

WHAT WILL YOUR BUILD OR RENOVATION COST IN WELLINGTON?

Understand realistic costs, avoid common mistakes, and
plan your project with confidence before you commit.

ORKNEY 
GROUP

Before You Start: *What Most People Get Wrong*

Planning a build or renovation? The biggest issues usually come from decisions made too late – or without the right information.

The Most Common Mistakes



1. Underestimating the true cost

Budgets often miss key details that add up quickly.



2. Choosing the wrong approach

Not every project needs a custom build – or a standard plan.



3. Overlooking site constraints

Slope, access, and council requirements can impact cost.



4. Leaving decisions too late

Changes during the build often increase time and cost.



5. Managing too many contractors

Multiple teams can lead to delays and miscommunication.

Who We Work With

We work with homeowners, investors, and businesses across Wellington – whether you're building, renovating, or maintaining your property.



Homeowners

Building a new home, renovating, or improving your space.



Property Investors

Looking to build, subdivide, or maintain properties for long-term value



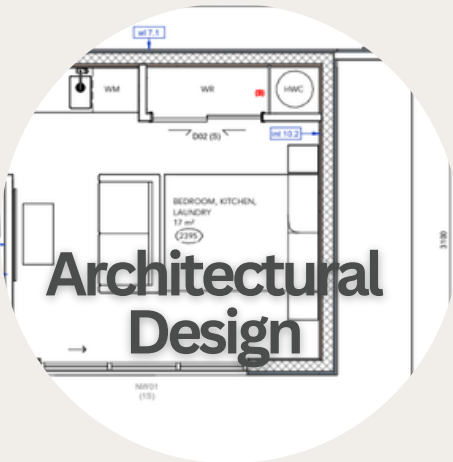
Businesses & Property Managers

Reliable maintenance, upgrades, and commercial work - without the hassle.

Not sure where your project fits? We can help you figure out the best approach.

What We Do

At Orkney Group, we do more than build new homes. We keep residential and commercial properties looking great and performing well, from design to completion.



Which Build Option *Is Right For You?*

Every project is different. Here are three common approaches — depending on your goals, budget, and how customised you want your home to be.

1

CUSTOM BUILD



ORKNEY
CONSTRUCTION
A DIVISION OF ORKNEY GROUP

For those who want a fully tailored home.

Designed around your lifestyle, with flexibility in layout, materials, and finish — ideal if you have a clear vision and want a bespoke result.

Best for:

Homeowners wanting flexibility and a tailored result

[Learn more](#)

2

PRACTICAL BUILD



MIRO
HOMES
A DIVISION OF ORKNEY GROUP

A simpler, more cost-effective way to build.

Pre-designed homes that are efficient to build, easy to manage, and well suited to first-home buyers and investors.

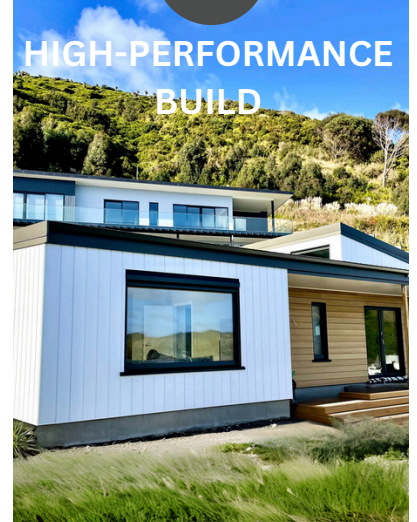
Best for:

First-home buyers and investors looking for a straightforward, cost-effective build.

[Learn more](#)

3

HIGH-PERFORMANCE BUILD



greenabode
High Performing Homes

Built for comfort, efficiency, and long-term performance.

Modern construction systems designed to create warmer, healthier homes with lower running costs.

Best for:

Those wanting a warmer, more energy-efficient home with long-term comfort and lower running costs.

[Learn more](#)

What Our Clients Say

We work with homeowners, investors, and businesses across Wellington – delivering projects of all sizes. Here's what some of our clients have to say:

Residential Clients

Homeowners, landlords, developers

“The Orkney team painted our living room, hall and main door. They also rebuilt our garden fence and installed 2 new gates. Their work was done to a high standard, in a very reasonable time. The repainted rooms look fantastic and the fence is exactly what we wanted. Highly recommend their services. Great work and reasonable costs.”

-Bruce C

“I have just had a full roof replace, along with interior painting and garage works. Very impressed with Orkney's level of communication, going above and beyond to keep me informed and in the loop with progress as things went along. Special shout out to Tama, Stephen, and Peter for working their magic on my home. Highly recommended!”

-Joshua B

Commercial Clients

Property managers, business owners, City Councils

“Orkney Painting has done a variety of maintenance jobs across our businesses. We have always been pleased with their work quality, professionalism and communication. Their team are easy to have around, are diligent about cleanliness, and we look forward to working with them ongoing. Highly recommended.”

-Dean W

“We've worked alongside Orkney Group for several years and they've always been professional, reliable, and great to deal with. Their communication is excellent and the quality of their work is consistently outstanding. Highly recommended!”

-Shannon C



Why Choose *Orkney?*

We make building, renovating, and maintaining your property simpler – with one team managing everything from start to finish.

What sets us apart:

- One team across all services
- One point of contact from start to finish
- Straightforward advice and clear communication
- Reliable delivery – no surprises
- Trusted by homeowners, investors, and businesses

We focus on doing things properly – and making the process as smooth as possible.




Contact Us



Let's Talk *About Your Project!*

Ready to take the next step?

Whether you're planning a new build, booking a re-roof, or dreaming up your ideal renovation, we're here to help.

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