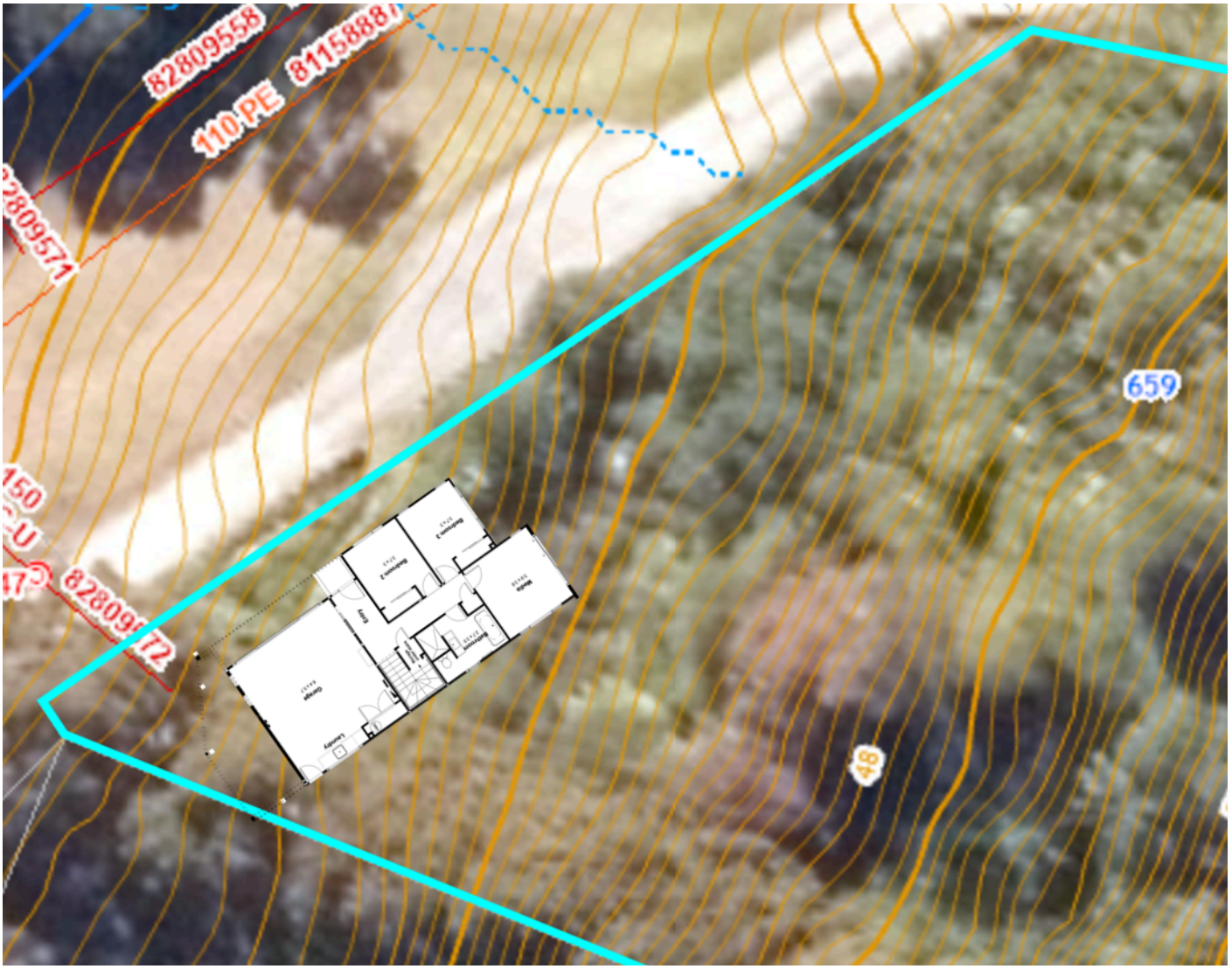
Your site

Lot 2 - 659 South Titirangi Road, Titirangi

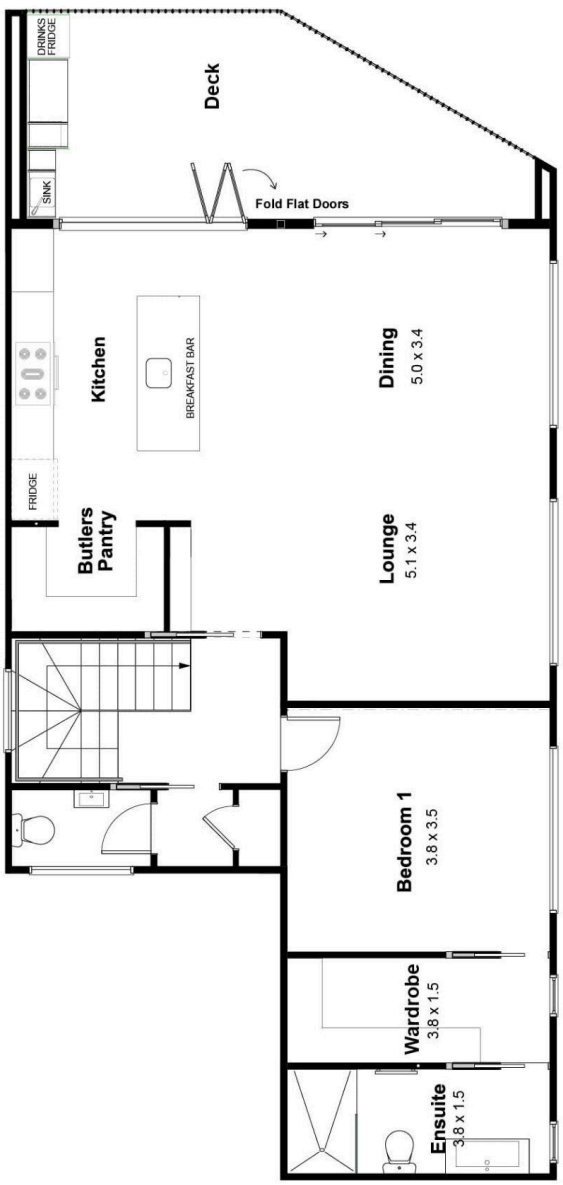
Kotuitui design - 199m²

3 3 2 2

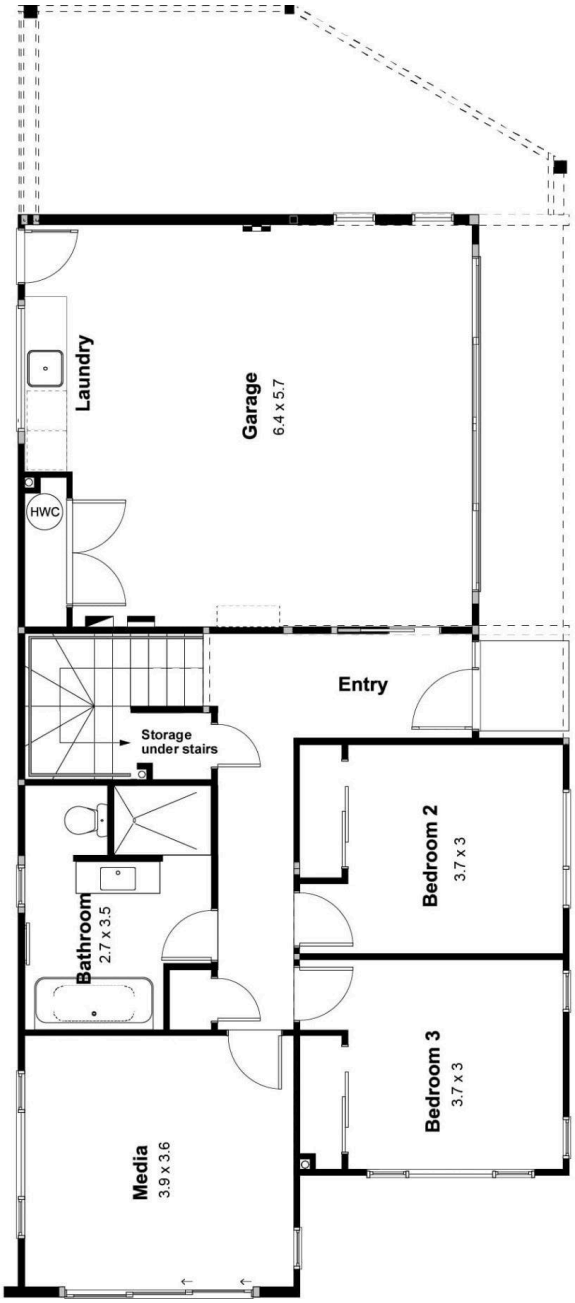


Kotuitui design - 199m²

3 3 2 2



Upper Floor



Lower Floor

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Kotuitui design - 199m^2

3 3 2 2

Kotuitui design - 199m^2

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PRELIMINARY estimate

Date 12/07/2025

Site Address 661 South Titirangi Road, Titirangi

Prepared by Steph Field

Based on the concept plans and attached specifications, our estimated build costs are:

Lot 2	199m^2 Kotuitui plan	$980,000 - $1,020,000
Lot 3	232m^2 Hillcrest plan	$1,100,000 - $1,140,000
Lot 5	169m^2 Opotiki plan	$835,000 - $875,000
Lot 6	217m^2 Liverpool plan	$1,050,000 - $1,090,000
Lot 7	169m^2 Buchanan plan	$865,000 - $905,000

The above pricing allows for anticipated site preparation and assumes no additional foundation/site works/retaining is required due to substandard or unforeseen site conditions.

All prices include GST

OUR SENTINEL specification

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For your reference, you can choose to modify or upgrade any of these items in your home.

PRELIMINARY & GENERAL

- Insurance including contractors All risks and public liability
