



YOUR INFO PACK

Everything you need to plan your new home

How it works from enquiry to moving in, what you pay and when, who looks after what, and what to budget for your site.

INSIDE THIS PACK

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Your journey

Every step, timing and payment, from enquiry to handover.

02

Who does what

What we look after, what you look after, and what Site Works can do.

03

Site Cost Guide

Typical site costs for a 30 to 70m² home, residential and rural.

- Built in 12 to 16 weeks from signing your contract to practical completion in our Canterbury factory.
- A fixed price for your home, built to the NZ Building Code, consented through BCAL and completed with a Code Compliance Certificate for the home.



- Simple payments: 20% on signing, 30% subfloor complete, 30% roofing complete, final 20% at practical completion.



YOUR JOURNEY WITH US

From enquiry to moving in

What happens next, what you pay and when, and when you'll hear from us. Your home is built in 12 to 16 weeks from signing.

1 Enquiry and info pack

You get our info pack: your model's price kit, this guide, Who does what and the Site Cost Guide. We reply within 1 business hour.

2 See a home and talk it through

Walk through a home at our Ohoka display, or have a 20 minute call with your build consultant. Send us your site address so we can check delivery access and your wind, snow and corrosion zone.

3 Your fixed price

A fixed price for your home: your chosen model, floor plan and options from our fixed-price options list. Transport and foundations are quoted with it as provisional sums and charged at actual cost. What you sign is exactly what we build. Site works are never part of this price. Within 2 business days of your site address.

4 Sign and secure your build slot

You sign your build contract and pay your deposit. Your build slot is locked in. If you'd like our Site Works team, we introduce you now. 20% deposit on signing (Week 0). Welcome email and your key dates within 1 business day.

5 Design consultation

Our in-house interior designer works with you to choose your colours and finishes. Your floor plan and options are already set in your contract. If any selection adds to the cost, we treat it as a variation to your contract and agree the price with you in writing before going ahead. In your first week.

6 Consent and build

We consent your home through BCAL and build it in our Canterbury factory. Your site gets ready at the same time. 30% when the subfloor is complete, 30% when the roofing is complete, and a photo update every 2 weeks.

7 Practical completion

Your home is finished and certified, ready to leave our yard. We book delivery once your site is ready for it. Weeks 12 to 16. Final 20% before your home leaves our yard. Delivery date confirmed 2 to 3 weeks ahead.



8

Delivery and placement

We transport your home and place it on our engineered foundations.

9

Handover

You receive the Code Compliance Certificate for your home (the building itself), your Gas and Electrical Safety certificates and your warranty pack. Then you move in.

YOUR SITE AND YOUR PAYMENTS

Your site: two ways to do it

	OPTION A - ARRANGE IT YOURSELF	OPTION B - OUR SITE WORKS TEAM (SEPARATE AGREEMENT)
What happens	You or your own trades look after the land, services, site consent and connections. Most of our customers choose this.	They start with a Preliminary Site Assessment and site plan, then handle your PIM, site consent through BCAL and the site works, at a separate price.

Your build consultant looks after your home. Site questions go to you or our Site Works team. Your home contract goes ahead either way.

Paying for your build

WHEN	PAYMENT
Signing your contract	20% deposit
Subfloor complete	30%
Roofing complete	30%
Practical completion, before your home leaves our yard	Final 20%
Option B only	Site Works fees, under their own agreement and schedule. The Preliminary Site Assessment is a separate fee and isn't credited to your site works contract.

Percentages are of your build contract price, which covers your home. Transport and foundations are provisional sums, invoiced separately as charge-up items.

Also in this pack

- Who does what: what we look after, what you look after, and what our Site Works team can do.
- Site Cost Guide: typical costs to get your land ready, residential and rural.
- Questions? See our FAQs at premiumportablehomes.co.nz/faqs, or call us on 0800 630 032.

Ready to talk?

Call 0800 630 032 or email sales@premiumportablesnz.com and your build consultant will reply within 1 business hour.

