

**Why choose Prefabricated Housing**

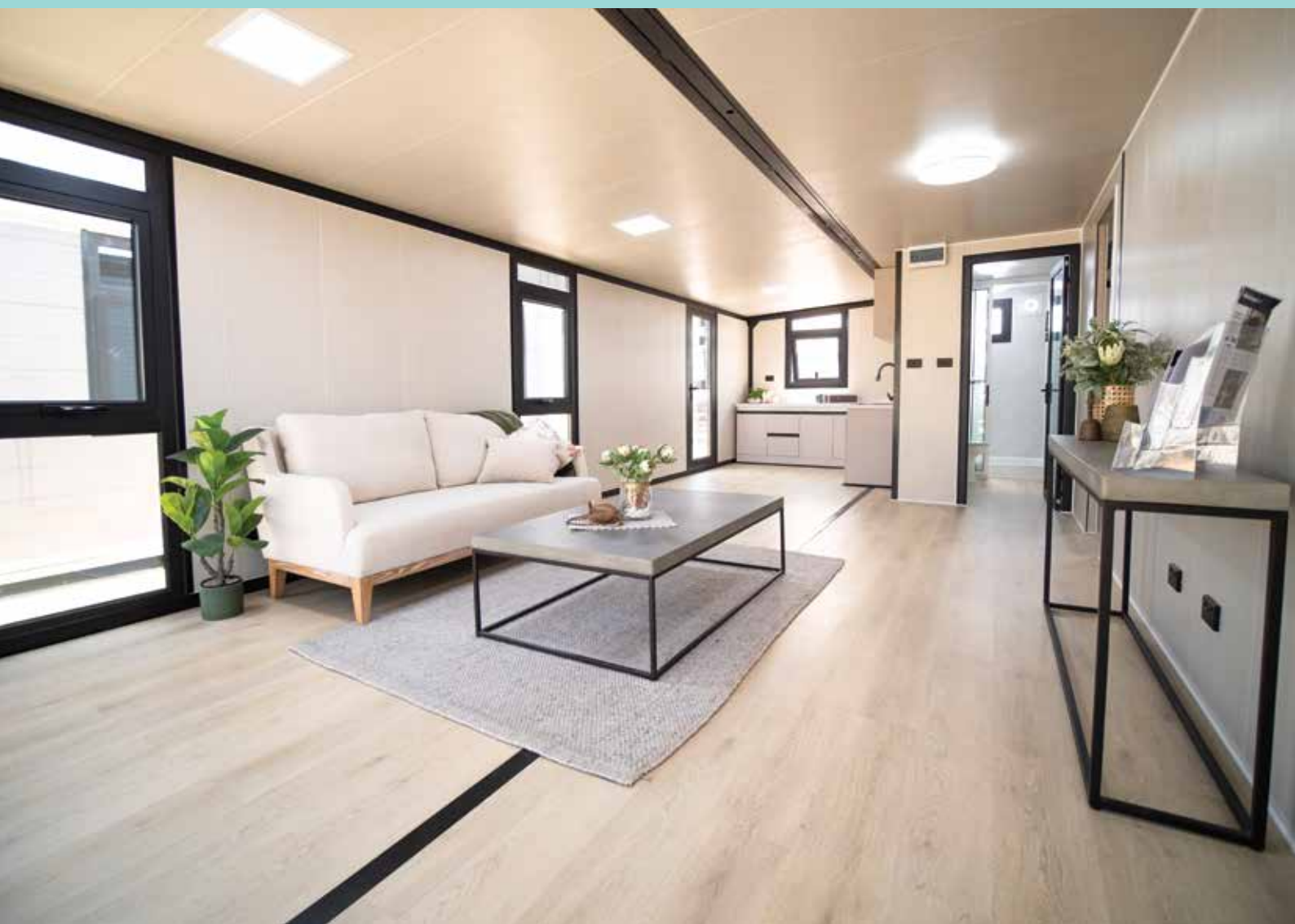
**What is an 'expander' home?**

**5 reasons why you should  
choose our prefab homes**

**About us**



# Quality, affordable prefabricated housing





# An innovative way of living

**With the growing demand for cost-effective housing in New Zealand, our prefabricated homes are an affordable solution.**

With unparalleled quality in construction, materials and finishing, our homes are carefully designed to be affordable and practical for everyone.

Our range includes five plans ranging from 25 to 74 sqm and include many unique features.

