

Modular design for modern living.



CONSILIARII LIMITED



**Clever design is about
creating efficiencies
within the home, not
increasing the size of it.**

Nau mai haere mai. Welcome to Consiliarii Homes

Live mindfully.

Clever design is about creating efficiencies within the home and building process, not increasing the size of it.

Our prefabricated exterior panels significantly reduce build time; cost savings that are best spent elsewhere.

Modern living need not be a financial sentence, nor should it compromise on aesthetic design.

We partner only with reputable brands and licensed building practitioners to deliver an expertly crafted home you will be immensely proud of.



What separates us?

It's on the inside that counts.

For a room to feel spacious, factors like ceiling height matter. All our homes come with standard 2.7m high stud for a roomy feel.



Modular prefabrication is our preferred construction method. Each wall is carefully manufactured to meet industry standards and certification.



Modular components are delivered direct to site ready to be installed, reducing construction time and labour costs. Our Framing is a 100% renewable timber resource.



Our wall systems are nogg free and come standard with external Oriented Strand Board (OSB). OSB is exceptionally strong, highly water resistant and cost effective. Allowing the build to achieve weather tightness quicker.



Our windows and doors are specifically designed for the weather conditions in New Zealand, surpassing NZ standards with thermally insulated low E argon gas window frames and toughened glass.



Changes to the Building Code clause H1 bring the biggest energy efficient improvements in over a decade. All Consiliarii homes meet H1 standards. Enjoy improved thermal efficiency, meaning a drier warmer home in winter and reduced heat in the summer.

Standard Interior Inclusions

Insulation

Ceiling – Double layer to get R6.8, Wall – Ultra R2.8, Underfloor - R3.1

Linings

10mm GIB plasterboard for walls and ceiling

Finishings

Purepine 60mm bevelled skirtings, 40mm bevelled architraves

Interior Doors

Hollowcore 1980 high doors with Windsor hardware

Bathroom

Clearlite & Elementi products

Kitchen & Wardrobes

UNO cabinetry with Laminate benchtops

Lighting

Legrand LED downlights

Appliances

Robinhood appliances

Miscellaneous

DVS Home Ventilation system
AHI Carrier Heat pump



UNO Kitchens

Cabinet fronts - Arctic white embossed, HMR melamine on a particleboard substrate

Cabinet cases - Gloss white, HMR melamine on a particleboard substrate. We only use NZ board.

Hinges - Hafele soft close

Drawers - Hafele soft close

Benchtops - NZ made laminate tops, 36mm thick, rolled front edges, choice of 4 colours. Engineered stone can be offered as an upgrade.

Handles - choice of four styles, each supplied as 128mm or 320mm



Heat Pump

AHI Carrier
Capacity 5.35KW
Sleek modern design
Precise temperature control

Sprint Mode fast heating & cooling
Golden Fin anti-corrosion
Wi-Fi enabled
7 Years warranty

Robinhood appliances

4 Zone Ceramic Electric Hob 5
Function Build in Oven Stainless
Steel Dishwasher Curved Glass
Canopy



DVS Ventilation System



Benefits

Control condensation
Improved indoor air quality
Reduced moisture
Reduced home maintenance

Positive Pressure Ventilation System

System uses 'positive pressure' to push out the stale, moisture-laden air replacing it with drier, fresher, filtered air from the roof space or outside.

Heat recovery functionality

The pre-programmed heat recovery function transfers warm air in the house when the supply air temperature reaches 19 degrees and above. Automatically stops when the supply air temperature is reached 27 degrees.

When the air supply is cooler, system reduces fan speed, reducing the volume of air being transfer.

Cost Saving

Running cost ~\$15/Year for an average 100 SQM house.

Changing filters annually only, done by the home owner, cost of ~\$72/pa.

System Includes:

Controller
German made Fan
5 Diffusers
Pre-duct site visit
Installation
Commission
5 Years warranty

Standard Exterior Inclusions

Foundations

Wildboar Footings

Underfloor Insulation

Pink Batts R3.1 underfloor polystyrene

Structure

Cassette flooring with 19mm Plyfloor H3.2 in wet and untreated in dry, prefab walls with option of 140mm SG8 or 90mm LVL.

