Paragon
PORTABLES

AN INTRODUCTION



*Welcome home*

# Handcrafted homes, built to escape to.

*Beautifully handcrafted portable homes, built to last, built for you.*

027 727 2466
paragonportables.co.nz

*Welcome home*

# A family workshop in North Canterbury

Paragon is a small, family owned building company based at Ohoka in North Canterbury. We handcraft beautiful timber homes, built to last and built for the way you want to live.

Run by Luke Sutherland and a hand-picked team, we are hands-on from the first chat to the day you move in. No production line, and no prefabs dressed up to look like the real thing. Just genuine craftsmanship and locally sourced materials, in homes shaped around your lifestyle, your budget and your vision. That is what makes building with Paragon feel straightforward, and genuinely something to look forward to.

## Why customers choose Paragon

- Solid timber construction
- Code Compliance Certificate managed for you
- Locally sourced materials and trusted trades
- Fully project-managed builds
- Custom options and flexible design
- Straightforward, honest communication



*One family workshop, one team, from the first cut to your handover.*

Paragon PORTABLES



*Why we exist*

# We are not here to sell portable homes. We build homes worth coming back to, a place to slow down, breathe out, and leave the ordinary behind.

Paragon started in a family workshop at Ohoka, North Canterbury, on a simple belief: a smaller home should never mean a lesser one. Every home is handcrafted by people who care how it turns out, with materials we would happily live with ourselves.

We keep our range deliberate rather than mass produced, so each home feels personal and built around the way you want to live. That is the difference we take pride in, and the standard we hold to on every build.

*Our philosophy*

# The difference is in how we build

We have a clear philosophy: build it properly, and build it to last. Our homes are warm, strong and built to full residential standards, not temporary building standards.

## 01 Service

From the first chat to the day you step into your new home, we keep the process simple, honest and stress-free. Building a home should be exciting, not a headache. You are not just another job to us. You are a partner, and we are here to make the journey as rewarding as the home itself.

## 02 Quality

Quality comes first in everything we do. We take pride in using trusted brands and materials we would put in our own homes, backed by years of hands-on experience. For complete peace of mind, every Paragon home comes with a 10-year build guarantee, a 12-month build satisfaction warranty, and manufacturer warranties on included appliances.

## 03 Built to code

Every Paragon home is built in full compliance with the NZ Building Code and NZS 3604:2011 for timber-framed buildings. That means it is seismically braced, weather-ready, warm and energy efficient, with quality insulation, ventilation and moisture control for year-round comfort. Building to NZS 3604 also makes your home easier to insure and finance.

## 04 Fully project managed

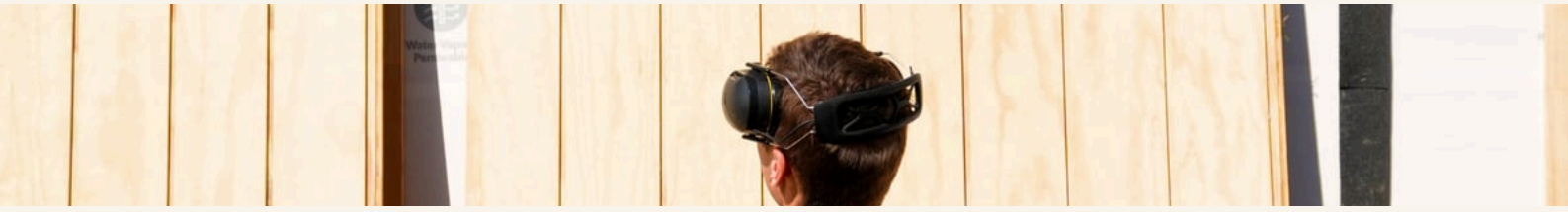
One team, start to finish. We take care of the design and consent, the build, the foundations and site works, the transport and the final compliance, and we keep you posted every week. You deal with one person who knows your home, not a list of contractors.

