

The
Relocatable
Home
Co.™

Pre-loved + New builds

Buyer's guide

The definitive
guide to buying a
relocatable home.





At The Relocatable Home Co.™ we have over 10 years experience relocating houses and understand that every situation is unique.

We have a range of helpful tools and guides available, as well as an experienced professional team who will help guide Sellers and Buyers through the entire relocation process.

Together, we can help create better family environments, better communities and better futures for New Zealanders.





Contents

6 tips for relocating a house and creating a home	6
5 step Blueprint	18
Sustainable living for our future	21
About us	22
Our heritage	23
Creating better futures	24

Tip 1

For relocating any house and creating a home

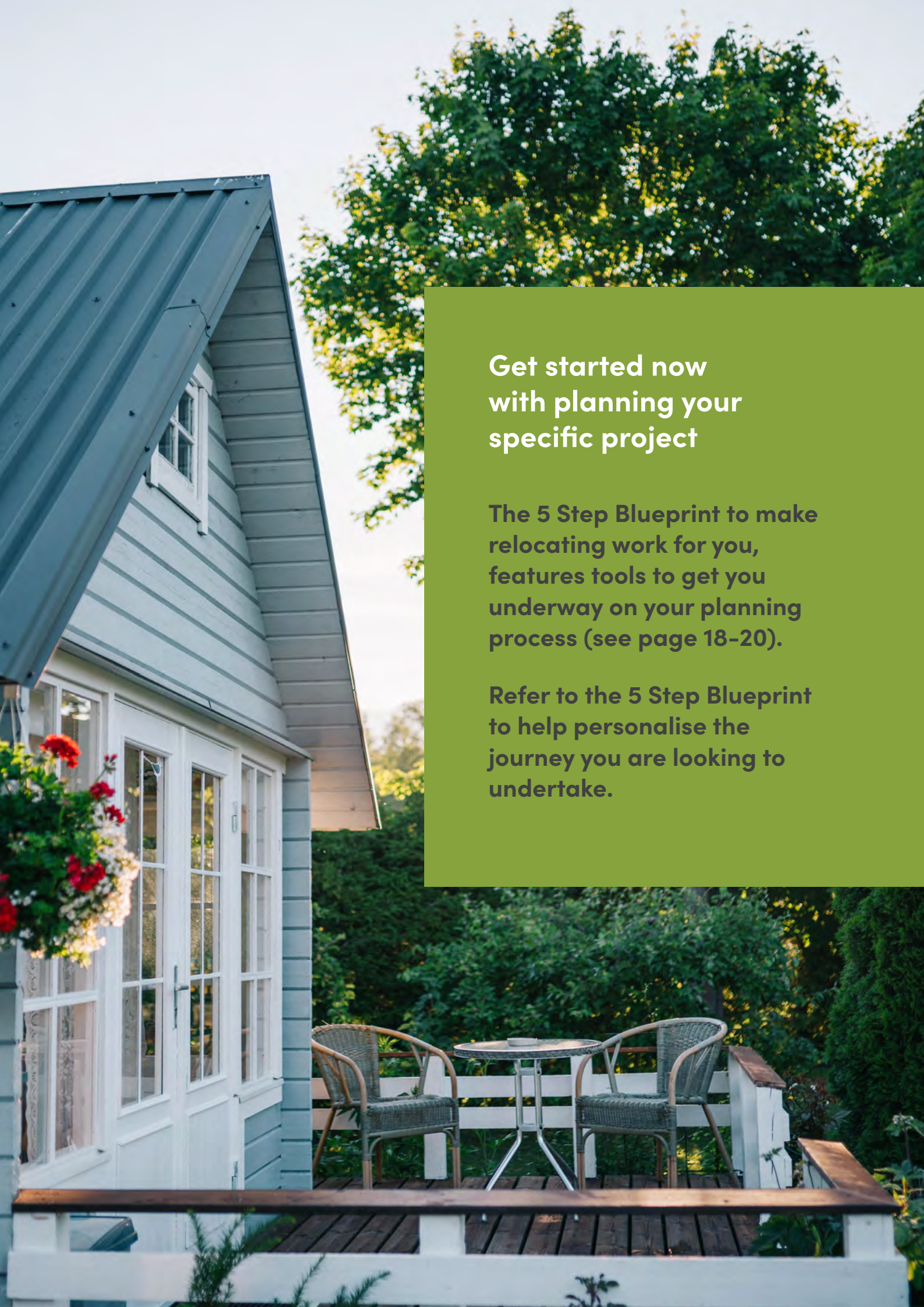
Know your end-game

A great starting point is knowing what outcome you want as the result of a house relocation project.

Some of the questions you may need to ask yourself:

- Are you an investor, relocating a house to sell to make a capital gain?
- Are you aiming to be a landlord with a new rental property seeking a profitable ongoing yield?
- Are you looking for a character house to be your family home?
- Do you want to move into a fully-renovated house, or will you move in with the essentials and spruce up your dream home over time?
- Do you require further accommodation to house more people on your property (extended family, farm workers, short-stay, etc)?
- Are you a first-home buyer seeking an alternative path into your own home?
- Do you have a budget for the entire project?
- Do you own land now, or have a section of land in mind?

Knowing the end game means you will be able to focus on style and size of home for your needs. This also helps with arranging the support services you will require. Greater clarity at the beginning improves your ability to get greater certainty of costs through the project.



**Get started now
with planning your
specific project**

**The 5 Step Blueprint to make
relocating work for you,
features tools to get you
underway on your planning
process (see page 18-20).**

**Refer to the 5 Step Blueprint
to help personalise the
journey you are looking to
undertake.**

Tip 2

for relocating any house
and creating a home

Get a personalised plan in place

Relocating a house is potentially a new experience for you. Many people may not know where to start, or what is involved and how to go about it. For many, what seems to be the most logical first step is to go house shopping and then everything else will just fall into place. But that may not be the case.

