

# AirHome

Prefabricated Relocatable Homes



**WILLIAMS**   
**CORPORATION**  
BUILDING THE MOST LIVEABLE COUNTRY





# AirHome

by Williams Corporation

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Introducing AirHome: the perfect prefabricated home, complete with a full-sized kitchen and bathroom. AirHome is available across 3 configurations: AirHome 36, a 36m<sup>2</sup> studio, AirHome 38, consisting of 1 bedroom across 38m<sup>2</sup>, and AirHome 48, a 48m<sup>2</sup> 2-bedroom.

Designed for those seeking to create another income stream, expand their overall house size, get a better return on under-utilised land, or have land that was previously too hard to build on. AirHome offers a unique and tailored solution.

Classified as a building under the Building Act so once installed it can be insured and funded just like a traditionally constructed home.

AirHome can be purchased as Supply-only, or we can provide installation services, which includes supporting you in gaining the required consents and planning permissions.



The information provided in this marketing material is for general information purposes only. Any decision to purchase an AirHome should be based on your own research and independent professional advice, and this information may be updated without notice. The images, illustrations, plans and descriptions in this marketing material are (as the case may be) artists impressions and indicative only, and subject to change.



# AirHome 36

## Studio

Introducing AirHome 36: A 36m<sup>2</sup> studio home, with a full-size kitchen and bathroom.

Available in two different floor plans, with front and side entry options, AirHome 36 is suited to both square or rectangular-shaped sites.



**Bathrooms 1**

**Price \$128,000** (INCL GST)

**Area 35.56m<sup>2</sup>**

Price for construction of AirHome only  
(excludes decking, landscaping, delivery,  
installation and any other costs)

### Key features of the AirHome:

- Full size bathroom
- Kitchen (including fridge, washer/dryer, oven, hob and dishwasher)
- Built in wardrobes and storage
- LED lighting throughout
- Heatpump included
- Meets or exceeds new H1 insulation standards
- Made of high quality materials from reputable suppliers



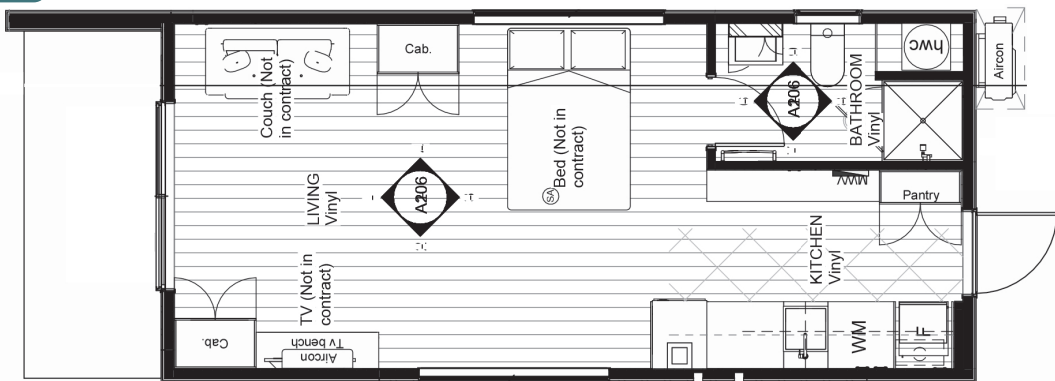
# AirHome 36

## Studio

### FRONT ACCESS



Front Access (suited to rectangular shaped sites)



### SIDE ACCESS



Side Access (suited to square shaped sites)







## GENERAL SPECIFICATIONS

<b>Entry Door</b>	Glass door in an aluminium frame with digital lock
<b>Windows</b>	Double glazed, powder coated aluminium
<b>Electrical</b>	LED lighting, sockets, general connections
<b>Heating</b>	Panasonic 5.2kW heat pump
<b>Water Heating</b>	80L hot water cylinder
<b>Roof, Fascia, Gutter and Downpipes</b>	Colour Steel*
<b>Cladding</b>	Cemintel cladding

\*Extra cost for NZS 3604 Exposure Zone D (also known as Sea Spray Zone)

Subject to availability, products/finishes may vary. Where possible products to be replaced with a similar or equal product.

