

Your Build

DONE YOUR WAY

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LIVE THE KIWI DREAM

We set up Kit Homes to help people create their kiwi dream home. If you love getting stuck in and rolling up your sleeves, then a kitset home is the perfect choice for your next build.

At Kit Homes we have designed a beautiful range of cost effective kitset homes. We supply the design, specification and materials, and you take care of the project management and build.

Our business focuses solely on designing and supplying kitsets which allows us to offer outstanding service and expertise to our clients.

We have partnered with trusted New Zealand building suppliers. With our designs and bulk buying powers, and your skills, we have a perfect match!



James & Matt















Fast 50 business 2024

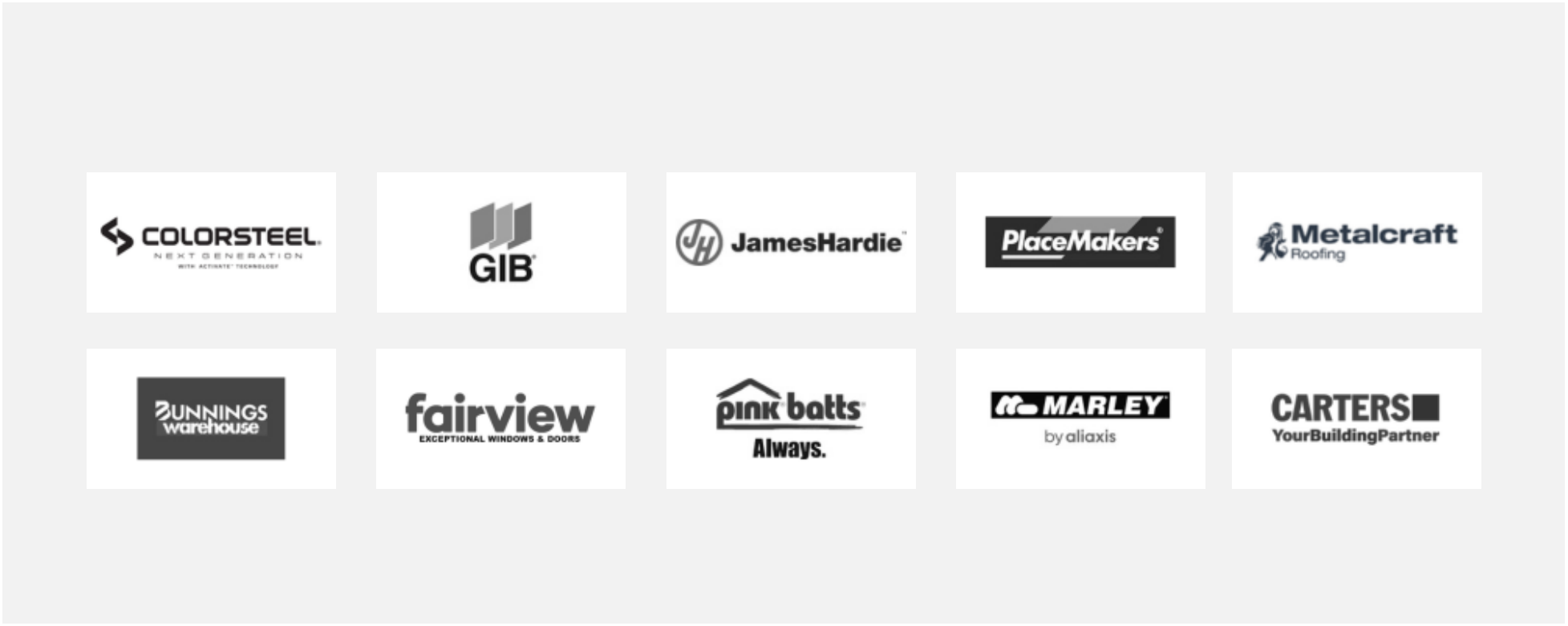


Fast 50 business 2025

KITSETS ARE A GREAT OPTION

-  With a kitset home you can save money because you take care of the build and can do some of the work yourself.
-  Fast turnaround time - all our designs and materials are ready to go. This helps to streamline the build process.
-  With our bulk buying powers we know how to get you the best price and save you money.
-  Managing and building a kitset home is very fulfilling and rewarding, definitely the kiwi DIY way.
-  Top quality materials - we only use New Zealand leading and trusted suppliers in the building industry.
-  Less hassle when it comes to ordering and measuring materials. This also leads to less wastage.
-  Our kitsets come with pre-nailed frames and roof trusses which helps to speed up the build process.
-  Kitset homes are very flexible. You can choose your own builder and subcontractors and do things your way.
-  Easy to transport compared to a transportable home and less restrictive in terms of size, shape & materials.
-  Great for remote areas that don't have access to local suppliers and trades.
-  Our kitset designs are very modern and well designed. This ensures our kitsets look great and are easy to build.
-  With our clear 5 step kitset process and specification you can take full control of your build.

WE PARTNER WITH BRANDS YOU CAN TRUST



SPECIFICATION

PLANS

Full set of kitset plans (excluding site and drainage plans) from the Kit Homes standard range, based on a flat site, high wind zone and earthquake A.
