



Specification and Inclusions Sheet

STANDARD INCLUSIONS FOR ALL COTTAGES AT BASE PRICE



This document outlines the standard inclusions for each of our cottages, reflecting the base price for your chosen floor plan. You'll also find a list of optional extras available to customise your cottage, as well as any items not covered in the pricing.

We've made sure everything is clear and easy to understand, so you can make informed decisions about your new space. If you have any questions please don't hesitate to reach out to us. If you want to get booked in, let us know asap so we can get the ball rolling.

-Pete and the Canterbury Cottages team.



"Beyond expectations,
couldn't be happier!"



"Highly recommend –
flawless experience!"

SITE PREPARATION

- 150mm of topsoil scraped and removed below the cottage's sitting. This removed topsoil is to be relocated onsite within 30 metres of the new dwelling construction.
- Site fencing to prevent access to site if required.
- Temporary site toilet.
- Removal of trees, and installation of accessways can be completed in house for very reasonable rates, however, is additional to pricing provided.

INSURANCES

- Contract works insurance to the new dwelling only during the period of construction until practical completion.
- 12-month defect rectification.
- 10-year structural guarantee.

CANTERBURY COTTAGES

Call: 027 339 9945

Email: office@canterburycottages.co.nz

Website: canterburycottages.co.nz



STANDARD INCLUSIONS FOR ALL COTTAGES AT BASE PRICE



STRUCTURE

- All Cottages are built to or exceed relevant NZ building code requirements.
- Timber subfloor – H3.2 treatment up-specification from the H1.2 treatment required by NZ building code.
- Rib raft concrete foundation available at additional costs (see below).
- 90 x 45mm wall framing.
- Wind and snow load rating as per 3604, council requirements.
- High quality and specifically engineered roof trusses.
- Fully plywood exterior of dwelling – to increase the bracing capacity of your dwelling and allow for plywood internal wall lining options.
- 20mm cavity to all exterior cladding – to ensure airflow between the cladding and the dwellings structure.
- Framing layout as per floor plans.

CLADDING, WINDOWS AND DOORS

Exterior:

- Your choice of plywood and baton, Hardie plank or corrugated coloursteel installed either vertically or horizontally.
- Other claddings available (see below).
- Double glazed fully insulated windows and high-quality easy slide sliding doors, with obscured glass to bathrooms/toilets.
- Thermtek full length insulated entry panel front door with Yale 7220 digital lock (or similar).
- Gable type roof with 450 mm lined Eaves.
- Other roof styles, larger eave options, or attached porches available (see below).
- Colour steel corrugated iron .40 gauge roof cladding, other options available (see below).
- Coloursteel spouting and downpipes.

Continued on next page...

CANTERBURY COTTAGES

Call: 027 339 9945

Email: office@canterburycottages.co.nz

Website: canterburycottages.co.nz



STANDARD INCLUSIONS FOR ALL COTTAGES AT BASE PRICE



CLADDING, WINDOWS AND DOORS

Interior:

- 2.42m Ceiling Height – (2.56m or 2.72 ceiling height available see below).
- Your choice of:
 - Gib board walls and ceilings, level 4 plaster and paint.
 - Gib board ceiling, level 4 plaster and paint with 7mm plywood wall lining.
 - 7mm Plywood lining walls and ceilings.
- Note if you wish to use plywood linings in a bathroom this will incur additional cost.
- Gib linings will be 10mm on walls and 13mm on ceilings. Aqua rated plasterboard to be used in bathrooms.
- 65 x 12mm bevel top skirting throughout.
- 1980mm tall, 35mm thick hollow core doors throughout – widths to suit.
- Solid core doors or cavity slider options available (see below).

INSULATION

- R 7.0 max insulation to ceiling.
- R 2.8 max insulation to walls.
- Expol underfloor insulation or pods in rib raft slabs.
- Vapour barrier to ground surfaces.

PAINT

- Interior – two different colours allowed for, 1 x undercoat and 2 x topcoats or clear stain to plywood linings.
- Exterior – soffit and wall painting where applicable. One colour allowed for each.

