

Actually Report

Sample company name

**42 Marriner Street
Christchurch**

Project Number
1

Developed Design Phase

Designer's name

10 December 2025



Project Name
Sample project

Project Number
1

Drawing Version 1
Date 10.12.25

Location
42 Marriner Street, Christchurch

Reporting Consultant
Sample company name

Drawing Reference Name
Sample report

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About

Overview

This report was generated using the Actually platform, based on design documentation provided by your project team. The model has been processed in Actually to produce cost outputs, using verified cost data sources.

Calculations

All calculations take the form of a best estimate using the information to hand.

Our Data

Cost Data

Is sourced from QV (CostBuilder), reflecting Aotearoa New Zealand's construction and labour costs.

Statistics

Actually maintains a database of building designs to generate baseline data, enabling comparisons between a given design and similar buildings. More common building types allow for more precise comparisons, which are detailed in the baseline building attributes section of the Overview.

Project information

Please read this report alongside the drawings referenced at the top of each report page. Quantities and material selections can be verified in the Overview and Quantities sections, if provided.

Project Phase

The project phase determines the level of design detail and data available for the project. The current phase for this report is noted at the top of each page. In early design stages, statistical (baseline) allowances supplement designed quantities to provide the user with a more complete picture of the project. Later stages may also include statistical allowances, which are listed in the Quantities sections of the report for transparency.

Peer Review

Each Build Cost Estimate is peer reviewed by an independent senior Quantity Surveyor. Any recommendations are incorporated in our process to ensure the scope, quantities, and rates produce a useful, reliable, and meaningful report. This particular Build Cost Estimate was reviewed by Joseph and Associates Ltd.

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Location 42 Marriner Street, Christchurch	Reporting Consultant Sample company name	
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Outline

Project Outline	This section defines the key characteristics of your project. It outlines the relevant code requirements, environmental impacts, and compliance frameworks that shape design opportunities.
Activity	Building Classification Housing Type Detached dwellings Typologies Garage, House Building Area 188.00m²
Performance	Earthquake Zone Zone 2 Exposure Zone Zone C: medium Ground Classification Not applicable Snow Load 1.0 kPa Wind Zone High
Design	Building Complexity Moderate Levels 2 level Number of Fire Cells 1 cell Site Access Complex Topography Steep
Compliance	Calculation Method Actually Compliance NZBC

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Build Cost Estimate

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Build Cost Estimate

Project Name
Sample project**Project Number**
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Build Cost Estimate

How to use this Document Use these Build Cost and Project estimate totals to see how your project is tracking on Budget.

Build Cost Estimate**\$1,322,000****Total Build Cost Estimate.**
Includes Labour, Margin on Materials,
Margin on Subcontractors.**Exterior Works****\$30,000****Total exterior works cost.**
Site, Landscaping, and associated
Services.**Allowances****\$41,000****Total Allowances.**
Statistical and Nominated
allowances**Planning &
Contingency Costs****\$153,000****Total Planning Costs.**
Consultancy, Regulatory
Requirements and Management**Project Cost Estimate****\$1,546,000****Total Project Cost Estimate**
Build Cost Estimate, External Works,
Allowances and Planning.

Costs Include GST

Costs on this sheet have been rounded. While we make careful calculation of quantities and costs, at Estimating stage, the nearest dollar and cent implies a level of accuracy that cannot be achieved at this stage in a Project. Therefore appropriate rounding is used at these high level presentations.

Refer to the Trade Summary, Cost Options or Element Summary for further detail.

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Building Costs

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Trade Summary

1	Preliminaries	Material Supply By Main Contractor	\$115,272.99
2	Excavation	Cost Including Labour	\$33,391.58
3	Piling	Cost Including Labour	\$12,098.89
4	Concrete Work	Cost Including Labour	\$46,846.99
5	Formwork	Material Supply By Main Contractor	\$2,804.80
6	Reinforcing Steel	Cost Including Labour	\$6,177.30
7	Structural Steelwork	Cost Including Labour	\$2,526.18
8	Waterproofing	Cost Including Labour	\$20,670.32
9	Concrete Blockwork	Cost Including Labour	\$25,175.37
10	Floor Framing	Material Supply By Main Contractor	\$7,256.69
11	Roof Framing	Material Supply By Main Contractor	\$3,923.89
12	Flooring	Material Supply By Main Contractor	\$7,630.25
13	Wall Framing	Material Supply By Main Contractor	\$17,231.28
14	Laminated Timber	Material Supply By Main Contractor	\$5,755.06

15	Eaves & Soffit	Material Supply By Main Contractor	\$2,205.27
16	Internal Trims	Material Supply By Main Contractor	\$304.45
17	Joinery	Material Supply By Main Contractor	\$48,860.72
18	Exterior Doors & Windows	Material Supply By Main Contractor	\$88,666.61
19	Exterior Cladding	Material Supply By Main Contractor	\$30,870.12
20	Stairs	Material Supply By Main Contractor	\$1,347.31
21	Interior Doors	Material Supply By Main Contractor	\$3,275.55
22	Carpentry Misc	Material Supply By Main Contractor	\$9,882.36
23	Insulation	Material Supply By Main Contractor	\$9,930.49
24	Appliances	Material Supply By Main Contractor	\$7,650.01
25	Roof Coverings	Cost Including Labour	\$36,631.31
26	Plumbing	Cost Including Labour	\$22,157.97
27	Plumbing Fixtures	Cost Including Labour	\$20,096.78
28	Mechanical Services	Cost Including Labour	\$15,121.44
29	Drainage	Cost Including Labour	\$55,965.12
30	Electrical Services	Cost Including Labour	\$78,431.15
31	Plasterboard Linings	Cost Including Labour	\$31,445.40
32	Tiling	Cost Including Labour	\$6,900.15
33	Resilient Flooring	Cost Including Labour	\$25,670.82