WHO WE BUILD WITH

CHOICE ARCHITECTURE

ADNZ Professional Member

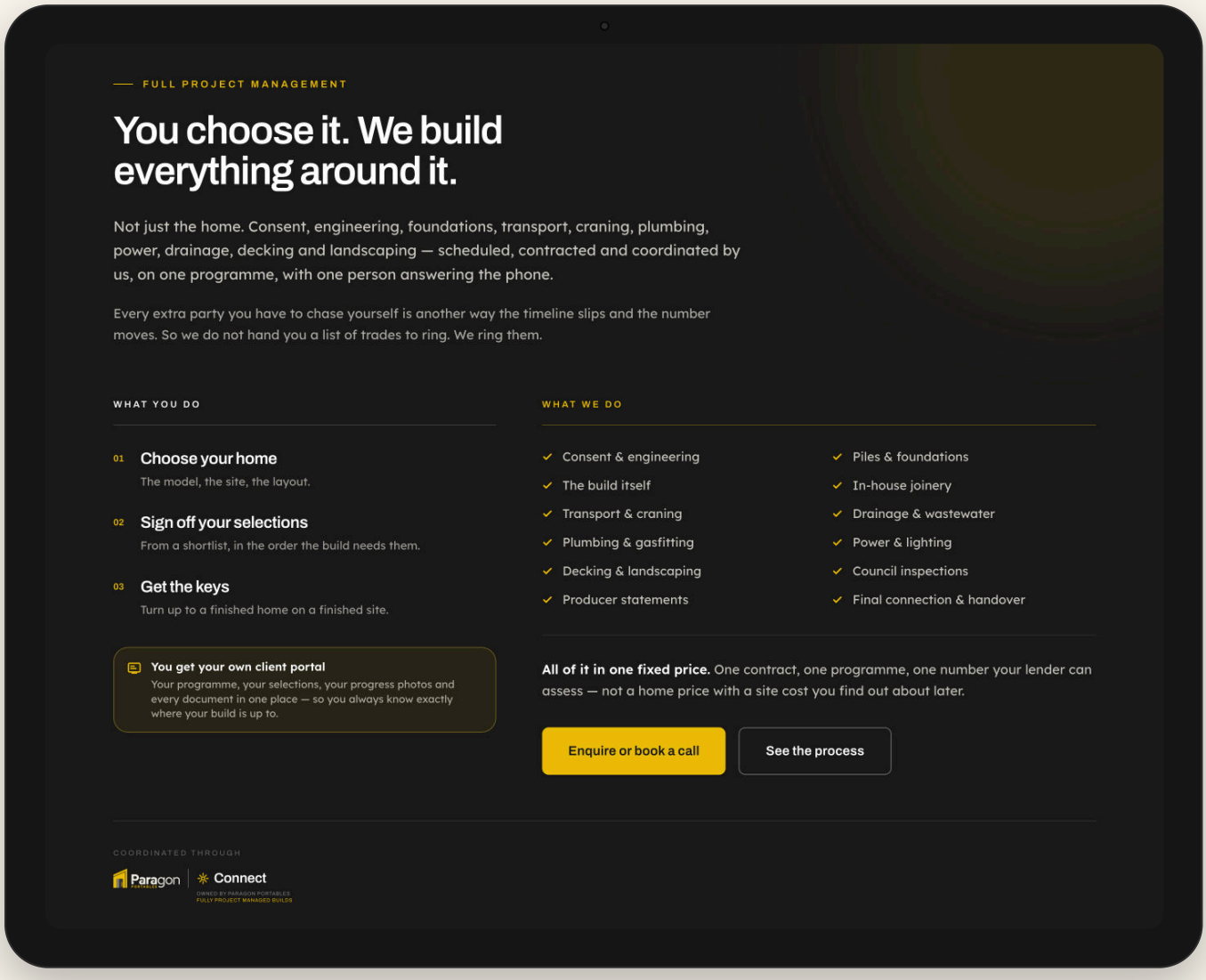
Design and consent drawings by Choice Architecture (ADNZ member) · every build signed off by a Licensed Building Practitioner · 100% New Zealand owned and operated.



*Built by hand, checked at every stage.*

# You choose it. We build everything around it.

Not just the home. Consent, engineering, foundations, transport, craning, plumbing, power, drainage, decking and landscaping — scheduled, contracted and coordinated by us, on one programme, with one person answering the phone.




> *Straight from our website — the three things you do, the twelve we take care of, and the client portal that keeps every document in one place.*

*Our commitment to quality*

# Built to last

We hold the licences and standards that matter for a home you will live in for decades. They protect the structure, they help with your insurance and finance, and they mean the work is checked by people who answer to more than us.