## INTERIOR LINING

<b>Insulation</b>	R 2.6 wall batts, R 3.6 ceiling batts (two layers to meet code), floor batts (insulation requirements may vary according to region)
<b>Walls and Ceilings</b>	Grooved Plywood
<b>Skirting and Architraves</b>	Timber skirting and architraves to match wall lining



# AirHome 38

## One Bedroom

AirHome 38 offers 1 bedroom, a full-size bathroom, and Kitchen across a 38m<sup>2</sup> prefabricated home. Available in two different floor plans, with front and side entry options, AirHome 38 is suited to both square or rectangular-shaped sites.



Price \$144,000 (INCL GST)

Bedrooms 1

Bathrooms 1

Area 38.69m<sup>2</sup>

Price for construction of AirHome only  
(excludes decking, landscaping, delivery,  
installation and any other costs)

### Key features of the AirHome:

- Full size bedroom
- Full size bathroom
- Kitchen (including fridge, washer/dryer, oven, hob and dishwasher)
- Built in wardrobes and storage
- LED lighting throughout
- Heatpump included
- Meets or exceeds new H1 insulation standards
- Made of high quality materials from reputable suppliers



# AirHome 38

## One Bedroom



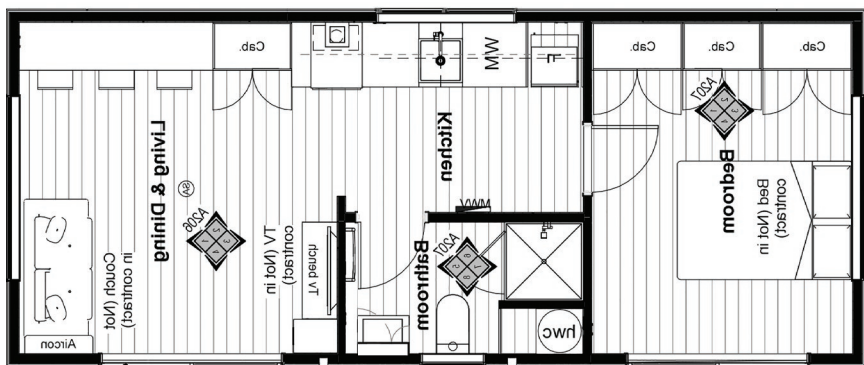
Front Access (suited to rectangular shaped sites)

### FRONT ACCESS



Side Access (suited to square shaped sites)

### SIDE ACCESS





# AirHome 38



GENERAL SPECIFICATIONS	
<b>Entry Door</b>	Glass door in an aluminium frame
<b>Windows</b>	Double glazed, powder coated aluminium
<b>Electrical</b>	LED lighting, sockets, general connections
<b>Heating</b>	Panasonic 5.2kW heat pump
<b>Water Heating</b>	80L hot water cylinder
<b>Roof, Fascia, Gutter and Downpipes</b>	Colour Steel*
<b>Cladding</b>	Cemintel cladding

INTERIOR LINING	
<b>Insulation</b>	R 2.6 wall batts, R 3.6 ceiling batts (two layers to meet code), floor batts (insulation requirements may vary according to region)
<b>Walls and Ceilings</b>	Grooved Plywood
<b>Bathroom walls and Ceilings</b>	Innova Intergroove Painted v-groove panel and Innova Duralux Plus Painted flat sheet
<b>Skirting and Architraves</b>	Timber skirting and architraves to match wall lining

\*Extra cost for NZS 3604 Exposure Zone D (also known as Sea Spray Zone)

Subject to availability, products/finishes may vary. Where possible products to be replaced with a similar or equal product.

# AirHome 48

## Two Bedroom

Featuring 2 bedrooms, a full-size kitchen, and bathroom, spread across a 48m<sup>2</sup>, AirHome 48 is the perfect self-contained home

Designed for living, AirHome 48 offers side entry to both the living area and bedrooms.