Cladding

Duragroove & Nuline BGC.

Soffits

BGC Durasheet

Fascia

H3 timber fascia

Roof

Steel and Tube Endura 0.40.
Hip, Gable or Mono-Pitch roof options

Rainwater System

Marley stormcloud (select colours)

Joinery

Fairview thermal broken double glazed joinery

Base Boards

150x40 Premium timber



Wildboar Footings

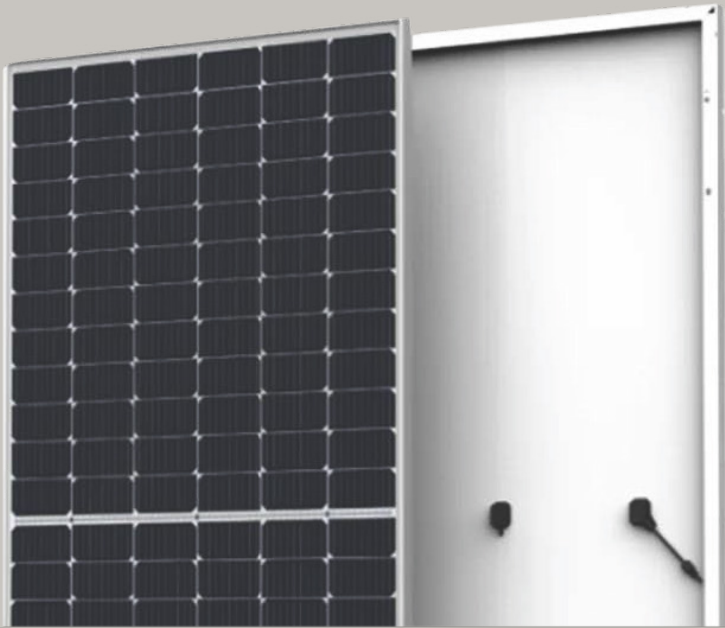
The Wildboar pile cap mimics a tree's root system through a series of steel micro piles. Easy to install, the micro piles can simply be driven into the ground with a jackhammer, with no need to add concrete or for dirt or soil to be removed.

- Fast install – Approx. 20mins per pile
- Instant load bearing 5 to 36 tonne
- No need to excavate and remove soil *cost effective
- No concrete
- No digging
- No heavy machinery
- Environmentally friendly
- Tried and tested system
- Piles up to 900mm

Optional Upgrades

- Solar power systems
- Septic tank systems
- Transportable home options
- Appliance upgrades
- Exterior cladding upgrades e.g. Cedar, Accoya.
- Options to include a pergola
- Decking

LONGI Solar



Optional Solar Power

Option 1 3.7KW Grid Tied	Option 2 5KW Grid Tied	Option 3 5KW Hybrid Off-grid with Battery
Includes: Design & installation 10 Longi Solar Panels Solax Inverter Energy Monitoring system	Includes: Design & installation 12 Longi Solar Panels Solax Inverter Energy Monitoring system	Includes: Design & installation 12 Longi Solar Panels Solax Inverter Energy Monitoring system Battery

Monarch





The only 2 story design of our classic range, the Monarch is all about practicality in mind for your family.

