

# The Haines **Complete** Guide to Relocating a Home

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HAINES HOUSE  
HAULAGE



**HAINES GROUP**

# Introduction About Us

Haines House Haulage was founded in 1973 and is still family owned and operated by the family's 2nd generation. Due to being a family run business we pride ourselves in offering a quality service. We are one of the largest, oldest and most experienced house removal companies in the business.

We have completed and resolved all types of removal problems and covered all aspects of house removals from 1 piece to 6 piece moves, moving the largest and most difficult of buildings and structures.

Our services include private house removal, house sales, on-site house moves/slides, house moves by barge. Our knowledge of the industry, now being over 50 years, along with our custom-made state of the art trailers machinery, allows us to perform the largest and most testing of jobs.

We understand that purchasing or relocating a removal home can be very daunting, our friendly and professional staff will endeavour to make your experience positive and gratifying.



*With our many years of experience in the industry and focus on customer service we hope to be the first choice for anyone wishing to relocate or purchase a removal home. Our pricing is competitive, our workmanship is superior and our staff well organised. Please call our friendly staff today for further information.*



# Why a Relocatable Home?



## SAVING ON BUILD COSTS

A Relocatable or Removal home isn't for everyone, but it does make a lot of \$cents. Relocatable homes offer affordability and a convenient process compared to building new. The average cost per square meter to build New Zealand now approximately \$4500 per square meter and the council fee's can be upwards of \$25,000.

With a removal home you generally have a strong base to start from, and it gives you the licence to renovate the kitchen or bathroom to your own taste. Each house offers a different amount of work depending on what you feel comfortable with doing. Repainting the walls is something you can easily do yourself as well to give the home a whole new look. This is an easy way to add value.



## HOLDING YOUR HAND THROUGH THE PROCESS

Our services include facilitating transportation permits, property access, insurance, health and safety, and being there every step of the way to ensure your property is transported safely throughout the journey.



## HAVING THE STYLE OF HOME YOU WANT

One of the styles that attract people to relocatable are Character homes. Let's face it, it's difficult to replicate a Bungalow or a Villa built in 1910. These homes were built from good solid materials and are light and strong to relocate. They also appreciate in value and enhance the appeal of a lifestyle block or an existing site.



## RECYCLE, REUSE, RE-LOVE

Recycling a home is also environmentally friendly. Each home has its own story, its own history of the families that called it home for many years. Why not recycle someone else's past to become to make your own future home?

# How to Start Your Journey

## Finance

In the last few years financing a home has become much harder than most people think. Having a conversation with the bank doesn't count until you have actually put an application forward to your bank or broker to review. You may need to go out to market and gain quotes to give to you bank to prove costs. Haines do have a online calculator on the website or we can help you with a basic budget guide.

Unfortunately it can be tricky to have a loan approved for a removal home without equity in land or savings. If you struggle with the standard mainstream banks, there are other second tier options that can quite often work out really well.

## Budget

Working out your overall budget is often lead by the following factors:

- Style of home (IE: Villa)
- Number of pieces to shift
- Distance to travel to site
- Difficulty of site
- Height of the roof

For example a 1910 Villa is more expensive to transport than a one piece rectangle home. The reason for this is that the villa is likely to be cut into two pieces to travel on the road and the roof will need to be dropped of removed to reduce the height.

Haines have created an online house relocation calculator to allow you to analyse the costs involved in relocating a home

<https://www.hainesgroup.co.nz/house-relocation-calculator>





## Selecting the Right Piece of Land

Decide on where you wish to purchase land and secure the land before buying your removal home. If you are unsure if a removal home can be transported to the land just ask. You can have one of our team look at the land before you completely commit to it. You can build this in to you Sale & purchase Agreement as part of you as part of your “Due Diligence” on a property.

Once you have found the land, you can check with council or one of our draughting team to ensure that you are able to move a removal home onto the property and where the building platform is located. Its also important to ensure a house can be transported to that site and fits down the street.

Once you know the size of your building envelope you can then ensure that you purchase the correct size home for your block without needing to apply for council setbacks and the triggering of a town planning application.

It is a good idea to ask for a Geotech report or a soil test during your due diligence period. Once obtained we can advise if you will need footings deeper than our standard inclusion. Ideally you want to spend money above the ground not below it.

### SLOPING SITES

Sometime you may find a block of land with a great price but there may be a catch! It may be hilly with little flat areas or the ground is sub-standard. Its not the end of the world, we have specialised equipment that helps to position homes on uneven ground or sloped terrains. If you're unsure, please don't hesitate to contact us, we will book an appointment with one of our staff to visit your site and confirm suitability for a removal home to be delivered. Sloping sites generally cost more to build on the flat sites.



