

COMPAC HOMES

Your Guide to Building Your Dream Home With Compac Homes




COMPAC
HOMES
Affordable Luxury Delivered



Welcome

To Compac Homes

When you choose to build your new home with Compac Homes, the possibilities are endless. Whether you start with one of our pre-designed plans or create your home entirely from scratch, our team will support you every step of the way, offering expert guidance as we bring your vision to life together.

Our Mission

We're committed to making housing affordable and accessible for everyone. Our diverse range of options caters to various needs and budgets, ensuring you find the perfect fit. With a dedicated team of design consultants, architects and engineers, we offer everything from fully consented dwellings or granny flats with Code of Compliance Certificates to un-consented transportable homes on wheels or Modular Homes.

Our Commitment to you

At Compac Homes, we are dedicated to providing high-quality, customisable housing solutions that fit your lifestyle and budget. Whether you're looking for a cozy granny flat, a versatile tiny home on wheels, or a modern modular home, our range of options are designed to meet your unique needs. We're proud to be 100% Kiwi-owned since our inception in 2014, and in that time we have brought hundreds of dream homes to life. After you've browsed the inspiration in this book, contact us for a free no-obligation design consultation to begin your journey with us.

The team at Compac Homes

Customer *Journey*



Our 5 step process



Initial Consultation

Begin your journey with a personalised consultation where we discuss your vision, needs, and budget. This helps us understand your unique requirements and the design process for your new home.



Design & Planning

Choose from our pre-designed plans or collaborate with our expert team to create a custom design from scratch. We'll guide you through every detail, ensuring your home reflects your style and preferences.



Sale & Purchase Agreement, Approvals & Consents

We will submit to you a quote and Sale and Purchase agreement for acceptance. Upon agreement (if purchasing a consented building), we will submit your design to our engineer and architect for the development of construction documents for Council approval, ensuring all necessary approvals and consents are obtained for a smooth and hassle-free process. If you are purchasing as Tiny Home on Wheel (a vehicle with no consent), once your deposit is received and the Sale and Purchase agreement is finalised, your build will be inserted into our building schedule for construction.



Construction

Our skilled builders bring your design to life with precision and care. Throughout the construction phase, we maintain open communication, providing updates and addressing any questions you may have.



Delivery and Move -In

Upon the completion of your Compac Home we will deliver to your site and Welcome you to your new home! Our commitment doesn't end at move-in. We provide ongoing support and aftercare to ensure your complete satisfaction with your Compac Home.

Our Build Options

Consented Granny Flats or Minor Dwellings

Our consented dwellings are designed in collaboration with our skilled engineer and architect. We provide a comprehensive set of architectural construction drawings, which are then submitted to the Waikato District Council for building consent.

A second consent is lodged with your local territorial authority for the siting of the transportable building. We can take care of just the building consent, or both the building and siting, including engineered pile design, connections, and installation.

This leaves you with only the site works to complete. Client responsibilities are explained further on page 8 of this book.

