



BUYER'S GUIDE 2026

From our factory floor to your front door

Thank you for considering a Premium Portable Home. Turning an empty section into a finished, lived-in home involves council paperwork, service connections, site preparation and payments. This guide explains what we take care of, what sits with you, and when. Our team is only a phone call away whenever you need support.

In this guide

- How it works: the 8-step process from first conversation to handover
- Part 01: Consents & Compliance
- Part 02: Services & Connections
- Part 03: Delivery & Your Site
- Part 04: Payments



HOW IT WORKS

From first conversation to handover

1 **Discovery & Initial Consultation**

Connect with the consulting team to evaluate the range of homes, land, and financial goals. Schedule a dedicated 30-60 minute appointment to discuss requirements and provide an accurate, transparent cost estimate including build, transportation and foundation costs.

2 **Design Consultation**

Refine the floor plan, select premium materials, and lock in key features collaboratively. Match aesthetic preferences and practical needs while staying strictly within the target budget.

3 **Preliminary Site Investigation**

Provide a basic preliminary site plan and feasibility assessment, estimated site-related costings, and evaluate legal boundaries, physical space, utility connections, and ground conditions. Check zoning, transport access, infrastructure capacity and basic topography to confirm whether the site can physically accommodate an additional structure.

4 **Final Fixed-Price Contract**

Once council feedback and technical specifications are confirmed, present a comprehensive fixed-price building contract that guarantees final costs, project scope and completion timeline.

5 **Factory Construction**

Precision-build the home inside a secure facility. The dedicated project coordinator invites clients to visit the yard at critical milestones to view craftsmanship and monitor build progress.

6 **Section Preparation & Siteworks**

For turn-key clients, manage all on-site groundwork. Plan in advance and execute in parallel with the factory build to prepare the section for arrival and minimise delivery delays.

7 **Transport, Installation & Handover**

Manage the logistics chain to deliver and position the home on its foundations. Once secured on-site, complete final utility connections if applicable and finishing touches before handing over the keys.

8 **Post-Handover Care**

Provide dedicated post-completion support to answer operational questions and help clients settle into their new space.

PART 01 - CONSENTS & COMPLIANCE

Getting your home signed off

We look after

- Building your home to the New Zealand Building Code
- Your Code Compliance Certificate for the home itself
- Coastal Cladding, if your site needs it
- Checking your wind and corrosion zone from your address

You look after

- Land-use and resource consents for your section
- Onsite building consent, foundations and service connections
- The costs of those consents and any civil engineering

Your Code Compliance Certificate

Every home leaves the yard with an official Code Compliance Certificate (CCC), confirming it has been built to the New Zealand Building Code. After the home passes its final inspection at the factory, council processes and issues the certificate, which usually takes 6 to 8 weeks.

The CCC applies to the building itself. It does not extend to property-specific matters such as local resource consents, foundations or connections to council services.

Council consents for your section

What council consents you need depends on your district, zoning and the scope of your project. Securing land-use consents is the landowner's responsibility. We can put you in touch with trusted planning consultants, and we recommend talking to your local council early, before you commit.

Land consents, civil engineering and onsite building permits are arranged separately and are not included in the price of the home.

Building near the coast (Zone D)

Sites in Corrosion Zone D, including beachfront sections, land close to tidal estuaries and areas with geothermal activity, need tougher materials. Our Coastal Cladding upgrade is made for these conditions, and some councils require it before issuing a building consent.

Send us your address and our team will check your wind and corrosion zones.

PART 02 - SERVICES & CONNECTIONS

Connecting your home

Your home arrives fully wired and plumbed, ready to plug into services on site. Here is what each connection involves and who does what.

SERVICE	HOW IT WORKS	WE SUPPLY	YOU ARRANGE
Fresh water	A drinking-water-grade hose can connect to the external inlet for temporary setups, or a plumber can run a permanent fixed pipe. A built-in pressure-limiting valve protects tapware from mains pressure surges.	Inlet valve and pressure-limiting valve	Hose or plumber connection
Hot water	An external gas califont heats water and needs mains water pressure to run properly. It works with standard LPG bottles from 9kg to 45kg.	Califont and a Gas Certificate	LPG bottles and refills
Power	A licensed electrician installs an outdoor, weatherproof caravan-style outlet (16-amp or 32-amp) on your property.	15-metre lead, Electrical Certificate and WoEF	Electrician and outdoor outlet

POWER SPECIFICATIONS

32A

Our builds are pre-wired for a 32-amp plug connection, similar to a caravan plug. We can also supply a mains connection or a 16-amp plug.