133.3m²

4

3

1



Estuary





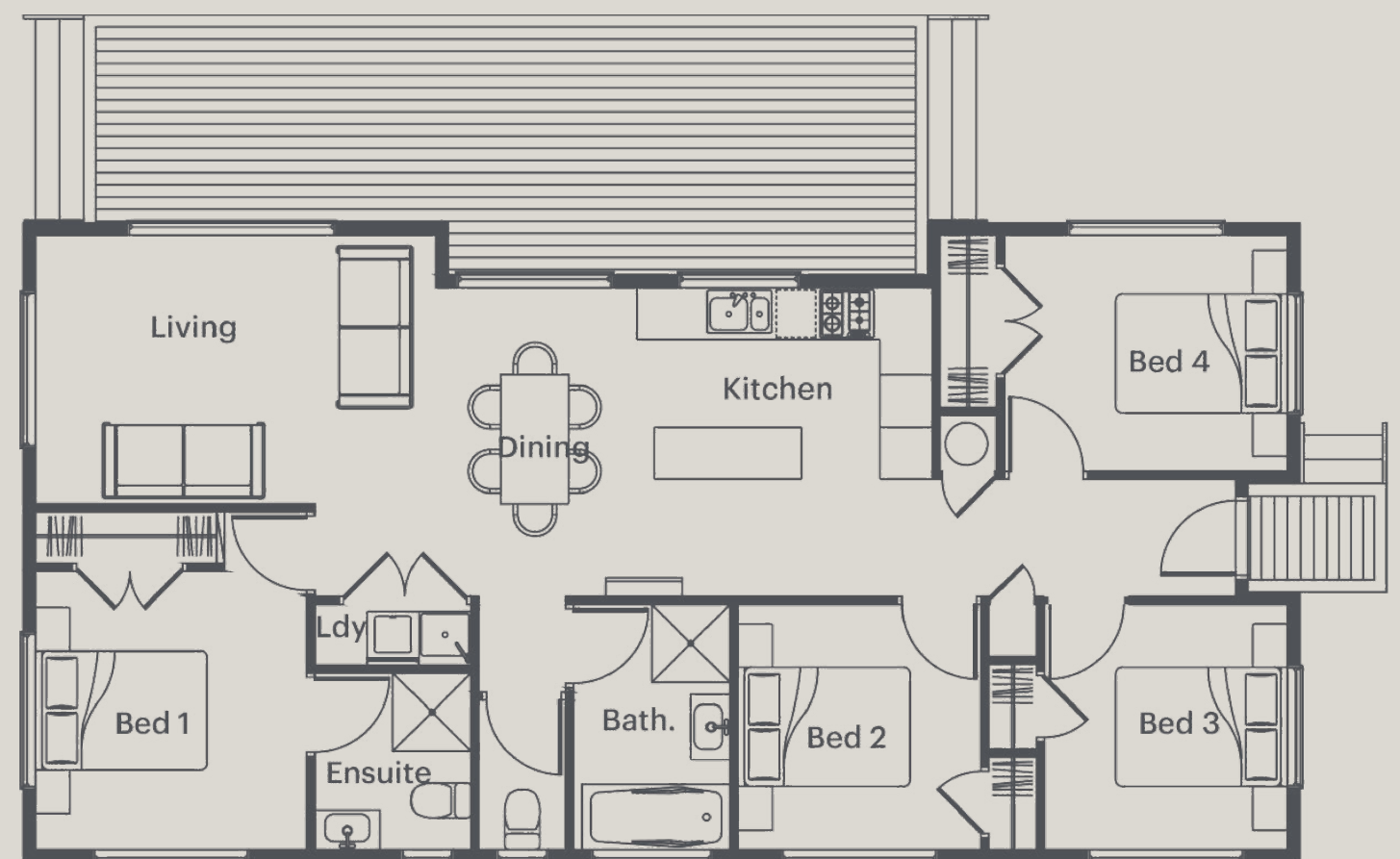
The ideal family home, a single-level 4-bedroom house with all the essential features for comfortable living.

104.3m²

4

2

1



Exclusions:

- No pergolas
- No allowance for Resource/Building consents
- No allowance for Geo tech or engineers reports/inspections
- Pine decking allowed