CANTERBURY COTTAGES

Call: 027 339 9945

Email: office@canterburycottages.co.nz

Website: canterburycottages.co.nz



STANDARD INCLUSIONS FOR ALL COTTAGES AT BASE PRICE



ELECTRICAL

- High quality, low energy use, round led down-lights though out - 10 allowed for.
- High quality, low energy use, round led soffit lights – 2 allowed for.
- Exterior wall mounted up and down light – 1 allowed for.
- Your selection of 10 double power points throughout the dwelling (including over bench).
- 3 x plugs for fridge, microwave and rangehood.
- Oven and cook top hardwiring.
- Wall mounted fuse board in accessible location. Externally mounted meter board.
- Bathroom, Laundry and kitchen extraction ducting and fans.
- Smoke alarms as per NZ building code.
- Digital Tv antenna plus 1x wall plug.
- 1 x 5KW heatpump.
- All electrical fixtures to be in PDL 300 series.
- Additional lights, sockets, external plugs, usb sockets, dimmers, sensors, heatpump all available at additional cost.

KITCHEN

- All doors and panels to kitchen to be 18mm Prime, Bestwoods or Melteca melamine (or similar, from standard range of colours).
- All panels and doors to have a 2mm PVC edging.
- Two door cabinet fitted over fridge, with side panel to bench.
- Any shelving in cupboards to be Prime “White” with 1mm PVC edging.
- Two door cabinet fitted over fridge, with side panel to bench.
- Any shelving in cupboards to be Prime “White” with 1mm PVC edging.
- Microwave cavity fitted below bench.
- Freestanding oven
- Corner base cabinet

CANTERBURY COTTAGES

Call: 027 339 9945

Email: office@canterburycottages.co.nz

Website: canterburycottages.co.nz



STANDARD INCLUSIONS FOR ALL COTTAGES AT BASE PRICE



KITCHEN

- Pull out twin bin unit
- Sink cabinet
- Cutlery drawers with cutlery insert.
- Soft closing hinges.
- Handles from standard handle range.
- Kitchen bench top to be completed in a high-pressed laminate, 38mm with ABS edging.
- Top mounted sink insert Mercer EE102 single stainless-steel sink insert with drainer (or similar to).
- Glass splash back behind free standing oven only – your choice of colour.
- Dishwasher space, overhead cupboards, pantries, built in ovens and cooktops, stone bench top, bigger or tiled splashbacks, all available at additional costs.

BATHROOMS

- 900mm x 900mm framed glass shower with flat wall acrylic wall liner.
- Tornado V2 toilet suite (or similar).
- 750mm wide wall hung vanity, with dual draws – in white.
- 750mm wide mirror over vanity.
- Heated Towel rail.
- Toilet roll holder.
- Extraction fan above shower.
- Vanity tap – standard range.

LAUNDRY

- 350mm wide laundry tub with tap.

CANTERBURY COTTAGES

Call: 027 339 9945

Email: office@canterburycottages.co.nz

Website: canterburycottages.co.nz



STANDARD INCLUSIONS FOR ALL COTTAGES AT BASE PRICE



FLOOR COVERINGS

- Traffic 250 vinyl to kitchen, living, hallways and bathrooms, in standard range of colours.
- Feltex cable bay carpet to bedrooms, in standard range of colours.
- Tiling, polished concrete, floating or laminated flooring all available at additional cost.

PLUMBING & DRAINAGE

- Dwelling piped in 20mm main line with 16mm branch lines to fixtures.
- Lagging to pipe work as required.
- 1 x external tap.
- Rheem 16litre continuous flow gas hot water unit mounting to exterior wall. Gas pipework to run externally.

APPLIANCES

- Freestanding 600mm wide oven with electric cook top – your choice of silver or white.
- Stainless steel or white wall mounted range hood.
- Fridges, washing machines, dishwashers, microwaves, jugs and toasters all available at additional cost.

CANTERBURY COTTAGES

Call: 027 339 9945

Email: office@canterburycottages.co.nz

Website: canterburycottages.co.nz



STANDARD INCLUSIONS FOR ALL COTTAGES AT BASE PRICE



FINAL INSPECTION

- Professional clean upon completion.
- Final Council sign off inspection upon completion.
- Inspection with Owner before occupation.

