



**LATITUDE  
HOMES**

# **FULL BUILD SERVICE PRICE LIST**

(EFFECTIVE FROM 1 JUNE 2007. PRICES ARE SUBJECT TO CHANGE.)

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## **Single Storied Homes**

NZ 60	\$94,500.00
NZ 96	\$119,500.00
NZ 140	\$157,150.00
NZ 155	\$163,500.00
NZ 163	\$170,500.00
NZ 164	\$167,500.00
NZ 197	\$194,500.00
NZ 214	\$208,750.00

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## **Two Storied Homes**

NZ 136	\$159,750.00
NZ 170	\$179,000.00
NZ 184	\$194,500.00
NZ 192	\$199,000.00
NZ 254	\$286,500.00

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This Full Build Price List is for the Greater Auckland Area only.

Prices for a Full Build Service outside the Greater Auckland are provided on application.

All prices are inclusive of GST.

See below for full details and specifications.

Very high wind zones and sea spray zones incur additional costs. Please ask us.

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# FULL BUILD SERVICE MATERIAL & SERVICES LIST

(EFFECTIVE FROM 1 JUNE 2007. DETAILS ARE SUBJECT TO CHANGE.)

<b>Foundations</b>	Concrete floor slab to NZ Building code NZ3604 Standard (Based on maximum 150mm of topsoil being removed & disposed on site)
<b>Construction method</b>	To suit high wind loading & Durability Zone 1
<b>Wall frames</b>	Exterior framing 90 x 45 H1.2 treated with H3 bottom plates (including interior wet areas) pre-cut and prenailed Interior framing 90 x 45 Kiln dried to 2 storey range and 70 x 45 Kiln dried to one storey range
<b>Roof framing</b>	Gang Nail trusses precut and prenailed
<b>Roof</b>	Colour Metal Tile Roof complete with self supporting underlay.
<b>Exterior Cladding</b>	Monier Foundation 70 series clay brick with standard grey mortar or 180mm James Hardies smooth weatherboard or James Hardies Axon vertical groove panel
<b>Windows Heads</b>	180mm James Hardies smooth weatherboard
<b>Gable ends</b>	180mm James Hardies smooth weatherboard
<b>Soffits</b>	600mm wide with 4.5mm painted Hardiflex & jointers
<b>Fascia &amp; spouting</b>	Coloursteel fascia & gutter system, pvc downpipes
<b>Windows</b>	Aluminum joinery as per plans with patio bolts to sliding doors
<b>Insulation</b>	Pink Batts R1.8 walls & R2.2 ceiling
<b>Interior linings</b>	10mm Gib plasterboard to walls 13mm Gib plasterboard to ceilings 10mm Gib Aqualine to bathroom areas
<b>Scotia &amp; skirting</b>	55 mm Gib cove, No.8 mould scotia to cupboards and wardrobes with No.20 mould skirting
<b>Shelving</b>	Closetmaid vinyl coated ventilated shelving to wardrobes / walk in wardrobe 90 x19mm pine slats to Hot water / storage cupboards
<b>Interior doors</b>	Prehung Hag 11 V-Groove Doors with slimline rebated jambs
<b>Door hardware</b>	Sylvan Seattle Lever handles & Security combo deadlock set to front door
<b>Painting</b>	1 colour to walls, (level 4 finish), 1 to ceilings/doors/window jambs External painting: 1 colour with off white soffits