The Relocatable Home Co.™ can make the process as straight forward as possible. Planning puts you in control. It also gives you the power to know the steps to take, what options there are, and the insight to figure out what is going to work for you.



With the right home and right people supporting you, you could make considerable savings compared to what it would cost to build a new home.

Things for you to consider when planning:

- What are my goals and intended outcomes? (See tip 1)
- Do I have a suitable section available?
- If I don't have a section yet what things do I need to be mindful of?
- What is required for gaining the appropriate consents quickly and efficiently?
- Do I have the timeframes and milestones required to complete the project?
- Do I have the necessary finance to reach the outcome I need?

A smooth relocation process includes the involvement of local councils, who ultimately provide consent on the suitability of land and housing requirements once consents are lodged with council. There may be up to 20 working days for approval to be issued. Therefore, a co-ordinated approach, with all of the correct information and requests made, is critical in ensuring no hold up in the progress of the project.

In summary,

- There is more to the process than just buying a relocatable house. Be confident you are ready with land and the appropriate finance and consents in place.
- Get confidence by understanding the WHOLE process involved in house relocation.
- Our Sales Hub team are more than happy to take the time to talk through how this will apply to your own scenario.
- By planning, you will clarify the steps needed to undertake a successful relocation project reducing the chance of delays and costly mistakes.



Did you know...

The Relocatable Home Co.™ in-house Design Team and Licensed Building Practitioners work with a range of District and Regional Councils, and can help you with all things council-related, including Site Audit Reports, Feasibility Studies and the preparation and submission of consents.

Tip 3

for relocating any house
and creating a home

The land is your foundation

**“Buy land. They aren’t making any more of it”
– Mark Twain**

If you own a new piece of land or are in the midst of sourcing something suitable, it is important to assess the suitability of your land choice. This is essential whether you are relocating or building new.

Check: is the land going to be suitable for a house?

The first question to ask every time is: Are there covenants on the land which prevent you moving a relocatable house onto the site? If you are unsure ask your Solicitor or access a copy of the Title to the property.