## **Save time and money**

Offsite manufacturing of our homes enables quick turnaround times and a much more affordable price than traditional building methods - all without compromising on quality.

All of our prefabricated homes are relocatable and designed for easy transportation.

Delivered direct to your site, either fully assembled or in an expandable design, they are quick and easy to set up with a qualified builder.

## **Our homes are an ideal solution for:**

- An affordable new or first home
- Additional living space for whanau
- Office space or studio
- Guest house or holiday home
- Accommodation on farms and hunting blocks
- Housing for RSE workers



# Raising the standard of prefab homes

**With unparalleled quality in construction, materials and finishing, are carefully designed and built to raise the standard of prefabricated housing.**

Our homes are carefully designed to be affordable and practical.

Built to suit NZ conditions, our homes are warm, quiet, and have extra details to ensure they will withstand all seasons.

With customizable designs, energy-efficient features and a focus on sustainability, our homes feature many unique features, all while remaining cost-effective and accessible.

Our display homes in Mount Maunganui are set up outside so you can see for yourself just how well they stand up to the elements.



## 5 reasons to choose our prefab homes

### Affordable

Prefabricated homes are significantly more affordable than traditional building options. Our range starts from only \$31,000 including GST - thats just \$1,070 per square meter.

### On time and on budget

Off-site manufacturing means controlled costs and timeframes, ensuring there are no surprises or hidden costs.

### Transportable

As well as being able to deliver to your site anywhere in New Zealand, our homes are easily relocatable as your needs change.

### Flexible designs

Our designs cater for many uses, from holiday homes to home offices, providing you with extra living space that can adapt to your needs.

### Focus on quality

Our range showcases unparalleled quality in construction, materials and finishing for this method of building in NZ.

## Decades of experience

**With 35+ years in the construction industry, founder Greg Leopold, recognized the growing demand for efficient and sustainable housing solutions that were cost-effective for the New Zealand family.**

Partnering with a renowned overseas prefab supplier, Ultimate Prefab aims to elevate the benchmark for prefabricated home construction in NZ. Ensuring unparalleled quality and innovation at an affordable price.





# What is an 'expander' home?

**Our folding 'expander' homes are an innovative concept that enables portable and cost-effective housing for many lifestyles.**

Manufactured offsite, these homes are delivered to your property and 'fold out' to create functional compact spaces.

This process is relatively quick when you enlist the services of skilled tradespeople. We recommend engaging a local installer with the necessary skills to complete the work, preferably an LBP Builder or equivalent.

We provide both online video and manual instructions for guidance. The homes come pre-plumbed and ready for electrical fit off.

As we delivery homes throughout New Zealand, we do not provide installation services directly.

All designs are compatible for holding tanks or council connections.



Our homes are easily transported and can be delivered anywhere in New Zealand by hiab truck.



Working with your chosen installer, our homes are quick and easy to 'fold out' and assemble.



We provide full guidance to your installer to ensure each home is installed correctly and safely.



Our homes are pre-wired and pre-plumbed for easy connection to services.

## Unique features of our range

**To ensure the durability of our homes in NZ's unique environment, we have incorporated many unique features into our range, some of these include:**

- Full height windows up to the soffit to provide extra protection from the elements (as well as creating a bright and light space inside)
- Flashings, spouting and downpipes ensure homes will cope well in rain events and allow for sustainable water harvesting.
- Working closely with qualified builders to ensure each home is installed correctly and safely.

Our manufacturing team are renowned for their construction standards and together with our 20+ years of experience in traditional home construction here in the Bay of Plenty, we believe in the quality of these homes - and hope you will too.

## Tailored options for large groups

### Are you looking for:

- Housing for RSE workers
- Accommodation on your farm or hunting block
- Extra living space for whanau
- Accommodation in camping grounds

We can provide a custom quote and the opportunity for an onsite meeting to discuss your options for larger orders.

For more information get in touch with Greg on 027 274 7393 or visit [www.ultimateprefab.co.nz](http://www.ultimateprefab.co.nz)

# 5 easy steps to your new home

## Choose your design

With plenty of options to pick from, we have something for everyone, whether you need one or four bedrooms or an office space.

If you're unsure on what might work best, simply get in touch.

We will provide you with a detailed quote and timeframe.

## Manufactured offsite

All our homes are manufactured offsite and delivered to you within days if we have your selection in stock or 3-5 months depending on special custom orders.

## We deliver

We can deliver anywhere in New Zealand with a hiab truck, to both rural and urban locations.

