

AirHome

Prefabricated Relocatable Homes



WILLIAMS 
CORPORATION
BUILDING THE MOST LIVEABLE COUNTRY



AirHome

by Williams Corporation

Introducing AirHome: the perfect prefabricated, transportable home, complete with a full-sized kitchen and bathroom. AirHome is available across 3 configurations:

- AirHome 36 | 36m² studio home
- AirHome 38 | 38m² 1 bedroom home
- AirHome 48 | 48m² 2 bedroom home

These are built in our supplier's Auckland, Palmerston North and Christchurch manufacturing facilities so we can deliver these across the country.

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 36m² 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 \$140,000 (INCL GST)

Area 36m²
9m x 4m

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

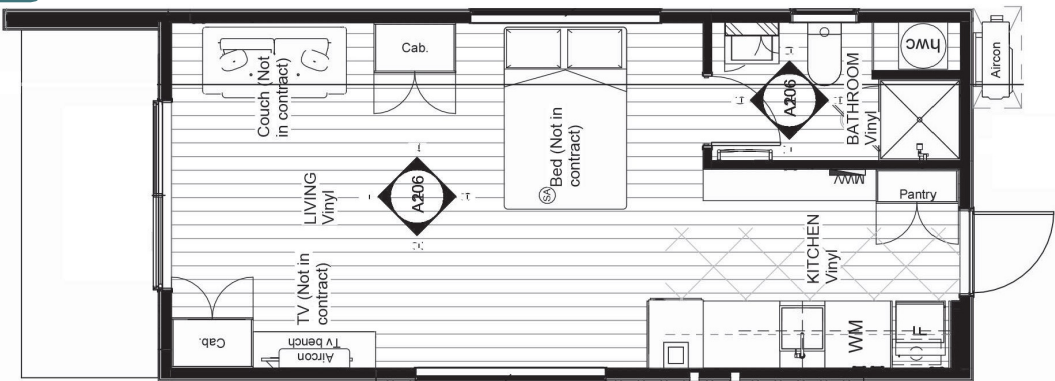
AirHome 36

Studio

FRONT ACCESS



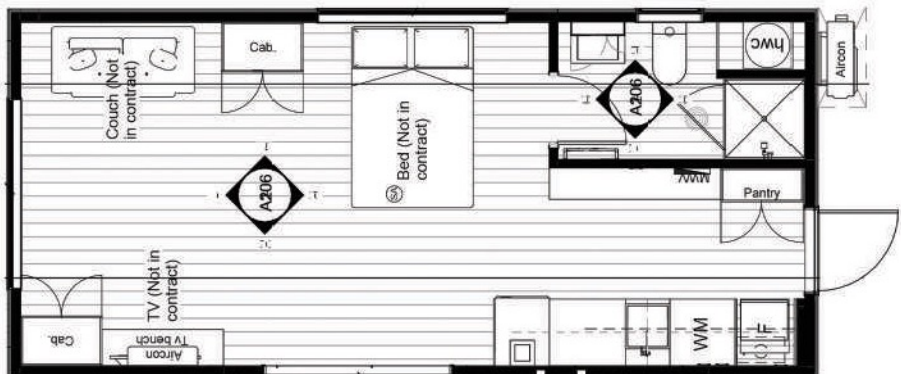
Front Access (suited to rectangular shaped sites)



SIDE ACCESS



Side Access (suited to square shaped sites)





GENERAL SPECIFICATIONS

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

Insulation	R 2.6 wall batts, R 3.6 ceiling batts (two layers to meet code), floor batts (insulation requirements may vary according to region)
Walls and Ceilings	Grooved Plywood
Skirting and Architraves	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 38m² 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 \$155,000 (INCL GST)