# FULL BUILD SERVICE MATERIAL & SERVICES LIST

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<b>Electrical</b> (as per plan supplied)	Recessed lights throughout Hollywood strip lights over vanities Double and single power points as per plans 2 x TV & 2 x telephone points 1 x 2 way switch RCD to distribution board (single phase only) Alarm system Smoke detectors where required Heated towel rails (white) to bathrooms / ensuite
<b>Kitchen</b>	Formica rolled edge bench tops and stainless steel sink insert, Melteca prefinished carcass, Meltrim edge doors with chrome D pull handles
<b>Laundry tub</b>	Dissco smart tub
<b>Whiteware</b>	Stainless Steel Simpson underbench oven with ceramic hob, Simpson dishwasher, Simpson rangehood 90cm vented.(all in Stainless Steel)
<b>Shower</b>	Clearlite acrylic with soap recesses, safety glass pivot doors and chrome waste
<b>Bathroom</b>	Clearlite vanity units, sizes as per plans Clearlite acrylic bath with chrome waste
<b>Plumbing</b>	Kohler dual flush toilet (ceramic cistern & pan) Rheem 180 litre mains pressure hot water cylinder Methven Echo chrome single lever mixers Methven Echo slide shower rose to showers & Chrome wastes
<b>Tiling/Mirrors</b>	One row 150 x 150 plain white ceramic tiles to splash board around bath, under mirror, around kitchen bench top
<b>Service Connections</b>	Power, telephone & water \$500.00 allowance (Excludes; water meter & installation, water tanks & pump, any gas connections and network connection costs)
<b>Drainage</b>	Stormwater and wastewater \$3,000.00 allowance (Excludes septic system, pump, holding tank, soak pit & cess pit costs)
<b>Garage door</b>	Colour steel ribline sectional door with 2 auto openers (if applicable)
<b>Guarantee</b>	Master Builders 7 year Guarantee
<b>General</b>	Building Consents: \$3,000.00 allowance (Excluding Resource Consents) Full set of plans, full construction insurance, builders clean & site clear. Free 2 hour colour consultancy, Heavy vehicle all weather access

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**LATITUDE  
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# **SHELL ONLY PRICE LIST**

(EFFECTIVE FROM 1 JUNE 2007. PRICES ARE SUBJECT TO CHANGE.)

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## **Single Storied Homes**

NZ 60	\$53,950.00
NZ 96	\$75,150.00
NZ 140	\$103,450.00
NZ 155	\$110,500.00
NZ 163	\$114,250.00
NZ 164	\$110,300.00
NZ 197	\$128,750.00
NZ 214	\$138,750.00

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## **Two Storied Homes**

NZ 136	\$95,950.00
NZ 170	\$117,500.00
NZ 184	\$134,250.00
NZ 192	\$136,500.00
NZ 254	\$198,950.00

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This Shell Only Price List is for the Greater Auckland Area only.

Prices for a Shell Only Service outside the Greater Auckland are provided on application.

All prices are inclusive of GST.

See below for full details and specifications.

Very high wind zones and sea spray zones incur additional costs. Please ask us.

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**LATITUDE  
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# SHELL ONLY MATERIAL & SERVICES LIST

(EFFECTIVE FROM 1 JUNE 2007. DETAILS ARE SUBJECT TO CHANGE.)

<b>Foundations</b>	Concrete floor slab to NZ Building code NZ3604 Standard (Based on maximum 150mm of topsoil being removed)
<b>Construction method</b>	To suit high wind loading & Durability Zone 1
<b>Wall frames</b>	Exterior framing 90 x 45 H1.2 treated with H3 bottom plates (including interior wet areas) pre-cut and prenailed Interior framing 90 x 45 kiln dried to 2 storied range and 70 x 45 Kiln dried to one storied range
<b>Roof framing</b>	Gang Nail trusses precut and prenailed
<b>Roof</b>	Colour Tile Roof complete with self supporting underlay.
<b>Exterior Cladding</b>	Monier Foundation 70 series clay brick with standard grey mortar or 180mm James Hardies smooth weatherboard James Hardies Axon vertical groove panel
<b>Windows Heads</b>	180mm smooth weatherboard
<b>Gable ends</b>	180mm smooth weatherboard
<b>Soffits</b>	600mm wide with 4.5mm painted Hardiflex & jointers
<b>Fascia &amp; spouting</b>	Coloursteel fascia & gutter system, pvc downpipes
<b>Windows</b>	Aluminium joinery as per plans with patio bolts to sliding doors
<b>Garage door</b>	Colour steel ribline sectional door with 2 auto openers (if applicable)
<b>Guarantee</b>	5 year workmanship and 10 year structural
<b>General</b>	Building Consents: \$3,000.00 allowance (Excluding Resource Consents) Full set of plans, full construction insurance, builders clean & site clear. Heavy vehicle all weather access to building site owners cost



**LATITUDE  
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# **INTERNAL LINING SUPPLY PRICE LIST**

(EFFECTIVE FROM 1 JUNE 2007. PRICES ARE SUBJECT TO CHANGE.)