AVAILABLE EXTRAS

- Wardrobes and Wardrobe fitouts (shelving, draws and hanging rails).
- Remove of trees, bushes or other items to prepare the site.
- Levelling of undulating sites.
- Installation of access ways or driveways.
- Rib raft concrete foundation.
- Other claddings.
 - Timber weather board.
 - Shadow clad plywood.
 - Brick cladding (only available with rib raft concrete foundations).
 - Cedar or larch weather board.
 - Espan or similar flat profile tin cladding.
- Other roof styles.
 - Gable roofs.
 - Single direction Skillion roof.
 - Double direction Skillion roof.
- Larger eave options or attached porches.
 - Removal of eaves
 - Increase eave width to 600mm
 - Add attached porches to specific widths.
- Increase ceiling height to 2.56m or 2.7m.
- Low rib profile iron roofing or tin tile roof cladding options.
- Solid core doors
- Cavity sliders
- Sound proofing to internal walls.
- Cornice to wall to ceiling junctions.

CANTERBURY COTTAGES

Call: 027 339 9945

Email: office@canterburycottages.co.nz

Website: canterburycottages.co.nz



STANDARD INCLUSIONS FOR ALL COTTAGES AT BASE PRICE



AVAILABLE EXTRAS

- Other skirting options.
- Additional paint colours.
- Additional lights.
- Pendant lighting or chandeliers.
- Additional sockets or usb ready sockets.
- External plugs.
- Light dimmers or sensors.
- Additional, ducted or larger heat pumps.
- HRV, DVs or heat transfer system
- Gas or wood freestanding or inbuilt fireplaces.
- Joinery cabinetry upgrades including:
 - Dishwasher space.
 - Overhead cupboards.
 - Pantries
 - Built in ovens and cooktops.
- Engineered stone or granite bench tops.
- Larger glass splash backs or custom glass art.
- Tiled splashbacks.
- Tile showers, level entry showers or wet room bathrooms.
- Floor tiling throughout dwelling.
- Polished concrete floor – only available with rib raft foundations.
- Floating or laminated flooring options.
- Additional high-quality appliances (different specification levels available):
 - Fridges.
 - Washing machines.
 - Dryers.
 - Washing machines.
 - Dishwashers.
 - Microwaves.
 - Jugs and toasters.
- Clotheslines
- Landscaping – fencing, decks, paths, patios, driveways.
- Blinds/curtains.
- Water tanks.
- Water pumps.
- Letter boxes.

CANTERBURY COTTAGES

Call: 027 339 9945

Email: office@canterburycottages.co.nz

Website: canterburycottages.co.nz



STANDARD INCLUSIONS FOR ALL COTTAGES AT BASE PRICE



WHAT'S NOT INCLUDED (& WHY)

Site Geo-Technical Reporting.

These costs differ between sites, so it is hard for us to accurately include these costs. Many people also have geo-technical reports complete on their property already, as such we can often use these reports to avoid these costs all together.

Site Specific Engineer.

If your site is in a high wind load, on hill, tc3 land, high snow load or otherwise requires site specific engineering this will be additional to the cost provided.

Council Costs.

Council consenting costs can differ between sites. The council can also require a homeowner to pay development costs and or obtain vehicle crossing permits. These specific costings are not known before engaging in the council process.

Connect Cost to Existing Services (Electrical, Water and Sewer).

These costs are not including, as these costs vary greatly between different sites. One site might have existing dwelling sewer and power ready for connection, whilst another might need a new power or wastewater connection (to street or pole supply). One might only need 20m of mains cable to an existing connection point, whilst another might need 50m. Different councils, power companies etc have differing connection cost.

Soak Holes or Sweals for Stormwater Run Off (From the Roof).

As above these costs are specific to the site address. We might be able to connect to existing storm water on one site, whilst another needs a new soak hole dug. The percolation rate of ground can also differ greatly between site, this directly influencing the size of the required soak holes.

Insurance to existing dwelling or structures on the property.

Our contract works insurance only applies to the new dwelling during the course of construction. Whilst we do carry general and public liability insurances, these can be complicated in the rare event of consequential damages. We highly recommend all structures, buildings, sheds, fencing etc are fully insured by a homeowner own insurance policy.

Insurance of New Dwelling once practical completion is achieved.

As soon as practical completion, that is as soon as your new dwelling is ready for occupation, our contract works insurance will expiry. It is important you safeguard your new investment by ensuring it is properly insured from this point onwards. Note due to council processing timeframes, practical completion is often achieved many days ahead of council code compliance documentation been issued.

CANTERBURY COTTAGES

Call: 027 339 9945

Email: office@canterburycottages.co.nz

Website: canterburycottages.co.nz

