

YOUR HOME DESIGN GUIDE.



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SMALL BY CHOICE

About Small By Choice Homes



Our Mission

New Zealand is currently in a cost of living crisis. Due to high interest rates, extended build times and limited land available, Small By Choice Homes saw a gap in the market for good quality, affordable housing that could be built within a matter of weeks at a reasonable price and most importantly, were both council compliant and built in accordance with the NZ building code.

What Makes Us Different



Comfortable Homes

Our entire range is built with comfort and functionality in mind so you can ensure you're getting a good quality home.



Affordable Homes

Our builds are incredibly affordable and our short build timeframes ensure you won't be sitting there with an empty, unproductive section.



Low Maintenance

All of our builds are built with low maintenance in mind. Our exterior cladding is steel ensuring durability and no painting required.



Built & Designed By LBPs

All of our builds are built and designed by Licensed Building Practitioners and come with a 10 year warranty for watertightness and structure.



Fully Insured Builds

Rest easy knowing that while we're building your new home and if something were to go wrong, it's fully insured.



Council Compliant

All of our self-contained homes are built in accordance with the building code and come with a Council Code of Compliance (CCC).

Looking for a quote? Call us now on 021 027 87249





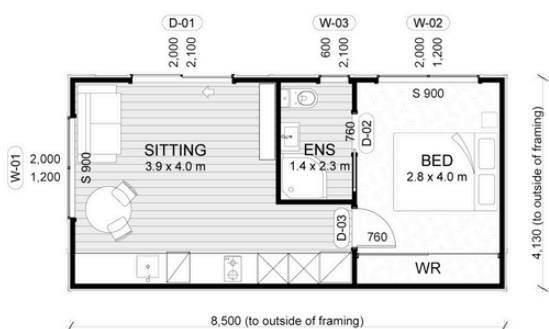
One Bedroom

8.5m x 4.13m | 36m²

Our one-bedroom option can be used as a minor dwelling, granny flat or it can be a standalone house if you have a bare section ready to build. These units are perfect for an individual or a couple. Our one-bedroom unit features a double-sized bedroom, fully functional kitchen, as well as a bathroom with a shower, vanity, and toilet.

All of our homes are designed and built by licensed practitioners and come with a Council Code of Compliance Certificate (house only).

There are 3 standard options available for you to choose from with the option to have a mono pitch or gable roof or you can customise our standard designs to suit your individual requirements which are shown below. Low-maintenance exterior cladding with no painting required.



Features

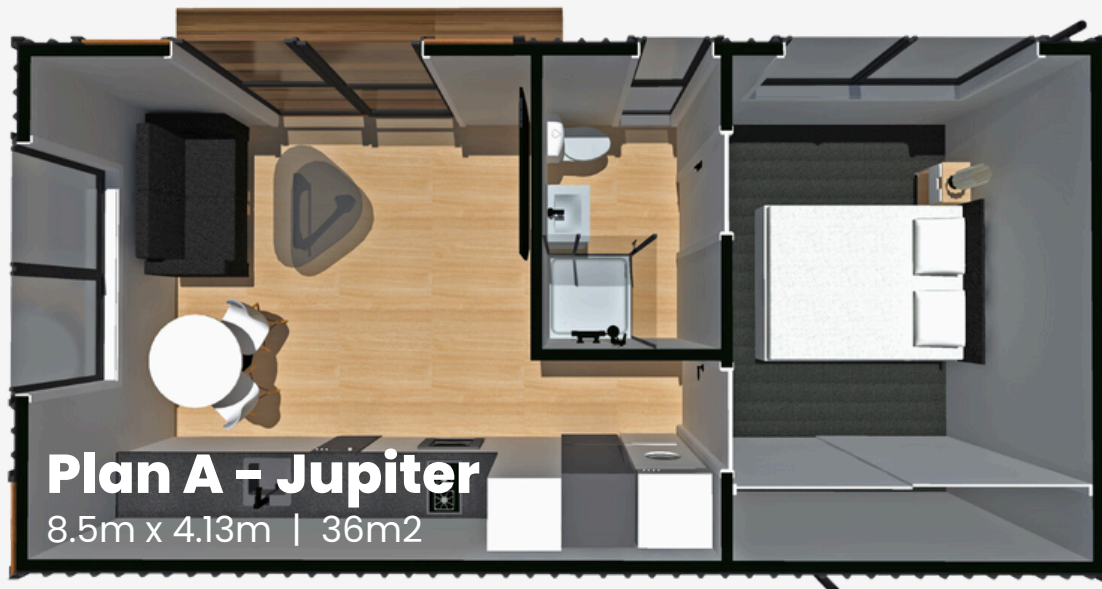


PRICE: From \$136,700 incl. GST
Delivery not included

CUSTOMISATION: Our one bedroom homes can be customised or you can choose from one of the standard layouts shown on the next page.