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## **Single Storied Homes**

NZ 60	\$19,650.00
NZ 96	\$24,500.00
NZ 140	\$28,500.00
NZ 155	\$26,650.00
NZ 163	\$18,985.00
NZ 164	\$18,724.00
NZ 197	\$22,854.00
NZ 214	\$30,500.00

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## **Two Storied Homes**

NZ 136	\$25,951.00
NZ 170	\$28,233.00
NZ 184	\$28,297.00
NZ 192	\$32,500.00
NZ 254	\$40,500.00

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All prices are inclusive of GST.

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# INTERNAL LINING SERVICE MATERIAL & SERVICES LIST

(EFFECTIVE FROM 1 JUNE 2007. DETAILS ARE SUBJECT TO CHANGE.)

<b>Insulation</b>	Pink Batts R1.8 wall & R2.2 ceiling
<b>Interior linings</b>	10mm Gib plasterboard to walls & ceilings 10mm Gib Aqualine to bathroom areas 90' slimlines and bracing clouts
<b>Ceiling battens</b>	75 x 40 kiln dried strapping
<b>Scotia/coving</b>	55mm Gib cove and 40mm No 8 beveled cornice
<b>Skirting</b>	60mm single beveled No 20 mould
<b>Shelving</b>	MDF to wardrobes & 100 x 25 timber racks to HWC
<b>Interior doors</b>	Prehung grooved doors with finger jointed pine slimline jambs
<b>Door hardware</b>	Sylvan Seattle Lever handles & security combo deadlock set to front door, cushion door stops and roller catches
<b>Wardrobe rails</b>	Pryda aluminium S shape
<b>Kitchen</b>	Formica rolled edge bench tops and single bowl stainless steel sink insert, Melteca prefinished carcass, Meltrim edge doors with chrome D pull handles
<b>Laundry tub</b>	Dissco smart tub
<b>Appliances</b>	Simpson Atlas Jupiter freestanding oven / stove (ceramic top), Simpson 52B850W dishwasher, Simpson RDN6W rangehood (A169 & A175 plans include Westinghouse wall oven /stove combo
<b>Shower/s</b>	Clearlite 900 x 900 2 or 3 sided acrylic shower walls and tray with glass pivot doors
<b>Bathroom</b>	Clearlite 750mm and or 900mm vanity units Clearlite Pacific 1655mm bath
<b>Plumbing</b>	Kohler dual flush toilet 180 litre Rheem mains pressure hot water cylinder Methven chrome single lever mixers Methven slide shower rose to showers with chrome wastes
<b>Exclusions</b>	Waterproof decking membrane and glass balustrades



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# KITSET PRICE LIST

(EFFECTIVE FROM 1 JUNE 2007. PRICES ARE SUBJECT TO CHANGE.)

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## Single Storied Homes

	North Island		South Island
NZ 60	\$42,500.00	NZ 60	\$43,500.00
NZ 96	\$56,900.00	NZ 96	\$57,900.00
NZ 140	\$67,500.00	NZ 140	\$68,500.00
NZ 155	\$69,900.00	NZ 155	\$70,900.00
NZ 163	\$72,650.00	NZ 163	\$73,650.00
NZ 164	\$69,700.00	NZ 164	\$70,700.00
NZ 197	\$82,500.00	NZ 197	\$83,500.00
NZ 214	\$88,600.00	NZ 214	\$89,600.00

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## Two Storied Homes

	North Island		South Island
NZ 136	\$ 76,500.00	NZ 136	\$ 77,500.00
NZ 170	\$ 82,350.00	NZ 170	\$ 83,350.00
NZ 184	\$ 95,650.00	NZ 184	\$ 96,650.00
NZ 192	\$ 98,750.00	NZ 192	\$ 99,750.00
NZ 254	\$135,000.00	NZ 254	\$136,650.00

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See below for full details and specifications.

All prices are inclusive of GST.

Freight is charged at \$5.50 per km plus GST ex yard  
(Minimum freight charge is \$750.00 for North Island & \$1250.00 for South Island up to 200kms)

Brick deliveries to certain areas will incur a surcharge

Very high wind zones and sea spray zones incur additional costs. Please ask us.

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# **KITSET MATERIAL & SERVICES LIST**

(EFFECTIVE FROM 1 JUNE 2007. DETAILS ARE SUBJECT TO CHANGE.)

