



HIGH-PERFORMANCE HOME BUILDERS

Introduction to *Devlin Property*

High-performance homes that actively protect your family's health and wellbeing, while delivering proven long-term value through superior performance, energy efficiency, and luxurious comfort.

HOMESTAR 6-10
CERTIFIED STANDARD

20+ YEARS
BUILDING EXPERIENCE

DEVPRO™
BUILD SYSTEM

MASTER BUILDERS
REGISTERED PARTNER

OUR MISSION

Building homes that actively protect your family's health and wellbeing, while delivering proven long-term value through superior performance, energy efficiency, and luxurious comfort.

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— ABOUT US

About *Devlin Property*

Devlin Property is a New Zealand-based building company specialising in high-performance homes that go far beyond the minimum Building Code requirements. With over 20 years of experience, we've built numerous projects across the country – including 19 homes for a single satisfied client.

We don't build volume homes focused on the cheapest square metre rate. We build for people who refuse to compromise on their family's health and understand that quality is an investment that compounds over time.



Homestar 6–10 Certified

Delivering the pinnacle of health, efficiency and luxurious comfort



Master Builders Partner

Full accreditation with comprehensive guarantees



Factory Manufacturing

Precision-engineered in our own NZ facility



Proven Performance

Independently verified through blower door testing

WHO WE BUILD FOR

We build for families seeking healthier homes, investors wanting certainty and strong returns, design-conscious buyers building architectural homes, community housing providers, and schools seeking healthy learning environments.

WHERE WE BUILD

Auckland • Waikato • Northland • Nationwide through certified partners

PROJECT RANGE

\$299k – \$1.5M+

Why Choose *Devlin Property*?

Over 20 years of high-performance building experience with numerous projects completed across New Zealand. Every claim we make is independently verified through blower door testing, thermal modelling, and Homestar certification.



15-Year Structural Warranty

Going beyond the standard Master Build 10-year Guarantee with Deposit Insurance. Covers all DEVPRO™ panels, provided the ERV system is installed and maintenance programme is followed.



Luxurious Comfort Year-Round

Stable 20–25°C for 90% of the year with no cold spots, no drafts, no condensation. Every room perfectly balanced.



40% Faster Than Standard

4–6 months from consent to move-in for custom homes, 3–4 months for minor dwellings, versus typical 9–12 months.



All-Inclusive Fixed Price

Council fees, connections, consents all included. No hidden costs, no surprises. Complete financial certainty from day one.



Fresh, Filtered Air

Continuous mechanical ventilation removes pollen and dust while delivering fresh air efficiently – particularly beneficial for asthma sufferers.



60% Less Construction Waste

Factory-manufactured DEVPRO™ system reduces on-site waste by 2.3× compared to conventional timber construction.

— THE PROBLEM

The Problem with Standard New Zealand Homes

The NZ Building Code is widely acknowledged as woefully inadequate – representing the legal minimum, not best practice for health, warmth, ventilation, and operating efficiency.

1M+

Of NZ's 1.6M homes are poor performers – cold, damp, and difficult to heat

2nd

Highest rate of asthma in the world, often exacerbated by poor housing quality

~50%

Of New Zealand's landfill waste comes from the construction industry



Poor Ventilation

Stale air, CO₂ buildup, reduced productivity, and health issues. No comfort, just stuffy rooms.



Trapped Moisture

Mould growth inside wall cavities due to condensation and thermal bridging.



Temperature Extremes

Overheating in summer, struggling to retain warmth in winter. Never comfortable.



High Running Costs

Inefficient design means expensive power bills that continue rising year after year.

STANDARD BUILD

5.79–8.30

ACH₅₀ – Leaky & Damp

VS

DEVPRO™ BUILD

0.60

ACH₅₀ – Airtight & Fresh



— OUR TECHNOLOGY

The DEVPRO™ *Build System*

Our proprietary methodology combines off-site precision manufacturing with on-site verification, prioritising luxurious comfort, health, and verified performance.

Mineral-Based SIP Construction

Structural Insulated Panels with no organic nutrients, no VOCs, and no added formaldehyde. Replaces traditional timber framing, rigid air barriers, soft insulation, and plasterboard – delivering an environment where mould simply can't thrive.

Continuous Insulation

EPS solid core that doesn't slump or lose performance over time, eliminating thermal bridges. No cold spots in winter, no hot spots in summer – just perfectly balanced temperature.

Verified Airtightness

Independently tested with blower door technology. Every home is tested – this isn't optional, it's guaranteed. Achieving Homestar Level 10 and even Passive House level performance.

Factory-Manufactured

Built in our own NZ factory for precision, speed, and consistent quality. Reduces on-site waste by 60% and means weather-proof construction with faster timelines.

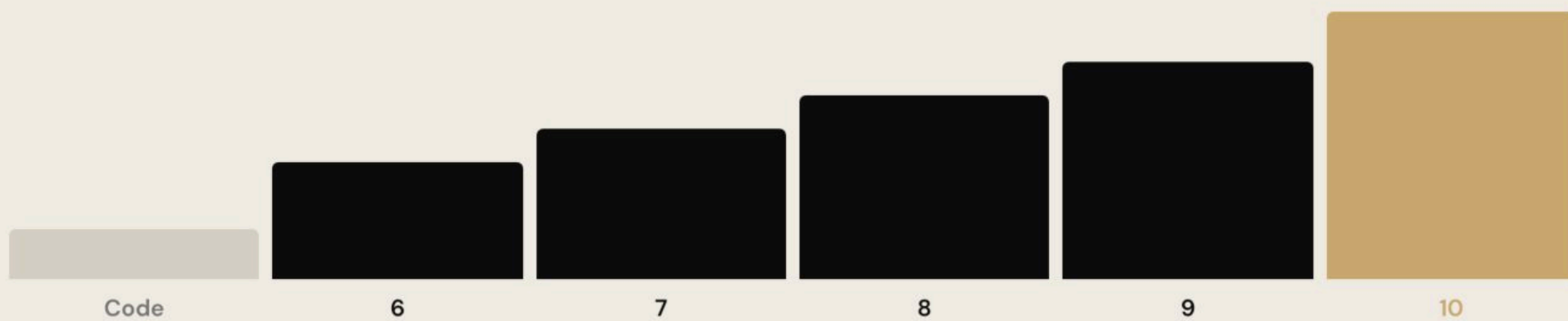
Energy Recovery Ventilation (ERV)

Fresh outdoor air in, stale indoor air out – transferring both heat and moisture. Approximately 80–90% energy recovery, providing fresh filtered air at the perfect temperature and humidity. The healthiest possible indoor environment with the most luxurious comfort.

— CERTIFICATION

The Homestar Standard

Homestar Level 10 represents the pinnacle of health, efficiency, and luxurious comfort in New Zealand housing – achieved by less than 1% of homes. Administered by the NZ Green Building Council, rating homes on a scale of 6 to 10.



— CORE REQUIREMENTS (LEVEL 6+)

1 Continuous Mechanical Ventilation
Consistently good indoor air quality and luxurious comfort year-round.

2 Continuous Insulation
Thermal breaks to minimise condensation and maintain stable temperatures.

3 Carbon Accounting
Embodied and operational carbon tracked and minimised.

4 Cool Design
Reduces overheating while maintaining year-round comfort.

PROVEN FINANCIAL ADVANTAGE

\$340k+

Based on a \$500k build, a DEVPRO™ home saves over \$340,000 across 30 years through lower mortgage rates (0.70% green loan discount), a 90% reduction in energy costs, and a 9% resale premium. Homestar is administered by the NZ Green Building Council, of which Devlin Property is a member. See page 9 for the full financial breakdown.



— YOUR NEW HOME

What You'll Experience in a *DEVPRO™* Home

- **Luxurious Comfort Year-Round**
20–25°C for 90% of the year with drastically reduced heating and cooling demand. No cold spots, no overheating, no condensation – perfectly balanced in every room.
- **80–90% Energy Recovery**
Energy from exhaust air is captured and reused, making your heat pump work more efficiently and reducing energy consumption dramatically.
- **Healthier Living**
Cleaner air means fewer sick days, better sleep, and improved respiratory health for children and older family members. Filtered air removes asthma triggers.
- **40% Faster Build Times**
Getting you into your home in 4–6 months versus the typical 9–12 months. Earlier rental income for investors and lower holding costs.
- **Fresh, Filtered Air**
Controlled mechanical ventilation delivers fresh air while removing stale air properly. Pollen and dust are filtered out. Clearer air that feels fresh without being drafty.
- **No Mould Growth**
Mineral-based construction without organic nutrients, plus proper ventilation, eliminates conditions where mould thrives.
- **Better Productivity**
Fresh air with proper CO₂ levels supports concentration and cognitive function – important for work-from-home and children's study.
- **Future-Proof Value**
Built to last with Homestar 10 standards that protect your investment and appeal to increasingly informed buyers.

Financial Benefits of a DEVPRO™ Build

Based on a \$500k build cost, a DEVPRO™ home pays for itself through lower mortgage rates, dramatically reduced energy bills, and higher resale value. Even selling after 5 years, you're nearly \$70k ahead.

	5 YEARS	10 YEARS	15 YEARS	30 YEARS
Mortgage (0.70% fixed)	\$9,786	\$21,175	\$34,216	\$81,567
Energy (90% reduction)	\$14,919	\$33,960	\$58,262	\$179,385
Resale (9% on \$500k)	\$45,000	\$45,000	\$45,000	\$45,000
Total (fixed rate)	\$69,705	\$100,135	\$137,478	\$305,952
Total (floating rate)	\$73,869	\$109,091	\$151,884	\$340,087


Over 30 years on a floating rate, you're \$340k better off with a DEVPRO™ build. Refer to our blog for a full breakdown of energy cost modelling.


\$340k
30-YEAR ADVANTAGE


Total savings on floating rate over a standard NZ Building Code home.

90%
ENERGY REDUCTION

Drastically lower running costs through superior insulation, airtightness, and passive design.

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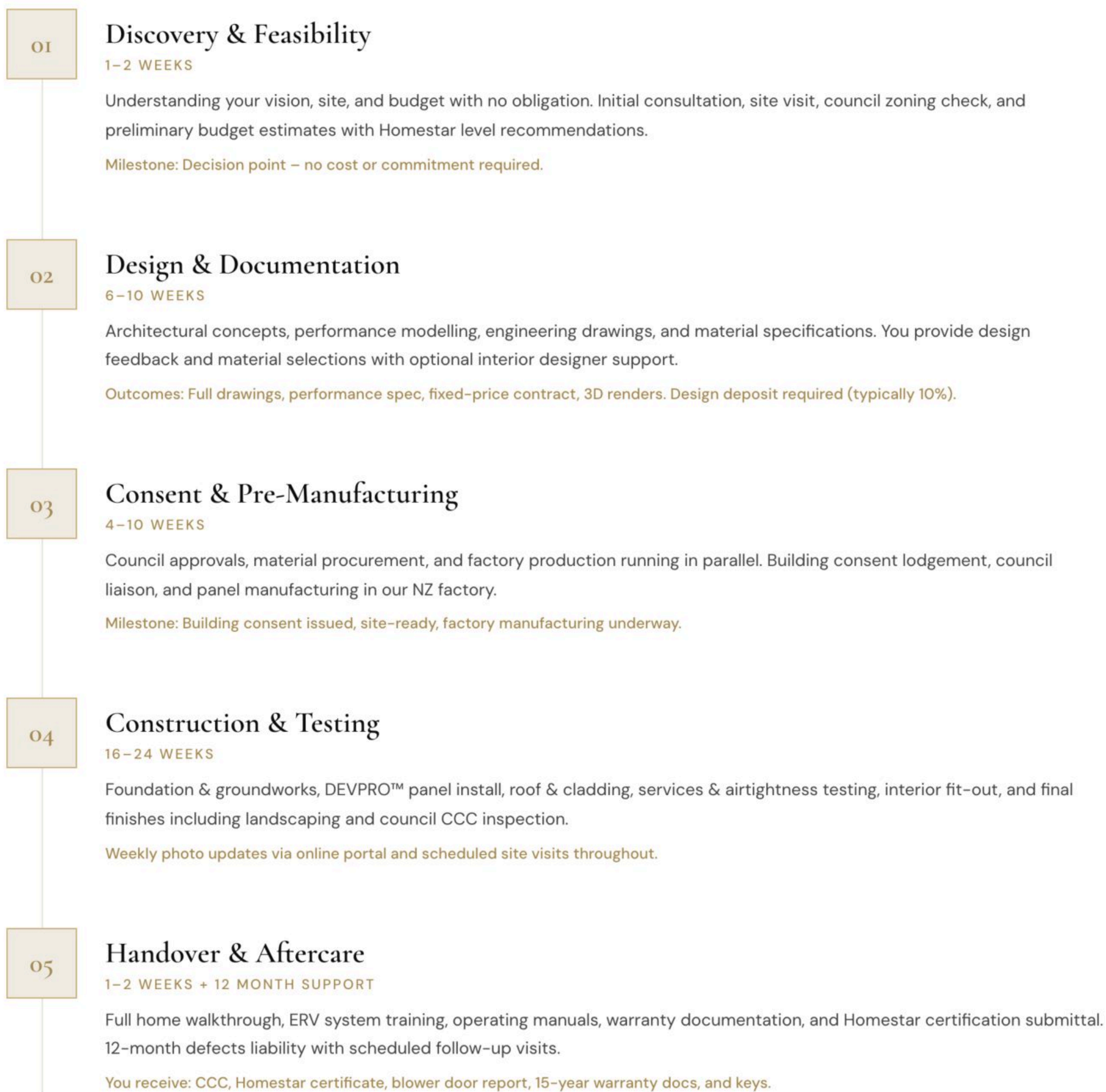
Pre-Build Performance Modelling
We model exactly how your proposed home will perform on your specific site. We can show you the energy needed to stay cooler than 25 degrees in summer and warmer than 20 degrees in winter, and the drastic difference between a standard NZ code build and a DEVPRO™ build. Adjust orientation, window types, sizes, and positions to optimise comfort and efficiency before breaking ground.
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All-Inclusive Fixed Price
Council fees, connections, consents all included. Complete financial certainty from signing to handover.
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Green Loan Eligibility
Banks increasingly recognise the lower risk and higher value of Homestar homes, with some offering Green Loans with lower interest rates. We work with brokers who understand high-performance builds.

Our Building *Process*

A proven 5-phase methodology that's transparent, efficient, and designed to give you complete confidence at every stage.



CUSTOM HOME	MINOR DWELLING
5-6 Months	3-4 Months



PREMIUM CUSTOM

Bespoke High-Performance Homes

Architectural freedom meets building science. Certified Homestar 6–10 performance in any design, any size.

Every premium custom home is designed to your exact specifications and engineered for Homestar 6–10 performance. From initial architectural concepts through to handover, we manage every detail – delivering the home you envision with the performance your family deserves.

WHAT'S INCLUDED

- ✓ Full architectural service
- ✓ Engineering & performance modelling
- ✓ Council consent management
- ✓ DEVPRO™ factory construction
- ✓ Verified blower door testing
- ✓ 15-year structural warranty

PERFECT FOR

Family Homes (3–6 Bed)

Difficult Sites

Design-Led Buyers

Premium Rural Properties

Existing Dwelling Replacement

STARTING FROM
Excluding land • 5–6 month build

\$600k

— TURNKEY SOLUTIONS

Minor Dwellings & Floor Plans

All-inclusive fixed-price plans designed for speed and certainty. Full Homestar 6–10 performance with luxurious comfort in a compact footprint. Perfect for rental income, extended family, or downsizing.

Faster Consenting

4–6 weeks vs 8–12 for custom builds

True Price Certainty

Fixed turnkey price including all council fees & connections

Strong Investor ROI

Potential yield 8–10%. Build completes in 3–4 months for earlier rental income

AVAILABLE FLOOR PLANS

65^{m²}

2 BEDROOMS

- Open-plan living
- 1 bathroom
- Compact footprint
- Ideal for rental income

FROM

\$299k

All-inclusive

95^{m²}

3 BEDROOMS

- Separate living & dining
- 1 bathroom
- Family-friendly layout
- Extended family living

FROM

\$409k

All-inclusive

122^{m²}

4 BEDROOMS

- Spacious open-plan
- 2 bathrooms
- Generous storage
- Full family home

FROM

\$525k

All-inclusive

Service Areas: Primary – Auckland, Waikato, Northland. We also deliver projects nationwide through certified partners, with completed homes from Auckland to Queenstown.

Frequently Asked Questions

Q Is airtightness safe?

Absolutely safe. Airtightness is paired with mechanical ventilation with energy recovery, providing constant fresh, filtered air – far superior to random leaks in walls. You get cleaner air, better temperature control, and improved health outcomes.

Q What happens if the power goes out?

The home retains temperature for much longer than standard builds due to superior insulation and thermal mass. You can also open windows for natural ventilation – airtight construction doesn't prevent this.

Q How does cost compare to a standard build?

For Homestar 10, upfront costs are approximately 5–10% more than minimum-code. However, a 2024 Infometrics study shows Homestar 6 homeowners save over \$62,000 in electricity and mortgage interest over 30 years, being better off by year 2–3.

Q Why not just build to code?

The NZ Building Code is widely acknowledged as inadequate – the legal minimum, not designed for long-term health, comfort, or energy performance. At least 1 million of NZ's 1.6 million homes are poor performers.

Q What maintenance does the ERV system need?

Filter changes every 6–12 months (simple DIY task). Annual professional service recommended and required to maintain warranty. Full training provided at handover.

Q Can I visit a completed home?

Yes! We can arrange tours of completed projects so you can experience the luxurious comfort firsthand. Contact us to arrange a visit.

Q What if I have an existing design?

We can work with your architect's design and optimise it for performance. We'll collaborate to ensure it meets our airtightness and thermal standards while respecting your vision.

Q Do you offer finance assistance?

We work with mortgage brokers who understand high-performance builds. Banks increasingly recognise the lower risk and higher value of Homestar homes, with some offering Green Loans at lower interest rates.

— NEXT STEPS

Take the Next Step with *Devlin Property*

Ready to build a home that actively protects your family's health while delivering proven long-term value and luxurious comfort? We'd love to hear from you.

PHONE
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WEBSITE
www.devlin-property.co.nz



HIGH-PERFORMANCE HOME BUILDERS
Build Better. Breathe Better. Live Better.

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SERVICE AREAS
Auckland • Waikato • Northland •
Nationwide

MASTER BUILDERS REGISTERED PARTNER
HOMESTAR LEVEL 10 CERTIFIED
NZ GREEN BUILDING COUNCIL