

BUILDING ESTIMATE ONLY

Client Name:	Sean Vincent & Kate Emily Fullan
Site Address:	Lot 8, Weka Street Mangawhai DP 560995
Date:	25th February 2022

Plan Name & Date:	192.16 m2 as per plan dated 24th February 2022
Wind Zone:	Very High
Sea Spray Zone:	D
Soil Class:	M
Site Slope:	Moderate

PRELIMINARY & GENERAL

Resource Consent	Included
<i>Resource consent applications are subject to council approval, conditions and fees. Any additional fees arising from resource consents are the responsibility of the client</i>	
Building Consent	Westmoreland Homes Ltd
Construction Insurance	Westmoreland Homes Ltd
Guarantee	Master Builders 10 Year Guarantee - Included

Note:

If rock or unsuitable ground is encountered during excavations an engineer will be required to revise foundation/floor details. No allowance has been made for this or for excavations into rock or other implications of an unsuitable base. Our Rib Raft floor design is for Soil types up to and including M Class only. Additional Engineering requirements, if any, have not been included in this contract.

Note:

Due to lack of detail and/or engineering information, this quote is based only on the level of detail permitted by the scheme plans. Pricing is subject to change upon the receipt of fully engineered plans and specifications including but not limited, retaining walls foundations, wind zone requirements, concrete slabs, bracing elements, earthworks, kitchen and bathroom specs, appliances, floor coverings and any other areas lacking sufficient detail and information

EXTERIOR

Foundation Type:	Concrete rib raft (Subject to Site Specific Geotech Report - does not include piling to foundation)
Exterior Cladding:	Note keep the same sqM of the house
Wall Lining	Vertical Axon Panel
Wall Lining	The Brickery San Selmo Range Brick to Side Entrance
Boxed Corners	Excluded
Mortar	Standard Grey
Gables x 2	Vertical Axon Panel
Columns	Not Applicable
Soffits	Hardies
Roofing:	
Roof Material	Longrun Colorsteel Trapezoid pre painted steel
Pitch	35 Degrees
Skylights	2 x Skylight Velux as per plan
Solar Tube 160DS	Excluded
Fascia & Gutter	Colorsteel
Downpipes	Marley RP80 Coloured
Joinery:	
Entrance Door	Grooved Aluminium Front Door PTG 2
Entrance Door Hardware	Yale Assure Digital Door Lock
Colour Matched Hardware	Included
Double Tongue Latches	Excluded
Jambs & Liners	Painted
Obscured Glass	Mistlite - Bathroom, Ensuite & Garage Doors
Double Glazing	Included throughout except Garage
Slab Recessed Joinery	Not Applicable
Garage Doors:	
Door Type	Dominator Milano Smooth Sectional Door 2100H x 4800W
Insulated Door	Excluded
Remotes	2x Wall Mount and 4x Portable

INTERIOR

Wall, Ceiling, & Lining:

Framing	Laserframe 90x45 H1.2 KD Timber Frame
Internal Entrance Wall	The Brickery Origin Range
Wall Lining	Gib Board 10mm
Ceiling Lining	Gib Board 13mm
Stud Height	2400
Ceiling Battens	Timber
External Corners	Goldline Round
Stopping	Level 4 Paint Finish
Scotia	Square Stopping
Skirtings	Bevelled Pine 60mm
Wet Area Skirtings	Tiled with Aluminium Trim
Architraves	Bevelled Pine 60mm

Wardrobe & Linen Shelving:

Westmoreland Homes Ltd - up to the value for \$2500

Interior Doors:

Door Type	Hume Hollow Core Smooth Ascot ASC 1980 x 810mm Wide
Cavity Slider	Excluded
Door Stops	Miles Nelson 85mm Chrome
Door Hardware	Miles Nelson Lever set 68 mm Square Rosette
Internal Garage Door	Passage Set
Hardware Colour	Satin Chrome
Privacy Lock	Bathroom & Ensuite

Wet Areas:

Bathroom, Ensuite, Laundry	
Walls	Gib 10mm Aqualine
Ceilings	Gib 13mm Aqualine
Tiled Showers	Gib 13mm Aqualine