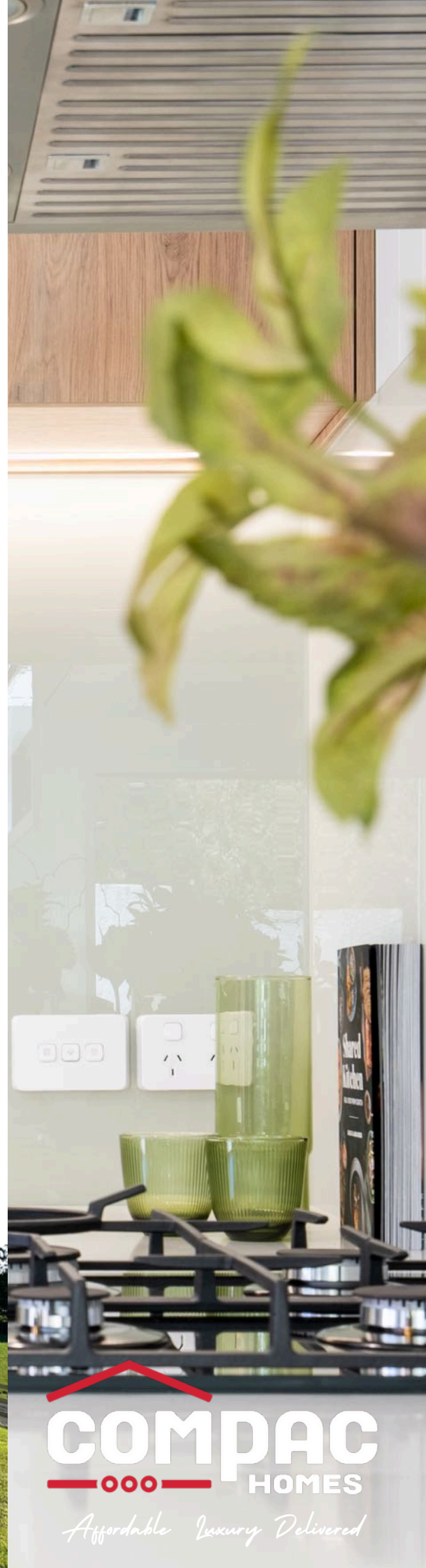


Our Build Options

Modular Homes

Designed for flexibility and customisation, our modular homes offer a versatile solution for any lifestyle. By utilising offsite construction methods, we maximise efficiency, bringing you affordable luxury delivered to your doorstep.

These modules can be combined immediately or designed for future additions, allowing your home to grow with your family and budget. Explore the possibilities with Compac Homes, where we make your dream home a reality.



COMPAC
HOMES

Affordable Luxury Delivered

Our Build Options

Tiny Homes On Wheels

Our tiny homes are ideal for those embracing a minimalist lifestyle or looking to downsize.

These transportable homes on wheels are registered as caravans and are designed to be easily movable with soft connections.

Typically, they do not require local council consent. However, we recommend consulting with your local council to understand any specific building consent or resource consent requirements for your site.



COMPAC
HOMES

Affordable Luxury Delivered

Site Works & Other Considerations

explained...

Tiny Home Site works and Considerations

If your tiny house meets the definition of a vehicle or motor vehicle, the key question is whether it is immovable and occupied on a permanent or long-term basis. The critical word here is “and.” Essentially, if your tiny house on wheels is easily movable, it would NOT be classified as a building, regardless of whether you live in it permanently or temporarily. Therefore, it is crucial to ensure your tiny house remains movable at all times.

It's easy to assume that a tiny house on wheels is automatically considered movable, but government and council regulations can be more complicated. Several factors could lead a council inspector to determine that your tiny house on wheels is not easily movable.

To keep your tiny house as movable as possible, avoid permanently connecting it to onsite services such as water, wastewater, or electricity. If you do connect to these services, make sure they can be easily disconnected.

****The above information is provided by the Tiny House on Wheels Council Guidance Doc provided by Tiny House Hub***



We recommend preparing a level pad the size of the cabin by digging out approximately 200mm of soil and backfilling with GAP 20 or 40. This should be well compacted to allow for natural drainage.



The tiny home comes with a 32amp Caravan Plug therefore, you will need to have access to a power supply at your site that can accommodate a 32A caravan plug or have one installed by a local electrician.



For wastewater, there are several options to consider. Keep in mind that any connections to council services may require council consent. One option is a macerator, which liquefies all your wastewater and discharges it into an existing septic system. Additionally, you might consider composting or incinerating toilets.



A water supply is required to activate the plumbing within the tiny home. This is typically connected using a standard garden hose fitting, which is easily detachable.

Site Works & Other Considerations *explained...*

Consented Buildings

Compac Homes can handle all engineering and architectural requirements, including the submission of construction drawings to the local council. Additionally, upon request, Compac Homes can provide site consenting, pile engineering, and installation services.

Client Responsibilities

Clients should consider the following fees, which fall outside the scope of Compac Homes:

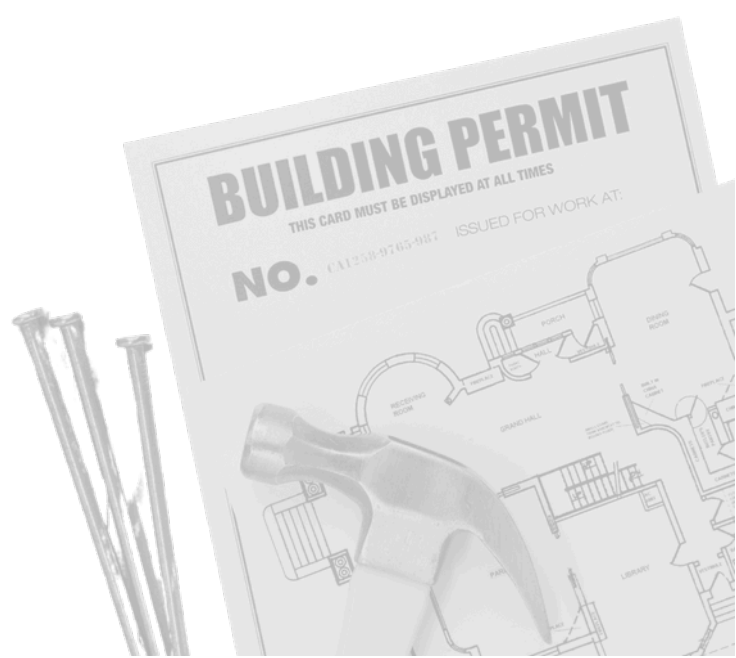
- Soil Report
- Stormwater Report
- Septic Design (if no council connections are available on site)

You should also budget for the following services:

- An electrician to connect the building to a power supply and install a meter
- A plumber to complete all plumbing connections once the building is sited
- A builder to construct associated decks and access ways

All these tasks must be completed before the Certificate of Compliance (COC) can be issued by your local council.

Resource consents may be required if the district plan regulations are breached, which is site-dependent. This process includes consultant fees for compiling the report and any council fees associated with it.





Get inspired

for your new build with our Showhomes



The Sanctuary



House size: 60m²



Discover the Brand New 15m Crown Range. The Sanctuary ShowHome is a stunning, spacious one-bedroom retreat designed with both comfort and elegance in mind. This thoughtfully crafted 60m² home features a large living area, a full kitchen, and a luxurious bathroom complete with a bath, perfect for unwinding. The Sanctuary also boasts a walk-in wardrobe, providing ample storage space. With new granny flat regulations coming into effect in the new year, the Sanctuary is an ideal option for family members who want to live close by without compromising on the quality of their living environment.

The Sanctuary showroom could be yours for \$242,000!! Contact us to find out more.



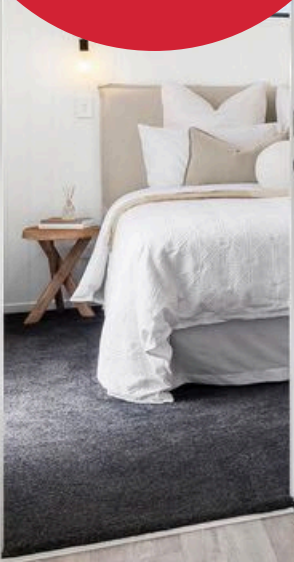
[view home](#)





Get inspired

for your new build with our Showhomes



The Retreat

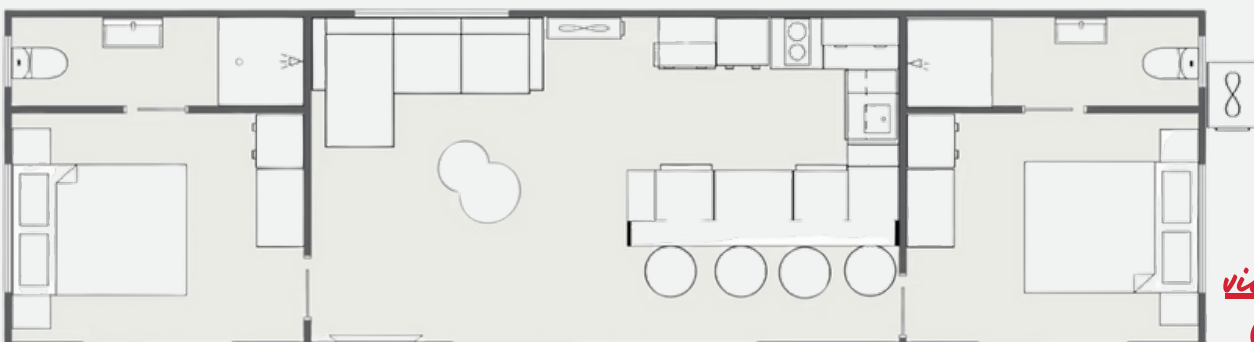


House size: 56m²

A stunning unit designed specifically for rural and life style block owners looking to diversify and monetise their spare land through Airbnb.

