



Proposed New Home Package 661a South Titirangi Road, Titirangi

12 July 2025

Prepared by Steph Field



**sentinel**
HOMES

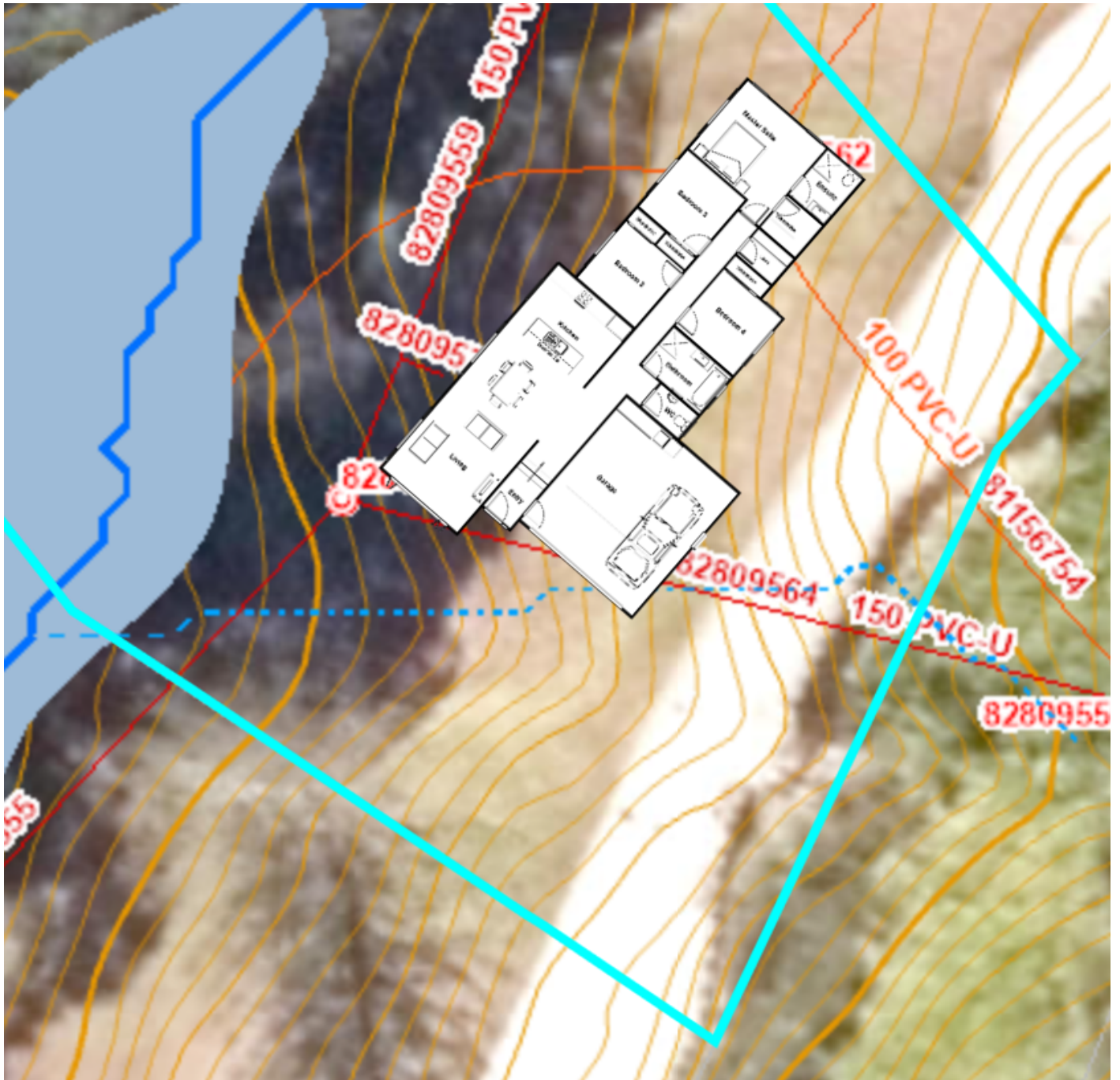
Your site

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Lot 5 - 661A South Titirangi Road, Titirangi