**Licensed and locally owned**
Family owned and run from Ohoka in North Canterbury, with the licences to back the build.

- **Checked by a Licensed Building Practitioner**
  Every Paragon build is checked and signed off by a Licensed Building Practitioner, registered under the New Zealand scheme run by MBIE, so the structural work on your home meets the standard.
- **NZ Building Code and NZS 3604:2011**
  Built to the New Zealand standard for timber-framed buildings, covering seismic bracing, weathertightness and insulation, so your home is sound, warm, and easier to insure and finance.
- **100% New Zealand owned and operated**
  A family business, designing and handcrafting every home here in New Zealand. No prefabs shipped in from elsewhere.
- **Guaranteed and warranted**
  Every home comes with a 10-year build guarantee, a 12-month build satisfaction warranty, and manufacturer warranties on the included appliances.



> *The people who build it are the people who stand behind it.*

*Beautifully equipped*

# What comes with every home

This is what is built into every Paragon home. We manage the whole job ourselves — the build, the on-site work, the services and the transport — so you receive a finished home with nothing left to organise. Every one is built to the NZ Building Code and NZS 3604:2011.





| | |
|---|---|
| EXTERIOR | Shadowclad cladding · Solux aluminium double-glazed windows and doors · Colorsteel roof |
| KITCHEN | Melamine joinery and high-end laminate benchtops, handmade in our workshop · Oven, rangehood and cooktop |
| BATHROOM | Vanity with storage and bench space |
| HEATING & ELECTRICAL | 12kW heat pump · Standard electrical fittings throughout |
| FLOORING | Vinyl and carpet |
| WARDROBES | Built-in wardrobe, with a selection to suit each home |
| WALL LININGS | Gib, stopped, plastered and painted |
| WARRANTIES | 10-year build guarantee · 12-month build satisfaction warranty · Manufacturer warranties on included appliances |

From here, the choices are yours. Premium finishes, feature walls, skylights, a wood burner and more can be added to make the home unmistakably your own. We walk you through every selection.

**A GIFT FROM PARAGON**

Whatever else your home needs — a fridge, dishwasher, washing machine or dryer — we buy through our trade suppliers at well below retail and pass it straight on. You pay no more than it costs us. **Our pricing becomes yours.**

*One bedroom*

# The 1 Bedroom



A thoughtfully designed one-bedroom home with generous light, clever storage and a bright, open feel. Ideal as a first home, a second dwelling, a rental, or a quiet office or studio.

The premium layout adds a separate office, a walk-through pantry and extra storage, while a smaller layout keeps things smart and streamlined for a tighter footprint.




PREMIUM FLOOR PLAN

| | |
|---|---|
| PREMIUM | **13.5 × 4.2 m** 56.70 m² |
| STANDARD | **9.6 × 3.78 m** 36.92 m² |
| BEDROOMS | 1 |
| PRICING | **On enquiry** |

*Two bedrooms*

# The 2 Bedroom



A versatile two-bedroom design with full bedrooms and a generous kitchen and living space. Perfect for small families, guests, rentals, or a stylish second dwelling.

The premium layout sets a bedroom at each end with open-plan living between them, while a smaller layout offers the same easy living in a more compact footprint.




PREMIUM FLOOR PLAN

| | |
|---|---|
| PREMIUM | **15 × 4.2 m** 63.00 m² |
| STANDARD | **12.5 × 3.6 m** 45.00 m² |
| BEDROOMS | 2 |
| PRICING | **On enquiry** |

*Three bedrooms*

# The 3 Bedroom



The largest in the range, built for families, longer-term living, or wherever extra space matters. Generous living areas, a full kitchen and smart design meet a premium fit-out.

The premium layout includes three bedrooms, a separate laundry and a dedicated WC, with a smaller layout for those who want three bedrooms in a tighter footprint.