Excludes: resource consent / surveying / geotech reports / engineering designs.

STAGE ONE (LOCK UP)

Wall Frames

2.4 high exterior and interior 90 x 45 H1.2 treated framing (pre-cut & pre-nailed timber).

Roof Frames

H1.2 treated engineer designed trusses (pre-cut & pre-nailed timber).

Cladding

James Hardie Linea 4200 x 180 x 16mm Weatherboard (upgrades are available).

Windows & Doors

Double glazed thermally broken aluminium joinery (standard colour range).

Roofing

Colorsteel Maxam T-Rib profile from the standard colour range complete with flashings and fixings (Standard gauge 0.40).

Fascia & Barge Boards

200 x 25 pre primed H3.1 treated timber.

Soffits

James Hardie Soffit smooth lining.

Ceiling & Cavity Battens

H1.2 treated 70 x 35 timber ceiling battens. H3.1 40 x 18 timber cavity battens.

Purlins

H1.2 treated 70 x 45 timber purlins.

Build Wrap

1370mm x 37m build wrap (RAB board available as an upgrade).

Gutters & Downpipes

Marley PVC gutter system with downpipes (standard colour range).

Front Door

Powder-coated aluminium v-groove door with lever handle (if applicable).

STAGE TWO (INTERNAL)

Interior Linings

10mm GIB Plasterboard to walls, 13mm GIB Plasterboard to ceilings, GIB Aqualine to bathroom areas.

Insulation

Wall Batts: R value will be compatible with your climate zone.
 Ceiling Batts: R value will be compatible with your climate zone.

Internal Doors

1.98 Prehung MDF flush internal doors, wardrobe doors, cavity sliders.

OPTIONAL INCLUSIONS

- + Kitchen package
- + Laundry package
- + Bathroom & ensuite package
- + Timber foundation package
- + Decking package

NOT INCLUDED

- Building work
- Council fees
- Engineering designs & reports
- Delivery costs (to be quoted)
- Foundations (concrete & timber)
- Bottom & top plate fixings
- Fixings (nails, screws, glue, tape)
- Garage door
- Electrical wire & fittings
- Stopping & painting
- Floor coverings
- Window furnishings
- Plumbing pipes & fittings
- Internal door hardware
- Shelving
- Skirting, scotia & architraves
- Laundry tub & appliances
- Hot water cylinder, califont
- Heating (heat pump, fire place)
- Tapware

Please note: We reserve the right to substitute specified materials if they are unavailable. A detailed specification will be provided at the quote stage.