WHO DOES WHAT

From ours to yours

Family owned & operated in NZ.

PATH	WHO	WHAT IT MEANS
Every build	Your home, from us	We build your home to the NZ Building Code, consent it through BCAL and complete it with a Code Compliance Certificate for the home. Then we transport it and place it on our standard foundations, quoted as provisional sums.
Path A	You arrange your site	You (or your own builder and plumber) look after the land, services and site consent. Most of our customers choose this.
Path B (optional)	Our Site Works team arranges it	A separate team, under a separate agreement and price. It starts with a Preliminary Site Assessment, then a PIM and site consent through BCAL.

The detail: your home

ITEM	PREMIUM PORTABLE HOMES	YOU (PATH A)	SITE WORKS (PATH B)
Home built to the NZ Building Code	Included	-	-
Building consent for the home, and its Code Compliance Certificate (CCC) for the home itself	Included, via BCAL	-	-
Gas certificate, Electrical Safety certificate, Warrant of Electrical Fitness	Included	-	-
Wind, snow and corrosion zone check for your address	Included	-	-
Floor plan and options	Chosen before your fixed price and locked in your contract	-	-
Design consultation with our in-house interior designer (colours and finishes)	Included, after your contract is signed. Selections that add cost are a contract variation	-	-
Decking and entry steps, where applicable	Included where listed in your home specification or chosen as an option	Anything not in your order	Can be quoted, if not in your order

The detail: getting it to you

ITEM	PREMIUM PORTABLE HOMES	YOU (PATH A)	SITE WORKS (PATH B)
Transport and placement	Provisional sum, quoted with your home and priced to your address	-	-
Standard proprietary foundation footings	Provisional sum, quoted with your home	-	-

WHO DOES WHAT

The detail: your site

ITEM	YOU (PATH A)	SITE WORKS (PATH B)
Project management of your site works	You arrange	Included
Preliminary Site Assessment and preliminary site plan	Your designer or surveyor	Separate agreement and fee
Site reports: geotech, foundation engineering, soakage, survey set-out	You	Arranged
Floor level assessment (FLA)	You	Arranged
Site-specific PIM from council	You	Arranged
Land-use or resource consent, if needed	You	Arranged
Site building consent (foundations, drainage, services)	You	Arranged, via BCAL
Power connection	You	Arranged
Water supply	You	Arranged
Wastewater (sewer or septic)	You	Arranged
Stormwater	You	Arranged
Fibre or phone	You	Arranged
Baseboards and gas bottle pad	You	Arranged
LPG bottles and supply	Always you, as the owner	Always you, as the owner
Council fees and development contributions	Always your cost	Always your cost
Site works sign-off by council (a separate CCC)	You	Arranged

Before you sign

I understand Premium Portable Homes supplies, transports and places my home on its standard foundations, and that my site, services and site consent are my responsibility unless I sign a separate Site Works agreement.

WHO LOOKS AFTER YOU

Your team, step by step

STAGE	WHO	WHAT THEY DO
Until you sign	Your build consultant	Answers your questions, prepares your fixed quote and takes you through the contract.
From your deposit	Your build consultant	Keeps you updated with photos at least every two weeks and explains each progress claim before it is sent. Your design consultation is with our in-house interior designer.
Delivery and handover	Our project manager	Books your transport, foundations and placement, and takes you through your handover. On Path B, also looks after your site works.

Good to know

Your build consultant looks after your home: the model, the price and the contract. They don't price, advise on or visit your site.

If you choose Path B, your build consultant hands your details to our Site Works team, and every site question goes to them from then on.

Site works are never included in the home price. Path B is quoted and contracted separately, and your home contract goes ahead either way. The Preliminary Site Assessment is its own fee and isn't credited to the site works contract.

Your home is built in 12 to 16 weeks from signing. You pay a 20% deposit on signing, 30% when the subfloor is complete, 30% when the roofing is complete, and the final 20% at practical completion, before your home leaves our yard.