34	Painting & Specialist Finishes	Cost Including Labour	\$25,826.81
35	External Works	Cost Including Labour	\$5,687.70

Building Cost Totals

36	Labour			\$231,745.77
	Hours By Main Contractor	3565.3 Hours	\$65.00 per Hour	\$231,744.50
	Preliminaries	18 Hours		\$1,170.00
	Formwork	482.6 Hours		\$31,366.19
	Floor framing	213.6 Hours		\$13,883.08
	Roof framing	262.4 Hours		\$17,058.10
	Flooring	68.6 Hours		\$4,456.06
	Wall framing	782.9 Hours		\$50,889.26
	Laminated timber	41.3 Hours		\$2,682.05
	Eaves & soffit	53 Hours		\$3,444.93
	Internal trims	35.6 Hours		\$2,313.76
	Joinery	115.3 Hours		\$7,496.78
	Exterior doors & windows	217.1 Hours		\$14,109.89
	Exterior cladding	779.1 Hours		\$50,639.13
	Stairs	0 Hours		\$0.00
	Interior doors	2.7 Hours		\$173.75
	Carpentry misc	373.4 Hours		\$24,270.41
	Insulation	119.9 Hours		\$7,792.39
	Appliances	0 Hours		\$0.00
37	Margin on Materials			\$36,286.78
	Materials By Main Contractor	\$362,867.81	10.0%	\$36,286.78
38	Margin on Subcontractors			\$47,082.13
	Subtotal	\$470,821.30	10.0%	\$47,082.13
39	Total Estimated Build Cost (Excl. GST)			\$1,148,803.79
40	GST		15.0%	\$172,320.57
41	Total Estimated Build Cost (Inc. GST)	\$7,027.26/m²		\$1,321,124.36

Project Cost Totals

42	Planning Cost Total (Excl. GST)		\$16,912.06
	42.1 Building consent		\$12,000.00
	42.2 Code compliance		\$350.00
	42.3 Geotechnical engineering design		\$2,562.06
	42.4 Planning consent		\$2,000.00

43	Nominated Allowances (Excl. GST)			\$35,100.00
43.1	Allowance WarmUp underfloor heating allowance			\$5,000.00
43.2	Allowance Luxaflex Duette blinds and Mid-range curtains			\$6,600.00
43.3	Allowance Proprietary winch / hoist			\$8,000.00
43.4	Allowance Anzor Stainless Steel Foliage System to Garage subfloor			\$5,000.00
43.5	Allowance Astro exterior lighting (assuming 6 units)			\$2,500.00
43.6	Allowance Outdoor fireplace allowance			\$8,000.00
44	Contingency (Excl. GST)			\$117,451.68
	Total Estimated Build Cost (Excl. GST)	\$1,174,516.84	10.0%	\$117,451.68
45	Total Exterior Works (Excl. GST)			\$25,713.04
46	Total Estimated Build Cost (Excl. GST)			\$1,148,803.79
47	Total Estimated Project Cost (Excl. GST)			\$1,343,980.59
48	GST			\$201,597.09
			15.0%	
49	Total Estimated Project Cost (Inc. GST)			\$1,545,577.67
			\$8,221.16/m²	

Cost Options

Please review each Cost Options and their possible alternatives. Alternatives which are included in the current Build Cost Estimate total are labelled accordingly. Alternatives that are not included are shown with an add or subtract value so you can see that difference in cost, both including margins, contingency and GST, and excluding.

			costs + margins + contingency + GST	Including	Excluding
C1	Cladding Options (alternatives)				
50	Metalcraft Colorsteel Maxx Kahu	Included in build cost		\$32,338.92	\$26,137.03
51	Metalcraft Colorsteel Maxam Espan 340	Add		\$24,337.00	\$21,832.10
52	Nu Wall E Series Vertical Metal Cladding	Add		\$42,031.01	\$42,757.91
53	James Hardie Axon Panel	Add		\$45,435.66	\$43,759.58
C2	Roofing Options (alternatives)				
54	Metalcraft Colorsteel Maxx Kahu	Included in build cost		\$19,942.99	\$12,007.14
55	Metalcraft Colorsteel Maxam Espan 340	Add		\$4,930.06	\$3,542.98

Costing Notes

56	General Notes			
56.1	All pricing is based on current market rates as of the report date.			
56.2	Best estimate prices are based on material quantities derived from the provided documentation.			
56.3	Drawings and specifications referenced used for this estimate are as dated from in the documentation provided.			
56.4	Quantities are indicative only and subject to change as the design develops.			
57	Items Not Included			
57.1	No products for timber reveals.			
57.2	Limited drawing and spec information given for Portal Frame so excluded from Build Cost Estimate.			

57.3	Limited drawing and spec information given for Pergola so excluded from Build Cost Estimate.
57.4	Land acquisition costs.
57.5	Finance costs (loan interest, etc).
57.6	Legal fees (land transfer, contracts).
57.7	Development contributions / council levies.
57.8	Contaminated land remediation or hazardous material removal.
57.9	Archaeological or heritage works.
57.10	Unexpected ground conditions.
57.11	Design changes made after the date of this report.
57.12	Procurement risks and market fluctuations after the report date
57.13	Items supplied directly by the tenant or client.
57.14	Maintenance and lifecycle costs.
57.15	FF&E beyond those specified
57.16	Cost escalation beyond specified date (if escalation is not included).
57.17	Delays due to unforeseen programme changes.
57.18	Land Purchase
57.19	Upgrade to incoming power
57.20	Service Connections generally, unless listed above.
57.21	Service Diversions (on or off-site) & infrastructure costs/contributions, unless listed above
57.22	Ground improvements
57.23	Construction cost escalation due to material shortages
57.24	Development Margin