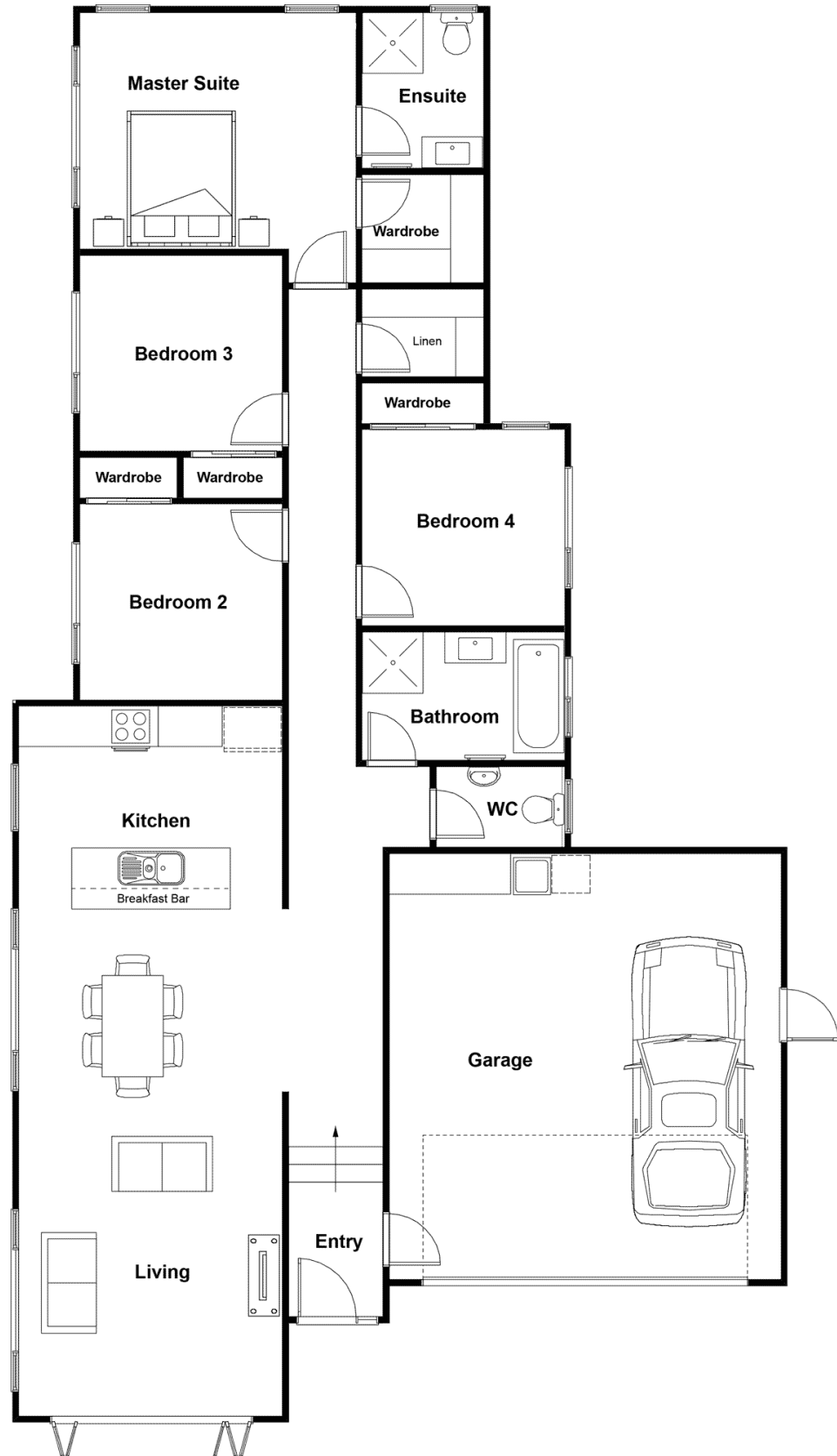
Opotiki design - 169m²

4  2  2  2 



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4  2  2  2 



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4  2  2  2 



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PRELIMINARY estimate

Date 12/07/2025
Site Address 661 South Titirangi Road, Titirangi
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Based on the concept plans and attached specifications, our estimated build costs are:

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



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



ROOFING

- Longrun roofing - Coloursteel 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



thanks!

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

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