Need finance? Some banks want the home and site priced together. Path B gives you that quote, or you can use quotes from your own trades.

Our Site Cost Guide shows typical site costs for a 30 to 70m² home, so you can budget before you buy.

SITE COST GUIDE

Residential: serviced town site, 30 to 70m²

What does it cost to get your site ready? Indicative South Island estimates for homes of 30 to 70m².

Researched October 2026, including GST.

Important notice

This guide is a budgeting tool only. All figures are regional estimates based on standard assumptions and may change without notice. Actual site, service connection and engineering costs vary with your council's requirements, the lie of your land, its ground conditions and what services are nearby. This guide is not a quote. A site-specific assessment is needed to confirm the costs for your land.

1 Site-specific reports

\$3,950 - \$12,500

ITEM	LOW	MID	HIGH
Geotech ground investigation	\$1,700	\$2,150	\$3,500
Foundation engineering (PS1)	\$750	\$1,500	\$3,500
Stormwater / soakage test and design	\$500	\$1,200	\$2,500
Survey set-out and boundary location	\$1,000	\$1,250	\$3,000
Subtotal	\$3,950	\$6,100	\$12,500

2 Council fees

\$2,300 - \$22,450

ITEM	LOW	MID	HIGH
Project Information Memorandum (PIM)	\$370	\$700	\$1,450
Building consent for site works Foundations, drainage and connections	\$1,800	\$2,500	\$5,500
Development contributions	\$0	\$6,500	\$15,000
Code Compliance Certificate (CCC)	\$130	\$350	\$500
Subtotal	\$2,300	\$10,050	\$22,450

3 Service connections

\$5,500 - \$28,400

ITEM	LOW	MID	HIGH
Stormwater	\$2,000	\$3,000	\$5,000
Plumbing	\$1,500	\$3,000	\$5,000
Wastewater	\$1,500	\$3,000	\$6,000
Water connection	\$200	\$2,500	\$4,400
Fibre / phone	\$0	\$500	\$2,000
Electrical	\$300	\$2,500	\$6,000
Subtotal	\$5,500	\$14,500	\$28,400

SITE COST GUIDE

Residential, continued

4 Architectural and design

\$4,000 - \$6,700

ITEM	LOW	MID	HIGH
Preliminary site plan	\$1,000	\$1,200	\$1,700
Council submission drawings	\$3,000	\$3,500	\$5,000
Subtotal	\$4,000	\$4,700	\$6,700

5 Other site finishing

\$2,250 - \$6,950

ITEM	LOW	MID	HIGH
Baseboards	\$1,500	\$2,500	\$4,000
Entrance steps	\$600	\$1,800	\$2,500
Gas bottle pad	\$150	\$350	\$450
Subtotal	\$2,250	\$4,650	\$6,950

6 Transport

\$3,500 - \$25,000

ITEM	LOW	MID	HIGH
Transport, placement and transit insurance	\$3,500	\$8,000	\$25,000
Subtotal	\$3,500	\$8,000	\$25,000

7 Foundations

\$8,500 - \$18,000

ITEM	LOW	MID	HIGH
Standard good-ground proprietary foundation footings	\$8,500	\$12,000	\$18,000
Subtotal	\$8,500	\$12,000	\$18,000

RESIDENTIAL SITE BUDGET

Estimated site costs, all sections. Excludes the possible extras.

LOW
\$30,000
MID
\$60,000
HIGH
\$120,000

SITE COST GUIDE

Rural / lifestyle: unserviced, 30 to 70m²

Typical costs for an unserviced rural or lifestyle block, where power, water and wastewater are provided on site.