- 12 month defects warranty period
- Master Build 10 year guarantee
- Providing a temporary site toilet
- Scaffolding & edge protection required
- Temporary site fencing as required during the works
- House cleaning on completion
- Removal of excess building materials and waste
- Building & Resource consent fees (Provisional Sum $13,225 incl. GST)

NOTE: This specification is based on a residential site with no more than 500mm of fall across the site

PROFESSIONAL FEES

- Architectural scheme design
- Preparation of architectural plans and Building Consent documentation
- Resource Consent application by architects
- Geotechnical investigation & site inspections including Producer Statement
- Topographical survey
- Structural engineering & site inspections including Producer Statement
- Surveyor to set-out the house
- Height in relation to boundary certificate if required
- Kitchen designer, colour & electrical consultant

EXCAVATION

- Clearance of building platform of topsoil to a maximum depth of 300mm Based on 180m² flat building platform
- Bulk excavation cut & fill assuming compaction of excess spoil onsite
- Up to 20m of silt control

  (Provisional Sum $9,300 incl. GST)

CONCRETE DRIVEWAY & PATIO

- Council vehicle crossing 15m2
- Driveway - 100mm thick standard broom finish 50m2
- Patio - 100mm thick standard broom finish with 150mm stepdown 20m2

DRAINAGE

- Private stormwater and sanitary sewer drainage
- 5,000L above ground retention tank with pump for re-use

  (Provisional Sum $21,210 incl. GST)

PLUMBING

- All fittings complete with PVC traps and wastes
- Dux Secura or equivalent system throughout
- 2x brass external hose taps
- 250L hot water cylinder or gas

SERVICES

- Lay up to 15m of incoming service mains including power, water and phone
- New water meter including Watercare processing fee
- Infrastructure Growth Charge (Provisional Sum $18,509.25 incl. GST)
- Builders temporary power supply during construction

SITE LEVELLING

- Site levelled 1.5m off the building to create falls to cesspits for final council inspection and Council Code of Compliance

FOUNDATIONS

- Rib-raft concrete floor slab with 20MPa standard concrete

FRAMING

- Light timber framed construction complying with NZS 3604. 90x45 studs generally at 600mm centres. Nogs at 800mm centres
- H1.2 treated timber framing and trusses with 2550mm high stud throughout

ALUMINIUM JOINERY

- 2200mm head height throughout
- Glass - clear glazing with Opal Laminate glass to bathrooms
- Double glazed throughout

FRONT DOOR

- Aluminium front door (2200mm high)
- Schlage lockset with Corfu or Trento pull handle
- Hafele Keyless Entry to Laundry or Garage door.

