Costs to Consider for your Elevate Home

A Guide to Planning your Overall Project Budget

Alongside the price of your Elevate home, you'll need to allow for delivery, onsite consent and the work required to prepare and finish your site. This guide explains what these items cover, to help you plan ahead.

Once you have a preferred house model and site, our team can help you work through the next steps.

What your Home Price Includes

Your Elevate home price - refer to current price list - includes the cost of the building, Building Consent and a Code Compliance Certificate. Your home comes complete with floor coverings, lighting, bathroom, kitchen, inbuilt cabinetry and other features included in your chosen model and agreed specification. Wiring and plumbing are complete and ready for connection once your home is onsite.

1. Site Plans and Consents

Although your Elevate home comes with a Building Consent, a separate onsite Building Consent is also required from the council in the region where your home will be located. This confirms that the project meets local planning and building requirements, including boundary setbacks, foundations and service connections.

Our in-house architectural team generally manages the onsite consent process, or you may choose to use a local architectural practice.

Cost to allow for	Budgeting guide
Elevate onsite architectural fee	From $9,000 (incl GST), subject to your site and project requirements
Council consent fees	Confirmed by the relevant council

2. Delivery and Foundations

Once you have a preferred house model and site, we can arrange an address-specific estimate for transport and installation.

Your transport quote covers delivery from our yard to your site, along with the installation of standard foundations on a relatively flat, accessible site. The cost depends on your home's size and weight, destination, transport route, site access and ground conditions.

More complex deliveries, such as two-piece homes, ferry transport or restricted access, may require additional equipment or protection. Some sites may also require specially designed foundations, with additional design and construction costs.

3. Transport Protection and Insurance

Some transport routes, particularly narrow roads or those with overhanging trees, may require exterior protection for your home while its being delivered. This can range from edge protection to a full protective timber frame.

For early budgeting, allow approximately $3,500-$9,000 (incl GST), depending on the level of protection required. We also recommend transit insurance. Allow about 1.2% of the home price.

4. Site Preparation and Service Connections

Alongside delivery, allow for the work needed to prepare your site, connect your home to services and complete the outdoor areas. The requirements will depend on your property and the services already available, so some items in the guide on the next page may not apply.

Use the guide as a starting point when planning the work and obtaining quotes. We also provide a separate practical checklist for your local builder or project manager, outlining what needs to happen on site before and after your home is delivered.

Our team can help you understand what your property needs, point you towards the right people and engage with them on your behalf when required.

Work to consider	What this covers	Who can help
Ground investigation	Testing the ground and preparing a report to help confirm suitable foundations.	Geotechnical engineer
Stormwater design and drainage	Designing and installing drainage to manage rainwater from your roof and site.	Designer or civil engineer for design; licensed drainlayer for installation.
Additional foundation work, if needed	Extra design or construction where standard foundations are unsuitable.	Structural engineer, working with your house transporter and builder.
Connections to council services	Connecting to available water, wastewater and stormwater services, including pipework and excavation.	Licensed plumber and drainlayer.
Onsite wastewater system, if needed	Designing and installing a wastewater treatment system and disposal area where a council sewer connection is unavailable.	Wastewater designer and licensed drainlayer.
Water supply, if needed	Where a council connection is unavailable, a tank and pump or alternative supply connection, including fittings and any required treatment.	Licensed plumber and water system supplier.
Power connection	Connecting your home to electricity, including any network charges, cabling and trenching.	Registered electrician and local electricity network.
Telecommunications	Arranging a suitable internet or phone connection for your property.	Broadband provider.
Finishing after delivery	Paint touch-ups and repairs to minor cracking following transport.	Painter or plasterer.
Decks and baseboards	Decks, steps and the enclosure beneath your home, to suit your house design and site.	Builder.
Driveway and outdoor work	Access, landscaping, fencing and any retaining work required.	Earthworks contractor, builder or landscaper, depending on the work.

5. Coordinating the Onsite Work

We recommend engaging a local builder or project manager to coordinate preparation before delivery and the remaining work afterwards. We can provide a checklist of onsite requirements for your builder.

Your Next Step

Send us your preferred home model and the property address, along with any site information you already have. We can help you understand the next steps and arrange a delivery estimate. Your local contractors can then price the remaining onsite work.

If you're still looking for land, our team can help you understand what to check before you buy. This includes whether your home can be delivered to the site and what work may be needed for foundations and service connections, so you can allow for these costs in your budget.