## Install with qualified builder

Our 'expander' homes require a relatively quick install with a builder. One of our homes arrives fully assembled and ready for use.

## Enjoy!

Our homes are warm, spacious and suit many lifestyles. Being relocatable, they are a flexible living solution and all at an affordable price.



# FAQs



## Do I need council approval?

For units under 30m<sup>2</sup>, without a kitchen or bathroom, no permit is typically needed. You only need to adhere to local regulations regarding proximity to neighbouring properties.

Currently for homes over this size, you will need to consult with your local council.

**However, from mid 2025, self-contained dwellings under 60m<sup>2</sup> will be able to be added to properties without building or resource consent under the 'granny flat' rule change.**

## What set up is required?

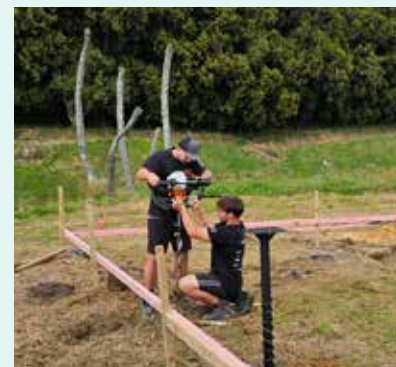
Our Ultimate Escape model comes fully assembled and ready for use, however our other homes are 'expander' homes and require installation.

This process is relatively quick when you enlist the services of skilled tradespeople. We recommend engaging a local installer with the necessary skills to complete the work, preferably an LBP Builder or equivalent. We provide both online video and manual instructions for guidance. The homes come pre-plumbed and ready for Electrical fit off. The buyer will need to complete the fit off at their own expense.

As we deliver homes throughout New Zealand, we do not provide installation services directly.

All designs are compatible for holding tanks or council connections.

Power leads are not supplied and can be purchased separately.



Installation of steel screw piles

## What foundations are required?

Timber, concrete or steel screw piles are all options when you install one of our prefabricated homes, depending on your site and ground conditions.

An engineers report may be required to ensure structural integrity before you install.

Please note we do not provide installation services directly.





# Visit our display homes

**Our display homes are available to view by appointment at 72 Hewletts Road, Mount Maunganui.**

To book a time that suits you to view, simply call Greg on 027 274 7393 or visit our website, [www.ultimateprefab.co.nz](http://www.ultimateprefab.co.nz)



**Direct to your  
site, anywhere  
in New Zealand**

**Our homes are easily  
transported and can be  
delivered anywhere in New  
Zealand, to both urban and  
rural sites.**

We can assist in coordinating with your chosen delivery company and provide full advice to your preferred installer.

# Ultimate Retreat 28m<sup>2</sup>

## Priced from only \$31,000 incl. gst

This two bedroom expander design is an instant solution to those looking for extra living space or a home office.

The practical design is quick and easy to install and offers flexibility with its relocatable design.

### Key features

- A folding 'expander' design that is designed to be relocatable for easy transportation
- Easy to set up and install with a qualified builder. We recommend engaging a local installer with the necessary skills, preferably an LBP Builder or equivalent. We provide instructions for guidance
- Aluminum double glazed windows and sliding door frames
- High density, fibre cement structural flooring
- Galvanized steel frame and steel roof
- Power can be connected by a 32 amp caravan extension lead, not supplied
- Well insulated with 65mm bamboo and wood insulation board and an insulated ceiling
- Full ceiling height windows and glass double door
- Dimensions: L 5900mm, W 4800mm, H 2500mm

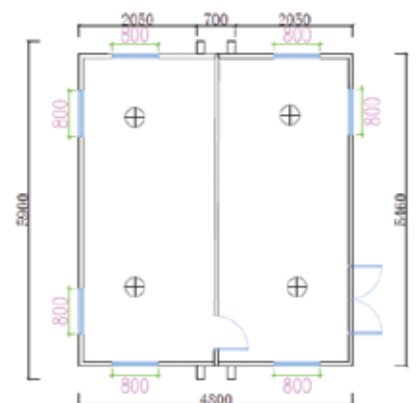
**3 year structural warranty**  
**1 year fixtures and fittings**



**28m<sup>2</sup> floor plan**



**2 Bedroom**



**Our 'standard' range showcases unparalleled quality for prefabricated building in NZ. Featuring many unique features and finishes on both the exterior and interior.**

We also offer 'base' models that feature more basic features and finishes at a lower cost for those needing a simpler option.