Emerald





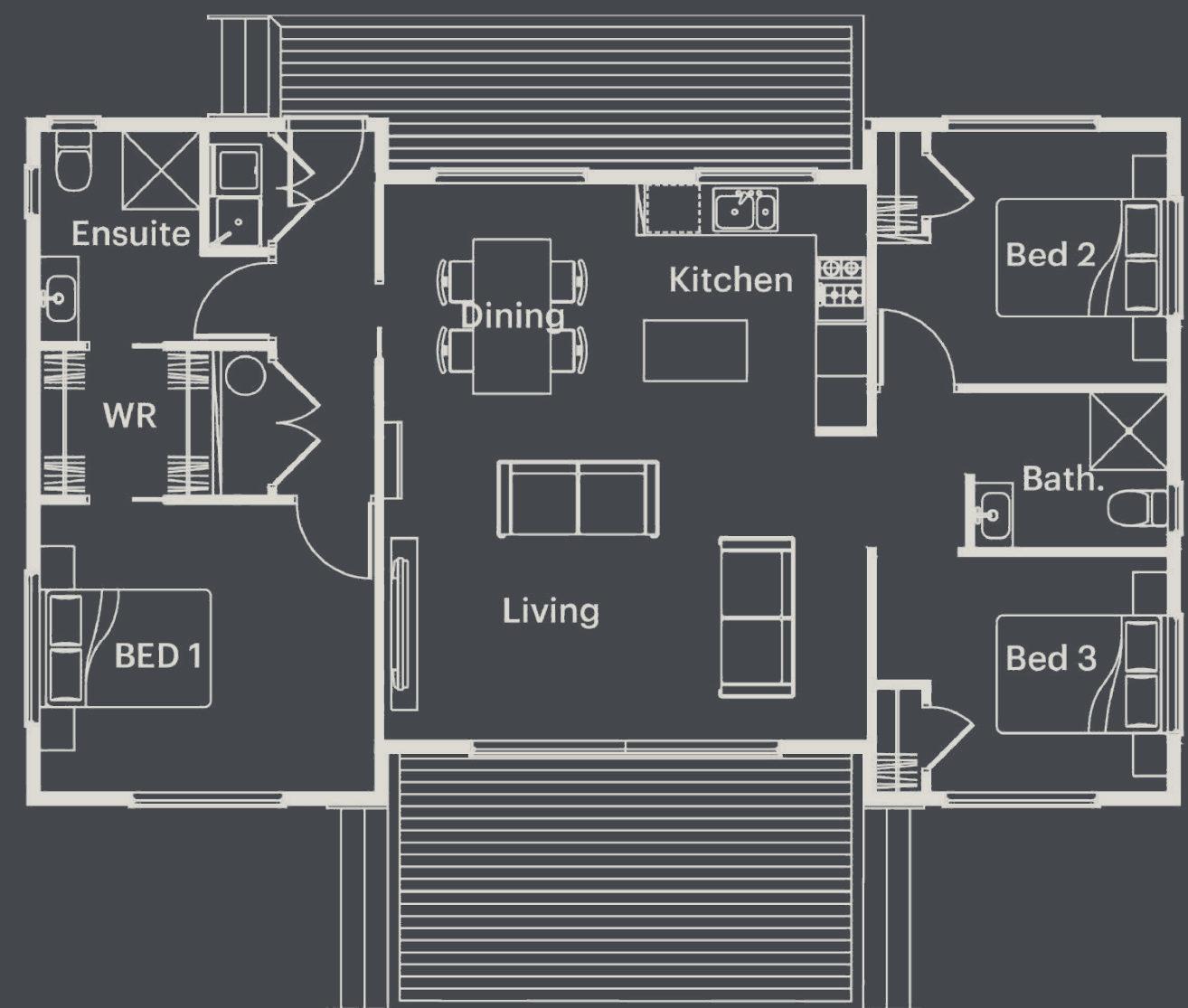
The Emerald is all about that extra space with a large modern living area and a roomy master bedroom.

99.5m²

3

2

1



Exclusions:

No pergolas

No allowance for Resource/Building consents

No allowance for Geo tech or engineers reports/inspections

Pine decking allowed

Fusion





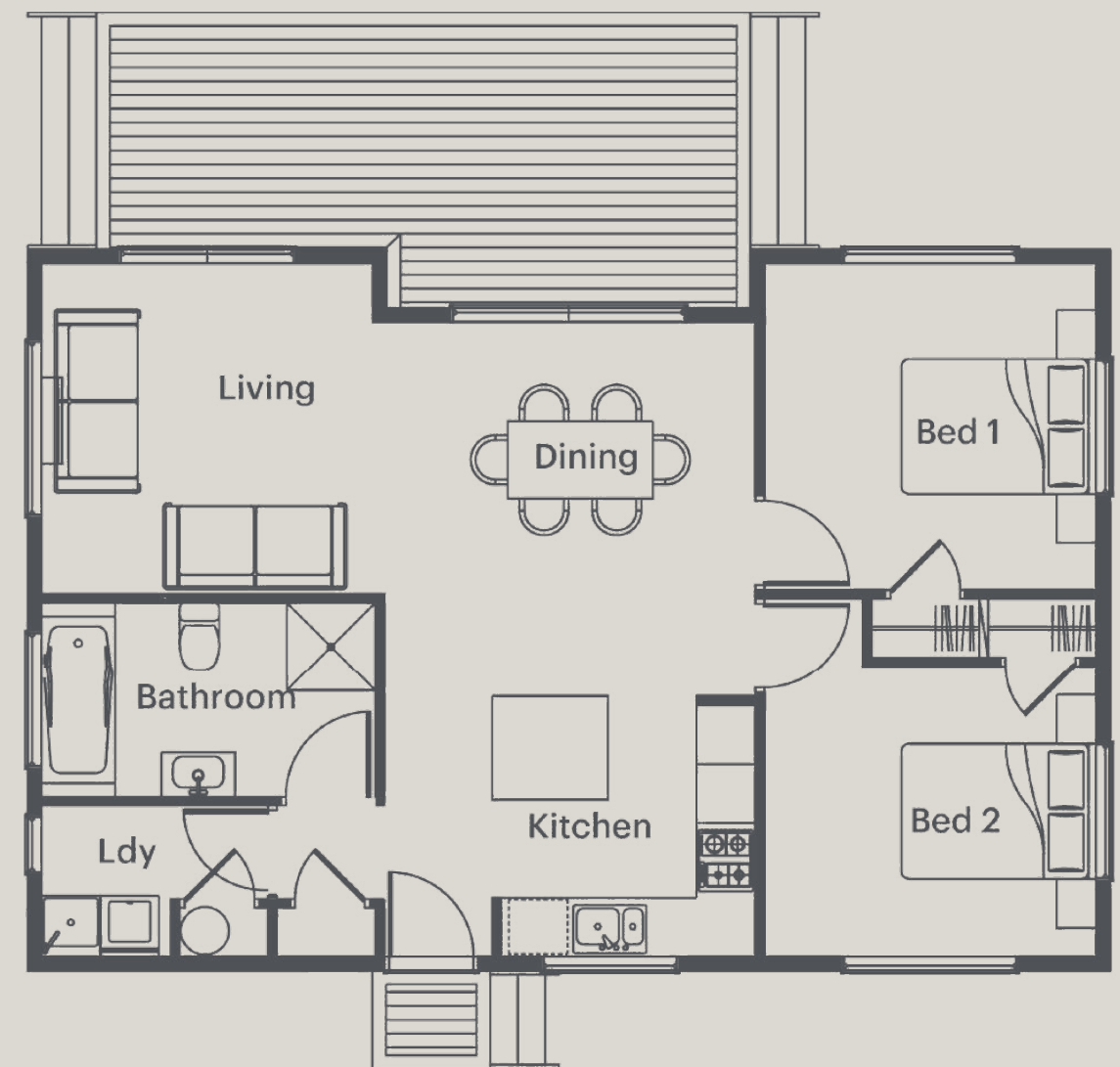
A spacious 2 double bedroom plan, our Fusion design is perfect if you are needing a little bit more room.