Next you need to understand if your land is stable enough to hold a house, and what type of foundations would be required. A Geotechnical report will provide this information, and is an essential part of preparing your foundation plans.

When looking at a site or a proposed section it is important to remember there will be a heavy haulage truck with your house on the back. Houses can be moved into some amazingly tight places and loads can be lifted over some fences and neighbouring houses if required, so it is important, if you are unsure, to get your proposed site checked out for access and manoeuvrability by a competent house moving company.



What can be done to ascertain the land will meet your needs?

Requirement

- Testing slope, soil and drainage to determine the type of foundation required.
- Checking for council restrictions, site specific information, maximum allowable building size, and distances from boundaries.
- Understand shape of the land and watercourses, compliance with planning rules relating to allowable heights versus neighbouring properties.

Report Recommended

- Geotechnical Report – required by most councils in New Zealand.
- Site Audit Report – highlights council requirements and fees, visually depicts optimum house placement, provides recommendation and personal consultation.
- Topographical Survey – determining accuracy of the contours of land down to less than 1 metre increments for suitable site planning and positioning.



More help?

We understand that care and due diligence is key at this stage to ensure no mistakes are made. We hope you can match a desired section of land to a style and size of house you want to buy. Our experienced team will be able to support you over the phone, or on-site, to help you achieve this.

Tip 4

For relocating any house
and creating a home

Budget, budget, budget!

Gaining clarity of the steps needed to complete a relocation project will also help you to set up your budget with confidence.

The key to having a successful budget is to ensure there is an understanding of what costs are essential in all relocations and what items may be additional costs based on the outcomes of your specific project. We recommend you also add a 10% contingency into the budget just in case.



Typical essential items may include:

- The cost to purchase the house
- The cost to move the house
- Any bonds required
- Council fees
- Design fees for completion of building plans
- Professional services i.e. engineering, geo-technical reports, site surveys etc
- Building work required to get the house ready for occupancy at its new location.

There may be additional items that are typically associated with turning a liveable house into a dream home – such as adding:

- A new deck.
- Kitchen upgrade.
- Bathroom upgrade.
- Landscaping.
- Renovation.

You may include these as part of your budget or treat separately if you don't have a renovation end-date in mind. Do be aware though that some councils may give you a time limit to get the house to a minimum standard of finishing.

Want to see an actual example of a project and the costs involved?

Check out Frank and Sarah's two-part article on how they did an on-site shift (repositioned an existing house on the section) and then purchased a relocatable house to put on the front of their subdivided section. Available at trhco.co.nz



The Buyer Pre-purchase Budget Checklist is available on request from our Sales Hub, and is a great place to start assessing likely costs specific to your project. Or ask about our Feasibility Studies where our in-house Quantity Surveyor can formally cost up your project.

Tip 5

For relocating any house
and creating a home

Financing a relocatable house project

Following the earlier steps in this guide you will have determined how feasible your goals are against your budget. This plan and budget preparation will go a long way to helping you secure necessary finance from banking and financial institutions.

To this point you will:

- Be clear on your end goals.
- Have taken appropriate steps to determine the feasibility of the project.
- Have an understanding of costs involved in completing your project to its various stages.

Having your finance pre-approved gives you the luxury of taking the right time to buy the right house and if required, securing the right section. If needed we can put you in touch with a Mortgage Broker familiar with relocation projects who can help you understand your financing options.



Buying your Relocatable House

The different ways to purchase a house from The Relocatable Home Co.™

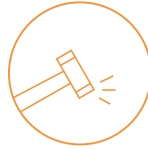
Now that you have an understanding of the type and size of house that can work for your site, you can start looking for a house to buy. This is the exciting part and one of the reasons we reiterate the importance of research and preparation. We hate to see clients losing the chance to buy their dream Relocatable because it doesn't work on their site!



House only



**House plus
Relocation Package**



Auction

Most of the houses we sell are packaged as 'House only', meaning the price shown on the listing covers just the purchase of the house and not the move.