<b>Permit plans</b>	Ready to submit to local council
<b>Wall frames**</b>	Exterior framing 90 x 45 H1.2 treated with H3 bottom plates (including wet areas) precut and prenailed Interior framing 90 x 45 kiln dried to two storey range and 70 x 45 Kiln dried to one storey range 50 x 25 H3 cavity battens (excluded for brick exterior)
<b>Roof framing**</b>	Gang Nail trusses precut & prenailed including 75 x 50 purlins & 100 x 50 H1 random bracing
<b>Building paper**</b>	Thermakraft breathable wrap with Latitude Homes logo, DPC Supercourse, 19mm builders band & Protek flashing tape
<b>Roof**</b>	Colour steel long run corrugate or T-rib profiles complete with self supporting underlay & flashings
<b>Exterior Cladding**</b>	Monier Foundation 70 series clay brick or 7.5mm Monotek or Axon or 180mm smooth James Hardies weatherboard including all required jointers, moulds and scribes where required
<b>Window Heads**</b>	James Hardies 180mm smooth weatherboard
<b>Gable ends**</b>	James Hardies 180mm smooth weatherboard
<b>Soffits**</b>	600mm x 4.5mm Hardiflex & jointers
<b>Fascia &amp; spouting**</b>	150 x 25 dressed LOSP treated pine with Marley (white) PVC guttering and PVC down pipes
<b>Ceiling battens**</b>	75 x 40 kiln dried strapping
<b>Windows</b>	Aluminium joinery with clear glass and treated paint quality jambs with required flashings
<b>Insulation</b>	Pink Batts R1.8 wall & R2.2 ceiling
<b>Interior linings</b>	10mm Gib plasterboard to walls & ceilings 10mm Gib Aqualine to bathroom areas 90' slimlines and bracing clouts
NB/ Items marked with a ** means delivered with stage one	
<b>Scotia/coving</b>	55mm Gib cove and 40mm No 8 beveled cornice
<b>Skirting</b>	60mm single beveled No 20 mould
<b>Shelving</b>	MDF to wardrobes & 100 x 25 timber racks to HWC

# KITSET MATERIAL & SERVICES LIST

(EFFECTIVE FROM 1 JUNE 2007. DETAILS ARE SUBJECT TO CHANGE.)

<b>Interior doors</b>	Prehung flush doors with finger jointed pine slimline jambs
<b>Door hardware</b>	Lane Bala, cushion door stops and roller catches
<b>Wardrobe rails</b>	Pryda aluminium S shape
<b>Kitchen</b>	Formica rolled edge bench tops and single bowl stainless steel sink insert, Melteca prefinished carcass, Meltrim edge doors with chrome D pull handles
<b>Laundry tub</b>	Dissco smart tub
<b>Appliances</b>	Simpson Atlas Jupiter freestanding oven / stove (ceramic top), Simpson 52B850W dishwasher, Simpson RDN6W rangehood
<b>Shower/s</b>	Clearlite 900 x 900 2 or 3 sided acrylic shower walls and tray with glass pivot doors
<b>Bathroom</b>	Clearlite 750mm and or 900mm vanity units Clearlite 1655mm bath
<b>Plumbing</b>	Kohler dual flush toilet 180 litre Rheem mains pressure hot water cylinder Methven chrome single lever mixers Methven slide shower rose to showers with chrome wastes
<b>General</b>	Tail gate delivery (heavy vehicle all weather access required) Two storey range require additional delivery costs Delivery bookings cannot be changed

<b>Important note:</b>	<p>The following items are not supplied with our Kitset Package.</p> <ul style="list-style-type: none"> <li>· Council Building Consent or Resource Consent fees</li> <li>· concrete or timber floor (timber floor kits available at separate prices)</li> <li>· all connections / straps from floor to framing</li> <li>· nails, screws and glue (GIB wallboard glue included)</li> <li>· plumbers piping</li> <li>· S traps, trays or valve kit for hot water cylinder</li> <li>· electrical wire or electrical fittings (i.e. power points and light switches etc)</li> <li>· stopping, painting or decorating material</li> <li>· garage door (if applicable)</li> <li>· floor coverings (vinyls, tiles or carpets)</li> </ul>
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NB/ Should any of the above items be required, a separate price can be supplied to you.