Bedrooms 1

Bathrooms 1

Area 38m²
9m x 4m

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



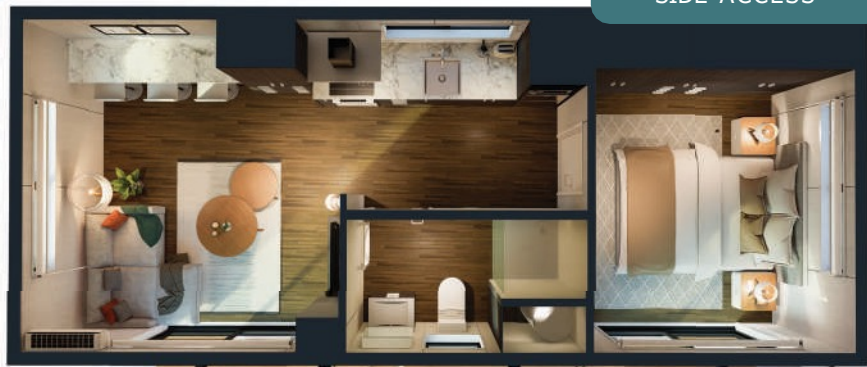
Front Access (suited to rectangular shaped sites)

FRONT ACCESS



Side Access (suited to square shaped sites)

SIDE ACCESS



AirHome 38



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

INTERIOR LINING	
Insulation	R 2.6 wall batts, R 3.6 ceiling batts (two layers to meet code), floor batts (insulation requirements may vary according to region)
Walls and Ceilings	Grooved Plywood
Bathroom walls and Ceilings	Innova Intergroove Painted v-groove panel and Innova Duralux Plus Painted flat sheet
Skirting and Architraves	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 48m², AirHome 48 is the perfect self-contained home

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



Price \$185,000 (INCL GST)

Bedrooms 2

Bathrooms 1

Area 48m²
12.2m x 4m

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



Alternative Floorplan (bathroom and kitchen swapped)



