

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	\$27,096
Footprint: 6.65 x 5.65m. Area: 56m ² approx. \$483.85 per m ² .	
1B) Weekender Module	\$33,396
Footprint: 6.65 x 7.5m. Area: 74m ² approx. \$451.29 per m ² .	
1C) Tasman Module	\$50,724
Footprint: 10.7 x 7.5m. Area: 125m ² approx. \$405.79 per m ² .	
1D) Pacific Module	\$62,904
Footprint: 10.7 x 7.5m. Area: 160m ² approx. \$393.15 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	\$54,912
Footprint: 6.65 x 5.65m. Area: 56m ² approx. \$980.57 per m ² .	
2B) Weekender Module	\$61,248
Footprint: 6.65 x 7.5m. Area: 74m ² approx. \$827.67 per m ² .	
2C) Tasman Module	\$92,076
Footprint: 10.7 x 7.5m. Area: 125m ² approx. \$736.60 per m ² .	
2D) Pacific Module	\$115,956
Footprint: 10.7 x 7.5m. Area: 160m ² approx. \$724.72 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	\$68,604
Footprint: 6.65 x 5.65m. Area: 56m ² approx. \$1225.07 per m ² .	
3B) Weekender Module	\$84,480
Footprint: 6.65 x 7.5m. Area: 74m ² approx. \$1141.62 per m ² .	
3C) Tasman Module	\$122,436
Footprint: 10.7 x 7.5m. Area: 125m ² approx. \$979.48 per m ² .	
3D) Pacific Module	\$152,916
Footprint: 10.7 x 7.5m. Area: 160m ² approx. \$955.72 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	\$102,672
Footprint: 6.65 x 5.65m. Area: 56m ² approx. \$1833.42 per m ² .	
4B) Weekender Module	\$116,628
Footprint: 6.65 x 7.5m. Area: 74m ² approx. \$1576.05 per m ² .	
4C) Tasman Module	\$181,176
Footprint: 10.7 x 7.5m. Area: 125m ² approx. \$1449.40 per m ² .	
4D) Pacific Module	\$227,892
Footprint: 10.7 x 7.5m. Area: 160m ² approx. \$1424.32 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.