WHAT'S INCLUDED?

- Double-glazed windows & doors
- Wardrobe doors
- Ensuite Bathroom with toilet, shower & vanity
- Electric HWC
- Power points, down lights, exterior light, light switches and smoke detector
- Full kitchen with oven, hob and extractor fans
- Carpet and vinyl
- Insulation - floors, ceiling and exterior walls
- Cold feed for washing machine



Plan A - Jupiter

8.5m x 4.13m | 36m²

One Bedroom

8.5m x 4.13m | 36m²

Our one bedroom build is able to be customised and comes in three different layouts. Our one bedroom units include a double-sized bedroom, fully functional kitchen and a bathroom with a shower, vanity and toilet.



Plan B - Alexander

8.5m x 4.13m | 36m²



Plan C - Kowhai

8.5m x 4.13m | 36m²

Additional Options That Can Be Included:

- Extra power points, light fittings and switches
- Curtains & blinds
- Wardrobe inserts
- TV & internet points
- Gas Infinity hot water and gas hob
- Heatpump
- Add a dishwasher, fridge freezer and washer/dryer
- Upgrade carpet/vinyl
- Upgrade kitchen and benchtop
- Chose a different colour for the exterior and interior
- Upgrade bathroom fixtures and fittings
- Upgrade window and door joinery
- Upgrade wardrobe door
- Upgrade to meet a Climate Zone, Wind Zone & Earthquake Zone



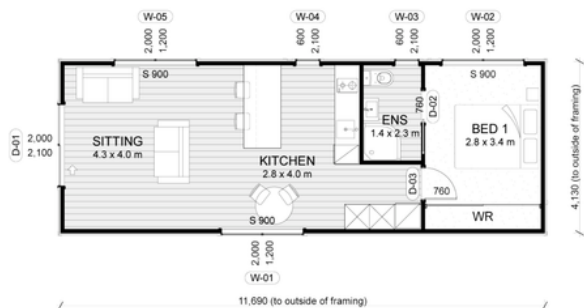
Large One Bedroom

11.69m x 4.13m | 49m²

If you're after a one bedroom home that provides a bit more living space, then look no further. Our large one-bedroom options can be used as a separate dwelling, granny flat or can be built as a standalone house if you have a section ready to build on.

These units are perfect for an individual or a couple. They include a double-sized bedroom, fully functional kitchen and a bathroom with a shower, vanity and toilet. Our large one bedroom design includes a great open-plan entertaining space with sliding doors.

Our homes are designed and built by licensed building practitioners and come with a Council Code of Compliance Certificate (house only).



04C. LARGE SINGLE BEDROOM - 49m²

Features



PRICE: From \$176,000 incl. GST | Delivery not included

CUSTOMISATION: Our large one bedroom home can be customised

WHAT'S INCLUDED?

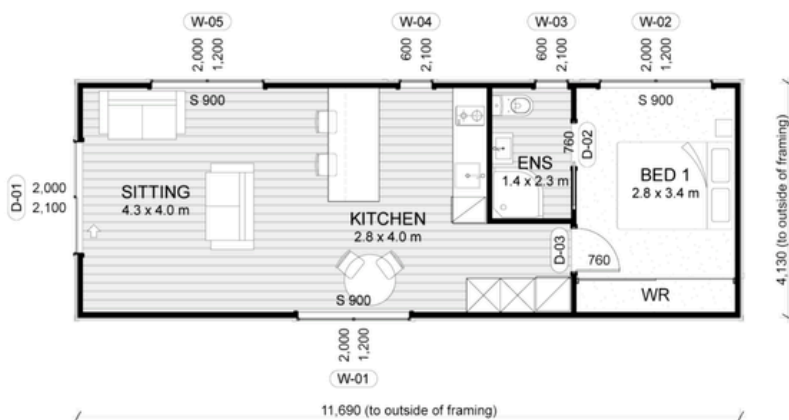
- Double-glazed windows and doors
- Wardrobe doors
- Ensuite bathroom with a toilet, shower and vanity
- Electric HWC
- Power points, downlights, exterior light, light switches and a smoke detector
- Full kitchen with an oven, hob and extractor fans
- Carpet and vinyl
- Insulation – floors, ceiling and exterior walls
- Cold feed for washing machine



Large One Bedroom

11.69m x 4.13m | 49m²

Our large one-bedroom options can be used as a separate dwelling, granny flat or can be built as a standalone house if you have a section ready to build on. Our large one bedroom build is able to be customised.



