ELSEWHERE PODS

Building Product Information Requirements (BPIR) Statement

Product: Elsewhere Pods Studio — flat-pack DIY studio sold through Bunnings (New Zealand)
Sizes covered by this statement: 2.7 m (2.7 × 2.4 m, Bunnings item 0932683) and 4 m (4.0 × 2.4 m, Bunnings item 0932682).
Issued under: Building (Building Product Information Requirements) Regulations 2022 (in force 11 December 2023), made under the Building Act 2004 (NZ) as amended by the Building (Building Products and Methods, Modular Components, and Other Matters) Amendment Act 2021.

Document title	BPIR Statement — Elsewhere Pods Studio (2.7 m and 4 m), Bunnings DIY listing
Product class	Class 1 — Generic (mass / batch-produced to a general specification)
Sold as	Flat-pack DIY product through Bunnings — customer self-installation. Not an Elsewhere Pods-managed project.
Responsible party	Elsewhere Pod Co. Pty Ltd (importer / supplier)
Version / issue date	1.0 (Final) — 26/06/2026
Prepared by	Elsewhere Pods — Operations
Accompanying document	Orbit Engineering Consultants Ltd structural letter — Project Ref. 1037, 26/06/2026 (provided with this statement).
Status	Final — issued for publication.

Scope and notes

This statement covers the Elsewhere Pods Studio as a flat-pack DIY product sold through Bunnings (customer self-installation), not an Elsewhere Pods-managed installation. It has been compiled from Elsewhere Pods' product specification, drawings, installation guide and company records.

BPIR is a product-information disclosure obligation. It is separate from — and does not replace — building consent or any consent exemption, which the customer must check with their local council.

1. Regulatory applicability and product class

The Elsewhere Pods Studio is a factory-prefabricated modular building supplied flat-packed for on-site (DIY) assembly by the customer. It is produced to a standard, repeatable specification and offered for general sale as a flat-pack product through Bunnings. On that basis it is a **designated building product** and falls within **Class 1 — Generic** (mass or batch-produced to a general specification). Product information must therefore be available to consumers before or at the point of supply.

Class 1 vs Class 2: The product is sold off-the-shelf, so it is treated as Class 1. (The regulations do not require a separate disclosure if the same product is also offered in a customised form.) This statement is prepared as a single Class 1 information set.

One information set for the system and for both sizes: The pod is supplied as a complete building product system, so a single set of product information covers the system as a whole rather than each component separately. The regulations also allow one information set to cover products in a line that differ only in size; the 2.7 m and 4 m share the same envelope build-up,

structural system, glazing and roof profile (length differs only by the number of standard panel sections), so both are covered here.

Exemptions considered ("building products not impacted by the regulations")

Each exemption category in the MBIE guidance has been considered. None applies to the Elsewhere Pods Studio:

Exemption category	Applies?	Reason
Registered under the CodeMark scheme	**No**	The product is not CodeMark-certified.
Modular component made by a registered Modular Component Manufacturer (MCM)	**No**	Elsewhere Pods is not (currently) a registered MCM under the New Zealand scheme. (Registration could be considered as a future pathway.)
Temporary building product (e.g. scaffolding, hoarding) not forming part of the finished building	**No**	A pod can be relocatable / "temporary in nature", but once installed it forms part of a building and is used as such. This exemption targets construction-phase products removed on completion.
Frames and trusses designed to the relevant Acceptable Solutions / Verification Methods	**No**	The product is a complete modular building system, not frames/trusses supplied alone.
A gas appliance or fitting	**No**	Not applicable.
An electrical appliance or fitting	**No**	The pod is a building, not an electrical appliance. (Loose electrical fittings used in fit-out are covered by their own suppliers.)
One-off / bespoke product produced for a single project only	**No**	The Studio is a standard product line, not a one-off.

Conclusion: the Elsewhere Pods Studio is a designated Class 1 building product and is subject to the BPIR regulations. This statement provides the required information. (An appraisal or engineering certification does not, by itself, exempt a product from these regulations.)

2. Product name, identifier and product line

Product name	Dimensions / floor area	Product identifier(s)
Elsewhere Pods Studio 2.7 m	2,700 × 2,400 mm; 6.48 m² floor area	Model code: **2M** Bunnings item: **0932683**
Elsewhere Pods Studio 4 m	4,000 × 2,400 mm; 9.60 m² floor area	Model code: **4M** Bunnings item: **0932682**

Product line identifier: Elsewhere Pods — "Pod Range", Studio configuration. The Studio is one of two fit-out configurations (Studio / Tiny Home) built on a single shared structural shell. Only the 2.7 m and 4 m (2.4 m wide) Studio sold through Bunnings are covered by this statement.