Take a tour of our Karapiro Retreat by clicking the link below, showcasing its stunning features, modern amenities, and thoughtful design. From the spacious living areas to the cozy bedrooms and fully equipped kitchen, every detail has been carefully considered to provide an exceptional guest experience.

The Retreat showroom could be yours for \$205,000!! Contact us to find out more.



[view home](#)





Get inspired
for your new
build with our
Showhomes



The Luxe



1



1

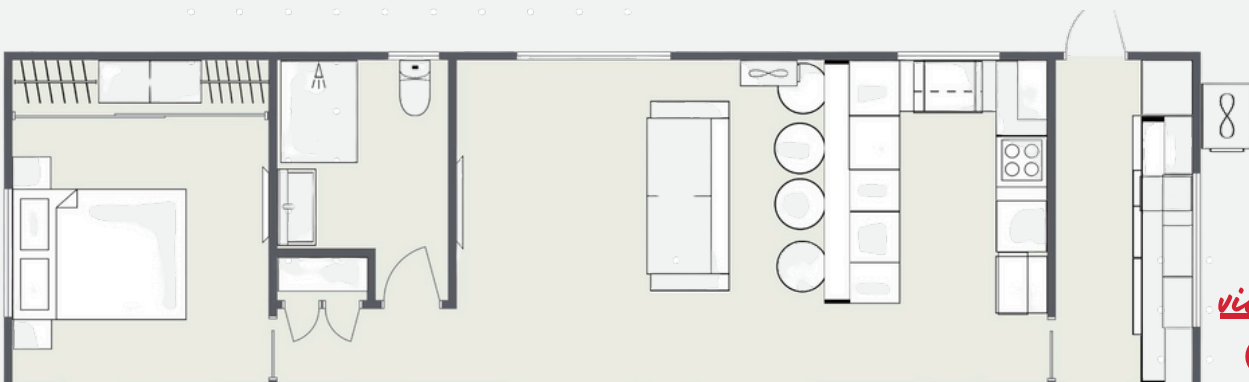


1

House size: 56m²

COMPAC
HOMES

The Karapiro Luxe, Compac Homes' showhome and proud winner of the 2023 Tiny Home of the Year Competition and People's Choice Award. This one-bedroom sanctuary is a must-see, offering unparalleled comfort and style in a compact footprint. The Karapiro Luxe features a spacious full-size bedroom, a luxurious bathroom, and a gourmet kitchen complete with a scullery. Experience the perfect blend of elegance and functionality in this award-winning tiny home.



[view home](#)




Get inspired
for your new
build with our
Showhomes



The Coastal



 **2**  **1**  **1**
House size: 56m²

This charming two-bedroom unit exudes a beautiful, homely feel. It boasts a full-size master bedroom with ample storage, a generous bathroom, and a kitchen that seamlessly transitions into the living area perfect for entertaining. Additionally, the versatile second bedroom is ideal for young ones or can be set up as a home office for those working remotely. Experience the perfect blend of comfort and functionality with the Karapiro Coastal.



view home


Your Next Steps

explained...

1

Step 1 Initial Consultation

Contact us to arrange an initial consultation:



07 828 8582 (Option 1)



sales@compachomes.co.nz



<https://www.compachomes.co.nz/design-consult-booking>

BOOK NOW

2

Step 2

What does the initial consultation involve?

- ✔ Create a Personalised Layout for Your Unique Style and Living Arrangement
- ✔ Choose from a Variety of Surface Finishes and Fit-Out Options
- ✔ Create a Floor Plan that Perfectly Suits Your Needs

COMPAC
HOMES

Affordable Luxury Delivered



COMPAC HOMES

free HOME DESIGN

Inspiration Magazine

Head to
[COMPACHOMES.CO.NZ](https://compachomes.co.nz)
to download your
free copy.

OR

CLICK HERE



Compac creations lookbook is full of real stories from New Zealanders who have built their own Compac Home, plus design inspiration and ideas for yours. Featuring our showhomes, plus valuable insights from Home to Haven Staging Director Rosie Bridges into all you need to know about interior design for your new home – Compac creations is a must-read if you're considering a new build.



07 828 8582 | compachomes.co.nz