Other houses can be packaged as 'House Plus' which means the price includes the house cost, the cost of the move as well as Design and Project Management support to have the relevant consents lodged, and the house installed at its new site on standard NZ3604 timber foundations.

All our listings are available to view on our website, and include information about the house including its size (m2), number of bedrooms and bathrooms – as well as other features such as cladding and roofing types, character features or renovated areas. The listing will also advise an estimated cost to move the house. Moving costs can vary depending on the size of home, complexity of preparation, and distance to travel.

When you have found a house you like, we can arrange a viewing with our Sales Consultant. If it fits the bill, a Sale & Purchase agreement will be drawn up for you to review and sign. Once this agreement goes unconditional – the house is yours. This is an exciting milestone in your project!

Insurance

This works slightly differently to how you'd normally arrange insurance for a house already on a section of land. We can put you in touch with a specialist insurance broker, familiar with house relocation. You need to consider your bridging insurance coverage from prior to works beginning through to completion of a code of compliance at the new site.



**To learn about the different ways to buy a house for relocation, check out our blog at trhco.co.nz:
Different ways to buy a relocatable house explained.**

Tip 6

**For relocating any house
and creating a home**

Getting the house from A to B

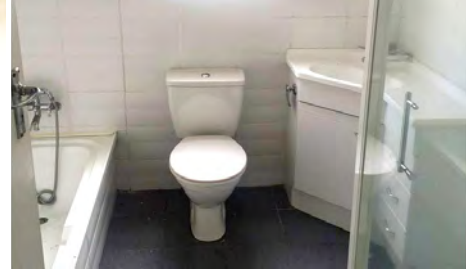
Congratulations! You have now reached the business end of the house relocation process. Your house purchase has been finalised and your land is set and ready to receive the house. Rest assured that you won't be alone in the final stages of your house relocation project.

House movers arrive at the origin site and begin to prepare the house for transporting. The house is then loaded onto the trucks and transported to the new site. If all of the consents are in place the house movers prepare the foundation and lower the house onto its final resting place.

After the house arrives on your site, we'll be in contact to make sure everything has gone to plan. We really value your feedback.

Waihi Beach

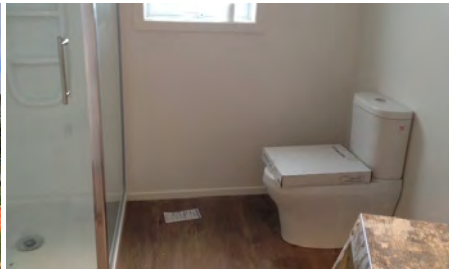
Before



The move



During



After



5 Step Blueprint

The 5 Step Blueprint to make relocating work for you

Follow these 5 steps to increase your chances of success

Step 1.

Decide on a clear intention about what it is you are going to achieve.

Step 2.

Arrange your finance.

Call your local bank or The Relocatable Home Co.™ to be put in touch with our dedicated Mortgage Broker to help you work through what is required to get finance.

As market conditions change so can the banks requirements. Never assume that finance is a given. We will always recommend getting your finance pre-approved, and to understand the drawdown process.

You will need to clarify the banks drawdown agreement so you can manage paying the bills throughout the project.

Be sure to make use of the Pre-purchase Budget Checklist provided to you on request. (See tip 4).

Step 3.

Understand the requirements of your site or land where you intend to relocate your house.
Must do steps:

Tick (✓) when completed.

- Ensure access to your site can be obtained to relocate a house.
- Ensure no covenants on the Title that prohibit the relocation of a building to the site.
- Talk to the Senior Building Officer and Duty Planner at the appropriate Council for your land. Refer to our Council checklist for relevant questions to ask.
- A Land Information Memorandum (LIM) – this will highlight what the Council know about your site. This may be general information so we highly recommend that you order a Site Audit Report to compliment this.
- Get a Geotechnical report on the site.
- Talk with the Design team at The Relocatable Home Co.™ about your site to discuss the next best steps. Establish building platform, building height to boundary ratio limitations, number of carparks required, driveway, drainage, connection to sewer or septic tank, waste water, storm water, and water etc.