78.7m²

2

1

1



Exclusions:

No pergolas

No allowance for Resource/Building consents

No allowance for Geo tech or engineers reports/inspections

Pine decking allowed

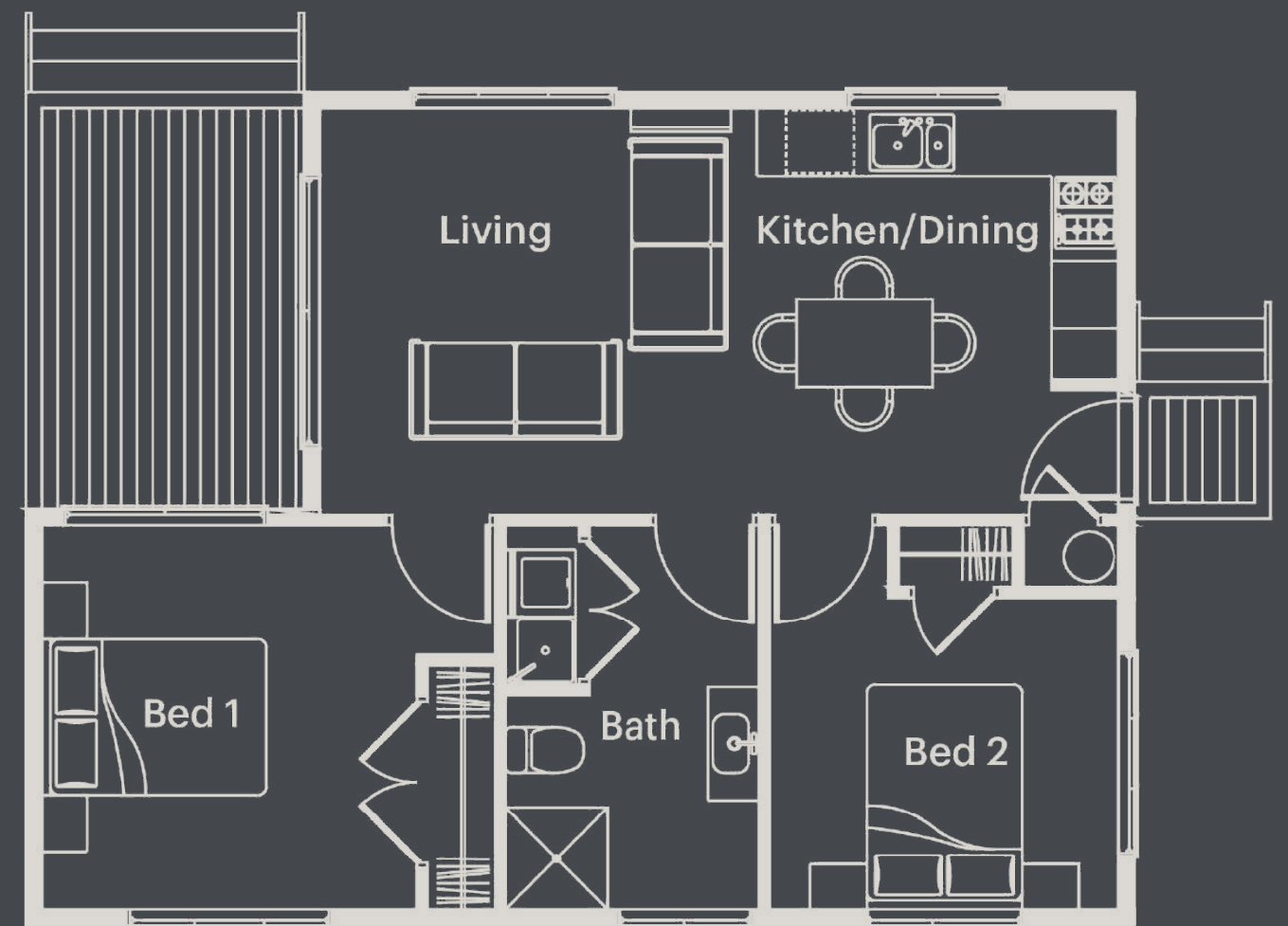


Maple





Our Maple model, the smallest in our classic range, remains highly functional with two bedrooms and an open living design.