The base model price for this design is \$24,500 incl. gst

**For more information  
contact Greg Leopold**

**Phone** 027 274 7393

**Email** [info@uhnz.co.nz](mailto:info@uhnz.co.nz)

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*Please note price excludes decks, furniture or accessories in photos. Due to continual product improvements, the images shown on our website may vary slightly from the actual product.*





# Ultimate Sanctuary 37m<sup>2</sup>

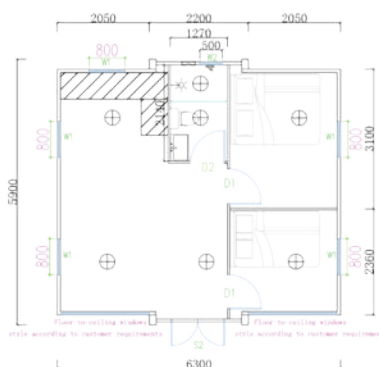
## Priced from only \$53,000 incl. gst

The two-bedroom Sanctuary is a cost-effective option to add a living space or workspace to your site in an instant.

This expander design is flexible, portable and won't break the bank.

### Key features

- A folding 'expander' design that is designed to be relocatable for easy transportation
- Easy to set up and install with a qualified builder. We recommend engaging a local installer with the necessary skills, preferably an LBP Builder or equivalent. We provide instructions for guidance
- Double-glazed doors and windows, coated glass & thermal break aluminium frame
- Kitchenette with stone benchtop and overhead cabinetry
- Bathroom features vanity and mirror cabinet; walk-in shower, with slide shower; and includes towel ring, toilet roll holder and robe hook. Electric hot water
- High density, fibre cement structure flooring with polystyrene insulation
- Galvanized steel frame and steel roof
- Power can be connected by a 32 amp caravan extension lead, not supplied
- Compatible and set up for either holding tank or connecting to council mains system
- Well insulated with 50mm graphene bamboo wood insulation panel + 15mm PU metal embossed panel
- Ceiling insulated with 65mm graphene bamboo wood insulation panel + 0.45mm galvanized corrugated sheet
- Full ceiling height windows and glass double door
- Dimensions: L 5900mm, W 6300mm, H 2500mm



**37m<sup>2</sup> floor plan**



**2 bedrooms**



**Kitchenette & Bathroom**

### Our 'standard' range showcases unparalleled quality for prefabricated building in NZ.

Featuring many unique features and finishes on both the exterior and interior.

We also offer 'base' models that feature more basic features and finishes at a lower cost for those needing a simpler option.

Please enquire for pricing.



### 3 year structural warranty 1 year fixtures and fittings

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### For more information contact Greg Leopold

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# Ultimate Sanctuary 60m<sup>2</sup>

**Priced from only  
\$82,000 incl. gst**

The Ultimate Sanctuary 60m<sup>2</sup> is a generous **two bedroom** home that is fully self-contained with a contemporary kitchenette and bathroom.

## Key features

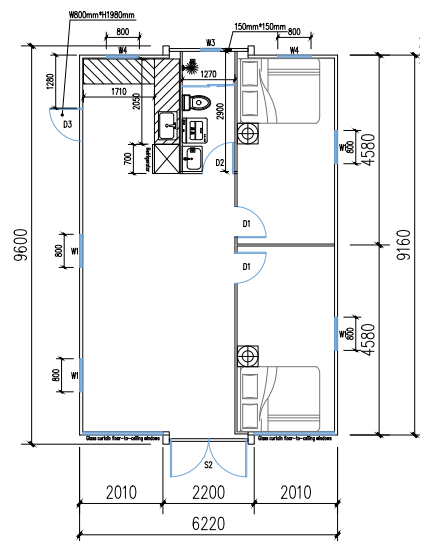
- A folding 'expander' design that is designed to be relocatable for easy transportation
- Easy to set up and install with a qualified builder. We recommend engaging a local installer with the necessary skills, preferably an LBP Builder or equivalent. We provide instructions for guidance
- Double-glazed doors and windows, coated glass & thermal break aluminium frame
- Kitchenette with stone benchtop and overhead cabinetry
- Bathroom features vanity and mirror cabinet; walk-in shower, with slide shower; and includes towel ring, toilet roll holder and robe hook. Electric hot water
- High density, fibre cement structure flooring with polystyrene insulation
- Galvanized steel frame and steel roof
- Power can be connected by a 32 amp caravan extension lead, not supplied
- Compatible and set up for either holding tank or connecting to council mains system
- Well insulated with 50mm graphene bamboo wood insulation panel + 15mm PU metal embossed panel
- Ceiling insulated with 65mm graphene bamboo wood insulation panel + 0.45mm galvanized corrugated sheet
- Full ceiling height windows and glass double door
- Dimensions: L 9000mm, W 6220mm, H 2500mm

**3 year structural warranty  
1 year fixtures and fittings**



## Our 'standard' range offers unparalleled quality for prefabricated building in NZ.

We also offer 'base' models that feature more basic features and finishes at a lower cost. Please enquire for this pricing.