**Price \$218,000** (INCL GST)

**Bedrooms 2**

**Bathrooms 1**

**Area 48.53m<sup>2</sup>**

Price for construction of AirHome only  
(excludes decking, landscaping, delivery,  
installation and any other costs)

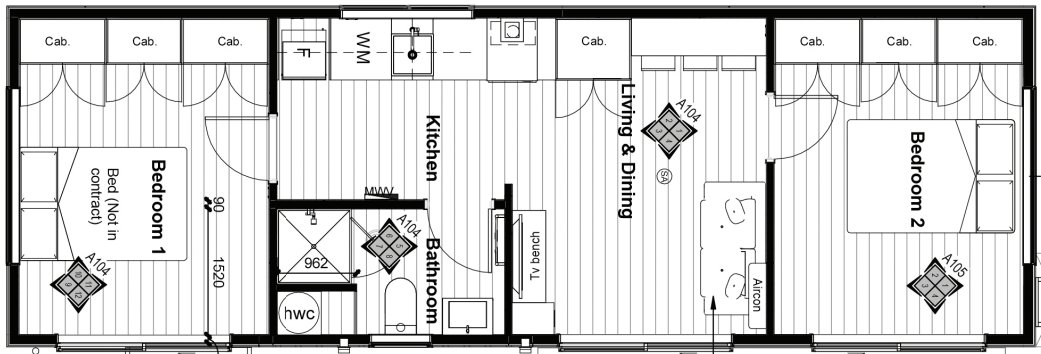
### Key features of the AirHome:

- Two full size bedrooms
- Full size bathroom
- Kitchen (including fridge, washer/dryer, oven, hob and dishwasher)
- Built in wardrobes and storage
- LED lighting throughout
- Heatpump included
- Meets or exceeds new H1 insulation standards
- Made of high quality materials from reputable suppliers



# AirHome 48

## Two Bedroom



# AirHome 48



## GENERAL SPECIFICATIONS

<b>Entry Door</b>	Glass door in an aluminium frame
<b>Windows</b>	Double glazed, powder coated aluminium
<b>Electrical</b>	LED lighting, sockets, general connections
<b>Heating</b>	Panasonic 5.2kW heat pump
<b>Water Heating</b>	80L hot water cylinder
<b>Roof, Fascia, Gutter and Downpipes</b>	Colour Steel*
<b>Cladding</b>	Cemintel cladding

\*Extra cost for NZS 3604 Exposure Zone D (also known as Sea Spray Zone)

Subject to availability, products/finishes may vary. Where possible products to be replaced with a similar or equal product.

## INTERIOR LINING

<b>Insulation</b>	R 2.6 wall batts, R 3.6 ceiling batts (two layers to meet code), floor batts (insulation requirements may vary according to region)
<b>Walls and Ceilings</b>	Grooved Plywood
<b>Bathroom walls and Ceilings</b>	Innova Intergroove Painted v-groove panel and Innova Duralux Plus Painted flat sheet
<b>Skirting and Architraves</b>	Timber skirting and architraves to match wall lining



# Chattels List

## APPLIANCES



### HOB

Fisher and Paykel 60cm ceramic cooktop



### DISHDRAWER

Fisher and Paykel stainless steel dish drawer



### OVEN

Fisher and Paykel 60cm built-in oven



### CANOPY RANGEHOOD

Fisher and Paykel 60cm Box Chimney



### REFRIGERATOR/FREEZER

Haier Refrigerator/Freezer



### HEAT PUMP AND REMOTE



### WASHER/DRYER

Haier Washer/Dryer Combination

## BATHROOM



### MIRROR

Mirror cabinet over vanity



### TOWEL RAIL

Chrome heated towel rail



### SHOWER

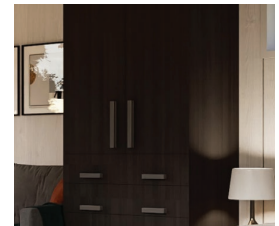
Acrylic Shower tray and walls

## JOINERY



### TV UNIT CABINET

40mm thick laminate finish



### WARDROBE JOINERY

Combined Wardrobe and drawer unit



### VANITY

Double drawer



### TAPWARE

Metro series basin and shower mixer



### TOILET

Back to wall soft close with integrated bidet

## GENERAL



### BLINDS

Chalk block out blinds



### VINYL FLOORING

Forum sheet vinyl (plank appearance)



