KCC Construction Ltd

CONSTRUCTION ESTIMATION FOR 220 M^2（1 storeys property)

1. CONTRACTPRICE

Total contract estimated quote is $528,000.00 GST included.

2. PAYMENTSTAGES

		The following include 15% GST
Deposit for project	3%	$15,840.00
Earth work	3%	$15,840.00
Foundation and floor structure	10%	$52,800.00
Drainage	2%	$10,560.00
All wall framing	10%	$52,800.00
All roof framing	4%	$21,120.00
The roof and fascia	5%	$26,400.00
All exterior doors and windows	7%	$36,960.00
All exterior linings and/or venner	7%	$36,960.00
All exterior decoration or coarings	4%	$21,120.00
Installation of pre-wire, pre-plumb and insulation	4%	$21,120.00
All interior linings	5%	$26,400.00
Interior doors and scotia	4%	$21,120.00
Interior stopping completed and sanded	5%	$26,400.00
All interior decoration or coatings	5%	$26,400.00
Kitchens and bathrooms	6%	$31,680.00
Plumbing and electrical	5%	$26,400.00
Hardware, carpets and tiling	5%	$26,400.00
Site works, landscapings	5%	$26,400.00
Issue of CCC	1%	$5,280.00
Total Amount		$528,000.00

3. TIMEFRAME

Expected construction time for all building works for 220 M2 （1 storage property) will be **6-8 months**. Starting from the beginning of excavation; Time frame of construction may vary, subjected to weather and payment condition.

SPECIFICATION

Generalexterior

Earthwork for foundationarea

Foundation as per plan

Timber framing and truss as per plan

Selected metal roofing

Colorsteel spouting, fascia and standard PVC downpipe Powder Coated

aluminium joinery with double glazed glass

4.5mm soffit with painted finish

Weatherboard cladding with painted finish

External wall insulation

Private drainage system

Standard electrical wiring, gas and water piping

Rinnai gas hot water supply unit (gas bottle)

Generalinterior

Standard polyester carpet with underlay (Cost allowance for material: $35/sqm + GST)

for study, Stairs and all Bedrooms flooring

Standard 600*600mm ceramic tile (Cost allowance for material: $35/sqm + GST)

for Laundry, Kitchen and all bathrooms flooring;

Full wall tiling for all bathrooms and 1200mm high wall for laundry area

Selected laminated floorboard with underlay(Cost allowance for material: $35/sqm + GST) for entrance, dining and living

Standard polypropylene carpet without underlay for garage flooring

Gib lining with square stopped and painted finish

Hollow core MDF 1980mm prehung interior doors HAG 11 with grooved jamb

Ferarro Cylindrical Series Mainz door handle

Standard fire alarms

Standard 60*10mm skirting

Standard alarm system

Entry

Aluminium TGV entrance doorpanel

Hafele digital lock

Exterior wall light

Garage	Double powerpoint
	LED down light
	Jones garage door opener with remote control
	Jones single colorsteel insulated garage door
	Exterior wall light with motion sensor
	Main switch box and network box
UtilityArea	Double powerpoint
	LED down light
	Aquatica Laundra Studio laundry tub
	Extractor fan
Stairs	Timber closed tread stairs (Cost allowance:$1,000+GST)
	LED stair light
	1000mm high glass balustrade with stainless handrail
	Selected pendant light(Cost allowance: $400+GST)
Living	LED down light
	Double power point
	Network outlet
	TV outlet
	Hitachi heat pump
Dining	LED down light
	Double power point
Kitchen	LED down light
	Double power point on bench
	Standard kitchen cabinet with soft-close system and engineered stone benchtop
	(Provisional Sums for kitchen, vanity and wardrobe: $20,000+GST)
	Bosch 73CM powerpack R/Hood DHL755BAU
	Bosch 71L 10prog b/i oven HBG633BS1A
	Bosch 90CM Gas hob PCT9A5B90A
	Bosch 14PL u/bench s/s s/washer SMU46GS01A
	Insinkerator food waste disposer Model 56
	Cold water feed to fridge
	Under-mount stainless steel sink

	Hansgrohe kitchen mixer focus single lever pullout
	Glass splashback behind cooktop
	Pendant light on kitchen island(Cost allowance: $200+GST)
Study	LED down light
	Network outlet
	Double powerpoint
Bedrooms	LED down light
	Double powerpoint
	Wardrobe with clothes organiser
Master Bedrooms	LED down light
	Double power point
	TV outlet
	Network outlet
	Wardrobe with clothes organiser
	Hitachi heat pump
Bathroom& Ensuites	Free-stand vanity with ceramicbowl
	Hansgrohe basin mixer 71111000S
	Standard mirror above vanity
	Standard mirror
	Cura cc BTW TOILET SUITE GLOSS WHITE
	Standard toilet roll holder
	Tiled shower box with glass showerscreen
	Hansgrohe Vernis Blend Showerpipe 200 1jet with thermostat
	Heating light combination with extractorfan
	Double power point
	Standard heated towel rails
	Under tile heating with control panel
	Englefield Bathtub (Master ensuite only)
Garden&Misc	Standard concrete driveway and footpath with broomed finish (up to 30 sqm)
	Gardening with lawn and plants (Provisional Sums:$4,000+GST)
	Outdoor timber deck (below 500mm high, up to 30 sqm)
	Outdoor power point x 2
	Garden tap x 2

Standard clothesline (Cost allowance: $150+GST)

Standard mailbox with street number(Cost allowance: $100+GST)

1.8m timber fence on site and rear boundary (Painting on fence excluded)

10 Years Master Build Guarantees subject to approval
24 months defect warranty at Practical Completion

Other

Construction and public liability insurance during construction period

Waste bin, portable toilet, temporary power supply, scaffolding, temporary fence and falling protection equipment hire during construction House cleaning at Practical Completion

Any retaining wall besides foundation part is not included in this quote

CLARIFICATIONS

General

- Cost of topo survey, architectural design, structural engineering, building consent, resource consent, code of compliance certificate,contribution fee charged by Auckland council, water connection,CCTV report and any other extra charges caused by third parties are not included in quote.
- Cost of demolishing existing dwelling, waste removal, rock breaking are not included in contractprice..
- All items listed on Specification will be supplied/serviced as per KCC's standard unless otherwise stated.

Other

- Allow earthwork volume showing on excavation plan for building area; and 150mm of topsoil for otherareas.
- Allow for Dulux Paint for exterior and interior painting.
- Not allow for painting timber pergola, timber boundary fence, and exposed foundation surface.
- Choice of specific feature tile(eg. glass mosaic tile) , may incur additional charge on labor to client.
- the above is a rough quote, the specific quote will depend on the drawings, terrain, etc.

SIGN BY THE CLIENT:

Signature	Full Name	Date
Signature	FullName	Date

SIGN BY THE GUARANTOR:

Signature	FullName	Date
Signature	FullName	Date

SIGN BY KCC Construction Ltd:

Signature	Full Name	Date