



The Exeter Advantage

From the design stage, until the moment we place your new home on your site, our team will work with you to make sure that building your new home is an exciting and enjoyable experience.





Welcome to Exeter Homes

Building a home is one of the biggest decisions you'll make, and at Exeter Homes, we understand that the process can feel overwhelming. That's why we've created this guide—to make your journey as smooth, clear, and stress-free as possible. Whether you live in the city or rurally, downsizing or moving out on your own, or simply looking for a high-quality yet affordable housing solution, our transportable homes provide the perfect balance of convenience, craftsmanship, and value.

What is a Transportable Home?

A transportable home is a fully built home that is constructed off-site in a controlled environment and then transported to your chosen location. This approach eliminates common on-site building delays, reduces waste, and ensures a faster, more efficient process. Once delivered, your home is installed and connected to utilities, making it move-in ready in a fraction of the time of traditional builds.

Why This Guide?

If you're considering a transportable home, you probably have a lot of questions—how does the process work? What do I need to prepare? Who delivers the house? This guide answers these key questions and more, guiding you through each stage of the process, from selecting the right design to preparing your site and managing the transport and installation process.

By the end of this guide, you'll have a clear roadmap for building and delivering your Exeter Home, ensuring a seamless and stress-free experience.

Let's get started!

What Makes Transportable Homes Different?

This method provides several key advantages:

Speed & Efficiency

Since the home is built off-site in a streamlined environment, construction moves quickly without the usual on-site delays.

Less Disruption on Your Land

With the home being built elsewhere, your site remains undisturbed for most of the process. There's no prolonged mess, no daily noise, and no team of tradespeople coming and going for months.

Consistent Quality

Off-site construction allows for a higher level of quality control. Every aspect of the build is carefully managed, ensuring a superior finish compared to the inconsistencies that can occur in traditional on-site construction.

Customisable Design Options

While transportable homes are often built using pre-designed layouts, many aspects can be tailored to suit your preferences, including finishes, fixtures, and layouts to match your needs. Exeter Homes can also create a fully customisable design for you, so you build your dream home.

Transportable homes offer a unique alternative to traditional on-site construction. Unlike conventional homes, which are built piece by piece on your land, a transportable home is constructed in a controlled environment and then delivered to your chosen site.

Cost-Efficient

Building in a central facility reduces labour and material costs, meaning you get a high-quality home at a more affordable price.

Built for Transport & Relocation

Designed with transport in mind, these homes are reinforced to withstand the journey from the facility to your land. Once installed, they are just as sturdy and long-lasting as traditionally built homes.

Sustainable & Less Wasteful

Off-site construction produces less material waste and has a smaller environmental footprint compared to traditional builds. The efficiency of the process also reduces fuel consumption and unnecessary site visits.

Delivery to Remote Locations

If you live in a rural or hard-to-reach area where builders are scarce or expensive due to travel costs, transportable homes provide a practical solution.





Who Are Transportable Homes Best Suited For?

Transportable homes aren't for everyone, but they are an excellent solution for certain buyers who want a balance of affordability, quality, and convenience.

You might be the perfect candidate for a transportable home if:

You're a farmer or rural landowner

If you're adding a home to a rural property, such as a second dwelling for family members, staff housing, or rental accommodation, transportable homes provide a fast and practical solution.

You're a mature downsizer

If you're looking to move into a more manageable home with lower maintenance, a transportable home offers an affordable and hassle-free option without sacrificing comfort and quality.

You are building a new family bach

If you're planning to build on your holiday property, a transportable home provides a hassle-free solution, especially if you're not nearby to oversee construction. Designed for seamless delivery, it can be transported directly to your remote beachfront location. Plus, every Exeter Home is built to withstand coastal conditions, ensuring durability and long-term peace of mind.

You're moving onto shared land

Whether you're building on a family member's property or creating a multi-generational living arrangement, transportable homes allow for quick and easy placement without excessive disruption.

You need a home quickly

If you need a high-quality home in a short timeframe, perhaps due to relocation, retirement, or a change in personal circumstances, the speed of transportable home construction makes it a great choice.

You're looking for a cost-effective housing option

If you want a home that balances affordability with exceptional build quality, a transportable home provides a fixed-cost solution that won't blow your budget.



Planning Your Home Build

Building a home is a big decision, and careful planning ensures that the process is smooth and stress-free. In this section, we'll guide you through selecting the right design, understanding customisation options, navigating council regulations, and knowing what to expect in terms of timelines.

Choosing the Right Home Design for Your Needs

One of the biggest advantages of a transportable home is the ability to choose from professionally designed layouts that balance functionality, aesthetics, and efficiency. When selecting a design, it's important to consider your lifestyle, land, and future plans.