### SMOKE ALARMS

Pursuant to building code



### LIGHT FITTINGS

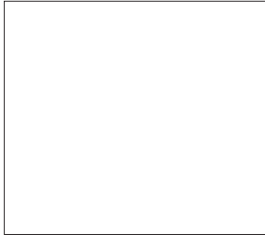


### THERMANN 80 LITRE

The images set out above are intended to provide a general indication of the chattels, products, materials and finishes described and are not representative of the exact chattels, products, materials and finishes being supplied. The chattels, products, materials and finishes used in the construction of your AirHome may vary.

# Colour Specifications

## EXTERNAL COLOURS



**CEMINTEL CLADDING**  
Cloud



**CEMINTEL CLADDING**  
Woodlands Ebony



**WINDOWS,  
FRONT DOOR**  
Ebony



**ROOF, FASICA,  
GUTTER, DOWNPIPES**  
Flax Pod



**SOFFITS**  
White

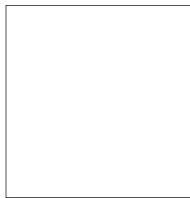
## INTERNAL COLOURS



**FLOORING**  
Oak Dark Brown



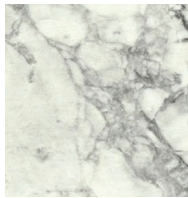
**PLYWOOD CEILINGS**  
Whitewashed



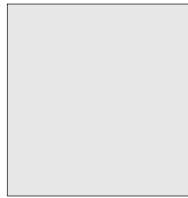
**PLYWOOD WALLS**  
Resene Half  
Black White



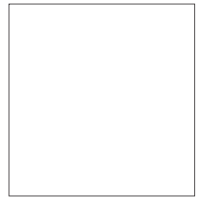
**MELTECA**  
Black Birchply



**FORMICA**  
Bianca Luna



**SPLASHBACK**  
Hardies Stone



**TRIM, DOORS**  
Resene Half  
Black White

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# AirHome 36

## Provisional Installation Costs

Item	Lower Range	Mid Range	Upper Range
<b>Planner High Level Review</b> To confirm the compliance pathway and provisional sums for getting an Airhome on your site.	\$575	\$575	\$575
<b>Site Specific Reports and Costings</b> <ul style="list-style-type: none"> <li>• Geotech</li> <li>• Site Survey and Service Locator</li> <li>• Foundation design</li> <li>• Quoting of physical works relating to the installation and commissioning of your AirHome</li> </ul>	\$7450	\$9375	\$12,250
<b>Site Specific Design Fees, Council Fees and Reticulation costs</b> <ul style="list-style-type: none"> <li>• Building Consent Drawings</li> <li>• Council Fees (Consent and Development Contributions)</li> <li>• Reticulation Fees (Power Connection and Fibre (if applicable))</li> </ul>	\$8200	\$13,450	\$18,630
<b>Physical Site Works</b> <ul style="list-style-type: none"> <li>• Site Scrape and Pile Installation</li> <li>• Drainage and Services</li> <li>• Delivery</li> <li>• Commissioning</li> <li>• Access Way Formation, Fencing, Landscaping</li> <li>• Preliminary and General (Council Sign-Off Traffic Management etc)</li> </ul>	\$15,200	\$32,900	\$48,500
<b>Total Installation Price</b>	\$31,425	\$56,300	\$79,955
<b>Total Construction and Installation Price</b>	\$159,425	\$184,300	\$207,955

The amounts stated in the above provisional installation costs table are estimates only and are subject to change as a result of the unique circumstances and requirements relevant to the installation of an AirHome on your specific site. In addition, the above amounts exclude costs associated with anything that is not expressly stated in writing.

