

Square Meter Rate Inclusions



ITEM	DESCRIPTION
Architect Fees	All architect fees required for building consent to be granted. Including answers to RFI's
Engineering Design	Engineered slab design for raft slab - based on ground conditions acceptable for TC1 slab
Engineer Inspections	Site inspections for slab prep if required. Produce PS4 and relevant site report
NZCB Guarantee	10 Year, Comprehensive, Residential Halo guarantee by NZ Certified Builders. Visit Halo.nz for more info
Insurance	Works insurance for the duration of the build until practical completion
Site Toilet	Site toilet for the duration of the project
Rubbish Removal	Removal of all building rubbish and waste we create. Limit building wastage as much as possible. No allowance has been made for the removal of any contaminated waste that may already exist on the site, for example asbestos
Slab Excavation	Dig out topsoil to a maximum depth of 300mm and replace with compacted sand or AP40 and trim with a blinding layer of fines
Builders Labour	Slab/Piles if required Frames and trusses Cavity, soffits and aluminium joinery Cladding if required Insulation, gib, doors and trims hardware and finishing
Complete Concrete Foundation System	Finished concrete foundation system including all materials and labor. This pricing is based on the sub grade being acceptable for a standard TC1 raft foundation system. Any specific engineering requirements will be priced accordingly.
Scaffolding	Scaffolding and nets as required for whole job.

Merchant Materials	Materials from slab onwards Timber frames and trusses Hardware Cavity and soffits - Fibre cement soffits Cladding - BGC Nuline or brick. Other cladding types priced accordingly Insulation to meet current H1 regulations Gib standard everywhere except in wet areas. Trims - 60x10mm single bevel timber skirting and architraves Doors and hardware - Superior doors, Avon or similar. Schlage door handles and hardware.
Fascia And Spouting	Colorsteel fascia and spouting, supply and install
Roofing	Supply and install of all Colorsteel .4mm roofing.
Exterior Joinery	Supply and install of thermally broken aluminium joinery with Low E glass to meet H1 regulations
Painting	All interior and exterior painting, using Resene paints
Plumbing	Plumbing for all internal fixtures as below Kitchen sink with dishwasher allowance Laundry sink with washing machine allowance Bathroom vanity Shower Toilet Hand basin in toilet Hot water cylinder - Rheem 180L - 488D x 722H or Gas infinity unit
Plastering	Square stop plastering to a level 4 finish
Kitchen	Supply and install of Mitre 10 standard range kitchen
Appliances	Dishwasher 600mm Oven 600mm Cook Top 600mm Rangehood
Laundry	Supply and install of laundry units. Space allowance for washing machine and dryer, these appliances are NOT included in the sqm rate

Electrical

All Electrical Works Required:

Mains in from the road including fibre and main earth peg (up to 50metres of mains)

All Bedrooms * 3 double power points * 2 led downlights

Bathroom * wiring for towel rail * 2 led downlights * 1 general power point * 150mm inline fan * Mirror light wiring

Toilet * 1 led downlight

Hallway * 2 way light switch * 3 led downlights * 1 general power point

Laundry * 1 led downlight * power for appliances * 1 general power point * Power and data connections * 150mm inline fan

Living room * 3 general power points * 4 led downlights * 2way switching outside lights * 2way switching living room lights * power for tv * HDMI, data, tv cables on wall

Dining room * 2 led downlights * 1 general powerpoint * 2way switching for dining lights

Kitchen * power for all appliances * 3 general power points * install rangehood and duct * 4 led downlights

Heat pump * Install and supply Panasonic 5.6Kw unit or similar in living room

Outside power and lighting * 1 general weatherproof power point * 6 led downlights * 1 led sensor light

Garage * 2 power points * garage door power

Glass/Mirrors

Supply and install of 1 x 900x 1200 mirror for bathroom vanity

Bathroom Sanitary Ware

900x900 Newline flat wall

Newtech Casalino Toilet

Newtech 900mm floor standing vanity

Newtech tapware with chrome finish, including kitchen sink tap, laundry sink tap, 2 x vanity taps, shower mixer and single head shower slide rail.

Floor Coverings

Supply and install 55ounce Malmo Barcelona carpet to bedrooms, hallways and living spaces with 11mm underlay.

Supply and install Malmo Scandia waterproof plank or vinyl flooring to all wet areas - Kitchen, entryway, laundry, bathroom, toilet.

Tiling

Tile supply for Kitchen and Laundry splashbacks

Tile labor for White Subway cook top splashback

Tile labor for White Subway laundry sink splashback

Shower Installer

Acrylic Shower installation

Pricing is based on builds within 20km of Whanganui, additional travel costs may be charged accordingly.

Prices are subject to change and subject to availability. Products may be substituted for similar items if necessary.

The following is a list of exclusions, as these items have a high degree of variability based on site conditions. These items are able to be priced on a site-by-site basis:

- Council consent fees
- Geotech report
- Specific engineering other than a basic slab design
- Surveying if required
- Service connections for water, sewer, storm water, power and telecoms
- Drain laying for services outside of the building footprint
- Additional siteworks based on Geotech findings and requirements or engineer designs
- Driveways, paths, patios, decks and associated earthworks
- Curtains and blinds

Visit the Venture Build office at 139 Ridgway Street to discuss our range of plans and how we can help with your ideas and concepts. We will help you from start to completion.