Start by thinking about your **lifestyle and space requirements**. How many bedrooms and bathrooms do you need to accommodate your household? If you frequently host guests, work from home, or have hobbies that require dedicated space, extra rooms may be essential. Open-plan living is a popular choice, as it maximizes space and natural light, creating a more spacious and connected feel. Additionally, if you're downsizing or planning for retirement, consider accessibility features such as single-level designs, wider doorways, and step-free access for long-term comfort.

Next, assess your **land and site considerations**. The size of your home should fit comfortably

within your property boundaries while allowing for easy access and optimal placement. Sunlight should also be considered; proper home orientation can enhance natural lighting and improve warmth. Additionally, be mindful of any site-specific challenges, such as slopes, soil conditions, or delivery access, which may impact installation.

Lastly, think about your **budget and future plans**. While transportable homes offer cost certainty, it's important to factor in additional expenses such as site preparation, delivery, and utility connections. Consider how your needs may evolve over time. If you anticipate changes, such as a growing family or aging parents moving in, choosing a flexible design now can save you from having to make major adjustments later.

By carefully considering these factors, you can select a transportable home design that perfectly suits your needs today while preparing for the future.

Customisation Options vs. Standard Designs

At Exeter Homes, we offer a range of well-designed standard floor plans to suit different needs, while also providing customisation options to personalise your home.

Our **standard designs** are thoughtfully pre-designed for efficiency, functionality, and affordability. Because these plans have been carefully costed and optimised for construction, they allow for faster turnaround times, ensuring a smoother and quicker build process without cost overruns. Our standard designs allow you to add personal touches with a variety of **finishing touches**, including benchtops, cabinetry, flooring, and colours, to create a space that reflects your style.

Minor customisation is a popular choice for those looking to add a unique touch to their home. Options such as exterior cladding variations, joinery modifications, and minor internal layout adjustments can enhance the overall aesthetic with minimal impact on cost and build time. These small changes allow for a more personalized

design while maintaining efficiency in the construction process.

For those seeking a completely tailored solution, **full custom designs** are also available at Exeter Homes, provided that structural integrity and transportability are maintained. Our architect collaborates closely with you to design a home that perfectly suits your needs and vision. To ensure a thorough and well-planned process, we recommend allowing at least two months for design development and approvals.

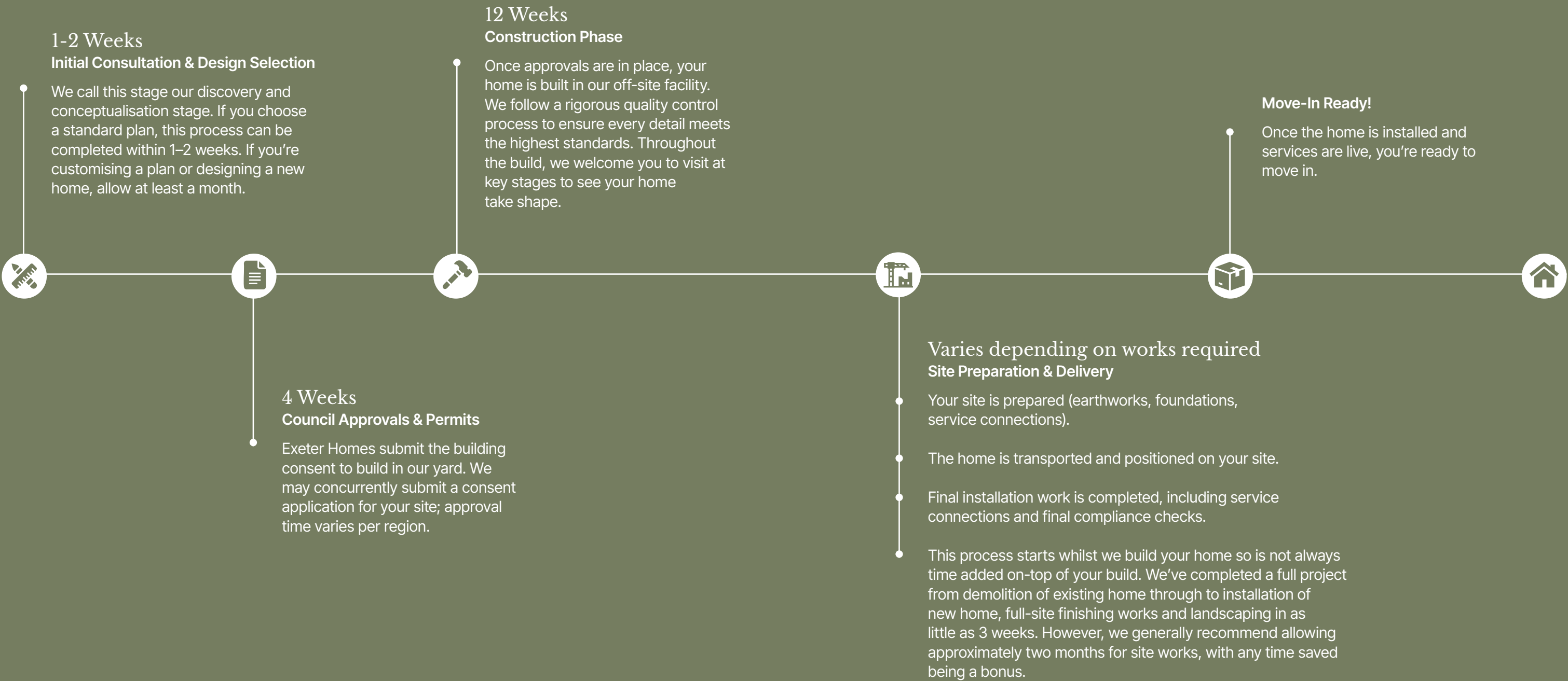
Whether you opt for a standard design or prefer to customise certain features, Exeter Homes provides flexibility to ensure your transportable home meets your needs while maintaining quality, efficiency, and affordability.