## Style of Home

Haines works with a number of different people to source various styles of home. If we don't have it right now, we'll go looking for it. Our website is updated daily but if we are looking for something specific for you, it may not go on the website.

## Local Council & Building Consent

Where ever you relocate your house to you will need a Council Building Consent. We can help you through this process by introducing a Draughtsperson to prepare and mange your building consent through the council.

The Draughting team will help you with the various items you will need for the consent to cover onsite services like water, power and drainage etc.

## Onsite Site Inspection

If you are unsure if your block is suitable, you can book one of our staff to inspect your block and advise you of the suitability and confirm access requirements.

**The key things to consider are:**

- Are there any Power Poles in the access way
- If any trees will need to be removed
- If you have any size restrictions for the sections of home that can be delivered
- If a ramp, winch tractor or crane will be required for sloping blocks
- Any other additional costs to consider
- If any fences will need to be dropped

## Don't be afraid to ask lots of questions!

We understand that most of our clients haven't relocated a home before. We are here to help and answer any questions that you may have. When you are ready to take the first step, call us to make an appointment to sit down with one of our friendly staff members to discuss relocating a home face to face in our office.

## Additional Projection Costs

Below is a basic budget guide to consider the other costs involved in your project. Feel free to talk to us about some of these costs and what to expect.

*Note: Your bank may also need quotes on these subtrades for you finance loan.*

ITEM	SUPPLIER	PRICE
<b>Site Works</b>		
Site Excavation	Clean up and level house site	
Driveway Access	Digger to create metal road	
Metal for drive	Metal for driveway	

<b>Items for Building Consent</b>		
Geotech report	Ground quality report	
Topographical Survey	Survey of the hills and heights	
Draughting & Managing plans	Consent application	
Building Consent & Council fees	Council inspection fees	
Resource Consent	Council fees	

<b>House &amp; Delivery</b>		
Plumbing	Reconnections to water etc	
Electrical	Re-wiring or power/lighting	
Mains Power	Cable to be run from plinth to house	
Drainage & Stormwater	Storm water and Water Tank connection	
Sewage system	Stand alone disposal system	
Water Tank or connection	Water storage tanks	
Water pump feed or meter	Water feed to house	
Builder - Labour	Baseboard, decks & entry stairs	
Remedial Building materials	Repairs after shift	
Painting & Decorating	Internal & external decoration	
Roof repairs	Re-pointing	

## Selecting the right house relocation company

This is an important decision. Ask some of the companies that have been in the business for a while, and it will give you an idea who to work with on your project. The more reliable companies have generally been in the business for 20+ years and own their own equipment.

Our website is updated with all our current homes for sale. New stock becomes available almost on a weekly basis.. We are leading the house removal industry with the latest technology on offer.

Come in and view our homes in our depot anytime during office hours. Walk around at your own pace without the pressure of salespeople.

Our office is open Monday to Friday 8.00am to 5.00pm

We have Sales yards in Auckland, Whangarei and Waipapa

Alternatively book in to view the homes being sold from their current site.

[www.hainesgroup.co.nz](http://www.hainesgroup.co.nz)



# The five key things to always remember when buying a Relocatable House from someone...

1

**Deal with someone who owns their own equipment.** (IE: Has their name on the side of the truck. There are companies who sell houses but don't have anyone to move them and they are generally lacking experience. This can take a long to find someone willing to do "a contract shift".)

2

**NEVER** hand over a deposit of more than 50%. (Industry standard is between 25% & 50% upfront regardless of the discount on offer. If they ask for more then something is not right)

3

Make sure the relocation company who is shifting your house don't contract out of their insurance OR damage obligations. A reputable company will hold all of the correct insurance required to look after your house. **ASK FOR THEIR CERTIFICATES OF INSURANCE.**

4

If a house mover delivers a house to site early or ahead of the building consent being issued, make sure you don't pay all of the money up front – You may not see them again!

5

As soon as you have signed the agreement arrange the chattels that are important to you within the house. It is your responsibility to remove them before the house is moved and any damage is caused.

# Can We Deliver To Your Site?

We regularly deliver homes to further field and travel to most locations in the central and upper North Island. please contact us if you would like an estimate to transport a home further than 100km from our sales yards. There are additional charges to consider when relocating great distances

## ADDITIONAL KMS

We include 100 kms in all our relocation's, after the first 100 kms each additional km is charged. A single piece move costs less than a two or multi piece relocation and if it is a large home a crane may be required to lift the roof section in separate pieces on each

## HOW MANY PIECES THE HOME WILL TRAVEL IN

A key point to observe when you are looking for sites to buy is weather or not you can transport a building to the site. Coastal New Zealand has many variations in terrain and access due to small coastal or country road and sometimes large Pohutukawa trees that are protected.