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Schedule of Quantities

1 Preliminaries					18 hrs			1.17K		115.27K		
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost	
1.01	Construction management	Generic Construction Management	1	No	*	-	-	\$51,241.3	0%	*	\$51,241.29	
1.02	Contract administration	Generic Contract Administration	1	No	*	-	-	\$25,620.6	0%	*	\$25,620.65	
1.03	First aid	Generic 1 - 25 Person Kit	1	No	*	-	-	\$103.0	0%	*	\$103.00	
1.04	Generator	Generic Silenced 5.0-8.0kva	6	week	*	-	-	\$598.0	0%	*	\$3,588.00	
1.05	Inspections	Generic Building Inspections	1	No	*	18	\$1,170.00	\$200.0	0%	*	\$200.00	
1.06	PPE	Generic 250ml Sunscreen	2	250ml	*	-	-	\$19.9	0%	*	\$39.80	
1.08	PPE	Generic Polarised Safety Glasses	15	pr	*	-	-	\$82.0	0%	*	\$1,230.00	
1.09	PPE	Generic Glove, Anti-vibration	8	pr	*	-	-	\$40.7	0%	*	\$325.60	
1.10	PPE	Generic Respirator Mask, Dust/mist	5	No	*	-	-	\$6.5	0%	*	\$32.50	
1.11	PPE	Generic Safety Boot High Pricepoint	10	No	*	-	-	\$304.0	0%	*	\$3,040.00	
1.12	PPE	Generic Earmuff, Helmet Mounted	6	pr	*	-	-	\$121.0	0%	*	\$726.00	
1.13	PPE	Generic Rain Leggings Hi-vis	7	No	*	-	-	\$46.0	0%	*	\$322.00	
1.14	Scaffolding	Generic	1	No	*	-	-	\$14,082.3	0%	*	\$14,082.32	
1.15	Site cleaning	Generic Medium Home	1	fee	*	-	-	\$816.0	0%	*	\$816.00	
1.16	Site Fencing	Generic 1800mm Residential, 30 to 50m, 3 to 6 Months	200	m	*	-	-	\$3.5	0%	*	\$700.00	
1.17	Site Skip	Generic General Waste 9m3	15	week	*	-	-	\$397.8	0%	*	\$5,967.00	
1.18	Temporary power	Generic Internet Service Provider Account	1	mth	*	-	-	\$60.0	0%	*	\$60.00	
1.19	Traffic management	Generic Traffic Management	1	No	*	-	-	\$1,024.8	0%	*	\$1,024.83	
1.20	Trenching Equipment	Generic Walk Behind Trencher, 100mm Wide, 760mm Deep	5	day	*	-	-	\$278.0	0%	*	\$1,390.00	
1.21	Truck	Generic 8 Tonne Tip Truck Diesel (25L/hr) Machinery Operator Total Wet Hire Cost	30	hour	*	-	-	\$158.8	0%	*	\$4,764.00	

2 Excavation					171.1 hrs		9.92K	23.47K			
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
2.01	Blinding	Generic 25mm Uncompacted Sand	90.5	m²	0.08	7.3	\$425.02	\$8.4	5%	5.0%	\$839.82
2.04	Excavation (bulk)	Generic Load into Truck 3000mm Max Depth Soft Rock	175.5	m³	0.57	99.5	\$5,772.53	\$48.6	5%	5.0%	\$9,412.99
2.11	Excavation (footing)	Generic Load into Truck 1500mm Max Depth Soft Rock	20.3	m³	2.23	45.2	\$2,619.29	\$197.3	5%	5.0%	\$4,410.05
2.16	Excavation (scrape)	Generic 50mm Temporary Site Stockpile Soil	90.5	m²	0.01	1.2	\$70.84	\$2.9	5%	5.0%	\$291.24
2.19	Excavation (trench)	Generic Load into Truck 1500m Mm Max Depth Soft Rock	18.5	m³	0.89	16.5	\$956.98	\$78.7	5%	5.0%	\$1,607.17
2.30	Excavation (trench)	Generic 1000x300mm for 100Ø to 150Ø Pipe Soil	140	m	*	-	-	\$15.8	0%	5.0%	\$2,322.60

2.31	Fill	Generic 200mm AP20 Compacted Hardfill	311	m³	*	-	-	\$90.0	5%	5.0%	\$3,085.50
2.33	Fill	Generic EPS Polystyrene	3.3	m³	0.41	1.3	\$76.36	\$108.6	5%	5.0%	\$389.20
2.48	Plate compactor	Generic 80 - 90kg	2	week	*	-	-	\$556.0	0%	0.0%	\$1,112.00

3 Piling					86.7 hrs		5.73K		6.37K		
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
3.01	Pile	Generic 6000x1500mm SED H5 Pinus Radiata	20	No	4.33	86.7	\$5,733.22	\$275.6	10%	5.0%	\$6,365.67

4 Concrete Work			21.8 hrs			1.43K		45.41K			
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
4.01	Concrete cutting	Generic 600Ømm 150mm Cut Down Length Insitu Concrete	1	No	*	-	-	\$285.0	0%	5.0%	\$299.25
4.02	Concreting Equipment	Generic Towable Petrol Concrete Mixer	16	week	*	-	-	\$378.0	0%	5.0%	\$6,350.40
4.03	Concreting Equipment	Generic Petrol Backpack Type Vibrator	16	week	*	-	-	\$462.0	0%	5.0%	\$7,761.60
4.04	Damp proof membrane	Generic 0.2mm Bitumen Impregnated Paper	871	m²	0.07	5.9	\$386.07	\$2.6	7.5%	5.0%	\$255.68
4.06	Establishment	Generic	1	No	*	-	-	\$13,500.0	0%	5.0%	\$14,175.00
4.07	Footing (element)	Generic 25mPa Ordinary Portland Cement Insitu Concrete	20.3	m³	*	-	-	\$265.7	5%	5.0%	\$5,939.15
4.12	Foundation beam	Generic 1500x300mm 25mPa Ordinary Portland Cement Insitu Concrete	11.1	m³	*	-	-	\$265.7	5%	5.0%	\$3,248.97
4.19	Foundation beam (element)	Generic 25mPa Ordinary Portland Cement Insitu Concrete	7.4	m³	*	-	-	\$265.7	5%	5.0%	\$2,175.84
4.23	Insulation (edge)	Expol ThermaSlab VH 100mm R2.86	59	m²	0.14	8	\$523.31	\$19.2	7.5%	5.0%	\$1,280.32
4.77	Insulation (under footing)	Expol ThermaSlab VH 100mm R2.86	59	m²	0.14	8	\$523.31	\$19.2	7.5%	5.0%	\$1,280.32
4.131	Slab	Generic 100mm 25mPa Ordinary Portland Cement Insitu Concrete	8.7	m³	*	-	-	\$265.7	5%	5.0%	\$2,552.18
4.132	Slab	Generic 100mm 17.5mPa Ordinary Portland Cement Insitu Concrete	0.3	m³	*	-	-	\$259.1	5%	5.0%	\$95.58

