



TOI-OHOMAI

Institute of Technology

relocatables@toiohohmai.ac.nz

New Transportable Houses for Sale

Toi Ohomai Institute of Technology have student-built dwellings for sale to the general public.

These dwellings are built by students of the New Zealand Certificate in Construction Trade Skills Level 3 – Carpentry Strand programme as part of their training.

The plans for each are standard and we cannot make any changes, due to time restraints and teaching curriculum requirements.

The location of dwellings vary each year. Site inspections are welcome to view ahead of buying; this can be at any stage by appointment (email: relocatables@toiohohmai.ac.nz).

The houses are completed to lined stage, ready for gib stopping only. The following are excluded from the sale and will need to be completed at the buyer's expense:

- removal of the house from the campus
- gib stopping
- interior painting
- kitchen
- underfloor insulation
- bathroom fittings including shower, bath and vanity taps
- spouting and down pipes
- door hardware
- floor coverings

The standard payment structure is as follows:

- Deposit: 10% of purchase price, +\$5,000 bond payable at time of signing
- Balance of purchase price (on 10th working day following issue of CCC)
- Credit of \$5,000 bond: upon satisfactory removal of the building from the premises

The houses are sold on a first paid, first served basis. No commission will be payable to any sales agents representing prospective buyers.

After final payment is made, ownership of the house passes to the buyer. While the house may remain on site at no cost for a limited period of time, Toi Ohomai will take 'all care but no responsibility' for the house's security. The houses are built in a secure compound; the buyer may wish to take out insurance to cover the period between completion and removal from site.

Bracing for the houses has been designed for 'very high' wind zone, and earthquake zone A (as described in NZ Building Code). It is the responsibility of the purchaser to ensure that the requirements of the relevant local authorities are met in this regard.

Consent to build the house is issued by the respective Building Consent Authority (BCA). Scope for this consent covers construction of floor framing and floors (on a temporary foundation), walls, roof, and exterior joinery/cladding/roof coverings. The interior of the building will have insulation installed, electrical and plumbing services run, wall linings and trim, and interior doors. Electrical fit off will be completed and an Electrical Certificate of Compliance provided, along with a Declaration of Conformity.

Building inspections are carried out by BCA staff as per requirements of the Building Act 2004. Upon completion of the consented work a Code Compliance Certificate is issued.

Interior Gib-stopping and Painting: With the exception of coatings as required by the manufacturer, no elements will be gibstopped or painted. Some building elements may require further coatings to comply with subsequent consent requirements and/or manufacturers warranties.

House Removal: It is the purchaser's responsibility to negotiate with house removal companies and ensure compliance with territorial authority requirements regarding removal, relocation, siting and completion of the house, including further consents (building and/or resource) and inspections. The company must also show evidence of compliance with health and safety regulations and suitable insurance cover, prior to being permitted access to Toi Ohomai campus.

Local House Removal Co Information: Toi Ohomai makes no claim as to the performance of these companies; they are provided for information only.

House Transporters Ltd.
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