

Full Build Inclusions and Exclusions



Information and pricing current as at June 2025. For the latest information, visit <https://rbt.co.nz>.

Full Build Pricing Information

All RB THOMAS LTD Full Build prices are indicative and provided as a guide. Pricing varies by location, site access, services required, and local market conditions. Prices are based on a standard build on concrete slab foundations, and include the inclusions listed below. Decks and verandahs are excluded and priced separately.

All pricing includes GST and is subject to change.

Full Build Inclusions

Category	Inclusion Details
Plans	Customised plans, site-specific layout, and consent documentation. Council application
Guarantee	10-year Halo Guarantee via NZCB.
Foundations	Concrete slab or timber pile foundations, to NZ Building Code 3604 standard on suitable ground.
Hardware	All required construction hardware included.
Framing	Pre-cut structural/internal timber framing and trusses treated to NZ standards.
Insulation	Underfloor (if applicable), R2.8 walls, R5.0 roof insulation included.
Joinery	Thermally broken, argon-filled double glazed windows & doors. Colour options as per the

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Ceiling	13mm Standard gib. Ultraline gib available on
Roof Ventilation	Ventilation along purlins for improved airflow and moisture resistance.
Roofing	Colorsteel Maxam corrugated roofing in choice of 30 colours.
Spouting & Fascia	Fineline Continuous Fascia & spouting in full colorsteel range.
Cladding	Hardies Linea weatherboard cladding or Brick. Other claddings available at added cost.
Cavity System	Treated timber cavity battens for moisture protection.
Interior Linings	GIB Standard & Aqualine boards, plastered to paint finish. Skirting, scotia & architraves
Doors	Pre-hung internal doors, wardrobe sliders, Windsor range handles & door stops.
Kitchen	Cabinetry, 37mm laminate benchtop, stainless sink, glass splashback (black/white). Completely customizable to your taste, additional costs
Appliances	F&P oven, cooktop, rangehood, dishwasher. Newtech tapware & waste disposal.
Bathrooms	Newtech shower, vanity, toilet, towel rail, mirror & accessories. Bath where applicable.
Ensuite	Similar fittings as main bathroom. Alcove shower, 600mm vanity, mirror & toilet.
Laundry	Tub or taps, depending on design.
Hot Water	Rheem 180L hot water cylinder (mains pressure). Gas infinity available on request.
Plumbing	All listed fittings installed by licensed plumber.
Storage	Melamine shelf & rail wardrobes. Pine slatted linen shelving.
Scaffolding	Edge protection for roof work included.
Painting	Interior: 3-colour, Level 4 finish. Exterior: 3-coat low sheen SolarGuard.
Electrical	Standard fittings as per design. Confirm

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Flooring	Quality carpet in living/bedrooms, vinyl in wet areas. Plank and tile available on request.
General	Construction insurance, portaloo, bin,

Full Build Exclusions

The following items are not included in RB THOMAS LTD Full Build pricing and will be quoted separately:

- Building/Resource Consent Fees
- Site Surveying, Geotech, Specific Engineering
- Underground Services: water, gas, stormwater, telecoms, power
- Earthworks & Site Preparation
- Verandahs, Decks, Patios, Driveways, Landscaping, Fencing