AirHome 48



GENERAL SPECIFICATIONS

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

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

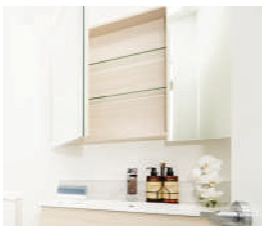


WASHER/DRYER
Haier Washer/Dryer Combination

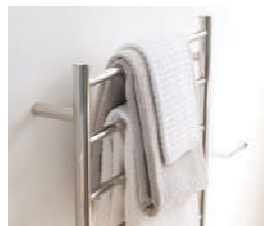


HEAT PUMP AND REMOTE

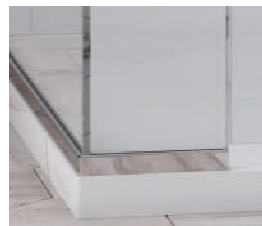
BATHROOM



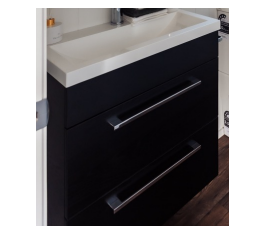
MIRROR
Mirror cabinet over vanity



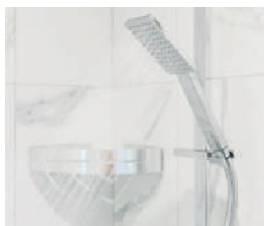
TOWEL RAIL
Chrome heated towel rail



SHOWER
Acrylic Shower tray and walls



VANITY
Double drawer



TAPWARE
Metro series basin and shower mixer

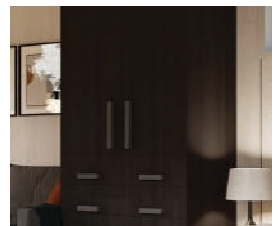


TOILET
Back to wall soft close

JOINERY



TV UNIT CABINET
40mm thick laminate finish



WARDROBE JOINERY
Combined Wardrobe and drawer unit

GENERAL



BLINDS
Chalk block out blinds



VINYL FLOORING
Oak Brown



SMOKE ALARMS
Pursuant to building code



LIGHT FITTINGS

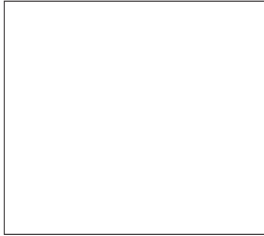


THERMANN 80 LITRE

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

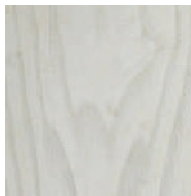


SOFFITS
White

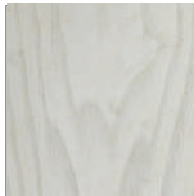
INTERNAL COLOURS



FLOORING
Oak Brown



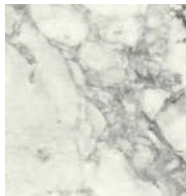
PLYWOOD CEILINGS
Whitewashed



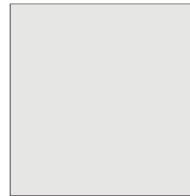
PLYWOOD WALLS
Whitewashed



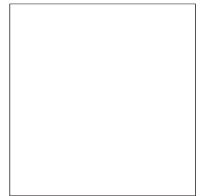
MELTECA
Black Birchply



FORMICA
Bianca Luna



SPLASHBACK
Hardies Stone



TRIM, DOORS
Resene Half
Black White

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.



AirHome 36

Provisional Installation Costs

Item	Lower Range	Mid Range	Upper Range
Planner High Level Review To confirm the compliance pathway and provisional sums for getting an Airhome on your site.	\$575	\$575	\$575
Site Specific Reports and Costings <ul style="list-style-type: none"> • Geotech • Site Survey and Service Locator • Foundation design • Quoting of physical works relating to the installation and commissioning of your AirHome 	\$7450	\$9375	\$12,250
Site Specific Design Fees, Council Fees and Reticulation costs <ul style="list-style-type: none"> • Building Consent Drawings • Council Fees (Consent and Development Contributions) • Reticulation Fees (Power Connection and Fibre (if applicable)) 	\$8200	\$13,450	\$18,630
Physical Site Works <ul style="list-style-type: none"> • Site Scrape and Pile Installation • Drainage and Services • Delivery • Commissioning • Access Way Formation, Fencing, Landscaping • Preliminary and General (Council Sign-Off Traffic Management etc) 	\$15,200	\$32,900	\$48,500
Total Installation Price	\$31,425	\$56,300	\$79,955
Total Construction and Installation Price	\$171,425	\$196,300	\$219,955

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
Planner High Level Review To confirm the compliance pathway and provisional sums for getting an Airhome on your site.	\$575	\$575	\$575
Site Specific Reports and Costings <ul style="list-style-type: none"> • Geotech • Site Survey and Service Locator • Foundation design • Quoting of physical works relating to the installation and commissioning of your AirHome 	\$7450	\$9375	\$12,250
Site Specific Design Fees, Council Fees and Reticulation costs <ul style="list-style-type: none"> • Building Consent Drawings • Council Fees (Consent and Development Contributions) • Reticulation Fees (Power Connection and Fibre (if applicable)) 	\$8200	\$13,450	\$18,630
Physical Site Works <ul style="list-style-type: none"> • Site Scrape and Pile Installation • Drainage and Services • Delivery • Commissioning • Access Way Formation, Fencing, Landscaping • Preliminary and General (Council Sign-Off Traffic Management etc) 	\$15,200	\$32,900	\$48,500
Total Installation Price	\$31,425	\$56,300	\$79,955
Total Construction and Installation Price	\$186,425	\$211,300	\$234,955