Finishings:

Ceilings	Paint Finish - Matt White
Walls & Doors	Paint Finish - Dulux Wash n Wear - Single Colour Allowance
Jamb/Architraves/Skirtings	Paint Finish - Enamel - Same Colour as Walls & Doors
Wet Areas	Paint Finish - Enamel
Colour Consultation	Included

Insulation:

Walls	Ecowool R2.2
Ceilings	Ecowool R3.6
Garage	Excluded
Accoustic Batts	Excluded

Tiles:	Laid in a Square Pattern. Excludes Mosaics & Feature Tiles
Walls	Excluded
Shower Walls	Excluded
Above Vanities	Above Vanities to 100mm high - Included
Kitchen Splashback	Tiled full length to Underside of Rangehood - Included

Kitchen Area:	As per plan Attached
Benchtop	30mm Composite Stone - DK Blanco Corchia (N309)
Tapware	Methven Waipori Sink Mixer - WAKCP
Water Feed to Fridge	Excluded

Appliances:	
Dishwasher	Fisher & Paykel Double Dishdrawers - Model DD60DDFX9
Ceramic Hob	Fisher & Paykel - Model CE905CBX2
Oven	Fisher & Paykel - Model OB60SC7CEX2
Rangehood	Fisher & Paykel - Model HC90DCXB3

Bathroom:	
Shower	Clearlite Millennium 1000x1000 2 Sided Moulded Wall - Satin
Shower Code	1ML2S11SMC1X
Shower Mixer	Methven Waipori Shower Mixer - WAHPSCP
Shower Rose	Methven Futura FU Satinjet Slide Rail Shower - FU2011CP
Bath	Clearlite Varo bath 1675 Unframed
Bath Mixer	Methven Waipori Shower Mixer - WAHPSCP
Vanity	Clearlite Nikau Floorstanding Double Drawer 900mm 4NIK090DC
Vanity Colour	Ultra White Gloss
Basin Mixer	Methven Waipori Basin Mixer - WABCP
Mirror	Clearlite Bevelled Edge Mirror 1000 x 900mm - 7346010903
Toilet	Newtech Sienna Back to Wall Suite 8010
Toilet Roll Holder	Heirloom Loft Fixed Toilet Roll Holder - LTRN
Towel Rail	Heirloom Genesis Heated Ladder - WG825
Heat/Fan/Light	Manrose 3n1 Heat Fan Light

Ensuite:	
Shower	Clearlite Cezanne 1000 x 1000 2 Sided Moulded Wall - Bright
Shower Model Number	1CZ2B11RMCRX
Shower Mixer	Methven Waipori Shower Mixer - WAHPSCP
Shower Rose	Methven Futura FU Satinjet Slide Rail Shower - FU2011CP
Vanity	Clearlite Nikau Floorstanding Double Drawer 750mm 4NIK075DC
Vanity Colour	Ultra White Gloss
Basin Mixer	Methven Waipori Basin Mixer - WABCP
Mirror	Clearlite Bevelled Edge Mirror 1000 x 750mm - 7346010902
Toilet	Newtech Sienna Back to Wall Suite 8010
Toilet Roll Holder	Heirloom Loft Fixed Toilet Roll Holder - LTRN
Towel Rail	Heirloom Genesis Heated Ladder - WG825
Heat/Fan/Light	Manrose 3n1 Heat Fan Light

Separate Toilet:

Vanity	Clearlite Mimas 500 Floor Standing 4MIM050ZG
Basin Mixer	Methven Waipori Basin Mixer WABCP
Toilet	Newtech Sienna Back to Wall Suite 8010
Toilet Roll Holder	Heirloom Loft Fixed Toilet Roll Holder LTRN

Laundry:

Tapware	Client to Supply Cabinetry and Sink. Methven Waipori Sink Mixer WAKCP
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Gas:

Not Applicable

Hot Water:

Rinnai Cooper SS 180L MP 3kw Cylinder

Outside Taps:

2x Included

Ceiling Hatch:

Included

Heat Pump:

Excluded

ELECTRICAL

Mains Supply:

Standard Electrical Plan

10m Single Phase Power & Telephone	
Standard Electrical Included as per Electrical Plan	
1x Exterior Bulkhead	
1x Exterior Sensor	
40 x Recessed LEDs	
3 x Pendants Over Kitchen Island (Client to supply/WM to install)	
28 x Double Power Points	
Power Points for all Kitchen & Laundry Appliances	
3 x TV Points	
1x Telephone Points	
1 x Data Point	
1 x Outdoor Power Point	
Cavius Smoke Alarms	
Temporary Power	Included
Vent Laundry	Included
Electrical Consultation	Included

HEALTH AND SAFETY REQUIREMENTS

Site Toilet	Included
Site Skip Bin	Included
Safety Fall Bags	Included
Scaffolding	Included
Temporary Site Safety Fence	Included
Survey House Position on Site	Included

ADDITIONAL INCLUSIONS

Floor Coverings:

Tiles	Laid in Square Pattern. Excludes Mosaics and Feature Tiles
Areas	Bathroom, Ensuite, Separate & Toilet

Laminate	
Type of Laminate	Swiss Krono Forrest 72 Hour Laminate
Areas	Entry, Kitchen, Family Room & Dining

Carpet	
Type of Carpet	Detroit 26oz SDN Carpet
Underlay	11mm, 130kg High Density Foam
Areas	Hallway, Lounge, Bedrooms, Stairs, Loft Incl Robes & Cupboard

Garage Carpet	Excluded
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Internal Stairs/Balustrade:	Included - Wood Balustrade
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Attic/Loft:

Attic Trusses	Included
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Underfloor Heating:	Excluded
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EXCAVATIONS & SITE PREPARATION

Site Excavation:	Westmoreland Homes Ltd
	Refer to Excavation/Site Works Provisional Sum Allowance

Site Water Tanks:	Westmoreland Homes Ltd
	Refer to Excavation/Site Works Provisional Sum Allowance

Removal of Soil:	Westmoreland Homes Ltd
	Refer to Excavation/Site Works Provisional Sum Allowance

Construction Rubbish Removal:	Westmoreland Homes Ltd
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Site Clean up:	Westmoreland Homes Ltd
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Spread Stockpiled Soil/ Seed Lawn	Westmoreland Homes Ltd
(Maximum 8 hours machinery/labour)	

Drainage:

Drainage/Stormwater	Refer to Provisional Sum Allowance
Stormwater Design	Excluded
Stormwater Attenuation	Excluded
Septic Design	Not Required
Wastewater & Disposal Field	Not Required

Grinder Pump	Not Required
Firefighting Attenuation	Not Required
Water Meter	Not Required
Water Care	Not Required
Water Tanks	Concrete 2 x Half Buried with UV Filter
Water Pump	Submersible
Pump Cover	Not Required
Temporary Water Supply	Westmoreland Homes Ltd

Exterior Concrete:

Driveway/Paths/Patio Concrete	Standard Grey Concrete 70m2
Vehicle Crossing	Not Required
Vehicle Crossing Application	Not Required

Decking:

Decking Timber	Refer to Decking Provisional Sum Allowance
Balustrades	140mm Pine
	Excluded

SUMMARY

SUBTOTAL	\$531,557.00 GST Inclusive
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PROVISIONAL SUM ALLOWANCES

Foundation Piles	\$19,980.00 GST Inclusive
Building Consent & CCC	\$8,000.00 GST Inclusive
Resource Consent	\$3,500.00 GST Inclusive
Plans & Draughting	\$8,000.00 GST Inclusive
Drainage & Stormwater	\$9,000.00 GST Inclusive
Excavations/Site Works	\$23,000.00 GST Inclusive
Internal Brick Wall	\$2,000.00 GST Inclusive
Decking	\$4,500.00 GST Inclusive
Scaffolding Allowance	\$9,500.00 GST Inclusive

TOTAL PROJECT COST

\$619,037.00 GST Inclusive

CONFIRMATION OF ACCEPTANCE OF THE ABOVE DETAILS

Clients Signature(s)

Date: