



# SUBDIVISION & BUILD ESTIMATED COST MATRIX

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

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

Each Vista Homes estimate includes every step of the subdivision and build process and comes with our Fixed Cost Guarantee.

## COST MATRIX

Vista Homes

	Below Average Estimate (inc. GST)	Average Estimate (inc. GST)	Above Average Estimate (inc. GST)
<b>Step 1 - Site Feasibility</b>			
Site Assessment & Site Visit	\$0	\$0	\$0
Feasibility Study	\$550	\$550	\$550
<b>Total Pre Council Costs</b>	<b>\$550</b>	<b>\$550</b>	<b>\$550</b>
<b>Step 2. Pre Council</b>			
Site Survey / Topographical Report	\$1,500	\$1,750	\$2,000
CCTV Sanitary & Stormwater Inspection	\$550	\$750	\$950
Geotechnical Report	\$1,500	\$2,500	\$3,500
Stormwater Engineering Report	\$1,500	\$2,500	\$3,500
Engineering Report	\$1,500	\$2,500	\$3,500
Flood Report	\$0	\$2,500	\$3,500
Arborist Report	\$0	\$750	\$1,500
Pre Application meeting with Council & Architect	\$575	\$575	\$575
Scheme Plan & Concept House Design	\$3,000	\$3,500	\$4,000
Engineering Design	\$4,000	\$5,000	\$6,000
Drafting of Plans for Land Use Consent Application	\$1,000	\$1,500	\$2,000
Legal Survey for LINZ	\$3,500	\$4,500	\$5,500
<b>Total Pre Council</b>	<b>\$18,625</b>	<b>\$28,325</b>	<b>\$36,525</b>
<b>Step 3. Council Application</b>			
Council Building Consent Fee	\$4,000	\$4,000	\$5,000
Council Resource Consent Fee & Lodgment	\$6,000	\$7,000	\$8,000
Development & Financial Contribution Fee	\$22,500	\$22,500	\$22,500
LINZ Fee	\$1,200	\$1,200	\$1,200
<b>Total Council Application</b>	<b>\$33,700</b>	<b>\$34,700</b>	<b>\$36,700</b>

**COST MATRIX**

Vista Homes

	<b>Below Average Estimate (inc. GST)</b>	<b>Average Estimate (inc. GST)</b>	<b>Above Average Estimate (inc. GST)</b>
<b>Step 4. Site Works &amp; Services</b>			
Earthworks	\$2,000	\$3,500	\$5,000
Major Earthworks / Retaining Walls (Site Specific)	TBC	TBC	TBC
Removal or demolition if required	\$0	\$1,500	\$3,000
Removal of vegetation if required	\$0	\$500	\$1,000
Provide for Wastewater	\$8,000	\$10,000	\$12,000
Provide for Stormwater	\$8,000	\$10,000	\$12,000
Driveway Crossings (across the council footpath)	\$0	\$500	\$1,000
Concrete Driveway	\$25,000	\$30,000	\$35,000
Services to boundary (Power, gas, water, phone)	\$2,000	\$2,500	\$3,000
Service Connections (Power, gas, water, phone)	\$15,000	\$16,000	\$17,000
Project Management Fee	\$12,000	\$15,000	\$18,000
<b>Total Site Works &amp; Services</b>	<b>\$72,000</b>	<b>\$89,500</b>	<b>\$107,000</b>
<b>Step 5. Turnkey Subdivision Handover</b>			
<b>Total Estimated Subdivision Cost (inc GST)</b>	<b>\$124,875</b>	<b>\$153,075</b>	<b>\$180,775</b>
10% Contingency	\$12,488	\$15,308	\$18,078
<b>Step 6. New Build</b>			
Full Working Drawings (Submitted with Step. 3)	\$5,000	\$10,000	\$15,000
Construction Costs	\$276,000	\$322,000	\$368,000
<b>Total Estimated Build Cost (INCL. GST)</b>	<b>\$281,000</b>	<b>\$332,000</b>	<b>\$383,000</b>
<i>Note: Custom builds based on these size houses</i>	120 sqm	140sqm	160sqm

**WE WILL BE IN A POSITION TO SUPPLY YOU WITH THE FINAL FIXED COSTS AFTER THE SITE SURVEY AND SCHEME 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. This is our fixed price guarantee. As you can appreciate we can't control price adjustments from government agencies, councils and utility providers. These adjustments don't happen often but should one occur we would inform you before we proceed.

© 2015 Vista Homes - Turnkey Subdivisions. All Rights Reserved.

**GET IN TOUCH:**W: [turnkeysubdivisions.nz](http://turnkeysubdivisions.nz)

T: 09 320 0537

E: [info@turnkeysubdivisions.nz](mailto:info@turnkeysubdivisions.nz)