



MINOR DWELLING PROJECT CHECKLIST

Not every supplier offers the same quality, service and finishes. So if you shop around always make sure to compare apples with apples.

At Turnkey Dwellings we're committed to reducing stress and risk by streamlining the process and always being transparent about our pricing.

Each Turnkey Dwelling Quote includes every step of the build process including Council Fees, Power and Water Connection Fees.

INCLUSIONS	TURNKEY DWELLINGS	OTHER SUPPLIER
ESTIMATED PROJECT COSTS FOR 65sqm		
<p>We want you to make money not mistakes. Focus on these inclusions when comparing different offerings. You can download our full list of Standard Inclusions at http://www.turnkeydwellings.nz/minor-dwelling-plans/</p>		
Building Insurance	<input checked="" type="checkbox"/>	
10 Year Builders Guarantee	<input checked="" type="checkbox"/>	
DWELLING EXTERIOR		
No delivery costs	<input checked="" type="checkbox"/>	
Cladding - Timber weatherboard (painted) and/or Cladding - Brick 70 series	<input checked="" type="checkbox"/>	
Cladding - Palliside (not our recommendation and not in our standard inclusions, but available upon request)		
Cladding - Fibre Cement (not our recommendation and not in our standard inclusions, but available upon request)		
Roofing - Metalcraft Zinacume, Unpainted (not our recommendation and not in our standard inclusions)		
Roofing - Coloursteel Endure corrugated long run	<input checked="" type="checkbox"/>	
Roofing - No additional cost for Mono Pitch	<input checked="" type="checkbox"/>	
Flooring - Timber with Timber Sub Floor or Flooring - Concrete Rib Raft	<input checked="" type="checkbox"/>	
Hose tap	<input checked="" type="checkbox"/>	
DWELLING INTERIOR		
Electrical - Fully wired and fitted off	<input checked="" type="checkbox"/>	
LED Lights	<input checked="" type="checkbox"/>	
Timber frames	<input checked="" type="checkbox"/>	
GIB stopped and fully painted	<input checked="" type="checkbox"/>	
Floor coverings - Carpet & Vinyl	<input checked="" type="checkbox"/>	
KITCHEN, BATHROOM & LAUNDRY		
Plumbing - Fully plumbed	<input checked="" type="checkbox"/>	
Freestanding Oven	<input checked="" type="checkbox"/>	
Rangehood	<input checked="" type="checkbox"/>	
Dishwasher	<input checked="" type="checkbox"/>	
Shower & Vanity	<input checked="" type="checkbox"/>	
Hot Water Cylinder - Rheem 180 L	<input checked="" type="checkbox"/>	
Mirror	<input checked="" type="checkbox"/>	

As you can appreciate all sites are unique and have different Council requirements.
Our Site Specific Cost Matrix outlines the range of costs associated to each requirement.

	Low Range (inc. GST)	Mid Range (inc. GST)	High Range (inc. GST)
Feasibility Study	\$850	\$850	\$850
Scheme Plan	\$750	\$750	\$750
Site Survey / Topo Report	\$1,600	\$1,600	\$1,600
CCTV Inspection of Stormwater / Wastewater pipes	\$500	\$750	\$1,250
Geotech Report (if required)	\$0	\$2,000	\$3,000
Flood Report (if required)	\$0	\$2,500	\$3,500
Stormwater & Sanitary Mitigation Report / Design (if required)	\$0	\$2,500	\$3,500
Structural Engineering Report / Design (if required)	\$0	\$2,500	\$3,500
Foundation Engineered Design (if bad ground)	\$0	\$1,250	\$1,250
Resource Planners (if required)	\$0	\$2,500	\$3,500
Council Pre Application meeting (if required)	\$0	\$575	\$750
Council Resource Consent Fee (if required)	\$0	\$2,500	\$3,500
Council Building Consent Fee	\$4,215	\$4,215	\$4,215
Complete Consent Plans / Working Drawings	\$5,000	\$5,750	\$6,500
Council Development Contribution Fee	\$11,000	\$16,000	\$22,000
Service Connections & Contribution Fees (power & water)	\$15,000	\$16,000	\$17,000
Services to boundary (power, gas, water, phone)	\$3,000	\$3,500	\$4,500
Project Management Fee (5% of project value)	\$10,000	\$12,000	\$14,000
Earthworks (if required)	TBC	TBC	TBC
Additional Surveying during Construction	\$1,000	\$2,000	\$4,000
Foundation Engineered Construction (if bad ground)	\$0	\$5,000	\$15,000
Drainage / Stormwater Retention Tanks (if required)	\$5,000	\$10,000	\$20,000
Removal of vegetation or demolition of structures (if required)	\$0	\$1,500	\$5,000
Fencing (calculated on lineal meter rate)	\$0	\$1,500	\$3,000
Decking (calculated on square meter rate)	\$0	\$2,500	\$5,000
Concrete Driveway (calculated on cubic meter rate)	\$0	\$5,000	\$15,000
Driveway Crossings (across the council footpath)	\$0	\$500	\$1,000

WE WILL BE IN A POSITION TO SUPPLY YOU WITH A FINAL QUOTE AFTER THE BUILDING CONSENT PLANS HAVE BEEN COMPLETED AND PRIOR TO SIGNING A CONTRACT.

***OUR TERMS AND CONDITIONS**

We believe in keeping things simple & transparent. You can be confident that the price we quote won't blow out with hidden costs. As you can appreciate we can't control price adjustments from government agencies, suppliers, subcontractors, councils and utility providers. These adjustments don't happen often but should one occur we would inform you before we proceed.
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