04C. LARGE SINGLE BEDROOM - 49m²

Additional Options That Can Be Included:

- Extra power points, light fittings and switches
- Curtains & blinds
- Wardrobe inserts
- TV & internet points
- Gas Infinity hot water and gas hob
- Heatpump
- Add a dishwasher, fridge freezer and washer/dryer
- Upgrade carpet/vinyl
- Upgrade kitchen and benchtop
- Chose a different colour for the exterior and interior
- Upgrade bathroom fixtures and fittings
- Upgrade window and door joinery
- Upgrade wardrobe door
- Upgrade to meet a Climate Zone, Wind Zone & Earthquake Zone



Two Bedroom

11.69m x 4.13m | 49m²

If you're after a reasonably sized, functional two bedroom home then look no further. Our two bedroom house comes with a double bedroom and single bedroom, a fully functional bathroom, and an open plan living dining and kitchen area, which is great for entertaining.

Our two bedroom home has the option of two double bedrooms or a double bedroom and a single bedroom. Two standard options are available and can be customised to suit your needs.

Our two-bedroom options can be used as a separate dwelling, granny flat or can be built as a standalone house if you have a section ready to build on. These units are perfect for an individual looking for more space, a couple, or a small family.

Our homes are designed and built by licensed building practitioners and come with a Council Code of Compliance Certificate (house only).

Features

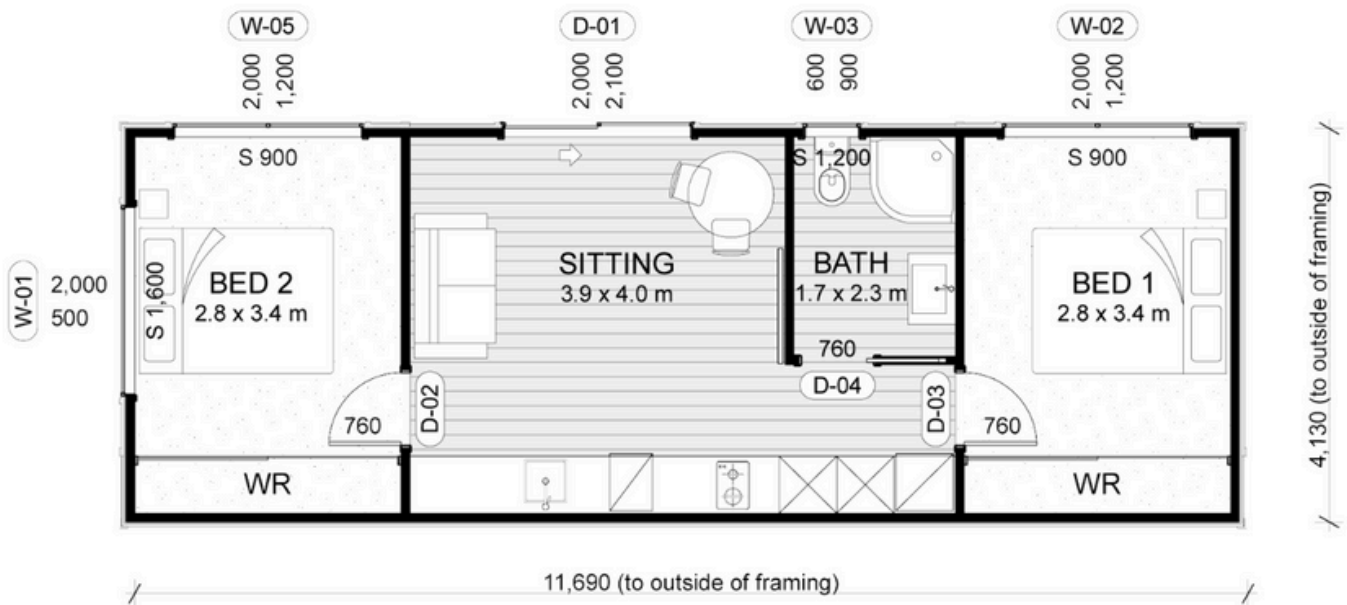


PRICE: From \$176,000 incl. GST | Delivery not included

CUSTOMISATION: Our two bedroom homes can be customised or you can choose from one of the standard layouts shown on the next page.