1 Site-specific reports		\$4,850 - \$12,000		
ITEM		LOW	MID	HIGH
Geotech ground investigation		\$1,700	\$2,000	\$3,000
Foundation engineering (PS1)		\$750	\$1,500	\$3,000
Stormwater / soakage test and design		\$500	\$1,000	\$1,500
On-site wastewater design		\$1,000	\$1,200	\$2,500
Survey set-out and boundary location		\$900	\$1,000	\$2,000
Subtotal		\$4,850	\$6,700	\$12,000
2 Council fees		\$2,300 - \$22,500		
ITEM		LOW	MID	HIGH
Project Information Memorandum (PIM)		\$370	\$600	\$1,000
Building consent for site works		\$1,800	\$2,500	\$4,000
Development contributions		\$0	\$6,500	\$15,000
Code Compliance Certificate (CCC)		\$130	\$350	\$500
Regional council wastewater consent		\$0	\$500	\$2,000
Only if the system cannot meet the permitted activity rules				
Subtotal		\$2,300	\$10,450	\$22,500
3 On-site services		\$16,800 - \$53,500		
ITEM		LOW	MID	HIGH
Stormwater management		\$1,500	\$2,000	\$3,500
Plumbing: tank to pump to home		\$1,500	\$2,000	\$3,000
Septic or secondary wastewater system		\$10,000	\$14,000	\$25,000
Water tanks and pump		\$0	\$3,500	\$10,000
Power run / electrical		\$3,000	\$4,500	\$10,000
Depends on distance to the nearest transformer				
Telecoms		\$800	\$1,000	\$2,000
Starlink at the low end, a longer fibre or copper run at the high end				
Subtotal		\$16,800	\$27,000	\$53,500

SITE COST GUIDE

Rural / lifestyle, continued

4 Architectural and design

\$1,800 - \$3,550

ITEM	LOW	MID	HIGH
Preliminary site plan	\$300	\$400	\$550
Council submission drawings	\$1,500	\$2,000	\$3,000
Subtotal	\$1,800	\$2,400	\$3,550

5 Other site finishing

\$2,250 - \$5,450

ITEM	LOW	MID	HIGH
Baseboards	\$1,500	\$2,000	\$3,000
Entrance steps	\$600	\$1,200	\$2,000
Gas bottle pad	\$150	\$250	\$450
Subtotal	\$2,250	\$3,450	\$5,450

6 Transport

\$3,500 - \$25,000

ITEM	LOW	MID	HIGH
Transport, placement and transit insurance	\$3,500	\$8,000	\$25,000
Subtotal	\$3,500	\$8,000	\$25,000

7 Foundations

\$8,500 - \$18,000

ITEM	LOW	MID	HIGH
Piles with earth anchors or screw piles	\$8,500	\$12,000	\$18,000
Subtotal	\$8,500	\$12,000	\$18,000

RURAL / LIFESTYLE SITE BUDGET

Estimated site costs, all sections. Excludes the possible extras.

LOW
\$40,000
MID
\$70,000
HIGH
\$140,000

POSSIBLE EXTRAS

Any site, not in the totals above

Whether you need these depends on your site, your council and your own plans.

ITEM	LOW	MID	HIGH
Floor level assessment (FLA)	\$300	\$500	\$800
Decking (5 to 30m ²)	\$2,500	\$8,000	\$16,500
Resource consent Often not needed for a minor unit that meets the national rules	\$0	\$4,000	\$10,000
Landscaping	\$2,000	\$5,000	\$12,000
Full project management	\$2,500	\$6,000	\$12,000
Major earthworks and access tracks	\$3,000	\$15,000	\$50,000
Long driveway (metal)	\$4,000	\$10,000	\$25,000
Boundary fencing	\$4,000	\$13,000	\$30,000
Coastal sea spray protection	\$1,500	\$4,000	\$10,000
Site setup: temporary fencing and portaloo	\$400	\$1,000	\$2,500

Want real numbers for your land?

Our Site Works team can carry out a Preliminary Site Assessment under a separate agreement and give you a fixed price for your site.

Get in touch

- Call: 0800 630 032
- Email: sales@premiumportablesnz.com
- Visit: 89 Whites Road, Ohoka. Mon to Fri 8am to 3.30pm, Sat 11am to 1pm
- Web: www.premiumportablehomes.co.nz