Tip: If you need a fast and cost-effective solution, a standard design is the best choice. If you have specific requirements, discuss customisation options with our team to balance flexibility with efficiency.



Timeline: How Long Does the Process Take?

One of the biggest benefits of a transportable home is the speed of construction. While exact timelines vary depending on council approvals and site-specific factors, here's a general overview of the process:



Understanding Council Regulations & Permits

Before your transportable home is built and delivered, you'll need to ensure it meets local council requirements. While the specifics vary by region, here are the key things to consider:

Building Consents

You will need consent for both the home itself and site-specific work, including house installation, foundations, and utility connections. At Exeter Homes, we handle the building consent for off-site construction. You will require an architect to complete a site plan for the home's location on your land as well as service locations.

Zoning & Land Use Rules

Councils have zoning regulations that determine the types of homes allowed on specific pieces of land. In some cases, a building consent may be all that is required for a permitted activity. However, controlled, restricted discretionary, or non-complying activities may also require a resource consent. This is often necessary for sites with unique factors such as flood risks or fault lines. If you are adding a minor dwelling to a property, a

land-use consent may be required in addition to a building consent.

Many councils have recently updated their regulations to encourage medium- to high-density housing. At Exeter Homes, we work closely with local town planning consultants and councils to help our clients navigate these requirements and understand what is possible for their site. Since every council operates under its own set of rules, it is essential to review local requirements to ensure compliance.

As part of our full turn-key service, we can manage the site building consent, architectural plans, and all council requirements for those who prefer a seamless, end-to-end solution.

Engineering & Design Requirements

Below is a list of key terms you may encounter during the home-building process, along with their meanings. While not all may apply to your project, you will likely come across them at various stages of your journey:

Geotechnical Testing & Report

Assesses soil composition, stability, and bearing capacity to determine suitable building and foundation requirements for the site.

Soakage & Stormwater Report

Evaluates how stormwater drains on the property and whether additional drainage solutions, such as soak pits or retention systems, are needed.

Scheme Plan

A conceptual layout showing the proposed development, including building placement, site access, and key design elements. Often used for council approvals and planning.

Site Plan

A detailed drawing showing the exact positioning of the home, driveways, landscaping, and utility connections on the property. Required for building consent applications.

Survey Engineers

Professionals who assess and measure land features, property boundaries, and site elevations to ensure accurate planning and compliance with local regulations.

Topographical Survey

Maps the land's contours, elevations, and natural features to assist with site design, drainage planning, and earthworks.



What To Do On Your Property

Preparing your site is a crucial step in the process of owning a transportable home.

First, check that the delivery truck can safely access your property by clearing any obstructions such as trees and fences. Additionally, the ground must be stable enough to support a truck or crane if required.

Exeter Homes will provide you with a transport report which addresses any works required to move your home.

Work on your property may include earthworks such as levelling your site, preparing driveways, installation of water, power and fibre and drainage requirements.

Exeter Homes provides a full turn-key service, managing the entire build process for you. However, if you prefer to handle site preparation yourself, our team are available to offer guidance and support along the way.



What Happens On Delivery Day?

Once your home is built, it's time for delivery! Transporting a fully constructed home to your property requires careful planning and coordination. Specialist haulage companies handle the transportation, using large trucks specifically designed for moving modular buildings. The delivery team carefully plans the route, ensuring compliance with road regulations and securing any necessary permits for wide loads. In cases where access is limited, a crane may be used to lift the home into place.