GARAGE DOOR

- Coloursteel Flat Woodgrain with automatic opener and remotes
- 19mm rebated pine jambs

FASCIA & GUTTER, DOWNPIPES

- Coloursteel fascia and external gutter profile
- White or Black PVC downpipes (unpainted)

OUR SENTINEL specification

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ROOFING

- Longrun roofing - Colorsteel MC760

CLADDING

- Dynex Palliside UPVC weatherboards
- Timber bevelback weatherboards
- Brick veneer 70 series Artisan / Mezzo / Magnum / Industry range from The Brickery
- Brick veneer 70 series painter bricks laid with flush mortar for painting
- James Hardie Linea, Oblique or Stria
- Nu-Wall metal cladding

EAVES MATERIAL

- Soffit material is Hardieflex 4.5mm

INSULATION

- Insulation - R2.4 to external walls and R7.0 to ceilings to form thermal envelope (excludes garage)

INTERNAL LININGS

- Walls - 10mm GIB plasterboard stopped to Level 4 for paint finish
- Ceilings - 13mm GIB plasterboard stopped to Level 4 for paint finish
- GIB Aqualine to wet areas

INTERNAL PAINTING

- Industry standard 3 coat system (sprayed / rolled) using Resene or Dulux paint
- Bathrooms to be painted with enamel paints

FINISHING TRIMS

- Skirting - 90mm single bevel
- Architraves - 60mm single bevel
- Wall / ceiling junction - square stopped

INTERNAL DOORS

- 2200mm PQ MDF flat doors

DOOR HARDWARE

- Allegion Medio Series lever handles in chrome (round faceplate)

HEAT PUMP & VENTILATION

- 2x Fujitsu SET-ASTG22KMCA (or similar) to living area & master bedroom
- DVS Connect (or similar) with 4x Outlets

ELECTRICAL FIT-OUT

- Electrical layout as per electrical design
- LED downlights throughout
- Fibre ready to Chorus specification
- Pre-wire for alarm

STAIRS (if required)

- Half height wall with timber cap to internal stairwell

KITCHEN & LAUNDRY

- Kitchen & laundry Provisional Sum $30,000 incl. GST

VANITIES

- Pinnacle single drawer, single bowl wall hung
- Mimas wall hung hand basin to WC

MIRRORS

- 1000mm high by the length of vanity polished edge mirror

PLUMBING FITTINGS

- Showers - Tiled with Glass Shower Door
- Bath - Elementi Otto BTW
- Bath spout – Elementi Ion chrome
- Mixers - Elementi Ion chrome
- Shower set – Splash slide shower 3FCT chrome
- Toilet suite – LSpec
- Kitchen mixer - Uno with pullout spray in chrome
- Laundry mixer - Uno gooseneck in chrome

WARDROBE ORGANISERS

- Melamine open shelves with half and full height hanging to bedrooms
- Melamine 4x shelves to linen cupboard

APPLIANCES

- Wall oven: Bosch HBF133BS0A
- Induction cooktop: Bosch PIE651BB1E or Gas Hob: Bosch PBH6B5B60A
- Rangehood: Ariston ARU90AX-L powerpack
- Dishwasher: Bosch SMU4HTS01A

TILING

- Bathroom, ensuite, WC & laundry floor with 100mm high skirting
- Full height tiled shower to ensuite
- 100mm high splashback to vanities
- 900mm wide splashback to rangehood height, 100mm along remainder of benchtop

TIMBER FLOORING

- Laminate flooring (inc underlay) to kitchen, dining and living

CARPET

- 48oz SDN carpet with 11mm underlay using Godfrey Hirst – Favourites 48, Feltex – Misty River, Malmo – Munich, Belgotex – Palazzo or Boulevard

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thanks!

If you have any questions at all, please give me a call, I'd be happy to help

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