

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 \$225 - \$500 per foot square (ft²) / \$2,250 - \$5,000 per meter square (m²).
- 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 Name	Size per		Indonesian Fabrication Costs		Layout
	m ²	ft ²	For Hawaii Building Codes	For Miami Dade Building Codes	
Kona Karma	18	194	\$49,000	\$58,000	Studio
Maui Med	38	409	\$83,000	\$99,000	Meditation Studio
Babaji	39	420	\$85,000	\$102,000	1 Bedroom
Gandhi	73	786	\$136,000	\$161,000	1 Bedroom
Hana Hale	115	1,238	\$183,000	\$210,000	1 Bedroom
Tanglewood	169	1,819	\$244,000	\$289,000	2 Bedroom
China Cat	207	2,228	\$267,000	\$315,000	1 Bedroom - 2 Level
Yogashala	227	2,443	\$276,000	\$321,000	2 Bedroom - With Loft
Hamakua Haven	244	2,626	\$319,000	\$373,000	3 Bedroom - With Loft
Rain Forest Retreat	259	2,788	\$314,000	\$360,000	2 Bedroom
Bali Buddha	369	3,972	\$411,000	\$488,000	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 July 11, 2022

Breakdown of Turnkey Build Cost Estimations:

1. Indonesian Fabrication Costs (USD):

Teak Bali Indonesia based pre-fabrication costs for single story structures range between (\$100 - \$300 per ft^2 // \$1,000 - \$3,000 per m^2) dependent on the footprint size and configuration of your design.

2. Shipping Costs (USD):

Shipping costs range between (\$20 - \$40 per ft^2 // \$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 (\$125 - \$300 per ft^2 // \$1,250 - \$3,000 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 ft^2/m^2
 - b. Two Story structures cost more than Single Story
2. Design style (More interior walls will drive up ft^2/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 ft^2/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.

Items included in our Standard Projects:

- Seasoned Merbau/Bangkirai hardwood structural elements
- Hardwood Flooring & Decking (Kiln Dried)
- Hardwood Doors & Windows (Kiln Dried)
- Hot Dipped Galvanized bolts
- Glass
 - 6 mm Tempered (*For projects not based in hurricane prone locales*)
 - 13mm Laminated Tempered Safety Glass (*For Caribbean & Florida based projects*)
- Fine sanding finish for all visible structural members
- Clear water-based Finishing layer for all visible structural members
- Roof Underlay: Plaited Bamboo (Bedeg) or Woven Rattan (Lampit)
- Complete set of 2D & 3D Assembly plans, drawings and item lists
- Assembly photos of Indonesian Pre-Assembly

Additional Items/Services supplied upon request:

- Roof Finish (Iron Wood Shingles or Alang Alang (Grass Thatch))
- Stainless Steel Bolts for Timber Assembly
- Internal Metal wall straps and moisture barrier
- Standard Door & window hardware (Ironmongery)
- Mosquito Screens
- Carving Services
- Kitchen Cabinets
- Bathroom Vanities
- Furniture
- Landscape design
- 3D Models/Renderings
- Structural Engineering Calculations
- Tiles, rocks, furniture, statuary, pillows, accessories, and anything else you want that will help to create that Bali flair in your living space

Items excluded from our Standard Projects:

- Plywood (Sub-Ply) under-floor and under-roof installations
- Drywall/Sheetrock/Gypsum/Cement Board
- Tie down straps, hurricane clips, H2.5 clips etc
- Aluminum flashing in rolls or Batten's for insulation / sound proofing
- Wall & floor Tiling
- White goods (Stove, Oven & Fridge)
- Septic & water Supply
- Gutters & Downspouts
- Fire Proofing for Car ports or under house parking
- Final Finishing layer for interior or exterior elements
- Site Installation & erection of the buildings
- Civil works & foundation requirements (Concrete, Base plates etc)
- Electrical fit out (Wall conduits, Installation, electric supply etc)
- Plumbing Installation (Hot water Systems, Piping, Bathroom fit-out)
- CAD Submittal Plans
- Architectural Fees for Plan submittal to local Planning/Building Department
- Submittal Fees to local Planning Department/Council
- Shipping and Trucking and all associated transportation/importation costs