Wastewater: pick the option that suits your site

	OPTION A - MACERATOR PUMP	OPTION B - GRAVITY DRAINAGE
How it works	Grinds all grey and black water and pumps it out under pressure through a slim 25mm line.	A conventional gravity-fed plumbing system, with outlets through the floor or an outside wall to suit the layout.
Best for	Homes sitting on a level concrete slab or gravel pad.	Homes on piles, sites needing onsite council sign-off, or properties with an existing septic system.
Included	50 metres of alkathene pipe.	Plumbing outlets positioned for your site.
Connected by	A certified drainlayer or plumber, into the sewer main.	Your local plumber, into the onsite waste system.



Paperwork you'll receive at handover

- Code Compliance Certificate (CCC)
- Gas Certificate
- Electrical Safety Certificate
- Warrant of Electrical Fitness (WoEF)

PART 03 - DELIVERY & YOUR SITE

Getting your section ready

Getting the truck in

A clear route is key to smooth delivery. If you are concerned about low branches, overhead lines or a tight driveway, send us your address and we will check the route using satellite imagery.

We have delivered into tight spots. After contract signing and deposit payment, we can also visit for a full site assessment.

Some sites need extra equipment, such as a crane or a hydraulic house-lifting trailer. The operators charge separately and you pay those costs.

If delivery requires closing a public road or running a crane from the street, traffic management is arranged and paid for separately.

Your foundations

Before delivery, you need a level, solid base. Common choices are an engineered concrete pad or a well-compacted gravel base. The base should run 1 to 1.5 metres longer than the home.

If council requires the home to be permanently fixed to the land, timber or concrete piles are required. Once your order is confirmed, we provide your contractors with a standard engineered foundation plan.

Placing a home straight onto grass or bare ground is possible but not advised because of settling and moisture over time.

Making it yours

Early in the process you choose your interior and exterior finishes from our design palette, including colours and materials for cladding, kitchen benchtops, splashbacks, carpet and vinyl flooring.

Small floor-plan changes are sometimes possible. Tell our design team what you have in mind and they will advise what works structurally.

Efficient, high-volume factory lines are how we keep quality compact living affordable and build times short.

BUILD TIME

12-16 weeks

Our standard build time from deposit to completion at the factory. Allow extra time if your site needs a full onsite council consent.



Ready for delivery?

- Foundations are level and solid
- The route for the truck is clear
- Your electrician and plumber are booked
- LPG bottles are on site



PART 04 - PAYMENTS

Paying for your build

We keep payments simple and tied to real progress, so you can see your home take shape at every stage.

1

Sign your contract

Your Sale & Purchase Agreement sets out your home's specifications, your chosen materials and the full cost, with no surprises.

2

Pay your 20% deposit

Paid when you sign, your deposit reserves your place in our production schedule.

3

Prepare your site while we build

While your home is built in our factory, you can get the foundations, access and service trenches ready.

4

Settle and we deliver

The balance is paid before your home leaves our yard. Once funds have cleared, we transport it to your site, ready for your services to be connected.

Progress payments

STAGE	PAYMENT	WHAT IT MEANS
Deposit	20%	Your place in our production schedule is secured.
Subfloor complete	30%	Your home has a floor!
Roof on	30%	Your home has a roof!
Practical completion	20%	Your home is nearly complete!

About your deposit

Deposits are non-refundable, with one exception: if our formal site inspection finds that your home can't be safely delivered to your property, we'll refund your deposit in full.

Get in touch

- Call: 0800 630 032
- Email: sales@premiumportablesnz.com
- Visit: www.premiumportablehomes.co.nz

This guide sets out our general standards and processes. Your final price, build schedule and engineering details



are confirmed in your individual Sale & Purchase Agreement.