# AirHome 38

## Provisional Installation Costs

Item	Lower Range	Mid Range	Upper Range
<b>Planner High Level Review</b> To confirm the compliance pathway and provisional sums for getting an Airhome on your site.	\$575	\$575	\$575
<b>Site Specific Reports and Costings</b> <ul style="list-style-type: none"> <li>• Geotech</li> <li>• Site Survey and Service Locator</li> <li>• Foundation design</li> <li>• Quoting of physical works relating to the installation and commissioning of your AirHome</li> </ul>	\$7450	\$9375	\$12,250
<b>Site Specific Design Fees, Council Fees and Reticulation costs</b> <ul style="list-style-type: none"> <li>• Building Consent Drawings</li> <li>• Council Fees (Consent and Development Contributions)</li> <li>• Reticulation Fees (Power Connection and Fibre (if applicable))</li> </ul>	\$8200	\$13,450	\$18,630
<b>Physical Site Works</b> <ul style="list-style-type: none"> <li>• Site Scrape and Pile Installation</li> <li>• Drainage and Services</li> <li>• Delivery</li> <li>• Commissioning</li> <li>• Access Way Formation, Fencing, Landscaping</li> <li>• Preliminary and General (Council Sign-Off Traffic Management etc)</li> </ul>	\$15,200	\$32,900	\$48,500
<b>Total Installation Price</b>	\$31,425	\$56,300	\$79,955
<b>Total Construction and Installation Price</b>	\$175,425	\$200,300	\$223,955

The amounts stated in the above provisional installation costs table are estimates only and are subject to change as a result of the unique circumstances and requirements relevant to the installation of an AirHome on your specific site. In addition, the above amounts exclude costs associated with anything that is not expressly stated in writing.



# AirHome 48

## Provisional Installation Costs

Item	Lower Range	Mid Range	Upper Range
<b>Planner High Level Review</b> To confirm the compliance pathway and provisional sums for getting an Airhome on your site.	\$575	\$575	\$575
<b>Site Specific Reports and Costings</b> <ul style="list-style-type: none"> <li>• Geotech</li> <li>• Site Survey and Service Locator</li> <li>• Foundation design</li> <li>• Quoting of physical works relating to the installation and commissioning of your AirHome</li> </ul>	\$7450	\$9375	\$12,250
<b>Site Specific Design Fees, Council Fees and Reticulation costs</b> <ul style="list-style-type: none"> <li>• Building Consent Drawings</li> <li>• Council Fees (Consent and Development Contributions)</li> <li>• Reticulation Fees (Power Connection and Fibre (if applicable))</li> </ul>	\$9100	\$13,450	\$18,630
<b>Physical Site Works</b> <ul style="list-style-type: none"> <li>• Site Scrape and Pile Installation</li> <li>• Drainage and Services</li> <li>• Delivery</li> <li>• Commissioning</li> <li>• Access Way Formation, Fencing, Landscaping</li> <li>• Preliminary and General (Council Sign-Off Traffic Management etc)</li> </ul>	\$21,000	\$32,900	\$55,000
<b>Total Installation Price</b>	\$38,125	\$56,300	\$86,455
<b>Total Construction and Installation Price</b>	\$256,125	\$274,300	\$304,455

The amounts stated in the above provisional installation costs table are estimates only and are subject to change as a result of the unique circumstances and requirements relevant to the installation of an AirHome on your specific site. In addition, the above amounts exclude costs associated with anything that is not expressly stated in writing.







# The Buying Process

## Supply (only) of AirHome

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**1**

### **Sign Contract**

Sign a conditional contract for the purchase of your AirHome.

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**2**

### **Pay Deposit**

Carry out your due diligence investigations, confirm you are satisfied with the terms of the contract and that you wish to proceed, and then pay a 50% deposit (which will be held on trust in a lawyer's trust account until deliverables are met). During this time we are happy to work with you to help you understand whether or not you require a building consent and/or code compliance certificate for the AirHome only (this varies based on what region the AirHome will be installed in and what your intended use of the AirHome is).

