

Modular Building Specifications and Price List (Prices all ex our West Auckland Yard)

Option 1: Kitset With Roofing

Ready to assemble. (Erection can be arranged.)

Includes:

Foundation Poles,
Bearers,
Soffits
Joists,
Mezzanine Joists/Flooring,
Deck Joists,
Particle Board Flooring/Decking,
Insulated Lined Roof Panels,
Roof Fixings,
Plans (excluding Site Plans & Internal Layout Plan),
Engineering Calculations & Details,
Assembly details.

Excludes:

Labour,
Site Works,
Transport,
Walls
Cladding,
Joinery, Flashings,
Site Plan,
Internal Floor Plan,
Hardware, Nails, Bolts

Option 1 Prices (GST excl.)

1A) Getaway Module	\$22,580
Footprint: 6.65 x 5.65m. Area: 56m ² approx. \$403 per m ² .	
1B) Weekender Module	\$27,830
Footprint: 6.65 x 7.5m. Area: 74m ² approx. \$376 per m ² .	
1C) Tasman Module	\$42,270
Footprint: 10.7 x 7.5m. Area: 125m ² approx. \$338 per m ² .	
1D) Pacific Module	\$52,420
Footprint: 10.7 x 7.5m. Area: 160m ² approx. \$328 per m ² .	

Option 2: Kitset Lined Shell (Materials Only)

As per Option 1, plus:

Includes:

Exterior Cladding (Insulated Lined Panels),
Internal Linings of External Walls,
Aluminum Joinery (Average Amount of Windows & Doors),
Flashings.

Excludes:

Labour,
Framing,
Internal Walls,
Internal Linings & Insulation for Window Panels,
Doors, Trim, etc.
Hardware,
Stairs & Handrails,
Internal Fit-Out (ie. Wiring, Plumbing, etc).

Option 2 Prices (GST excl.)

2A) Getaway Module	\$45,760
Footprint: 6.65 x 5.65m. Area: 56m ² approx. \$817 per m ² .	
2B) Weekender Module	\$51,040
Footprint: 6.65 x 7.5m. Area: 74m ² approx. \$690 per m ² .	
2C) Tasman Module	\$76,730
Footprint: 10.7 x 7.5m. Area: 125m ² approx. \$614 per m ² .	
2D) Pacific Module	\$96,630
Footprint: 10.7 x 7.5m. Area: 160m ² approx. \$604 per m ² .	

We do not usually supply modules at Option 3 or 4 stages but have included the following prices for budgeting purposes to indicate the approximate cost of finishing the modules. If you are careful and do a lot of the work yourself, you should be able to save substantially on the following costs.

Option 3: Kitset Lined Shell (incl. Labour)

As per Option 2, plus:

Includes:

Labour - All assembled to lock up stage, i.e. closed in, waterproof.

Excludes:

Internal Walls,
Internal Linings & Insulation for Window Panels,
Doors, Trim, etc.
Hardware,
Stairs & Handrails,
Internal Fit-Out (ie. Wiring, Plumbing, etc).

Option 3 Prices (GST excl.)

3A) Getaway Module	\$57,170
Footprint: 6.65 x 5.65m. Area: 56m ² approx. \$1021 per m ² .	
3B) Weekender Module	\$70,400
Footprint: 6.65 x 7.5m. Area: 74m ² approx. \$951 per m ² .	
3C) Tasman Module	\$102,030
Footprint: 10.7 x 7.5m. Area: 125m ² approx. \$816 per m ² .	
3D) Pacific Module	\$127,430
Footprint: 10.7 x 7.5m. Area: 160m ² approx. \$796 per m ² .	

Option 4: Fully Finished (incl. Labour)

As per Options 3, plus:

Includes:

Kitchenette, Bathroom, Interior Cladding & Trim, Internal Doors, Insulation, Plumbing, Wiring, Power Points, Electrical Switches, Lighting, Floor Coverings, Hardware, Taps, Stairs & Handrails.

*Minimal internal walls and linings are included due to the open plan nature of these designs.

Option 4 Prices (GST excl.)

4A) Getaway Module	\$85,560
Footprint: 6.65 x 5.65m. Area: 56m ² approx. \$1528 per m ² .	
4B) Weekender Module	\$97,190
Footprint: 6.65 x 7.5m. Area: 74m ² approx. \$1313 per m ² .	
4C) Tasman Module	\$150,980
Footprint: 10.7 x 7.5m. Area: 125m ² approx. \$1208 per m ² .	
4D) Pacific Module	\$189,910
Footprint: 10.7 x 7.5m. Area: 160m ² approx. \$1187 per m ² .	

Prices include paperwork for permits (excluding site plans & internal floor plans) and engineering. Prices exclude: transport; council & permit fees; onsite work such as foundations, drainage, power, sewerage, etc; the cost of OSH/Health & Safety requirements (eg. Scaffolding, etc), and Customs fees & duties if applicable.

Modules are designed for very high wind zones and some snow loads, these can be increased.

The size of each of our homes can be varied, however, any custom builds will be charged at the Getaway price per m².