3. Description of the building product and intended use

Elsewhere Pods are factory-prefabricated modular buildings supplied flat-packed (3–4 crates per pod) for on-site (DIY) assembly by the customer using the supplied installation guide. The Studio is the non-plumbed room configuration — it is supplied without a bathroom or kitchen, and includes HVAC and a single-phase electrical fit-out. The shell construction is:

- **Primary structure:** aluminium 6063 (anodised black) portal frame with steel reinforcement to the primary load-bearing members.
- **Walls / end panels:** CEP composite panels — 15 mm panel (14 mm PVC core with 0.5 mm aluminium facings), with Rockwool (mineral wool) insulation.
- **Glazing:** double-glazed units (8 mm / 15 mm argon gap / 8 mm Low-E) to both long sides as a curtain wall. (No sloped/roof glazing.)
- **Roof:** single-fall aluminium roof profile (2° fall); sealed/caulked joints.
- **Footings / foundation:** the pod's steel powder-coated bracket footings are part of the product. The ground foundation it sits on (screw piles, concrete piers or slab) is NOT supplied with the Bunnings product and must be arranged by the customer to suit their site.

Intended use: a detached ancillary studio / home office / studio room, sold as a flat-pack DIY product. Final use and siting are the customer's responsibility; the customer must check building consent and any exemption requirements with their local council (territorial authority) before installing. The Studio is not supplied as self-contained living accommodation (no kitchen or bathroom); any habitable/sleeping use, plumbing connection, or reconfiguration may engage additional Building Code clauses that the customer is responsible for addressing. The pods are offered as non-habitable structures (and can be relocatable); this underpins the structural position in the accompanying Orbit Engineering Consultants letter.

Components within the system

Structural frame	Aluminium 6063-T5 portal frame, anodised; steel-reinforced primary members; steel bracket footings (ground foundation not supplied).
Envelope panels	CEP composite panels (PVC core, aluminium-faced), 15 mm; Rockwool insulation throughout wall, roof and floor.
Glazing & doors	Low-E argon double-glazed units and glazed sliding/bi-fold doors, integrated into the aluminium frame (long sides only; no roof glazing).
Roof	Aluminium roof sheet/profile with 2° fall; sealed/caulked joints.
Services (Studio)	HVAC (sized to pod) and single-phase electrical fit-out. No kitchen/bathroom in Studio configuration.
Sealing / weather	Silicone caulking to panel and glazing junctions (sealant supplied with the pod).

4. Manufacturer and importer details

Importer / supplier — New Zealand-facing responsible party

Legal name	Elsewhere Pod Co. Pty Ltd
Trading name	Elsewhere Pods
Australian Business Number (ABN)	57 658 561 650
New Zealand Business Number (NZBN)	9429052965432
Address for service	Level 1, 102 St Kilda Road, St Kilda VIC 3182, Australia
Public website	www.elsewherepods.com
Public email	info@elsewherepods.com
Phone	+61 (0)425 619 677
New Zealand contact	Karel Bietje, General Manager — New Zealand — karel@elsewherepods.com, +64 21 087 41499

Manufacturer — overseas

The pods are manufactured overseas and imported. Where a product is made overseas, the regulations require the overseas manufacturer's legal and trading name, address for service, website, email and NZBN (if any) to be disclosed.

Overseas manufacturer (legal & trading name)	Soundbox Inc
Address for service	No. 12, Huashan Road, Shilou Town, Panyu District, Guangzhou, China
Website	www.soundbox-pod.com

Other parties (for context)

New Zealand retailer	Bunnings (Bunnings Group Limited / Bunnings NZ) — responsible for ensuring this information is available at the point of sale.
Structural engineer	Australia — Moddule Consulting Engineers, Dr Mafas Deen (CPEng / RPEV / RPEQ / APEC). New Zealand — Orbit Engineering Consultants Ltd, Dr Damian Scott Langley (CPEng (Structural), CMEngNZ, IntPE, APEC), providing a structural PS1 for the 2.7 m and 4 m pod types (Project Ref. 1037, 26/06/2026). Certification is at product (pod-type) level — Elsewhere Pods does not certify individual customer sites.

5. Building Code clauses and how the product contributes

The following New Zealand Building Code clauses are relevant to the product within its intended scope of use. As this is a flat-pack DIY product, Elsewhere Pods provides product-level information and design certification; the customer is responsible for site-specific matters (foundation, consent, connections and confirming clause requirements for their site and use).