On delivery day, the transport team manoeuvres the home onto your site with precision. It is then positioned onto pre-prepared foundations, or, in some cases, the house movers install the foundations before lowering the home. Once in place, adjustments are made to ensure it is level and securely set. Before final installation work begins, our team conducts thorough post-delivery checks to confirm everything is properly positioned.

The cost of transporting a transportable home varies based on several factors, including the distance from our facility to your site, the size of the home, and the complexity of the move. If cranes or additional equipment are required, this may also affect overall costs. Proper planning and expert handling ensure a smooth and efficient delivery process, bringing your new home safely to its final destination. At Exeter Homes we handle the process of delivering your new home for you.

Understanding the Costs of a Transportable Home

While transportable homes can be more affordable than traditional builds, it’s important to understand all associated costs to budget effectively. Our pricing is inclusive of GST and reflects a fully built transportable home, complete with internal fittings and fixtures, flooring, painting, kitchen cabinetry and essential kitchen appliances.

In addition to the cost of your transportable home, there are several important site-related expenses to consider. These costs can vary depending on your location, land conditions, and specific requirements.

Key site costs include:

Site Preparation

This includes clearing vegetation, levelling the land, and preparing the foundation area to ensure a stable and secure base for your home.

Foundations

Our homes generally require timber pile foundations.

Utility Connections

Costs associated with connecting power, water, sewer, or septic systems to your home.

Access

Ensuring the site is accessible for home delivery and installation. This may include tree removal or temporary access solutions.

Transport

Exeter Homes facilitate the transport of your new home. We can provide an estimate for moving costs at the outset of your project. Once foundation plans are finalised, we can provide a fixed quote.

Consents & Compliance

Any required permits, council consents, and compliance checks to meet local regulations and building codes.

Finishing Touches

Carpentry work such as baseboards and decks, concrete driveways, and landscaping.

Understanding these costs upfront allows for better planning and ensures a smooth transition from construction to move-in. Exeter Homes can guide you through this process to help you budget effectively and avoid unexpected surprises. We generally advise our clients to allow anywhere from \$50,000 - \$100,000 for costs on top of the build price, depending on how much site works are required. Your Exeter Homes sales consultant can provide you with a rough guide for your site.

Financing Options for Transportable Homes

Financing a transportable home can be more complex than a traditional on-site build. In New Zealand, many banks prefer to lend only after the home is connected to the site or once the Code of Compliance Certificate has been issued. As a result, buyers may need additional funds upfront until the bank can finalise the mortgage. However, this isn’t always the case, so it’s important to consult with your bank or mortgage broker for guidance.

Some of the ways our clients have successfully financed their transportable homes include:

Cash Purchase

Ideal if you have savings available.

Home Loans & Mortgages

Some banks offer mortgages for transportable homes, especially if you already own land or have equity in other properties that can be used as security until the home is placed on-site.

Construction Loans or Non-Bank Lenders

Short-term financing options for staged payments during the build process.

Bridging Finance

Some financial institutions offer bridging finance until the home is on site.

Tip: Check with your lender early to understand borrowing requirements for transportable homes.

NEXT STEPS

Getting Started with Exeter Homes

Now that you have a clear understanding of how transportable homes work, it's time to take the next step in your journey!

How to Begin the Process:

<div>01</div> <div>Explore Our Home Designs</div> <div>Visit our website to browse available floor plans.</div>	<div>02</div> <div>Contact Our Team</div> <div>Get in touch for a consultation to discuss your needs.</div>	<div>03</div> <div>Site Visit</div> <div>We will arrange a site visit to evaluate your land and site requirements.</div>
<div>04</div> <div>Conceptualisation</div> <div>Your new home starts to take shape as we guide you through the process of choosing kitchen options and site layout</div>	<div>05</div> <div>Contract & Build</div> <div>All the hard work is done, and we start building your new home</div>	<div>06</div> <div>Delivery & Site Works</div> <div>We arrange delivery, and site works (if you would like us to) and handover your new home.</div>
<div>07</div> <div>On-going Support</div> <div>Your sales consultant is here to provide ongoing support, ensuring a lasting relationship with Exeter Homes well beyond the completion of your home.</div>	<div>Visiting Our Show Home</div> <div>We invite you to visit our display home at 2 Dinsdale Street, Rotorua to see our build quality firsthand. Contact us to arrange a viewing.</div> <div>Contacting Our Team</div> <div>Phone: 0800 613 213 Email: sales@exeterhomes.co.nz</div>	

Congratulations on taking the first step toward owning a high-quality transportable home!

We believe in delivering **exceptional quality, affordability, and service**—so you can enjoy a beautiful home with minimal hassle.

We look forward to helping you start your journey!

Get in touch today to discuss your transportable home needs.