5 Formwork					482.6 hrs		31.37K		2.80K		
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
5.01	Formwork (foundation beam)	Generic 17mm Plywood FSC F4 Pinus Radiata	71.9	m²	5.79	416.3	\$27,059.78	\$31.2	5%	*	\$2,356.36
5.12	Formwork (slab)	Delete 25mm Natural FSC Side F1 Roughsawn Pinus Radiata	5.3	m²	2.67	14.1	\$918.38	\$27.6	5%	*	\$153.40
5.13	Formwork (slab)	Generic 17mm Plywood FSC F4 Pinus Radiata	9	m²	5.79	52.1	\$3,388.03	\$31.2	5%	*	\$295.03

6 Reinforcing Steel					23.6 hrs		1.50K		4.67K		
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
6.01	Horizontal reinforcing	Generic 4 R10 300E Reinforcing Steel	0	t	32.40	-	\$1.59	\$4,063.2	5%	5.0%	\$3.43
6.02	Horizontal reinforcing	Generic 4 HD12 500E Reinforcing Steel	0.1	t	27.00	2.4	\$151.01	\$4,021.0	5%	5.0%	\$388.00
6.17	Mesh	Pacific Steel 6.3mm /150crs 663 Steel	87.1	m²	0.10	8.7	\$556.71	\$25.3	5%	5.0%	\$2,432.02
6.18	Mesh	Pacific Steel 6.1mm /200crs SE62 500E Steel	3.3	m²	0.10	0.3	\$21.39	\$15.9	5%	5.0%	\$58.67
6.20	Perimeter reinforcing	Generic HD16 500E Reinforcing Steel	0.1	t	24.30	2	\$129.54	\$3,952.2	5%	5.0%	\$363.52
6.22	Starter bars	Generic HD12 /200crs 500E Reinforcing Steel	0.1	t	35.10	5.1	\$326.85	\$4,798.7	5%	5.0%	\$770.98

6.29	Stirrups	Generic R10 /400crs 300E Reinforcing Steel	0.1	t	40.50	2.6	\$165.01	\$4,841.0	5%	5.0%	\$340.29
6.31	Stirrups	Generic R10 /200crs 300E Reinforcing Steel	0.1	t	40.50	2.4	\$152.04	\$4,841.0	5%	5.0%	\$313.55
6.47	Vertical reinforcing	Generic HD12 /200crs 500E Reinforcing Steel	0	t	27.00	-	\$0.76	\$4,021.0	5%	5.0%	\$1.96

7 Structural Steelwork					17.3 hrs		1.59K	935.03			
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
7.01	Base plate	Generic 200x80x10mm Steel Plate	2.5	kg	0.27	0.7	\$62.40	\$13.2	5%	5.0%	\$36.67
7.02	Cleat	Generic 200x80x10mm Steel Plate	56.5	kg	0.27	15.3	\$1,403.96	\$13.2	5%	5.0%	\$825.03
7.05	End plate	Generic 200x80x10mm Steel Plate	5	kg	0.27	1.4	\$124.80	\$13.2	5%	5.0%	\$73.34

8 Waterproofing					60.7 hrs		4.58K	16.09K			
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
8.01	Waterproof membrane	Nuralite 3PG	105.7	m²	0.47	50	\$3,771.46	\$112.2	7.5%	5.0%	\$13,390.28
8.03	Waterproof membrane	Generic 1mm Synthetic Rubber Sheet	26.5	m²	0.41	10.8	\$811.26	\$90.1	7.5%	5.0%	\$2,697.33

9 Concrete Blockwork					97.1 hrs		7.33K	17.85K			
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
9.01	Concrete masonry	200 series block Viblock masonry	75.3	m²	1.13	85.4	\$6,447.35	\$105.6	10%	5.0%	\$9,183.01
9.12	Grout (fill)	Generic 20 Series Block 25mPa Insitu Concrete	6.5	m³	*	-	-	\$292.4	5%	5.0%	\$2,095.65
9.19	Grout (fill)	Delete	10.3	m²	1.13	11.7	\$881.24	\$105.6	10%	0.0%	\$1,195.39
9.23	Mortar	Generic 20 Series Block	52.9	m²	*	-	-	\$88.0	10%	5.0%	\$5,372.73

10 Floor Framing					213.6 hrs		13.88K	7.26K			
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
10.01	Bearer	Generic 2 140x45mm Natural FSC SG8 H3.2 Planer Gauge Pinus Radiata	25.6	m	0.58	14.8	\$963.70	\$15.7	7.5%	*	\$432.89
10.03	Bearer	Generic 2 190x45mm Natural FSC SG8 H3.2 Planer Gauge Pinus Radiata	26.5	m	0.67	17.7	\$1,152.83	\$21.3	7.5%	*	\$608.86
10.04	Joists	Generic 190x45mm /400crs Natural FSC SG8 H3.2 Planer Gauge Pinus Radiata	52	m	0.49	25.5	\$1,656.78	\$13.7	7.5%	*	\$768.26
10.05	Joists	240x45 HyJoist @400crs	111.1	m	0.51	56.9	\$3,699.14	\$19.0	7.5%	*	\$2,266.45
10.07	Joists	140x45 SG8 joists @270crs	127.5	m	0.33	42.6	\$2,770.13	\$9.4	7.5%	*	\$1,286.14
10.08	Joists	Generic 190x45mm /400crs Natural FSC SG8 H1.2 Planer Gauge Pinus Radiata	4	m	0.33	1.3	\$86.87	\$5.8	7.5%	*	\$24.77
10.09	Perimeter joist	Generic 140x45mm Natural FSC SG8 H3.2 Planer Gauge Pinus Radiata	33.5	m	0.47	15.7	\$1,018.73	\$10.1	7.5%	*	\$364.86
10.10	Perimeter joist	Generic 240x45mm Natural FSC SG8 H3.2 Planer Gauge Pinus Radiata	71.7	m	0.51	36.7	\$2,386.36	\$19.0	7.5%	*	\$1,462.11
10.13	Perimeter joist	Generic 190x45mm Natural FSC SG8 H1.2 Planer Gauge Pinus Radiata	6.8	m	0.33	2.3	\$148.55	\$5.8	7.5%	*	\$42.35

