



Pricing Summary and specification schedule for the Colombo Design.

These prices are based on a flat level residential section of good bearing.  
Please contact one of our home consultants to discuss building this home on your rural site.

- ✓ **Allowed for within the Base construction price**
- **Prime cost sums which need to be confirmed depending on site and personal requirements**
- ✘ **Not allowed for**

**Base price \$ 405,000.00**

**Preliminaries**

✓ Working drawings	Allowed for within the base price		
○ Building consent fees	Allowed for is a PC Sum of	\$	4,500.00
✓ 7 Year master build Guarantee	Allowed for within the base price		
✓ House fully cleaned on completion	Allowed for within the base price		
✓ DW Homes colour consultant	Allowed for within the base price		
✓ Contractors all risk insurance	Allowed for within the base price		
✓ Online tracking system	Allowed for within the base price		

**Site works**

○ Excavate building platform only	Allowed for is a PC Sum of	\$	2,500.00
✘ Removal of excavated soils	Not allowed for within the contract price		
✘ Building platform build up	Not allowed for within the contract price		
✘ Compaction of soils for foundation	Not allowed for within the contract price		
○ Excavate temporary driveway	Allowed for is a PC Sum of	\$	500.00
○ Metal for temporary driveway gap 65	Allowed for is a PC Sum of	\$	1,000.00
✘ Engineering bearing capacity	Not allowed for within the contract price		
○ Power Water and Phone	Allowed for is a PC Sum of	\$	1,500.00
✓ Building rubbish removed from site	Allowed for within the base price		

**Exterior**

✓ Diamonds Riverstone tile Chipcoat	Allowed for within the base price
✓ 35 degree Pitch roof	Allowed for within the base price
✓ Profile Fascia and gutter	Allowed for within the base price
✓ Midlands big face bricks or small face	Allowed for within the base price
✓ Double Glazed windows with grey float glass	Allowed for within the base price
✓ 2 x E1 Solid cedar TG & V front doors	Allowed for within the base price
✓ Windsor Entrance Pull handle set rnd 7063SS External frames H3.2 Bottom plates H1.2 midframe	Allowed for within the base price

**Interior**

✓ Interior doors vertical grove 2.2m heigh	Allowed for within the base price
✓ Windsor door stops	Allowed for within the base price
✓ Astron qube passage sets by Windsor	Allowed for within the base price
✓ Linen Cupboards and walldrobe shelving	Allowed for within the base price
✓ 90mm Gib Cove	Allowed for within the base price
✓ Bevel pine skirting 60mm	Allowed for within the base price
✓ R2.2 Pink batts to walls	Allowed for within the base price
✓ R2.6 Pink batts to walls	Allowed for within the base price
✓ Raking Ceilings to Entry way square stopped	Allowed for within the base price
✓ Raking Ceilings to Master lounge	Allowed for within the base price

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**Electrical**

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✓	Oven - Fisher & Paykel 1.5 OB60BDEX1 SS	Allowed for within the base price
✓	Hob - Fisher & Paykel Gas CG903 SS	Allowed for within the base price
✓	Rangehood - Power pack RCP9 Enclosed	Allowed for within the base price
✓	Dishwasher - DD605FD Stainless Steel	Allowed for within the base price
✓	88 x Halogen down lights	Allowed for within the base price
✓	8 x Recessed down lights	Allowed for within the base price
✓	2 x Bulkhead exterior lights	Allowed for within the base price
✓	4 x Up/Down exterior lights	Allowed for within the base price
✓	1 x Sensor units	Allowed for within the base price
✓	2 x 120mm inline extract fan units	Allowed for within the base price
✓	2 x Chrome heated ladder towel rails	Allowed for within the base price
✓	6 x HPM Slimline Single power points	Allowed for within the base price
✓	38 x HPM Slimline Double power points	Allowed for within the base price
✓	2 x HPM Slimline TV Outlets	Allowed for within the base price
✓	1 x Signet panel	Allowed for within the base price
✓	24 x Phone / data points	Allowed for within the base price
✓	2 x HPM Slimline Skypoints	Allowed for within the base price

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**Home ventilation unit**

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✓	Smart vent SV04S Ventilation system	Allowed for within the base price
✓	Smart vent Heat transfer kit	Allowed for within the base price

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**Alarm System**

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✓	1 x Control Panel	Allowed for within the base price
✓	1 x Key pad	Allowed for within the base price
✓	1 x Internal screamer	Allowed for within the base price
✓	1 x External Siren with 15sec flasher	Allowed for within the base price
✓	5 x Sensors	Allowed for within the base price
✓	3 x Hardwired Smoke detectors	Allowed for within the base price

