Overall Build Cost Estimates (USD):

For reference, total build costs for Teak Bali Hardwood Homes on the Big Island of Hawaii are as follows:

- Turnkey build cost estimates for our entire product line range from $3,200 - $6,500 per meter square (**m^2**).
- Total build cost estimates for Teak Bali Homes are broken down in detail on page 2.

Teak Bali Model Pricings (USD):

To view the designs referenced in the table below, please link to the Models page on our website: **https://www.teakbali.com/our-designs/**

Teak Bali Model	Size per m^2	Indonesian Fabrication Costs				Bedroom Configuration
		Hawaii Building Code Wind Speeds		*Miami-Dade Building Code Wind Speeds*		
		Cost	m^2	*Cost*	m^2	
Kona Karma	18	$59,000	*$3,280*	$70,000	*$3,890*	*Studio*
Maui Med	38	$102,000	*$2,690*	$121,000	*$3,190*	*Meditation Studio*
Babaji	39	$104,000	*$2,670*	$124,000	*$3,180*	*1 Bedroom*
Gandhi	73	$169,000	*$2,320*	$201,000	*$2,760*	*1 Bedroom*
Hana Hale	115	$227,000	*$2,110*	$255,000	*$2,370*	*1 Bedroom*
Tanglewood	169	$294,000	*$1,740*	$340,000	*$2,020*	*2 Bedroom*
China Cat	207	$320,000	*$1,490*	$378,000	*$1,760*	*1 Bedroom - 2 Level*
Yogashala	227	$325,000	*$1,440*	$386,000	*$1,710*	*2 Bedroom - With Loft*
Hamakua Haven	244	$366,000	*$1,500*	$432,000	*$1,780*	*3 Bedroom - With Loft*
Rain Forest Retreat	259	$360,000	*$1,390*	$409,000	*$1,580*	*2 Bedroom*
Bali Buddha	369	$452,000	*$1,230*	$536,000	*$1,460*	*3 Bedroom*

What is the difference between Hawaii Building Code and Miami-Dade Building Code pricings?

- **Hawaii Code Costings**: Based on construction methods that ensure Teak Bali Hardwood structures adhere to Hawaii County building codes which safeguard against wind speeds between 125 - 145 mph.
- **Miami-Dade Code Costings**: Based on construction methods that ensure Teak Bali Hardwood structures adhere to Miami-Dade County building codes which safeguard against wind speeds between 175 - 225 mph.
- These wind speeds refer to the lateral loads the buildings must withstand in the event of a large wind event. Higher wind loads require larger timber sizes and tighter stud placement. Most countries in the Caribbean follow Miami-Dade Hurricane code while other locations on the planet are more lenient. Our structural Engineer can liaise with the architect of record to review local code requirements on a case-by-case basis.

This quote is good for 30 days from August 21, 2023 or if the Indonesian Rupiah/US Dollar FX Rate shifts 500 points away from 15,000

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Breakdown of Turnkey Build Cost Estimations:

1. **Indonesian Fabrication Costs (*USD*):**
   Teak Bali Indonesia based pre-fabrication costs for single story structures range between $1,150 - $3,000 per **$m^2$** dependent on the footprint size and configuration of your design.

2. **Shipping Costs (USD):**
   Shipping costs range between $200 - $400 per **$m^2$** dependent upon the port of call and size and weight of the actual end-product ordered. Shipping costs are provided exactly as is and are payable directly to our Indonesian cargo agent. Teak Bali adds no extra surcharges or fees for the logistics phase of all projects. Due to current global supply chain issues, shipping costs are presently increasing and remain unstable.

3. **Re-assembly Costs in the Country of Destination (USD):**
   These costs can vary widely depending on location as well as foundation requirements. The re-assembly costs include all civil works (foundation and septic), re-assembly of the Teak Bali Hardwood skeleton, Hardwood doors & windows, Hardwood flooring/decking/siding, roof finish and electric/plumbing which are all installed by locally licensed contractors. For reference, re-assembly costs in Hawaii may vary between $1,750 - $6,000 per **$m^2$**. This range takes into consideration various factors including:
   1. Size and footprint of the structure:
      a. Smaller structures yield higher re-assembly costs per **m^2**
      b. Two Story structures cost more than Single Story
   2. Design style (More interior walls will drive up **m^2** costs)
   3. Foundation requirements dependent on topography of the lot:
      a. Building on Flat lot is more cost effective then building on an incline or drop-off
      b. Inclines or drop-offs may require larger/longer piers or the use of retaining walls
   4. Location to location cost fluctuations (Homes are more expensive to fabricate per **m^2** in St Kitts compared to Florida.

Does Teak Bali offer Financing or Letter of Credit?

Teak Bali does not offer financing options. As the Teak Bali manufacturing facility is based in Indonesia, overseas banks are unable to offer constructions loans on our pre-assemblies as the US, European and Asian banking systems banking systems currently have no capabilities to bond overseas production facilities. Therefore, all Teak Bali clients are encouraged to seek private financing options or other income sources to fund their projects. Teak Bali does not engage in Letter of Credit payment arrangements.

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