11 Roof Framing					262.4 hrs		17.06K	3.92K			
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
11.01	Purlins	Generic 70x45mm /900crs Natural FSC SG8 H1.2 Planer Gauge Pinus Radiata	147.3	m	0.29	42.6	\$2,772.31	\$4.3	7.5%	*	\$672.92
11.02	Trusses (manufactured)	Generic 90x45mm /900crs SG8 H1.2 Planer Gauge Pinus Radiata	493.3	m	0.45	219.8	\$14,285.79	\$6.1	7.5%	*	\$3,250.96

12 Flooring					68.6 hrs		4.46K		7.63K		
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
12.01	Flooring	Generic 19mm Plywood FSC Pinus Radiata Sheet	101	m²	0.67	67.5	\$4,386.56	\$68.5	7.5%	*	\$7,435.46
12.03	Flooring	Generic 21mm Plywood FSC Pinus Radiata Sheet	1.6	m²	0.67	1.1	\$69.50	\$113.3	7.5%	*	\$194.79
13 Wall Framing					782.9 hrs		50.89K				17.23K
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
13.01	Framing	90×45 service cavity battens	1948.1	m	0.29	564.1	\$36,668.09	\$5.7	7.5%	*	\$11,895.17
13.02	Framing	Generic 140x45mm /600studs Natural FSC SG8 H1.2 Planer Gauge Pinus Radiata	628.6	m	0.33	210	\$13,652.40	\$7.7	7.5%	*	\$5,183.11
13.72	Strapping (interior)	Generic 70x45mm /600vertical crs Natural FSC H1.2 Planer Gauge Pinus Radiata	8.2	m²	1.07	8.8	\$568.76	\$17.4	7.5%	*	\$152.99
14 Laminated Timber					41.3 hrs		2.68K				5.76K
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
14.01	Beam	225x50 LVL deck beam	6.7	m	0.38	2.5	\$165.77	\$81.0	5%	*	\$572.81
14.02	Purlins	2/140×45 LVL11 outrigger purlins @ 900 crs	133.7	m	0.29	38.7	\$2,516.27	\$36.1	7.5%	*	\$5,182.24
15 Eaves & Soffit					53 hrs		3.44K				2.21K
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
15.01	Barge	Generic 150x40mm Natural FSC H3.1 Pinus Radiata	25.8	m	0.58	14.9	\$971.83	\$26.8	7.5%	*	\$743.20
15.04	Eaves bearer	Generic 70x35mm /600crs Natural FSC SG8 H1.2 Planer Gauge Pinus Radiata	27.7	m	0.40	11.1	\$722.61	\$4.1	7.5%	*	\$123.40
15.06	Fascia	Generic 150x40mm Natural FSC H3.1 Pinus Radiata	46.5	m	0.58	26.9	\$1,750.48	\$26.8	7.5%	*	\$1,338.67
16 Internal Trims					35.6 hrs		2.31K				304.45
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
16.01	Architrave	Generic 60x10mm Bevel Pinus Radiata	88.8	m	0.40	35.6	\$2,313.76	\$3.2	7.5%	*	\$304.45
17 Joinery					115.3 hrs		7.50K				48.86K
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
17.01	Bench	Generic 600x40mm Bullnose Front Edge Laminated Polyurethane coated Rimu	5.5	m	*	-	-	\$723.8	5%	*	\$4,180.00
17.03	Bench	Generic 600x40mm MDF Laminated Pinus Radiata	7.5	m	2.60	19.5	\$1,266.89	\$205.3	5%	*	\$1,616.66
17.04	Cabinet	Generic 1200x900x750mm 6 Shelves 2 Mirror Doors Wall Mounted Melamine coated Pinus Radiata	1	No	1.30	1.3	\$84.46	\$711.7	5%	*	\$747.29
17.05	Cupboard unit	Generic 600x400x870mm 1 Shelf Low Quality Bench Melamine coated Pinus Radiata	7	No	2.60	18.2	\$1,182.43	\$581.6	5%	*	\$4,274.61
17.06	Cupboard unit	Generic 600x400x870mm 1 Shelf High Quality Bench Melamine coated Pinus Radiata	16	No	2.60	41.6	\$2,702.70	\$1,195.9	5%	*	\$20,090.45
17.09	Drawer unit	Generic 590x450x870mm 4 Drawer Low Quality Melamine coated Pinus Radiata	8	No	2.47	19.8	\$1,287.00	\$1,530.2	5%	*	\$12,853.26
17.11	Pantry	Generic 580x600x2085mm 5 Shelves Medium Quality Melamine coated Pinus Radiata	2	No	6.19	12.4	\$804.38	\$1,018.2	5%	*	\$2,138.20
17.13	Vanity unit	Generic 500x900x600mm 3 Drawer MDF Floor Standing with Square Acrylic Top and Basin Melamine Coated Pinus Radiata	1	No	2.60	2.6	\$168.92	\$2,960.3	0%	*	\$2,960.25

18 Exterior Doors & Windows					217.1 hrs		14.11K		88.67K		
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
18.01	Flashing tape	Generic 1000x150mm Polyethylene	20	No	*	-	-	\$23.4	7.5%	*	\$503.74
18.20	Frame (joinery)	APL ThermalHeart powder-coated aluminium joinery	33.5	m²	*	-	-	\$985.8	10%	*	\$36,378.94
18.21	Frame (joinery)	APL ThermalHeart powder-coated aluminium joinery	29.8	m²	*	-	-	\$985.8	10%	*	\$32,287.45
18.39	Glazing (joinery)	AGP System double glazing units	56.9	m²	3.56	202.8	\$13,178.51	\$303.0	7.5%	*	\$18,529.61
18.43	Glazing (joinery)	Glass shower partition	5.4	m²	2.67	14.3	\$931.38	\$167.8	7.5%	*	\$966.86