A lot of this information will be required for your Resource and/or Building Consent.

- Get clear about the above so you know exactly what size house can fit on your site and what layout of house will lie best on your site in relation to the sun, views, access etc.



If you need help with this step, call us and request a copy of The Relocatable Home Co.™'s Questions to Ask Council Checklist.

The 5 Step Blueprint to make relocating work for you

Step 4.

Arrange for local contractors/trades people to give you quotes for the work you need to have completed on your site. For example: connection to services, fences, driveways, site preparation, etc. Insert these figures into the Buyer Pre-purchase Checklist discussed in Step 5.

After completing this step you will have a better understanding of what it is you can afford to spend on purchasing your house.

If you do not feel confident completing this step, talk with our Sales Hub team about how our Site Audit and/or Feasibility reports can help.

Step 5.

Complete the Pre-purchase Budget Checklist.

This is a simple budget checklist to assist with evaluating the purchase of your new home.

Provided you have completed the Pre-purchase Budget Checklist you are well ahead of the game and on the road to success. Many buyers do not do the above prior to purchasing a house and are surprised when they have cost overruns.

If you have any queries please do not hesitate to contact us on 0508 4 RELOCATE (0508 473 562).



Sustainable living for our future

Relocating homes is the ultimate in sustainable living, and not to mention an affordable option to home ownership. There are many great homes out there just waiting to be relocated.

Each house that goes through the relocation process is one less house in our landfills and often ensures space for additional New Zealand housing.

Our passion is creating better environments, better communities and better futures for New Zealand families, so that we all can leave a legacy for future generations.

About us

At The Relocatable Home Co.™ we believe more New Zealanders owning their own home creates better family environments, better communities and better futures.

Relocating houses has been in our family for decades and the goal of creating a welcoming and memory filled family home is where our journey started.

With offices located in Mount Maunganui and Auckland, The Relocatable Home Co.™ team has extensive knowledge and experience in property.

Our team of expert Sales Consultants, Licensed Building Practitioner Architectural Technicians and Project Managers have combined decades of experience in house relocation.

Our background and expertise in house relocation projects, property development and house renovations will ensure your house relocation project runs as smoothly as possible.

Waitaha Road

Before



After



Our heritage

The Relocatable Home Co.™ was started by Chrissey Hutchinson & her son Richard.

As a teenager, Chrissey saw her first house being shifted when she was given the day off school to watch their family beach house being relocated to a site in Whangaparaoa. Chrissey then continued to relocate and renovate houses she both lived in and were investment properties. One of these house relocation projects was the family farmhouse that was relocated four metres to the left and four metres back to create a great family home with a large front lawn for Chrissey, her husband Bill and their two children.

Helping Chrissey with one of her early farm house shifts and renovations was her son and co-founder of The Relocatable Home Co.™ Richard. Richard grew up with relocating and renovating in his blood. The mother and son duo joined forces in 2008 and with their property investment and house relocation knowledge (and Richard's experience in property and business finance) they have formed a solid basis for what has become a sustainable, innovative business.

Chrissey has now retired from the day to day running of the business but she still gets a real sense of satisfaction seeing the results that buyers can achieve through house relocation. Richard remains the Managing Director of the business and oversees the long-term strategic view of The Relocatable Home Co.™ ensuring a professional approach whilst retaining the essence and spirit of the family business.



Creating better futures

At The Relocatable Home Co.™ we do a lot more than just buy and sell houses for relocation. Along with our expert Sales Consultants, we have an experienced team of Project Managers, Architectural Technicians, Licensed Building Practitioners and Quantity Surveyors.

We specialise in:

- Buying and Selling Relocatable Houses
- Draughting and Design Services
- Additions and Alterations
- Building and Resource Consents
- On-site Shifts
- House Re-piling

Valley Road

Before



The move



After







Contact us

Starting the house relocation process is as simple as picking up the phone and talking to one of our team - 0508 4 RELOCATE (0508 473 562).





**The
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