



Our pricing guide

estimate only

Prices include GST unless otherwise stated.

This guide is based on a level site, and work completed to NZ3604 building code.

No extra site work or engineering is included.

A formal quote is given if you would like to go further, and your quote is based on this guides pricing.

We can do a full contract upon agreement on the quotation, and once all site and route assessments have also been done.

All jobs are accepted on a case by case' basis, and conditions do apply, subject to site and route assessment.

- **Standard 104-106m² cottage**

104m² starting from **\$238,000.00**

2 bedrooms, 1 bathroom, extra toilet

106m² double gable starting from **\$245,000.00**

2-3 bedrooms, 2 bathrooms

- For a lean-to style home, this will take to cottage size up to 126-140m²

Starting from \$295,000.00 - \$325,000.00

Marlborough area only.

Extra transportation and DWC charges apply with this option.

- A standard 80m² cottage with 1-2 bedrooms and 1 bathroom

\$215,000.00

- A standard 70m² cottage with 1-2 bedrooms and 1 bathroom

\$205,000.00

- A standard 60m² cottage 1-2 bedrooms and 1 bathroom

\$198,00.00



- A standard 50m² cottage with 1-2 bedrooms and 1 bathroom
\$165,000.00
- 40m² \$145,000.00
- 33m² \$125,000.00

The smaller cottages (50m² and smaller) are a unique system being on steel beams, a more cost-effective option for transporting and foundation option.

- **Veranda**
20m² of veranda and stepping deck on the 106m² cottages **\$16,000.00**
- The T' shape style is 132m² and 161m²
This is when we transport a 106m² cottage and the extension to the site.
We join the two together making the shape of a T'
Marlborough area only.

We can connect two cottages together using a breezeway option for out of town sites: case by case basis.

Extra transportation and DWC charges apply with this option.

132m² starting from \$315,000.00

161m² starting from \$384,000.00

- **DWC on site work:**
This includes architect, engineer to do a KPA test (PC sum \$800.00)
Council Consent fee (PC sum \$3,000.00), Contract Works Insurance, 4 rows of baseboards around house + 1 entry step.
Plumber and drainlayer site work to connect to 'onsite' connections.
Power and water connections within 10 meters of the house.

<i>Blenheim</i>	\$22,000.00	<i>Nelson</i>	\$30,000.00
<i>Westcoast</i>	\$34,000.00	<i>Christchurch</i>	\$34,000.00
<i>Timaru</i>	\$37,000.00	<i>Central Otago</i>	\$41,000.00
<i>Wellington</i>	\$38,000.00 (includes ferry)	<i>Wairarapa</i>	\$38,000.00 (includes ferry)



- **Coffey House Removals**

A Transit Insurance of approx. \$2,000.00 needs to be added to all transportation pricing

Blenheim (within Marlborough)	\$20,000.00 - \$24,000.00 + GST
Nelson Region	\$28,000.00 - \$32,000.00 + GST
Christchurch area	\$35,000.00 - \$38,000.00 + GST
Timaru area	\$38,000.00 - \$40,000.00 + GST
Dunedin	\$46,000.00 - \$52,000.00 + GST
Queenstown	\$55,000.00 - \$60,000.00 + GST
Invercargill	\$55,000.00 - \$60,000.00 + GST
Twizel/Tekapo	\$40,000.00 - \$45,000.00 + GST
Wellington	\$42,000.00 - \$45,000.00 (includes ferry) + GST
Wairarapa	\$44,000.00 - \$50,000.00 (includes ferry) + GST

Please note that transportation costs include on road consents, pilot vehicles, lifting of the house from our yard, transport, and the piling and fixing of the house once on site (piling and fixing to NZ3604 standard)

- **For a Lean-to style home**

Standard costings apply with the additional transport, and DWC site work costs to be added.

Blenheim transport \$5,000.00 + GST+ DWC \$6,000.00

- This is a guide only and is based on general costings here in Blenheim.
- All sites and towns may vary, but this is a good guide to see if you would like to proceed further if this meets your budget.

On a Rural site - add approx. \$40,000.00 - \$45,000.00

This includes engineer and design (PC Sum \$5,000)

Septic tank and field drains, wastewater, and sewer

1 x 25.00 water tank, pump, and filter system

Power and water as above



For an example of how we work out your estimates:

- House price
- Veranda
- Transport price + GST + insurance
- DWC on site work
- DWC on a rural site and out of town will be extra

Example of a town site in Blenheim:

106m ² cottage (3 bed, 2 bath)	\$245,000.00 (double gable option)
Veranda	\$ 16,000.00
Transport	\$ 25,000.00 (including insurance)
DWC team	\$ 22,000.00

Total	\$308,000.00
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Garaging

We have also designed a garage of 4.2m wide x 6m long. This garage will have the exterior to match our cottages, all in keeping with the yester-year features.

It is for a non-permitted situation. The price includes a concrete floor, but still does not include transportation as every area is different. The garage is still built to the NZ building code.

\$42,000.00 includes delivery in the Marlborough area.

Out of town will be slightly dearer



Idea of payments

Option 1:

- \$50,000.00 deposit (on a standard 106m² cottage)
Then pay the balance of the cottage before transport.

Option 2:

- \$50,000.00 deposit (on a standard 106m² cottage)
Balance paid after the cottage is onsite
You will need to go through Karen Mooney as she understands the style of mortgage required for the transportable concept.
Karen Mooney's mortgage plan will pay up to 80% when the cottage is on piles, then the balance once the Code of Compliance has been issued by the Council.
karen.essex-mooney@loanmarket.co.nz – phone:021 731 048

Please note builds may require further payments generally based on bigger houses or upgrades, or more site work.

Option 3:

- If you would like to secure a 'spot' to meet a certain time frame, then we negotiate deposits up to \$10,000.00, but must keep moving forward on a contract.

Whi Hapakuku - Sales Consultant

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