WHAT'S INCLUDED?

- Double-glazed windows and doors
- Wardrobe doors
- Ensuite bathroom – toilet, shower and vanity
- Electric HWC
- Power points, down lights, exterior light, light switches and smoke detector
- Full kitchen with oven, hob and extractor fans
- Carpet and vinyl
- Insulation – floors, ceiling and exterior walls
- Cold feed for washing machine



Two Bedroom

11.69m x 4.13m | 49m²

Our two bedroom home has the option of two double bedrooms or a double bedroom and a single bedroom. Two standard options are available and can be customised to suit your needs.



Plan A - Winchester

11.69m x 4.13m | 49m²



Plan B - Denver

11.69m x 4.13m | 49m²

Additional Options That Can Be Included:

- Extra power points, light fittings and switches
- Curtains & blinds
- Wardrobe inserts
- TV & internet points
- Gas Infinity hot water and gas hob
- Heatpump
- Add a dishwasher, fridge freezer and washer/dryer
- Upgrade carpet/vinyl
- Upgrade kitchen and benchtop
- Chose a different colour for the exterior and interior
- Upgrade bathroom fixtures and fittings
- Upgrade window and door joinery
- Upgrade wardrobe door
- Upgrade to meet a Climate Zone, Wind Zone & Earthquake Zone

FAQs

Are your homes customisable?

Yes, some elements of our homes can be customised to suit individual requirements. If we haven't got the perfect standard design that suits your needs, please contact us and we can discuss the changes you would like. Additional costs may apply.

Are your homes Council Compliant?

All our self-contained homes are built in accordance with the building code and come with a Council Code of Compliance (CCC). It is important to understand that the CCC specifically applies to the Small By Choice home as manufactured in the factory and does not cover site-specific work, i.e. foundations, sewer connections, etc. Our homes will be delivered after the final council inspection has been completed. The formal documentation is then processed by the council and the certificate will be sent through to Small By Choice. This process can take approximately 4-6 weeks.

Do I need Resource Consent or Building Consent?

Each city council has different rules. We recommend you contact your local council to discuss your requirements and obligations.

Do your homes come with warranties?

Absolutely. All our homes come with a minimum of 10 years of watertightness and structural warranty. All other product warranties, certificates, and records of work will be provided along with the Code of Compliance Certificate when issued by the council.

Do you build the homes on trailers or wheels?

All our self-contained homes come with Council Code of Compliance. Our homes (excluding units with no plumbing) are designed to sit on permanent foundations.

How much is delivery and set-up?

Deliveries and set-up fees vary considerably, and each request is different. The quotations we provide are based on individual needs. Please [contact us](#) to discuss this further. To assist with our quotation, we will require you to provide us with the address of the site, and photographs/videos of the access and where the home will be located.

Do your homes come with power and water?

Our one, two & three bedroom homes come ready to connect to mains power and water. Our cabins, sleepouts, office, and studio come supplied with a 15m 16 Amp caravan lead for connection to your existing power source.

If a site has difficult access and/or a difficult build platform, can you build the house on my site?

Yes, we could build the home on your chosen site if access or location prevents the home from being transported when complete. Additional costs will apply. Please [contact us](#) to discuss this further.

Can Small By Choice help me with council compliance and siteworks?

Yes! We can provide you with an end-to-end service if you require. From site layout, navigating the required consents, organising the necessary siteworks as well as building the foundations, and positioning your home ready for you to use. We have a designated design team who can help with any customisation and assist with the building consent process. Additional costs apply for these services. Please [contact us](#) to discuss further.

Can I see my home being built?

We are more than happy to show you the progress we have made on your home. Due to WorkSafe requirements, appointments are necessary so please email us to book in. We can also email you progress pictures & updates if required.

Contact Us

If you have any general questions or queries for us, or are looking for a quote on a build, please contact us via phone, email, or through our website.

 sales@sbchomes.co.nz

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