

KITSETS

by  LOCKWOOD

Your guide to Lockwood Kitset homes



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Getting Started

If you are thinking about building a kitset home, you're in the right place! Lockwood Homes have over seventy years experience supplying kitset homes to Kiwis. You or your chosen builder can construct a beautiful solid-timber home with a Lockwood kitset.

This booklet offers guidance to help you to prepare for, and build, your Lockwood kitset. It includes information about:

- What is included in a Lockwood kitset
- Obtaining a building consent
- Preparing your site and foundations
- The Lockwood Kitset construction process
- How Lockwood will support you as you build your Lockwood Kitset home

What is a Lockwood Kitset?

Since 1951 Lockwood has refined our processes for building homes for our clients. We offer a complete build service, where we design and build the home for you ready to move in; ReadyBuilt transportable homes, where the home is completed in our factory and delivered to your site; and kitset homes by Lockwood.

A Lockwood kitset home is manufactured as a set of components, the pieces needed to build the home, and supplied for construction by you or your chosen builder.

Kitsets by Lockwood offer you the opportunity to experience the challenge and reward of building your own home – a cherished New Zealand tradition.



What is Included in your Lockwood Kitset?

The price for your Lockwood Kitset includes the components of your home – as described below.

- Exterior walls, windows and doors
- Interior walls, doors, posts, and beams
- Suspended timber subfloor
- Roof framing timbers
- Sarked timber ceilings
- Full building plans for consent (The Lockwood team will work with you to get your site-specific consent)
- Allowance for preparation of site-specific consent plans
- Allowance for on-site glazing

You will need to arrange and contract tradespeople required to complete the build of your home, organise council building inspections required for your build and the certificate of code compliance at completion of your project.

Depending on your location, there may be additional investment required to meet Building Code, or District plan regulations. Our experienced team will advise and guide you through this.

The following pages outline the inclusions and specifications for both the exterior and interior of your Lockwood Kitset home in more detail. Changes and upgrades are possible, please discuss these with us.



Standard Lockwood Kitset Inclusions

The inclusions below are part of the standard supply. We will work with you to meet any site specific requirements and supply pricing based on your unique specifications.

Lockwood Components

Lockwood manufacture components for the construction of your Lockwood Kitset home including exterior walls, interior walls, joinery, internal doors, glulam posts and beams, roof sarking and finishing timbers. The components for your home are manufactured in accordance with the standard Lockwood specification, current at the time of manufacturing. A copy of this specification is available on request.

Plans

You will receive Pre-developed Building Plans for the home. The plans come complete with the Engineer's PS1 Statement where applicable. Lockwood Kitset homes are braced to Very High Wind, are designed for Earthquake Zone 2 and Soil Class D&E, and Corrosion Zone B.

Window and Doors

Lockwood Kitset homes use the Code Mark certified Lockwood window to wall system.

The windows and exterior doors are double glazed thermally broken aluminium joinery. All joinery is fabricated to very high wind requirements and available in standard Colourscape™ powder coated finish.

Classic Double Glazing clear float glass is used in the joinery throughout the home. Obscure glass is used in the bathroom, toilet and laundry windows.

All hardware is colour coded to match the window colour where possible.

Lockwood Exterior Walls

Lockwood Kitset homes come with Code Mark Certified 107mm insulated exterior wall system, complete with aluminium sheathing and/or Lockwood Vertical Grain (VG) pine exterior.

A choice of standard colours are available for the aluminium sheathed walls. VG pine will require painting or staining in a colour of your choice.

The exterior specification includes Lockwood interlocking aluminium alloy extrusions, laminated wall stiffeners, roof support beams and galvanized steel tie rods.



Lockwood Interior Walls

Lockwood Kitset homes use the Code Mark certified Lockwood 44mm wall system. All interior wall timber is treated to H3.1. Interior walls include our patented interlocking aluminium extrusions, polypropylene noise reduction tape and galvanised steel tierods. Lockwood laminated wall stiffeners and associated timber finishing materials such as scotias and skirtings are included.

Lockwood Interior Doors

All interior doors in your Lockwood Kitset home are paint quality, hollow core pre-hung doors on stainless steel hinges and rebated jambs. The doors come complete with door hardware from the Schlage Form or Medio range.

Lockwood Ceiling Linings

Lockwood Kitset homes use Lockwood Sarking - 35mm H.3 treated timber sarking.

Wardrobes and Cupboards

A solid timber shelf and provision for a closet rail are supplied for each wardrobe. Linen cupboards are supplied with timber for five solid timber shelves.

Suspended Timber Subfloor

Your Lockwood Kitset home includes a Suspended Timber subfloor with 2/150 x 50 H3.2 bearers and 200 x 50 floor joists. 20mm flooring and Ply H3.2 to wet areas and a C or D Type Aluminium Baseboard to cover edge of joists.

Concrete Foundation

If you opt to have a concrete foundation, we will credit the timber subfloor and provide necessary seating, hold down brackets and fixings specific to our product, DPC and an Aluminium D type flashing baseboard to cover the edge of the slab.