PREMIUM INCLUSIONS*

Wall Frames

2.7 wall stud height (usually 2.4).

Featured Windows

Featured windows above main sliding doors (as per plan).

Wider Main Sliding Doors

Wider main sliding doors to open up the main living areas (as per plan).

Taller Windows and Doors (Joinery)

2.4 windows and doors (usually 2.1) to compliment higher wall stud.

Raking Ceiling

Raking ceiling in the main living room to create more height and space.

Internal Doors

2.2 internal doors (usually 1.98) to compliment higher wall stud.






Level Entry Joinery

Level entry joinery for seamless indoor/outdoor flow.

Vertical Cladding

James Hardie Oblique vertical weatherboard cladding included. Featured walls are an upgrade.

***Please note:** these premium inclusions only relate to designs that have premium in their name **eg. Romeo Premium**

 1. DISCOVER	<ol style="list-style-type: none">1. Read the provided Kit Homes Info Pack.2. Complete the Kit Homes Questionnaire.3. Discovery meeting (in person, online, phone call).4. Complete the Design Brief.5. Receive Kit Homes Quote.
 2. ACCEPT	<ol style="list-style-type: none">1. Review and sign the Kit Homes Agreement.2. Pay Deposit (10%) to purchase plans for your selected kitset design.3. Receive full set of PDF kitset plans (excluding site and drainage plans).4. Read Welcome Pack for next step.
 3. CONSENT	<ol style="list-style-type: none">1. Organise your site and drainage plans.2. Lodge your building consent drawings with your local council.3. Receive building consent from your local council.4. Send your approved building consent to your project manager.
 4. DELIVER	<ol style="list-style-type: none">1. Pay Stage One A (40%) - frames & trusses, roofing, additional items.2. Pay Stage One B (30%) - joinery (window & doors), cladding.3. Pay Stage Two (20%) - interior linings, insulation, internal doors. <p>Once we have received the payment for each stage we will place the order for the materials. We require 20 working days from order confirmation to delivery*.</p>
 5. BUILD	<ol style="list-style-type: none">1. Once you have your building consent and Stage One delivery you are ready to start.2. Co-ordinate your sub-contractors.3. Get council sign off.4. Move into your beautiful new home.5. Open a bottle of champagne.

* This is our standard delivery time, occasionally there are delays due to supply issues from our suppliers.

KIT HOMES PROCESS



VS.

CUSTOM PROCESS



NOTES

- The Kit Homes process has 3 less steps than the custom process, therefore a lot faster and more efficient.
- The Custom process is more expensive and slower because it requires more resources (design, project management, quantity surveying & engineering) and has additional steps.



NEW ZEALAND

We deliver New Zealand wide from the following main cities:

North Island

- Whangarei
- Auckland
- Hamilton
- Taupo
- Wellington

South Island

- Nelson
- Christchurch
- Dunedin

COSTS

Standard Charge: **\$4,995 + GST**
Plus: **\$17 + GST** per km from the closest main city

Google: Closest city name to your address to get kms
(e.g. Auckland to 43 Moir Street, Mangawhai = 101.7 km)

Please note: Delivery costs will need to be confirmed based on your delivery address and access. Our standard charge includes kitsets up to 120m2.

How much will one of your kitsets cost to build?

Every build is different due to labour, material, section, foundations, finishings and more. As a rough rule of thumb we say to clients to multiply the kitset price by 2.5. This includes the kitset price but excludes services and external works.

Do you provide a total build service?

At Kit Homes we specialise in only providing kitset homes (design & materials). We do however have a service called Build Connect which is a network of approved building partners around New Zealand.

Can I make changes to the kitset design?

All our kitsets have been optimised so they are cost effective and ready to go. Following our standard process you can't make any changes to the kitset design. If you do require changes, then this will be treated as a custom project (page 5).

What is included in the kitset?