19 Exterior Cladding					779.1 hrs		50.64K		30.87K		
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
19.01	Battens (exterior)	Generic 45x20mm /600crs Natural FSC H3.1 Planer Gauge Pinus Radiata	973.1	m	0.27	260.1	\$16,907.87	\$2.3	7.5%	*	\$2,447.94
19.41	Cladding	Metalcraft Colorsteel Maxx Kahu	237	m²	0.67	158.4	\$10,295.68	\$62.2	7.5%	*	\$15,841.35
19.49	Cladding	Abodo Vulcan Timber Cladding	22.4	m²	2.00	45	\$2,922.02	\$115.0	7.5%	*	\$2,771.66
19.81	Exterior wrap	Pro Clima Solitex Extasana	237	m²	0.18	42.2	\$2,745.52	\$1.5	7.5%	*	\$382.21
19.86	Exterior wrap	Nuralite 3PG or 3PT/3PTM.	52.5	m²	0.18	9.4	\$608.57	\$4.3	7.5%	*	\$241.17
19.122	Rigid air barrier	Generic 7mm Plywood FSC Sheet H3.2 Pinus Radiata	237	m²	1.11	264	\$17,159.47	\$36.1	7.5%	*	\$9,185.79

20 Stairs			0 hrs			0.00		1.35K			
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
20.01	Stair (unit)	Generic 1000mm MDF Closed Treads and Risers Pine Stringer Excluding Balustrades and Handrails Straight Flight Pinus Radiata	2.7	m/rise	*	-	-	\$475.2	5%	*	\$1,347.31

21 Interior Doors					2.7 hrs		173.75		3.28K		
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
21.01	Door leaf	Generic 1980x710x36mm MDF Flush Solid Core Paint Finish Pinus Radiata	8	No	*	-	-	\$388.6	0%	*	\$3,108.56
21.08	Frame (door)	Generic 115x25mm 1600(w) Finger Jointed Double Pinus Radiata	8	No	0.33	2.7	\$173.75	\$19.9	5%	*	\$166.99

22 Carpentry Misc					373.4 hrs		24.27K		9.88K		
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
22.01	Balusters	external metal fin balustrade	151	kg	0.08	11.5	\$744.93	\$7.5	5%	*	\$1,195.42
22.02	Beam	Generic 90x45mm Natural FSC SG8 H3.2 Planer Gauge Pinus Radiata	31.2	m	0.45	13.9	\$902.08	\$6.5	7.5%	*	\$218.01
22.03	Ceiling battens	Generic 70x20mm /450crs Natural FSC SG8 H1.2 Planer Gauge Pinus Radiata	498.3	m	0.20	99.9	\$6,493.62	\$3.3	7.5%	*	\$1,767.81
22.07	Column	140x140 PL8 timber post	1	No	7.04	7	\$457.53	\$251.0	10%	*	\$276.09
22.08	Flashing (corner)	Colorsteel 250x0.55mm Endura 2 Fold Pre Painted Steel Sheet	110.4	m	0.78	86	\$5,592.92	\$24.4	7.5%	*	\$2,894.93
22.48	Interior wrap	Pro Clima Intello Airtightness Membrane	165	m²	0.18	29.4	\$1,910.67	\$1.5	7.5%	*	\$265.99
22.66	Lining	Abodo Vulcan Timber Cladding	18.8	m²	0.98	18.4	\$1,197.94	\$30.5	7.5%	*	\$617.34
22.68	Lining	Generic 12mm Plywood CD Pinus Radiata	96.3	m²	1.11	107.2	\$6,970.73	\$25.6	7.5%	*	\$2,646.77

23 Insulation					119.9 hrs		7.79K		9.93K		
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
23.01	Insulation (ceiling)	Terra Lana Chatterblock+ 140 mm R3.2	73.9	m²	0.18	13.2	\$856.35	\$16.6	7.5%	*	\$1,315.34

	battens)									
23.04	Insulation (continuous)	Expol ThermaSlab VH 100mm R2.86	59	m²	0.13	7.9	\$512.95	\$16.4	7.5%	* \$1,038.45
23.58	Insulation (framing)	Terra Lana Exterior Wall Insulation 45mm R1.2;	165	m²	0.20	33.1	\$2,149.50	\$71	7.5%	* \$1,260.79
23.59	Insulation (framing)	Terra Lana Exterior Wall Insulation 140mm R3.6;	112.4	m²	0.13	15	\$976.57	\$16.4	7.5%	* \$1,977.04
23.69	Insulation (framing)	Terra Lana Chatterblock+ Acoustic Wall Insulation	36.7	m²	0.13	4.9	\$318.50	\$12.6	7.5%	* \$494.62
23.92	Insulation (joists)	Terra Lana Chatterblock+ Acoustic Insulation 140mm R3.2.	66.5	m²	0.22	14.8	\$963.07	\$24.7	7.5%	* \$1,768.31
23.93	Insulation (strapping)	Expol ThermaSlab S 40mm	52.5	m²	0.22	11.7	\$760.72	\$13.6	7.5%	* \$767.57
23.10	Insulation (trusses)	Terra Lana Skillion Roof Blanket Insulation 240mm R6.2.	96.3	m²	0.20	19.3	\$1,254.73	\$12.6	7.5%	* \$1,308.38