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# Ultimate Sanctuary 60m<sup>2</sup>

**Priced from only  
\$82,000 incl. gst**

The Ultimate Sanctuary 60m<sup>2</sup> is a generous **three bedroom** home that is fully self-contained with a contemporary kitchenette and bathroom.

## Key features

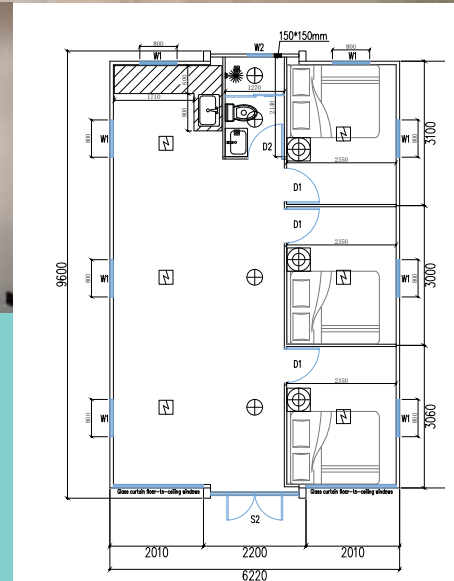
- A folding 'expander' design that is designed to be relocatable for easy transportation
- Easy to set up and install with a qualified builder. We recommend engaging a local installer with the necessary skills, preferably an LBP Builder or equivalent. We provide instructions for guidance
- Double-glazed doors and windows, coated glass & thermal break aluminium frame
- Kitchenette with stone benchtop and overhead cabinetry
- Bathroom features vanity and mirror cabinet; walk-in shower, with slide shower; and includes towel ring, toilet roll holder and robe hook. Electric hot water
- High density, fibre cement structure flooring with polystyrene insulation
- Galvanized steel frame and steel roof
- Power can be connected by a 32 amp caravan extension lead, not supplied
- Compatible and set up for either holding tank or connecting to council mains system
- Well insulated with 50mm graphene bamboo wood insulation panel + 15mm PU metal embossed panel
- Ceiling insulated with 65mm graphene bamboo wood insulation panel + 0.45mm galvanized corrugated sheet
- Full ceiling height windows and glass double door
- Dimensions: L 9000mm, W 6220mm, H 2500mm

**3 year structural warranty  
1 year fixtures and fittings**



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# Ultimate Custom 74m<sup>2</sup>

## Priced from only \$88,000 incl. gst

Our custom expander home allows you to design the perfect layout - whether it's a cozy cottage for two or a larger family home.

With the option of up to four bedrooms, as well as a kitchen, bathroom, laundry and walk-in wardrobes as an option, our team will work with you to create your ideal home.

### Key features

- A folding 'expander' design that is designed to be relocatable for easy transportation
- Easy to set up and installation with a qualified builder. We recommend engaging a local installer with the necessary skills, preferably an LBP Builder or equivalent. We provide instructions for guidance
- Optional kitchenette and overhead cupboards
- Optional bathroom features vanity and mirror cabinet; 1200x900 walk-in shower with slide shower and includes towel ring, toilet roll holder and robe hook. Gas hot water
- Double-glazed doors and windows, coated glass & thermal break aluminium frame
- High density, fibre cement structure flooring with polystyrene insulation
- Ceiling insulated with 65mm graphene bamboo wood insulation panel + 0.45mm galvanized corrugated sheet
- Well insulated with 50mm graphene bamboo wood insulation panel + 15mm PU metal embossed panel
- Galvanized steel frame and steel roof
- Power can be connected by a 32 amp caravan extension lead, not supplied
- Compatible and set up for either holding tank or connecting to council mains system
- Dimensions: L 11800mm, W 6300mm, H 2500mm



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*With global shipping costs fluctuating, our prices are subject to change.  
Please get in touch for a detailed quote and delivery information.*

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