Roofing Timbers

Your Kitset comes with Purlins 75x50, 190x50 Outriggers and Dummy rafters, and 75x50 Soffit Nogs.



Lockwood Supporting Documentation and Resources

Outlined below is the supporting documentation and resources supplied with your Lockwood Kitset home.

Supporting Resources

- Kitset Detail Manual
- Kitset Assembly Manual
- CodeMark certificate
- Easy to Find component brochure
- Pre-cut Production Drawing plans
- On-site Installation Checklist of all essential Lockwood Building activities
- Lockwood Assembly Manual

Pre-developed Plans

Non- site-specific documentation, includes:

- Designer's declaration covering Codemark use
- Pre developed plans

Our salespeople will work closely with you to develop your site-specific documentation, which includes:

- Engineers Producer Statement/PS1
- Wall bracing calcs
- H1 energy efficiency calcs



Lockwood Kitset Exclusions

The items below are excluded from standard supply of your Lockwood Kitset home, however, some items may be able to be quoted and supplied on request.

- Site specific structural engineering
- House piles and all 6Kn / 12Kn Pile – bearer kits
- Base linings and access door for timber subfloor
- Kitchen cabinetry
- Electrical fixtures
- Electrical wiring
- Plumbing pipe, bathroom fittings including roof penetration requirements
- Plumbing fixtures
- Gutters and downpipes
- Floor coverings
- Sealants, glues, floor nails, product nails, nail gun nails, screws
- Wet wall linings – acrylic / tiles to bath/shower and associated finishing materials
- Site work materials including concrete, reinforcing, site power and another ancillary site works
- Seismic restraint for hot water cylinder
- Roofing iron and flashings
- Ceiling and underfloor insulation
- Building Consent Authority fees
- Freight



Progress Payment Timeline

Project Co-ordination Fee \$5000

To complete a site investigation and prepare your plans for consent

- a) 25% Deposit Payable
On signing your Kitset agreement
- b) 25% Order Confirmed
When your home is booked for Manufacturing
- c) Balance of contract including freight (freight will be quoted prior)
10 days before the kitset is on its way to your site



Project Specific Consent Requirements

Your kitset build will require consent, granted by your local Building Consent Authority. Gathering site information is a critical step toward preparing and lodging consent. We have included an allowance in the kitset price for us to prepare and lodge site consents on your behalf. Your Lockwood consultant will discuss with you what this allowance covers as each project is unique. The final cost of obtaining site consents will be quoted and agreed before any work commences.

You will need to pay a fee for the building consent direct to your consenting authority. The amount varies, depending on your location and the complexity of your project. These fees will also include council or government levies. These fees are not included in your kitset price.

To undertake this work, we will need you to arrange and supply the necessary reports for your project.

Site-specific project planning requirements for consent include:

- A geotechnical report, soil test or stormwater design
- A site survey
- Site plans
- Foundation and floor design
- A services plan (including septic systems and water tanks if required).

The consent process also includes:

- Applying for a Land Information Memorandum (LIM)
- Preparing resource consent and building consent applications
- Lodging your consent application and following up with council
- Responding to requests for information (RFIs).



The Steps to building your Lockwood Kitset home

Step 1: Design

Lockwood has a wide range of plans that have been developed and refined over time. The most straight-forward way to create your home is to choose an existing design from our popular range. Existing plans have already been drawn and engineered, and once you have chosen a plan, we can move quickly to provide the documentation required for site consents.

There is some flexibility in the existing plans, including the ability to change windows and doors within the same openings. You will also want to think carefully about the placement of powerpoints as all electrical points in a Lockwood home are pre-drilled during the manufacturing process.

Making significant alterations to an existing plan or designing a bespoke home is possible but will incur additional fees. If you want to make changes to the design or create a bespoke kitset plan, speak to our sales team about the process involved.

Step 2: Gathering the necessary information

We will complete a site investigation giving you a summary of the general planning rules for your site including height, boundary, daylight, and site coverage restrictions that may apply to your building project. We'll also use other resources to identify factors that may need to be considered for building code compliance, including zoning for Wind Speed, Earthquake risk, Snow Loading, Corrosion, and Sea Spray.

You will need to arrange:

Geotechnical Report

You will require a report from a Geotechnical engineer to determine what the ground conditions are on your site. The report will give a foundation recommendation based on how far below ground level you have to go to find firm ground. If the ground is “good” (as defined in NZS3604), a concrete slab or timber pile foundation detail from NZS3604 may be used and no further foundation engineering is required. If your section does not meet the criteria for “good” ground, site specific foundation engineering by a structural engineer is required. They will work according to the recommendations in the Geotechnical engineers report.

Site Surveys

If your site is sloping, you may need a survey completed to check for recession planes. On a sloping site, the levels are required to design the foundations.

We have included an allowance in the price of your kitset to compile, complete and lodge site consents on your behalf. Alternatively you can get in touch with a local Architectural Design firm or Surveyor to arrange this service.