24 Appliances			0 hrs			0.00			7.65K		
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
24.01	Dishwasher	Fisher & Paykel Dishwasher Integrated	1	No	*	-	-	\$1,390.9	10%	*	\$1,530.00
24.02	Fridge/freezer	Fisher & Paykel Fridge & Freezer	1	No	*	-	-	\$741.8	10%	*	\$816.00
24.03	Hob	Fisher & Paykel Cooktop	1	No	*	-	-	\$1,214.7	10%	*	\$1,336.20
24.04	Microwave	Fisher & Paykel Microwave Oven	1	No	*	-	-	\$417.3	10%	*	\$459.00
24.05	Oven	Generic 600mm 550kWh/year in Built	1	No	*	-	-	\$2,067.8	10%	*	\$2,274.60
24.06	Range hood	integrated 900mm rangehood	1	No	*	-	-	\$1,122.0	10%	*	\$1,234.20

25 Roof Coverings			224.1hrs			14.32K			22.31K		
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
25.01	Downpipe	Metalcraft Colorsteel	12	m	0.47	5.7	\$362.31	\$43.4	7.5%	5.0%	\$587.58
25.03	Flashing (barge)	Metalcraft Colorsteel Maxx Kahu	25.8	m	0.47	12.2	\$779.45	\$24.4	7.5%	5.0%	\$711.01
25.06	Flashing (eave)	Metalcraft Colorsteel Maxx Kahu	46.5	m	0.47	22	\$1,403.96	\$24.4	7.5%	5.0%	\$1,280.68
25.09	Flashing (head)	Colorsteel 250x0.55mm Endura 2 Fold Pre Painted Steel Sheet	40	m	0.47	18.9	\$1,208.46	\$24.4	7.5%	5.0%	\$1,102.35
25.28	Flashing (jamb)	Colorsteel 250x0.55mm Endura 2 Fold Pre Painted Steel Sheet	58.5	m	0.47	27.6	\$1,765.72	\$24.4	7.5%	5.0%	\$1,610.67
25.47	Flashing (ridge)	Metalcraft Colorsteel Maxx Kahu	31.4	m	0.51	16.1	\$1,030.72	\$40.7	7.5%	5.0%	\$1,443.43
25.50	Flashing (sill)	Colorsteel 250x0.55mm Endura 2 Fold Pre Painted Steel Sheet	40	m	0.47	18.9	\$1,208.46	\$24.4	7.5%	5.0%	\$1,102.35
25.69	Roof underlay	Pro Clima Solitex Mento 3000	287.7	m²	0.07	19.4	\$1,241.12	\$2.6	7.5%	5.0%	\$844.46
25.73	Roofing	Metalcraft Colorsteel Maxx Kahu	125	m²	0.41	50.6	\$3,235.05	\$62.2	7.5%	5.0%	\$8,772.10
25.74	Roofing	Metalcraft Colorsteel Maxx Kahu	37.7	m²	0.18	6.6	\$423.21	\$37.5	7.5%	5.0%	\$1,596.52
25.76	Roofing	Folded metal awning	4	m²	1.01	4	\$258.80	\$239.1	7.5%	5.0%	\$1,079.67
25.77	Spouting	Metalcraft Colorsteel	46.5	m	0.47	22	\$1,403.96	\$41.5	7.5%	5.0%	\$2,179.26

26 Plumbing			141.1hrs			10.65K			11.51K		
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
26.01	Bend (duct)	Generic 200Ømm 90° Angle Steel Sheet	1	No	*	-	-	\$61.9	5%	5.0%	\$68.24
26.02	Bend (duct)	Generic 250Ømm 90° Angle Steel Sheet	3	No	*	-	-	\$75.2	5%	5.0%	\$248.86
26.03	Bend (duct)	Generic 300Ømm 90° Angle Steel Sheet	2	No	*	-	-	\$103.8	5%	5.0%	\$228.90
26.04	Bend (DWV)	Generic 40Ømm 88° Angle UPVC	24	No	0.24	5.8	\$440.32	\$14.2	0%	5.0%	\$358.09
26.05	Bend (DWV)	Generic 40Ømm 45° Angle UPVC	18	No	0.24	4.4	\$330.24	\$28.1	0%	5.0%	\$531.28
26.09	Bend (DWV)	Generic 100Ømm 88° Angle UPVC	6	No	0.57	3.4	\$256.85	\$39.3	0%	5.0%	\$247.53
26.12	Bend (DWV)	Generic 50Ømm 45° Angle UPVC	2	No	0.30	0.6	\$44.85	\$15.1	0%	5.0%	\$31.69
26.13	Bend (DWV)	Generic 50Ømm 88° Angle UPVC	2	No	0.30	0.6	\$44.85	\$15.1	0%	5.0%	\$31.69
26.17	Bend (DWV)	Generic 80Ømm 88° Angle UPVC	8	No	0.45	3.6	\$269.08	\$55.1	0%	5.0%	\$462.67

26.18	Bend (DWV)	Generic 100Ømm Inspection UPVC	4	No	0.57	2.3	\$171.23	\$207.3	0%	5.0%	\$870.62
26.19	Coupler (water supply)	Generic 50Ømm Electrofusion PE 100 Polyethylene	18	No	0.36	6.6	\$495.36	\$211	0%	5.0%	\$399.17
26.25	Coupler (water supply)	Generic 100Ømm Electrofusion PE 100 Polyethylene	2	No	0.36	0.7	\$55.04	\$48.0	0%	5.0%	\$100.84
26.26	Elbow (water supply)	Generic 15Ømm UPVC	47	No	0.14	6.3	\$479.05	\$13.9	0%	5.0%	\$683.50
26.27	Elbow (water supply)	Generic 20Ømm UPVC	10	No	0.14	1.4	\$101.93	\$13.5	0%	5.0%	\$141.23
26.28	Elbow (water supply)	Generic 15Ømm Wingback 90° Angle UPVC	23	No	0.14	3.1	\$234.43	\$22.8	0%	5.0%	\$549.41
26.45	Hot water cylinder	Rinnai Mains Pressure Hot Water Cylinder	1	No	3.00	3	\$226.50	\$1,403.5	0%	5.0%	\$1,473.68
26.46	Junction (water supply)	Generic 50Ømm Electrofusion PE 100 Polyethylene	2	No	0.45	0.9	\$67.27	\$70.8	0%	5.0%	\$148.68
26.48	Pipe (DWV)	Generic 40Ømm SH UPVC	43.6	m	0.38	16.5	\$1,243.73	\$19.9	0%	5.0%	\$908.77
26.49	Pipe (DWV)	Generic 50Ømm SH UPVC	21	m	0.41	8.5	\$642.13	\$28.4	0%	5.0%	\$625.12
26.53	Pipe (DWV)	Generic 100Ømm SN6 UPVC	3	m	0.54	1.6	\$122.31	\$35.8	0%	5.0%	\$112.77
26.57	Pipe (water supply)	Generic 16Ømm Hot or Cold Platinum or Red Polyethylene	88.5	m	0.50	44.2	\$3,337.53	\$211	0%	5.0%	\$1,957.00
26.58	Pipe (water supply)	Generic 20Ømm Hot or Cold Platinum or Red Polyethylene	40.4	m	0.54	21.8	\$1,647.11	\$21.8	0%	5.0%	\$924.76
26.70	Tee (water supply)	Generic 20Ømm 90° Angle SDR 7.4 Polypropylene	31	No	0.19	5.9	\$442.35	\$12.3	0%	5.0%	\$401.34