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**Kitchen**

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✓	Kitchen sum allowed for in base price	Allowed for within the base price
✓	Computer designed kitchen	Allowed for within the base price
✓	Consultation with Kitchen designer	Allowed for within the base price
✓	Lacquer doors with 3mm radius to edges	Allowed for within the base price
✓	Tall units to 2.4m high with negative detail	Allowed for within the base price
✓	Kitchen king KK6 rubbish bin	Allowed for within the base price
✓	61mm silestone top with waterfall ends to island	Allowed for within the base price
✓	Stainless Steel sink undermounted	Allowed for within the base price
✓	Glass Splash back made to fit	Allowed for within the base price

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**Plumbing**

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✓	Academy pillar sink mixer	Allowed for within the base price
✓	Sink mixers by Amada academy range	Allowed for within the base price
✓	Basin mixers by Amada academy range	Allowed for within the base price
✓	Shower SlidesEcho medburys	Allowed for within the base price
✓	Shower mixers by Amada academy range	Allowed for within the base price
✓	180 litre mains pressure hotwater cylinder	Allowed for within the base price

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**Bathrooms**

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✓	1000 x 1000 tiled shower	Allowed for within the base price
✓	Glass balustrade with door in the centre	Allowed for within the base price
✓	TK100SC Square tile kit Chrome plated	Allowed for within the base price
✓	Toilet Suites Antigua by Ramour	Allowed for within the base price
✓	Cashmere single VC 1200mm	Allowed for within the base price
✓	Platinum hydro 1800 white spa bath	Allowed for within the base price
✓	MirroX Bathroom Mirrors with Polished edges	Allowed for within the base price
✓	Chrome toilet roll holders	Allowed for within the base price
✓	Chrome heated towel rails	Allowed for within the base price

**Ensuite**

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✓ 1000 x 1200 tiled shower	Allowed for within the base price
✓ Glass balustrade with door in the centre	Allowed for within the base price
✓ TK100SC Square tile kit Chrome plated	Allowed for within the base price
✓ Toilet Suites Antigua by Ramour	Allowed for within the base price
✓ Washstand DB Oval Fontana 1600 C/Oak CLE	Allowed for within the base price
✓ Mirrox Bathroom Mirrors with Polished edges	Allowed for within the base price
✓ Chrome toilet roll holders	Allowed for within the base price
✓ Chrome heated towel rails	Allowed for within the base price

**Laundry**

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✓ Built in laundry unit
✓ Meltrim doors with melteca
✓ 37mm standard laminate benchtop

**Decorating**

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✓ Your choice of paint with different shades for ceilings, doors and trims	Allowed for within the base price
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**Garage**

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✓ Fully lined and Painted	Allowed for within the base price
✓ Pressed panel garage door	Allowed for within the base price
✓ Electric motors with remote controls	Allowed for within the base price

**Pre finished engineered timber floor**

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○ Pre finished engineered timberfloor PC Sum	Allowed for is a PC Sum of	\$	13,800.00
○ VBS Moisture barrier	Allowed for within the PC Sum		

**Floor Tiling**

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○ Floor tiling PC Sum	Allowed for is a PC Sum of	\$	7,340.00
○ Water proofing	Allowed for within the PC Sum		
○ Trims and finishings	Allowed for within the PC Sum		
○ Shower screeding of base	Allowed for within the PC Sum		

**Wall Tiling**

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○ Wall tiling PC Sum	Allowed for is a PC Sum of	\$	5,152.00
○ Water proofing of bath surround	Allowed for within the PC Sum		
○ Trims and finishings	Allowed for within the PC Sum		

**Carpets**

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○ Carpets Norman Ellison Anti allergenic	Allowed for is a PC Sum of	\$	10,640.00
○ 11mm Dunlop Underlay	Allowed for within the PC Sum		
○ 5 Year Warranty	Allowed for within the PC Sum		
○ 100% wool	Allowed for within the PC Sum		

**Concrete driveway**

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○ Plain concrete driveway	Allowed for is a PC Sum of	\$	6,210.00
○ Area	100		
○ MPA of concrete	17.5 mpa		
○ Concrete prep work	Allowed for within the PC Sum above		
* Steel mesh reinforcing	Not allowed for within the PC Sum		

**Site drainage**

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○ Site drainage	Allowed for is a PC Sum of	\$	5,000.00
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**Total turnkey construction price \$ 463,142.00**

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