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
Planner High Level Review To confirm the compliance pathway and provisional sums for getting an Airhome on your site.	\$575	\$575	\$575
Site Specific Reports and Costings <ul style="list-style-type: none"> • Geotech • Site Survey and Service Locator • Foundation design • Quoting of physical works relating to the installation and commissioning of your AirHome 	\$7450	\$9375	\$12,250
Site Specific Design Fees, Council Fees and Reticulation costs <ul style="list-style-type: none"> • Building Consent Drawings • Council Fees (Consent and Development Contributions) • Reticulation Fees (Power Connection and Fibre (if applicable)) 	\$9100	\$13,450	\$18,630
Physical Site Works <ul style="list-style-type: none"> • Site Scrape and Pile Installation • Drainage and Services • Delivery • Commissioning • Access Way Formation, Fencing, Landscaping • Preliminary and General (Council Sign-Off Traffic Management etc) 	\$21,000	\$32,900	\$55,000
Total Installation Price	\$38,125	\$56,300	\$86,455
Total Construction and Installation Price	\$223,125	\$241,300	\$271,455

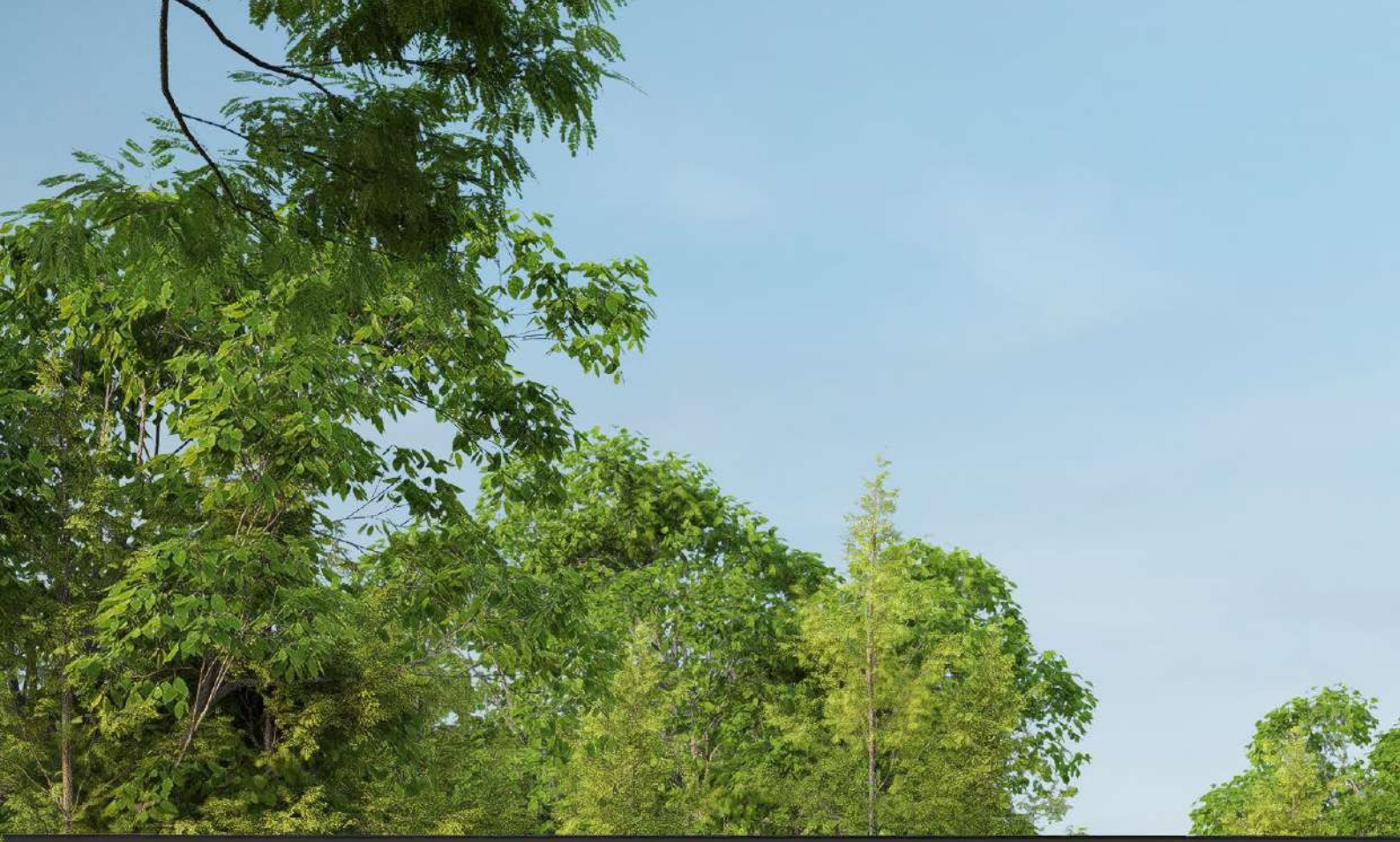
The amounts stated in the above provisional installation costs table are estimates only and are subject to change as a result of the unique circumstances and requirements relevant to the installation of an AirHome on your specific site. In addition, the above amounts exclude costs associated with anything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