Wastewater

If you have a rural site or are not able to connect directly to council wastewater services, you will need a Wastewater design for your home. This can be carried out by your Geotech Engineer or a Civil Engineer, (your drainage contractor could advise you on their preferred consultant).

Stormwater

It is a requirement of council that you take care of all surface water generated from your site. This can usually be achieved with soakage trench or soak holes; you could also use a water storage tank. All of these are to be sized and specifically designed for your site, this work is usually done by the Geotech engineer who will supply the stormwater and soakage report.

Step 3: Signing the agreement

Once you are happy with your plans and pricing, you sign a supply agreement with Lockwood for your kitset home. The agreement will have the terms of the sale and purchase of your kitset including a breakdown of progress payments and when they will be due.

Step 4: Consent

Once the kitset supply agreement is completed and you have paid your deposit, work begins on the detailing process to get your project ready for consent.

We generate the architectural and structural drawings for your home and these contain sufficient detail required for the local Building Consent Authority processing your application. They will be passed to you for your final approval before the building consent application is submitted. The plans are then compiled together with the foundation design, drainage plan, site plan, application form, specification, etc. for submission.

Allow approximately six weeks for the council to process your building consent application. If you need a resource consent, we would assist you in obtaining this before lodging your building consent application.

Step 5: Creating your kitset

Depending on the work load in the Lockwood factory, your kitset will usually take from eight to ten weeks to manufacture, however we can give a clearer indication of time frames closer to the time so that you can co-ordinate the construction of your foundation.

Step 6: Delivery to site

Kitsets are delivered to site by a flat deck truck; and we can arrange a Hiab truck at an additional cost if you don't want to organise a crane. You'll need a flat area where you can off-load and sort the packs ready for construction. You may need to trim over-hanging branches and widen access for the truck.

Your Lockwood components will come in one delivery in a number of packs. We usually have a separate pack of the bottom boards and the balance of the board packs need to be opened and sorted on site. Each length is labelled with the wall it belongs to, so you need to sort them into groups by wall. Your Lockwood Kitset manual will outline how the job is packed.

We provide a packing list with each delivery that details the quantities and materials supplied which needs to be checked and signed. If you are concerned with the condition of the materials supplied, or believe the quantities are incorrect, please make contact with immediately so we can address this for you.





Completing Your Build

How much of the work can I do myself and when do I need to engage a tradesperson?

Building your own home is a cherished tradition for many New Zealanders; however some parts of the build must be completed by qualified tradespeople. You will need to engage licenced tradespeople to do the plumbing, gasfitting, drainlaying, and electrical work.

Options for building your Lockwood kitset home

Build it yourself:

You are able to build your own home under the Owner-Builder Exemption, however you must meet the standards of the building code. For information about the exemption and the rules surrounding, check the [Ministry of Business, Innovation and Employment website](#).

We also suggest that you think carefully about the jobs you should undertake according to your level of experience. If you wish to proceed with this option please let us know at the time of consent application.

Hire a builder and manage the project yourself:

Even if you aren't able to do the physical work of building your kitset, you may choose to oversee the project and coordinate the sub-trades. This will require a commitment of time and the ability to communicate well.

Hire a builder who will also manage the project for you:

Hiring a builder who will also manage the project and coordinate the sub trades is also a good way to complete the construction of your kitset, especially if you aren't confident about managing the process.

How Lockwood will support you as you build your home

You, or your builder, may have questions about the build process. Lockwood has created a comprehensive series of instructional videos (coming soon!) to offer practical and technical guidance as you build your Lockwood Kitset.

We are also available by phone, e mail and zoom call to respond to your questions, and if you really need boots-on-the-ground support Lockwood team members are available to assist on site for an additional cost.

Additional Costs to Consider

Planning and Consenting

- Building Consent Fees
- Resource Consent Fees (If required)
- Geotechnical report or soil test
- Topographical survey
- Council Development Contributions (if any)
- Inspections and code compliance

Services

- Trenching for services
- Septic tank (if required)
- Water tank (if required)
- Stormwater soak pit (if required)
- Connection to council services
- Temporary power and water

Construction

- Builder's labour
- Excavation of the site
- Retaining walls (if required)
- Foundation materials and construction
- Scaffolding – edge protection
- Roofer
- Plumber's labour, components, consumables
- Electrician's labour, components, consumables
- Spouting and downpipes
- General fixings and fasteners, nails, screws, glue and other consumables

Other Exterior Works

- Decks, patios and porches
- Driveway
- Paving
- Vehicle crossing and kerb cut down
- Fencing
- Landscaping

Finishing

- Decorating materials – paint, stain, wallpaper
- Floor coverings – carpet, vinyl, tiles
- Window dressings – drapes, blinds
- Kitchen cabinetry and appliances*
- Plumbing and bathroom fixtures*

* Available for inclusion in your kitset on request.
Speak to your Sales Consultant.

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Contact us today!

0508 562 596
lockwood.co.nz