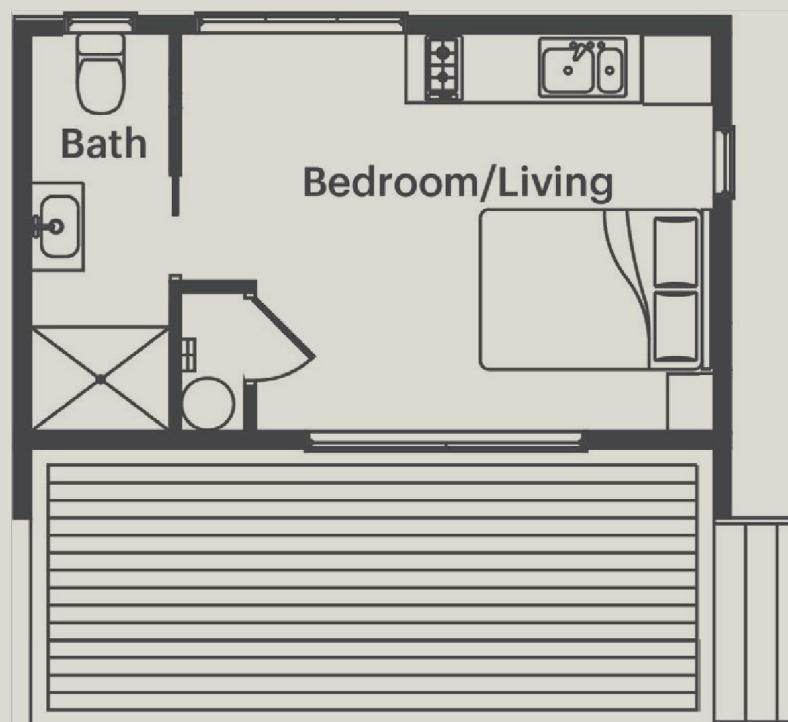


Exclusions:
 No pergolas
 Resource/Building consents not required
 No allowance for Geo tech or engineers reports/inspections
 Pine decking allowed