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**3**

### **Inspect AirHome**

Once you have paid your deposit we will begin constructing your AirHome. The process is expected to take between 3 - 6 months however we will provide you with an accurate timeline at the time you pay your deposit. We will notify you once the construction process has been completed and give you the opportunity to inspect your AirHome.

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**4**

### **Collect AirHome**

After you have inspected the AirHome and confirmed that you are happy with it, you will be required to pay the balance of the purchase price of the AirHome. Once we have received payment, your AirHome is ready for collection and you are free to arrange delivery and installation.

# The Buying Process

## Supply and Installation of AirHome

- 
- 1 Sign Contract**

Choose the floor plan (front or side access / orientation) which suits your site, sign a conditional contract for the purchase of your AirHome and pay a \$575.00 non-refundable compliance pathway fee.

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  - 2 Planning Investigation**

After receiving payment of your compliance pathway fee, our team will complete a high level review to confirm that a resource consent is not required in relation to the installation of your AirHome and provide you with provisional costs for the installation of your AirHome. If for whatever reason we determine that a resource consent is or may be required, we would then outline what this process is likely to involve and the estimated costs and risks associated with this process for you to consider.

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  - 3 Pay Consenting Assistance Installment**

Carry out your due diligence investigations, confirm you are satisfied with the terms of the contract and that you wish to proceed, and then pay your first installment of \$25,000 (which will be used by us to engage consultants to assist with obtaining building consent and determine the cost to install your AirHome).

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  - 4 Consenting Assistance Services**

During this step we obtain the site specific reports required to support your building consent application (including geotechnical reports, site survey, foundation design and working drawings) and we obtain quotes for all works in relation to the commissioning and installation of your AirHome.

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  - 5 Construction and Installation Price Confirmation**

We will confirm that the cost of commissioning and installing your AirHome are consistent with our original provisional sums provided as part of Step 2, and you will then pay your second installment of \$100,000 (which will be held on trust in a lawyer's trust account until deliverables are met). If for whatever reason the final costs are materially different from our original provisional sums, you can choose not to proceed and we will refund any balance funds held by us from your first installment.

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  - 6 Obtain Building Consent, Start Site Works and AirHome Construction**

We obtain building consent for the earthworks and services, and also begin construction of your AirHome. During the construction phase of your AirHome we complete physical site works (installation of the piles and running of service mains). Whilst this is happening you will be required to pay your development contributions and any applicable reticulation fees to the relevant territorial authority.



# The Buying Process

## Supply and Installation of AirHome

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### 7 Inspect AirHome

We will notify you once your AirHome has been constructed and give you the opportunity to inspect your AirHome. After you have inspected the AirHome and confirmed that you are happy with it, we will mutually agree on and confirm a delivery date and time, and you will then pay the balance of the purchase price for your AirHome.

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### 8 Delivery and Installation

We deliver and install your AirHome.

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### 9 Commissioning and Testing

Once your AirHome has been installed we will connect your AirHome to the relevant services, test the connections and ensure that your AirHome is functioning as expected.

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### 10 Optional Extras

If relevant to your contract, we will carry out any agreed enhancements such as decking, fences, steps, pathways and landscaping.



# Why AirHome?

## Our purpose and the story behind AirHome

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The story of Williams Corporation's first office marks a significant milestone in our journey towards providing innovative housing solutions. Twelve years ago, our Managing Directors, Matthew and Blair, established their first office within an accommodation park filled with modular relocatable homes.

This unique setting allowed them to learn more about relocatable housing, interact with residents, and gain a firsthand understanding of the necessity and convenience these homes offer.

From these roots, AirHome was born - a passion project embraced by the entire Williams Corporation team. Matthew and Blair's initial design drew inspiration from their personal experiences and the needs they observed earlier in their careers. They envisioned a flexible living space that catered to modern lifestyles and aspirations.

Our dedicated design team refined the floor plan, ensuring practicality and functionality in every detail. The construction team brought AirHome to life with exceptional craftsmanship and attention to detail.

AirHome is more than just a product, it represents Williams Corporation's commitment to innovation and delivering exceptional living experiences. AirHome provides freedom, flexibility, and quality.







