require resource consent to build - is the plan within the District Plan requirements?

What are District Plan requirements for the site?

Are there any consent notices, covenants or easements on the site that might restrict you?

Can the vegetation on the site be removed or is it protected?

If the site is covered in vegetation will you need additional fire fighting supplies such as a sprinkler system or a water tank? Please note that this may also depend on the zone of the site.

Can your view be built out by your neighbours?

What are the planning restrictions for adjoining sites?

Is the site going to be adequate for your needs?

Will it accommodate your proposed home? Is there room for vehicle manoeuvring? Will it require a lot of upkeep or be expensive to landscape?

Is the site steep?

Is this going to cost you more for earthworks and resource consent fees than the flatter site down the road that is slightly more expensive?

What are the ground conditions of the site?

Is the ground soft? Will it need additional engineering?



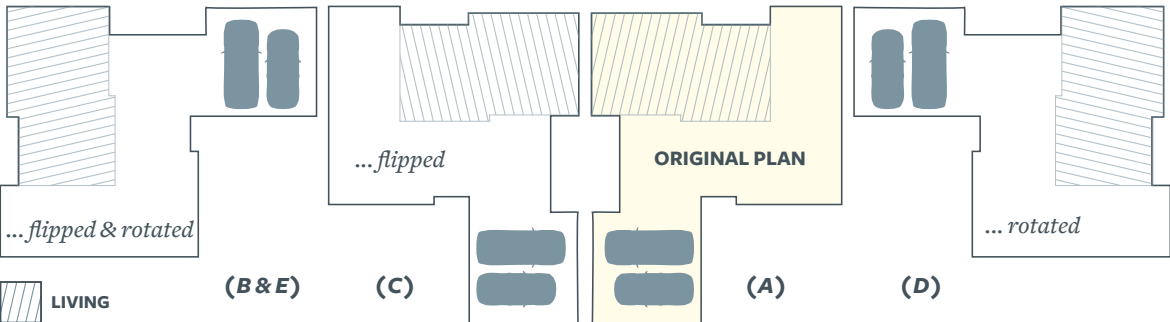
Flip or rotate to suit your section



We understand that no two sections are the same, which is why we have developed a range of homes that can be flipped and rotated.

A big issue when building a new home can be getting the plan to fit the site. Sometimes the site shape can be awkward. Corner and cul-de-sac lots are often oddly shaped. There are also things to consider like utilities, street access, and maximising views and sun. Below we illustrate the Mainland 192 floorplan oriented with living to the north using the plan in its original form, and flipped, and rotated.

Flipping a house plan is definitely the least expensive way of making a modification. It can solve problems, enhance curb appeal, and make your home unique.



Roofline options

Once you have chosen the floor plan which best suits the needs of your family and lifestyle, you can start considering the overall appearance of your home. The type of roofline you choose can completely change the look of the home.



Mono Roofline

A mono pitched roofline is a single-sloping roof surface, often not attached to another roof surface. These roofs are traditionally seen on contemporary builds that require the elegance and simplicity of a singular surface.



Gable Roofline

A gabled roofline can be distinctively identified by the meeting of two straight slopes from the ridge of the roof, falling all the way down the “eave”. A triangular shaped structure or peak is created on the side or facing the front.



Hip Roofline

A hipped roofline includes an even roof-to-wall junction, as the roof plane is broken along the slope line providing an easy wrap for the structure. This style also has eaves on all its sides which keeps walls shaded and cool.

The Smart Solutions process

Building a home has never been easier. Here at David Reid Homes we have simplified the process to ensure that your home build project is low-stress and affordable without compromising on quality.



No Fuss Finance

Let us help you find the best finance deal to suit your needs.



Help finding the right section

Take advantage of our long-standing relationships with leading developers.



Choose your plan from the Smart Series

An innovative range of quality, affordable homes to suit an array of tastes and budgets.



Pre-costed and pre-drawn

We offer fixed price contracts to ensure your build stays to budget.



Colour selections

Our team of experts have developed a range of colour selections to simplify the design process.



Simple paperwork

A paperwork process that is easy to understand and even easier to follow.



Quality construction

A home built by a team that have achieved numerous accolades for the quality of its workmanship.

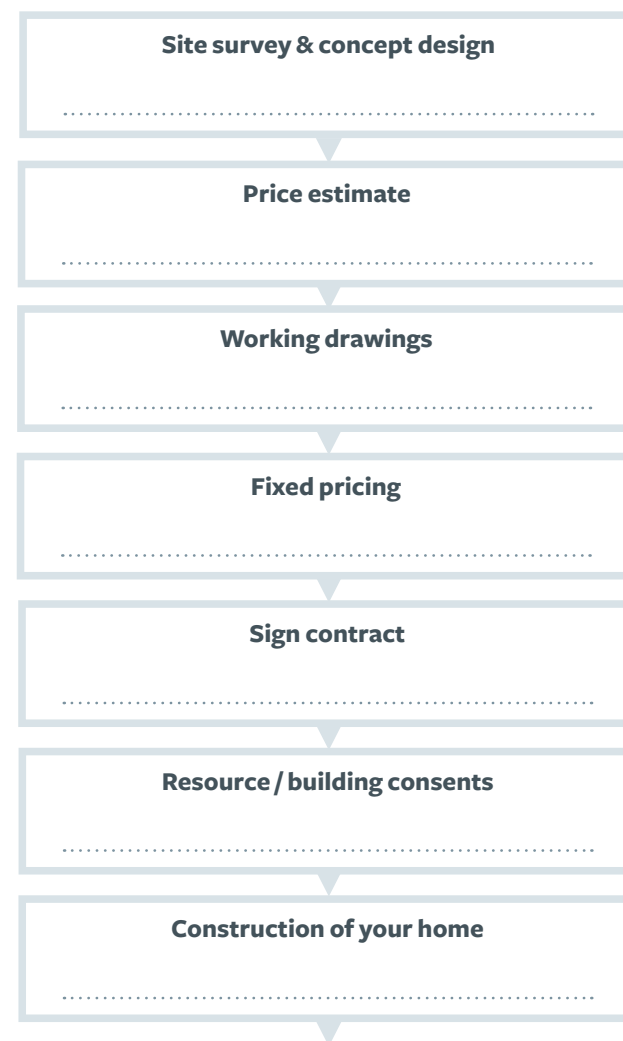


Peace of Mind

A quality home built by the award winning team at David Reid Homes.

Welcome

Smart Solutions timeline



to your new home





davidreidhomes.co.nz | 0800 000 007