

PROFESSIONALS INVOLVED IN A HOUSE RELOCATION

Relocating a building involves multiple professionals. Each has a specific role and responsibility. This document explains who may be involved and what they are responsible for.

Not all professionals listed will be required for every project. Requirements depend on the Building, the site, and council requirements. We recommend confirming early with all required professionals to avoid delays and additional costs.

Clear communication and coordination between all parties is essential for a successful relocation.

1. CONTRACTOR (HOUSE RELOCATION COMPANY)



Role:

- Prepare the Building for relocation
- Lift, transport, and position the Building
- Install piles (as agreed)



Responsible for:

- carrying out the relocation Works with reasonable care and skill
- managing transport and lifting
- placing the Building in accordance with provided plans and markings



Not responsible for:

- design or engineering
- obtaining consents
- site preparation (unless agreed)
- reconnection of services
- post-relocation building work

2. ARCHITECT / ARCHITECTURAL DESIGNER

 Role:

- Prepare plans and documentation for the project

 Responsible for:

- producing plans for building consent
- ensuring compliance with planning and building rules
- coordinating with engineers where required

Note

- Many residential projects use architectural designers rather than registered architects
- The quality of plans directly affects approvals, cost, and timing

3. ENGINEER (STRUCTURAL)

 Role:

- Design structural elements

 Responsible for:

- foundation and piling design
- bracing requirements
- structural integrity after relocation
- producer statements (if required)

 Important:

- Engineering is often required for relocated buildings
- Changes in design or site conditions can affect cost

4. SURVEYOR

 Role:

- Set out the position of the Building

 Responsible for:

- marking the building footprint (corner pegs)
- confirming position in accordance with plans

 Important:

- The Contractor relies on these markings
- Incorrect marking can lead to additional cost or repositioning

5. LOCAL COUNCIL

 Role:

- Approve and inspect the project

 Responsible for:

- issuing consents
- inspections
- ensuring compliance with regulations

 Important:

- Councils vary considerably between regions in regulations, approaches, and costs.
- Council requirements may change from time to time.

6. BUILDER

 Role:

- Carry out building work before and after relocation

 Responsible for:

- preparing the Building (if required)
- rejoining sections (if split)
- completing finishing work
- ensuring the Building is weatherproof

7. ELECTRICIAN

 Role:

- Manage electrical services

 Responsible for:

- disconnecting power before relocation
- ensuring safe disconnection
- reconnecting and certifying electrical work at the Destination Site

 Important:

- Power must be disconnected before relocation
- Reconnection must be completed by a licensed electrician

8. PLUMBER / DRAINLAYER

 Role:

- Manage water, sewer, and drainage systems

 Responsible for:

- disconnecting plumbing before relocation
- reconnecting water and waste services
- installing or modifying drainage systems
- ensuring compliance with regulations

 Important:

- Drainage work must be carried out by licensed professionals
- Site conditions may affect drainage design and cost

9. ASBESTOS REMOVALIST (IF REQUIRED)

 Role:

- Remove hazardous materials

 Responsible for:

- identifying and removing asbestos
- ensuring compliance with safety requirements

 Important:

- Asbestos must be removed before relocation
- This is the Owner's responsibility

10. OWNER (YOU) / PROJECT MANAGER

 Role:

- Coordinate and ensure readiness

 Responsible for:

- engaging all required professionals
- obtaining consents
- ensuring both sites are ready
- providing accurate information
- maintaining insurance

 Important:

- Delays often occur when required work by other professionals is incomplete
- The Contractor relies on the Owner to coordinate parties/professionals