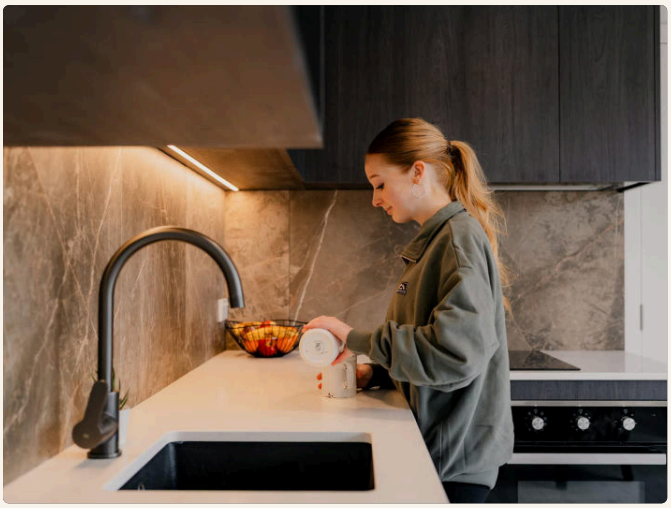

PREMIUM FLOOR PLAN

| | |
|---|---|
| PREMIUM | **15 × 5.4 m** 81.00 m² |
| STANDARD | **14.5 × 4.5 m** 65.25 m² |
| BEDROOMS | 3 |
| PRICING | **On enquiry** |

*Inspiration*

# Spaces to come home to

Light-filled living, warm timber and finishes chosen to feel calm and considered. A glimpse of the life a Paragon home is built around.











*Let's talk tiny*

# Your journey with us

Creating your new home should be clear, enjoyable and guided every step of the way. Here is how it works.

01 / INITIAL CHAT

### A no-obligation conversation

We start by talking through your site, budget and what you need from your new home. Visit our show home, or we can come to you if you are local.

02 / DESIGN & COUNCIL

### A plan shaped around you

We tailor a floor plan to suit your lifestyle, then prepare drawings and a clear build schedule, cover council compliance, and give you a detailed quote and timeline.

03 / BUILD

### Handcrafted in Ohoka

Your home is built in our workshop using quality timber and materials. No outsourcing and no rushed work, with weekly updates, photos or site visits along the way.

04 / FINISHING TOUCHES

### The details that make it yours

We complete the interior finishes, then the plumbing, electrical and gas certification, so the home is ready for delivery and connection on site.

05 / DELIVERY & PLACEMENT

### Delivered and placed with care

We arrange transport and place your home accurately. Tight access or hillside locations are no problem. We finish with final checks and a walk-through, together.

06 / AFTERCARE & SUPPORT

### We are still here

Once you move in, we check in, provide your warranty and care details, and help with anything you need. We stand behind the homes we build.



*Solid timber, framed by hand in Ohoka.*

*From our workshop to your site*

# Delivered across the South Island

Every Paragon home is fully built at our workshop, then transported to your property ready to connect and live in. We organise the entire delivery, making it simple and stress-free.

Whether it is a lifestyle block in Canterbury, a coastal home on the West Coast, or a remote rural location, we have delivered homes across the South Island in a wide range of conditions. Once your home is in position, connection and setup begin, and our team continues through to final compliance.

- **Transport arranged and managed entirely by us**
- **Site preparation guidance provided in advance**
- **Your home delivered and placed with precision**
- **Final inspection and walk-through, together**



> *From Canterbury to the Coast, we bring your home to you.*

*Good to know*

# Questions, answered

### Do I need a building consent?

Usually, yes — and possibly a resource consent, depending on your site. Homes up to 70 m² can often go in under the granny-flat exemption instead. We confirm which applies to your site and handle it for you.

### How long does a build take?

Around twelve weeks from design through to delivery. We confirm exact dates once your selections are locked in and your site has been assessed.

### Do portable homes need a Code Compliance Certificate?

Yes. When construction is complete we apply to council for the Code Compliance Certificate, confirming your home meets the New Zealand Building Code.

### Can I customise my home?

Absolutely. We work directly with you, and all joinery is designed and made in our own workshop, so the home is shaped around the way you live.

### How is my home transported?

We organise the whole transport. Your home is delivered and lifted into place by crane or hiab, then positioned with precision.

### Can I see my home being built?

Yes. You will receive weekly updates through photos or visits, along with your consented plans and a specification sheet.





*Finished, delivered, and ready to live in.*

*Let's talk tiny*

# We'd love to **hear from you.**

*Beautifully handcrafted portable homes, built to last, built for you.*

Paragon
PORTABLES


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OPEN 7 DAYS 7.30AM TO 6PM ■ SOUTH ISLAND WIDE