The other point to watch for are bridges and culverts on country or lifestyle blocks. The house moving trailers are much wider than your average truck width.

In most cases we can reach the house site one way or another. It sometime means doing some excavation allow the truck and house to fit through and putting some Metal down to get traction in the truck. On stepper sites we sometime use a digger to tow the truck, trailer and house up the hill.

You can always call one of our staff to give you an idea of any access issues you may have prior to committing to the site. We are more than happy to give you advice.





# Once you have **purchased your house**

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Once you have purchased your new home, there are a few important things you need to organise right away to prepare your Building Consent for Council.

## What are the next steps....

You may already have some of the following items but if you don't it would pay to organise them right away. These items are required to give to the draughtsperson so they can identify where and how your house will be positioned on your site.

- Geotech report for the house site.
- A survey plan of the site showing the house position.
- A topographical plan showing the contours around that house site.
- If you are not connecting to mains sewer you will need to choose a sewage system.

Some of these services like the Geotech report and a survey take a little longer to arrange so it pays to organise them as soon as possible as there is normally a few week wait before you have someone on site.

Haines is there to hold your hand so if you are having difficulty, then call Haines for advice.





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## DRAUGHTING

You are welcome to use whoever you wish to prepare your consent and draught the house plans, but we recommend using one of our recommended Draughting partners.

They will compile all of the information required and submit your Consent into Council. They will also manage the process through council and hand you a Building Consent pack at the end.

**Time frame** – Once the information has been gathered the Draughtsperson should only take a couple of weeks to complete the Building Consent pack and be ready to submit it to your local council.

**Council Timeframe** – As a general rule council normally take 21 working days to review your consent and will reply with questions etc. It also takes approximately a month to gather and prepare the building consent information before it can be submitted to council.

If you require a Resource consent then it may take several months to complete depending on how complicated it is.



02

## DELIVERY OF YOUR HOME

Once your Building Consent has been issued, we can then obtain a road permit with all of the relevant third-party approvals in order to relocate your home. We then organise the Power escorts and Pilot vehicles for the relocation.

To ensure the safety of other road users the relocation will commence late at night and be completed by early morning. The morning your home arrives on-site our team will quickly move the home into its final position and if it is a two piece shift, commence re-joining the home. Once the home has been re-joined the roof is re-pitched if the roof was required to be lowered for transportation.

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## FOUNDATIONS

Once we have excavated the pile holes, we will arrange for a local Council Inspector to perform the footing inspection. Once the pile holes have been passed, we are then be able to install the new posts and pour the concrete into the foundation hole.

Once the concrete has cured the home can be lowered onto the new foundations.

**HAINES**  
HOUSE HAULAGE



**LICENSED  
BUILDING  
PRACTITIONERS**  
Building confidence



## AFTER DELIVERY

Once we have completed the delivery and installation of the home onto piles, you will need to arrange for a Licenced Building Practitioner (LPB) to complete the entry stairs, decks and baseboards. The LBP will also tie the house to the new piles and complete any engineering requirements stipulated by your council in the building Consent

The information below is a guide of what will need to be completed if you have not made any changes to the layout of the existing home and you do not have any overlays such as a bushfire overlay. Changes to the layout can result in additional certificates and inspections being required.

### Plumbing

You will need to engage a licenced plumber to reconnect the plumbing and either connect into town sewerage or the installation of a septic tank as per your waste water design.

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### Roof

If your roof is in substandard condition it may need to be painted, repaired or replaced. New guttering and downpipes may also be required. It always pays to have the roof checked by a professional roofer once the house is placed on the piles to ensure there are no leaks.

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### Electrical

There will be electrical wiring work to complete and the house reconnected to power by a licenced tradesperson.

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### Tie Downs / Bracing

Z nails, brackets and bracing will need to be installed under the house to connect the piles to the Bearers. These are normally installed by a licenced Professional building (LBP) to comply with the current NZ building standards.

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### Entry Stairs

Once your house is placed on its piles, you will need to arrange for stairs, decks and baseboard to be installed. This work is normally done by a licenced tradesperson

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**Each of the subtrades will arrange their own inspections as they complete their part. Once all of the preliminary inspections have been completed, you can then call the local council and book your final inspection.**





# Contact Details:

☎ [sales@hainesgroup.co.nz](mailto:sales@hainesgroup.co.nz)

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## WAIPAPA STORAGE YARD

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