Clause	How the product contributes	Supporting evidence / standards	Notes & customer responsibilities
B1 Structure	Aluminium portal frame with steel-reinforced primary members and steel bracket footings carry the design loads.	AS/NZS 1170 series; NZS 1170.5 & NZS 3604:2011 (NZ); AS 4100, AS 4600, AS/NZS 1664.1, AS/NZS	Engineered to the NZ envelope (Orbit Engineering Consultants): snow to 1,200 m (NI) / 900 m (SI, sub-alpine);

Clause	How the product contributes	Supporting evidence / standards	Notes & customer responsibilities
		3679, AS/NZS 4671, AS 3600. Roof 0.25 kPa SW + 0.25 kPa LL; floor 0.50 kPa SW + 1.50 kPa LL + 0.50 kPa SDL.	wind to 55 m/s (Extra High, NZS 3604:2011); seismic Z = 0.6 (zone 4), Soil Class D (NZS 1170.5) — suits ~80% of NZ sites. A PS1 for the pod types supports a building consent. Ground foundation not supplied; the customer arranges site support and confirms suitability.
B2 Durability	Anodised aluminium frame, powder-coated steel footings, aluminium-faced panels and Low-E DGUs provide durable, corrosion-resistant materials.	Material specifications; AS 1288 (glass).	Customer to follow the maintenance regime (Section 7) to achieve durability.
C1–C6 Protection from fire	Non-combustible aluminium and steel structure; mineral-wool (Rockwool) insulation.	Material data; CEP panel reaction-to-fire data (component level).	The CEP panel has a combustible PVC core. As a DIY product, Elsewhere Pods does not carry out a site-specific fire assessment. The customer (or their building professional) must confirm fire requirements — e.g. boundary/proximity separation — for their site and use.
E2 External moisture	Sealed/caulked aluminium roof (2° fall), aluminium-faced panels (watertight to 600 Pa, Class B) and double-glazed walls shed water.	Panel water permeability Class B; AS 2047 (windows).	Weathertightness depends on correct installation. The customer must follow the installation guide (sealing/caulking and flashing at any penetrations) and confirm weathertightness for their site.
E3 Internal moisture	Aluminium-faced panels are vapour-impermeable; HVAC manages internal conditions.	Panel vapour permeability data; HVAC specification.	Ventilation for the intended use is the customer's responsibility (see G).
F2 Hazardous building materials	Safety glazing used; panel formaldehyde not detected and heavy-metal content within limits.	AS/NZS 2208 (safety glazing); GB/T 35601-2017; panel heavy-metals test (67.27 mg/kg vs 100 mg/kg limit).	Materials supplied meet the referenced standards. The customer confirms any further requirements for their layout/use.
F4 Safety from falling	Impact-resistant safety glazing used in the glazed walls and doors.	AS/NZS 2208.	As a DIY installation product, Elsewhere Pods does not assess falling/barrier requirements per site. The customer must provide and install any barriers/balustrades required by NZBC F4 for their site, level changes and use.
H1 Energy efficiency	Rockwool insulation to wall, roof and floor; Low-E argon double glazing; HVAC.	Glazing make-up; insulation specification; declared R-values on request.	The CEP panel R alone is low and is not declared to AS/NZS 4859.1. The customer must confirm H1 compliance for their climate zone and use.
G (services)	Single-phase electrical fit-out and HVAC provided (plumbing only in	Work by licensed trades.	The customer must engage licensed trades to complete

Clause	How the product contributes	Supporting evidence / standards	Notes & customer responsibilities
	Tiny Home, not Studio).		and certify electrical (and any plumbing) connections to NZ requirements.