To see what is included in our kitset please refer to our Specification (page 3). This details our 3 steps (Plans, Stage One, Stage Two). It also outlines what is not included in the kitset and optional extras.

Does Kit Homes take care of the building consent?

We provide a full set of PDF kitset plans (excluding site and drainage plans) for your selected kitset design, so you can lodge with your local council (page 4). A site plan will also need to be completed before you submit.

Can I remove components of the kitset?

We don't allow for components of the kitset to be removed as this is our core business and our processes are designed around it. With our bulk buying powers and industry connections we know how to get the best price.

Can I get a custom concept design?

We occasionally take on custom concept design clients depending on our workload. The process for a custom design (page 5) does take longer due to getting a new design complete and pricing the materials accordingly. Additional costs will apply.

Are the kitsets suitable for very high wind and sea spray zones?

As standard our kitsets are not designed for very high wind and sea spray zones. We can however upgrade the materials at an additional cost to meet these build requirements. Check your zoning here: [Branz Maps](#)

Can you supply additional items with the kitset?

We have upgrade packages for kitchen, laundry, bathrooms and timber foundations (page 3). We can also supply additional items like: decks, floor coverings, laundry equipment, door hardware and interior linings.

Does the kitset come with foundations?

Our kitsets are not supplied with foundations as every site is different (page 3). We can however supply a timber foundation kitset which includes joists, bearers, insulation and the timber floor.

Can I build the kitset myself if I am not a registered builder?

Yes you can with an Owner-Builder Exemption, but you still need to meet the Building Code requirements, apply for any consents and let your council know. For more information please visit: [Owner-Builder Exemption](#)

Do you have a show home?

At Kit Homes we don't have expense offices or show homes. This helps us pass on cost savings to our clients with competitive pricing for our kitsets. Our goal at Kit Homes is to see Kiwis achieve their dream home.

Is it easy to get finance for a kitset?

Getting finance for a kitset can be difficult if you don't have much equity or you are a first home buyer because progress payments are structured differently than a standard build. Best idea is to engage with your bank/broker early on in the process.

I have a difficult steep site, can I still get a kitset home?

Yes you can, however it does bring more complications and costs in comparison to a flat site. You will need to organise the engineering designs and foundations as we supply from the ground level up. Additional costs will apply.

KITSETS

For more information, please click on a kitset below to be taken to our website.



279m2 4 2 2 2



200m2 4 2 1 2



184m2 3 2 1 2



161m2 + 19m2 4 2 2



156m2 4 2 2



118m2 3 2 1



118m2 3 2 1



105m2 3 2 1



105m2 3 2 1



91m2 2 1 1



70m2 2 1 1



70m2 2 1 1

PREMIUM RANGE

For more information, please click on a kitset below to be taken to our website.



131m2

 3  2  1

More **Premium Designs**
coming soon...

KITSETS

Hamlet	\$233,795
Lorenzo	\$179,795
Juliet	\$165,795
Romeo Premium	\$160,795
Emilia	\$158,795
Lennox	\$146,795
Romeo	\$118,795
Orlando	\$118,795
Cordelia	\$107,795
Sebastian	\$103,795
Valentine	\$94,795
Othello	\$79,795
Portia	\$79,795

(Prices exclude GST & are subject to change)

PAYMENT SCHEDULE

Kitset Plans (Deposit) Full set of kitset plans	10%
Stage One (A) Frames & trusses, roofing, additional items	40%
Stage One (B) Joinery - windows & doors, cladding	30%
Stage Two Interior linings, insulation, internal doors	20%

(Prices exclude GST)

OPTIONAL INCLUSIONS

To be quoted separately

NEXT STEPS



KIT HOMES QUESTIONNAIRE

Complete our Kit Homes Questionnaire. It only takes a **couple of minutes** to complete. Click Below:

GET STARTED >>



SIGN AGREEMENT

Pay Deposit (10%)



RECEIVE FULL SET OF KITSET PLANS (PDF)