AirHome 60

Provisional Installation Costs

Item	Lower Range	Mid Range	Upper Range
Planner High Level Review To confirm the compliance pathway and provisional sums for getting an Airhome on your site.	\$575	\$575	\$575
Site Specific Reports and Costings <ul style="list-style-type: none"> • Geotech • Site Survey and Service Locator • Foundation design • Quoting of physical works relating to the installation and commissioning of your AirHome 	\$7450	\$9375	\$12,250
Site Specific Design Fees, Council Fees and Reticulation costs <ul style="list-style-type: none"> • Building Consent Drawings • Council Fees (Consent and Development Contributions) • Reticulation Fees (Power Connection and Fibre (if applicable)) 	\$9100	\$13,450	\$18,630
Physical Site Works <ul style="list-style-type: none"> • Site Scrape and Pile Installation • Drainage and Services • Delivery • Commissioning • Access Way Formation, Fencing, Landscaping • Preliminary and General (Council Sign-Off Traffic Management etc) 	\$21,000	\$32,900	\$55,000
Total Installation Price	\$38,125	\$56,300	\$86,455
Total Construction and Installation Price	\$253,125	\$271,300	\$301,455

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

1

Sign Contract

Sign a conditional contract for the purchase of your AirHome.

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.

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).

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.

4

AirHome is delivered

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 delivery and installation with your local teams.

The Buying Process

Supply and Installation of AirHome

1

Free Feasibility Check

High level check by in house experts.

Confirm planning rules allow for dwelling and fits within stated setbacks.

Provide you with high level, estimated total project costs.

2

Planning Compliance Check

Customer to pay a compliance pathway fee for third party planner to confirm meets planning rules or if Resource Consent is required.

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.

3

Conditional Contract

Pay your first instalment of 10% of total project cost. This will be used by us to engage consultants to assist with obtaining building consent and determine the cost to install your AirHome.

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.

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.

You will then pay your second installment of 40%.

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.

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, building consent fees and any applicable reticulation fees to the relevant territorial authority.

The Buying Process

Supply and Installation of AirHome

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 50% of the total purchase price for your AirHome project.

8 Delivery and Installation

We deliver and install your AirHome.

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.

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

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.

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.

Why We Build AirHomes:

Nationwide Delivery: Williams Corporation is one of the few prefabricated home builders that can offer nationwide delivery, ensuring that no matter where you are, an AirHome can be your home.

Meeting Demand: Our customers have been asking for more versatile and affordable housing options. AirHome is our response to that demand, providing smaller, relocatable homes without compromising on quality.

Building Expertise: With over 2,000 homes built, our expertise in construction is unmatched. We leverage this extensive experience to build AirHomes that meet the highest standards of durability and design.

Affordability and Choice: We believe in building affordable homes and offering even more choices with our AirHomes. This allows us to cater to a wider range of needs and budgets, ensuring everyone has access to quality living spaces.

Williams Corporation continues to push the boundaries of what's possible in home building, always striving to deliver exceptional homes that enhance the way people live. Join us on this journey and discover the freedom and flexibility that AirHome offers