Aspen

22.7sqm



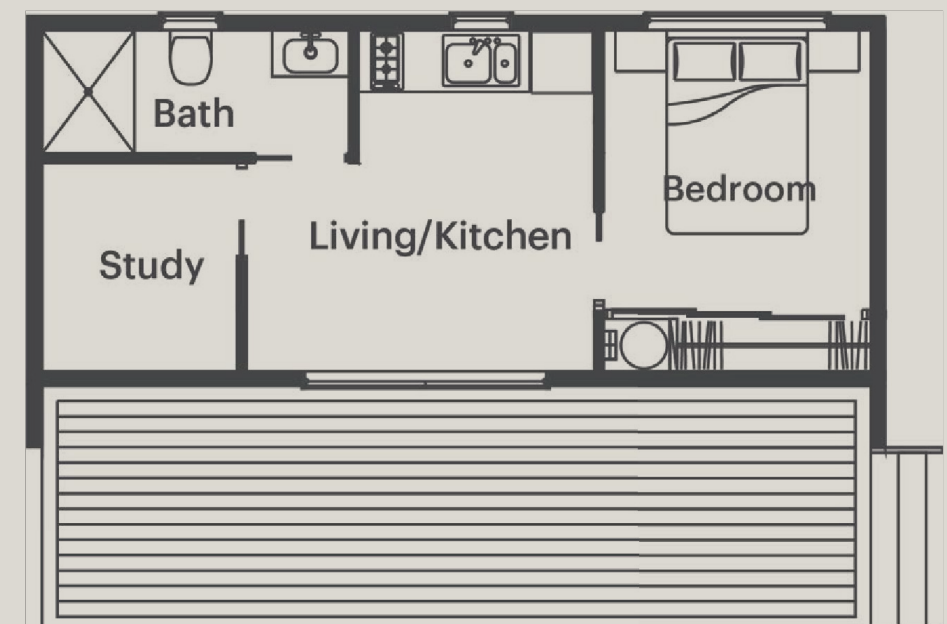
Fiord

30sqm



Bluff

30sqm





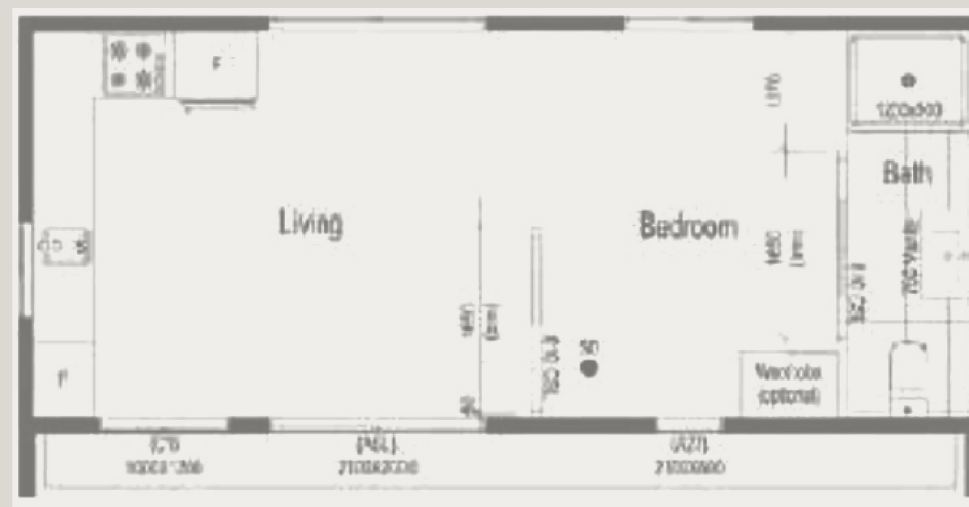
Pukurangi

20.99sqm



Kotuku

32.87sqm



Ranui

30sqm



Key Features

1. Over 1100 houses have been built for Kāinga Ora using our modular system.
2. Houses are weather tight in 5 days.
3. The speed of completion brings down the cost per square meter to build.
4. Our homes meet the H1 insulation standards set by the NZ Govt.
5. We have new designs being added to the range regularly.
6. Our timber is sourced from North Auckland, specifically the Juken and Waipapa mills.
7. Consiliarii Homes are supplied by the might of our collective partners and partnership with ITM, proudly New Zealand owned and operated.
8. Our houses are built onsite, allowing access to locations that transportable homes can't reach.
9. Surefoot footings are job specific and designed according to the soil conditions of your site. They are quick and easy to install and can be used on a wide range of foundation projects, meeting all compliance, and building regulations.
10. Uno Kitchens is proudly made in New Zealand and comes with a 5-year warranty.
11. If required, our houses can be pre-built before delivery; however, this incurs significant transport costs, and any house transported on a truck is subject to movement, which may cause minor damage that needs fixing upon placement.

Who are we?

Our group of companies comprises of:



Total of 192 employees

Our current home building capacity:

9 daily **54**

weekly **2700**
yearly

If demand requires it, we can double output to **5400** home per year.

Our size gives us buying power in the supply chain to minimise cost to build.

FUNCTIONALITY

SUSTAINABILITY

Consilarii Homes are exclusively designed to deliver significant cost savings whilst ensuring precision and quality.

A harmonious blend of design, functionality, and sustainability.

CONSILIARII

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Imagine waking up in a sleek, contemporary module nestled among lush greenery. The sun streams through large windows, casting warm rays on your minimalist furniture.

You step out onto the deck, take a deep breath of fresh air, and sip your morning coffee.

This isn't just a house - it's a lifestyle!

- Close to 20% savings on standard build rates.
- Fast build times, 3-5 days weather tightness.
- 5-6 weeks fully built.
- Fully manufactured in New Zealand.
- Housing plans are building code compliant.
- Fixed prices with no hidden costs.
- High quality building materials and superior interior fit out and appliances.
- Minimal build waste making for clean sites and great for the environment.
- Financing options available.

Whether you're a minimalist seeking a cozy retreat or a growing family in need of space, our modular homes come in various sizes. There's a module for everyone, from compact studios to spacious family homes.

Our team is ready to turn your vision into reality. If you're ready to start building your home, get in touch with us for quick and hassle-free construction.

We are not just building homes; we are crafting experiences.



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