6. Scope and limitations of use

- **DIY product:** Elsewhere Pods supplies the product and this information. Site assessment, foundation, council/consent checks, and connection of services by licensed trades are the customer's responsibility — Elsewhere Pods does not manage or certify individual customer installations.
- Supplied as a flat-pack modular building shell in Studio configuration (no kitchen or bathroom). Habitable/sleeping use, plumbing, or reconfiguration may engage further Building Code clauses, which the customer is responsible for addressing.
- **Engineered envelope:** the product is designed to the Australian N4 / C2 wind classification and to the New Zealand design envelope below. The customer must confirm the product is suitable for their specific site.
- **New Zealand design envelope:** the 2.7 m and 4 m are engineered by Orbit Engineering Consultants to: snow up to 1,200 m elevation (NI) / 900 m (SI, sub-alpine); wind up to 55 m/s (Extra High, NZS 3604:2011); seismic Z = 0.6 (zone 4) with Soil Class D (NZS 1170.5). This suits ~80% of NZ sites; sites outside this envelope (or a different soil class) are not covered. NZ values are used, not the Australian seismic spectrum.
- **Structural certification:** a structural PS1 for the two pod types (Orbit Engineering Consultants) is being finalised and can be supplied to support a customer's building consent application. It certifies the pod design, not an individual site.
- **Foundation not supplied:** no ground foundation (screw piles, concrete piers or slab) is supplied with the Bunnings product. The customer must arrange a suitable foundation for their site (a geotechnical assessment is recommended).
- **Non-habitable:** offered as non-habitable structures (and able to be relocatable). Habitable or sleeping use would change the applicable Building Code requirements and may require a building consent — the customer must check with their local council.
- **Thermal:** envelope R-values depend on the Rockwool specification and must be shown to meet H1 for the relevant NZ climate zone. The CEP panel R-value alone is low and is not declared under AS/NZS 4859.1.
- **Acoustic:** no system-level acoustic performance is currently certified (the CEP panel alone tested at Rw 39 dB, panel-only). Do not rely on a system acoustic rating without specific testing.
- **Fire:** the composite panel has a combustible PVC core. No site-specific fire assessment is provided; the customer must confirm boundary/proximity and any fire-separation requirements for their site.
- Specifications, materials and inclusions are subject to change without notice; the information set is maintained for the current product (see Section 8).

7. Design, installation and maintenance requirements

Design and approvals — customer responsibility

- Before purchase/installation, check building consent and any exemption requirements with your local council (territorial authority).
- The product is engineered to the New Zealand design envelope in Section 6; a structural PS1 for the two pod types is available to support a building consent application.
- Arrange a suitable foundation for the site — screw piles, concrete piers or slab (NOT supplied with the product); a geotechnical assessment is recommended.

Installation (DIY)

- Customer (DIY) assembly on site, following the supplied Elsewhere Pods Installation Guide. The pod is delivered flat-packed (3–4 crates).
- Typically requires about 4 able people, plus mechanical lifting/handling as set out in the guide; allow for delivery-vehicle access.
- Set the pod on the prepared foundation and fix as per the installation guide; seal/caulk panel and glazing junctions as part of assembly.
- Electrical (and any plumbing) connections to site services must be carried out and certified by licensed trades to NZ requirements.

Maintenance

- Periodically inspect and re-seal (re-caulk) panel and glazing junctions to maintain weathertightness.
- Clean glazing and aluminium/panel surfaces with non-abrasive products; inspect coatings and address any damage to anodising/powder-coating to preserve durability.
- Keep the roof and any drainage paths clear; check that the 2° roof fall drains freely.
- Periodically check structural fixings/fastenings and footing connections remain secure.
- Service HVAC and electrical components per the relevant manufacturers' instructions.

8. Warning or ban statement

The Elsewhere Pods Studio (2.7 m and 4 m) is **not subject to any warning or ban** under section 26 of the Building Act 2004.

9. How and where this information is provided and maintained

- Published free of charge, with no login or pre-conditions, at: www.elsewherepods.com/bpir
- The web address will be shown on the product or its packaging, or on a sign next to the product, and at the point of sale (including the Bunnings online listing, linked from where the product is displayed).
- The information will be kept current while the product is supplied or offered for supply, and retained (recommended for at least 10 years) including for superseded versions, with an archive of previous versions.
- Any change to the web address will be communicated to the public as soon as practicable.

10. Declaration

On behalf of Elsewhere Pod Co. Pty Ltd, I confirm that the information in this statement is, to the best of our knowledge, accurate for the products described.

Signature: 

Name: Matt Decarne **Title:** Founder & Managing Director

Date: 26 / 06 / 2026

Appendix A — Supporting documents on file

The following Elsewhere Pods documents support this statement and can be made available as part of the published information set or on request:

- Elsewhere Pods — Pod Range Technical Specification (spec sheet).
- Bunnings 2.7 m and 4 m drawings (cover, floor plan, elevations).
- Elsewhere Pods Installation Guide — 2.4 m Studio (DIY assembly).
- Orbit Engineering Consultants Ltd letter to Bunnings (NZ) Ltd — “4 m and 2.7 m × 2.4 m Elsewhere Pods”, Project Ref. 1037, 26/06/2026 **(accompanies this statement)**.
- Structural design certification / Producer Statement (PS1) for the pod types — New Zealand: Orbit Engineering Consultants (Dr D. S. Langley); Australia: Moddule Consulting Engineers.
- Panel test data (EN 14509:2013; CSIRO thermal; formaldehyde and heavy-metals reports).