27 Plumbing Fixtures					45.9 hrs		3.46K	16.64K			
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
27.01	Basin	Generic 549x400mm Vitreous China Vanity Mid Pricepoint Ceramic	2	No	1.70	3.4	\$256.70	\$772.0	0%	5.0%	\$1,621.15
27.02	Bath	Bathco Lux Corner Bath.	1	No	1.40	1.4	\$105.70	\$561.3	0%	5.0%	\$589.37
27.03	Shower cubical	Generic 900x900mm 3 Walled Mid Pricepoint Acrylic	2	No	4.00	8	\$604.00	\$2,048.0	0%	5.0%	\$4,300.80
27.04	Sink	Generic 1525x500mm Bench Stainless Steel Sheet	3	No	2.00	6	\$453.00	\$819.0	0%	5.0%	\$2,579.85
27.05	Tap (basin)	Generic Mid Price Point Single Lever Brass	1	No	2.00	2	\$151.00	\$352.0	0%	5.0%	\$369.60
27.06	Tap (basin)	Generic Mid Price Point Single Lever Bath and Shower Brass	2	No	2.00	4	\$302.00	\$442.0	0%	5.0%	\$928.20
27.07	Tap (basin)	Generic Low Price Point Single Lever Bath and Shower Brass	2	No	2.00	4	\$302.00	\$205.0	0%	5.0%	\$430.50
27.08	Tap (kitchen)	Generic Mid Price Point Single Lever Bath and Shower Brass	2	No	2.00	4	\$302.00	\$442.0	0%	5.0%	\$928.20
27.09	Toilet	Generic 615x355x430mm in Wall Cistern Fine Fire Clay Ceramic	1	No	6.00	6	\$453.00	\$1,857.0	0%	5.0%	\$1,949.85
27.10	Toilet	Invisi Series II Cistern with Adjustable Flush Pipe	3	No	2.35	7	\$532.28	\$932.6	0%	5.0%	\$2,937.60

28 Mechanical Services					13.7 hrs		1.03K		14.09K		
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
28.01	Duct	Generic 200Ømm Steel Sheet	8	m	*	-	-	\$46.4	5%	5.0%	\$409.07
28.02	Duct	Generic 250Ømm Steel Sheet	24	m	*	-	-	\$56.2	5%	5.0%	\$1,486.79
28.03	Duct	Generic 300Ømm Steel Sheet	10	m	*	-	-	\$65.7	5%	5.0%	\$724.45
28.04	Duct	Generic 150Ømm Uninsulated Aluminium (foil)	10	m	*	-	-	\$12.9	5%	5.0%	\$141.78
28.05	Duct	Generic 200Ømm Uninsulated Aluminium (foil)	8	m	*	-	-	\$17.3	5%	5.0%	\$152.85
28.06	Duct	Generic 250Ømm Uninsulated Aluminium (foil)	6	m	*	-	-	\$22.6	5%	5.0%	\$149.30
28.07	Grilles	Generic 200x200mm Exhaust and Return Aluminium (sheet)	10	No	*	-	-	\$120.0	5%	5.0%	\$1,323.00
28.08	Heat recovery unit	Mitsubishi Lossnay MHRV	1	No	13.65	13.7	\$1,030.58	\$8,005.1	10%	5.0%	\$9,245.83
28.09	Saddle (duct)	Generic 100Ømm Spigot 90° Angle Steel Sheet	1	No	*	-	-	\$55.2	5%	5.0%	\$60.90

28.10	Saddle (duct)	Generic 200Ømm Spigot 90° Angle Steel Sheet	3	No	*	-	-	\$61.0	5%	5.0%	\$201.59
28.11	Saddle (duct)	Generic 300Ømm Spigot 90° Angle Steel Sheet	2	No	*	-	-	\$88.6	5%	5.0%	\$195.30

29 Drainage					260.3	19.65K	36.31K				
					hrs						
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
29.01	Bend (stormwater)	Generic 100Ømm 45° Angle UPVC	10	No	0.45	4.5	\$336.35	\$34.1	0%	5.0%	\$357.84
29.02	Fill (trench)	Generic 200mm AP20 Compacted Hardfill	5.6	m³	*	-	-	\$121.0	5%	5.0%	\$747.05
29.03	Gully trap	Generic 100Ømm Mid Pricepoint UPVC	4	No	1.80	7.2	\$542.24	\$120.6	0%	5.0%	\$506.44
29.04	Pipe (land drain)	Generic 110Ømm Punched UPVC	700	m	0.20	141.8	\$10,702.13	\$36.1	0%	5.0%	\$26,511.45
29.11	Pipe (sewer)	Generic 100Ømm SN6 UPVC	100	m	0.45	44.5	\$3,363.53	\$33.1	0%	5.0%	\$3,473.40
29.12	Pipe (stormwater)	Generic 100Ømm SN4 UPVC	140	m	0.45	62.4	\$4,708.94	\$32.1	0%	5.0%	\$4,715.76

30 Electrical Services					230.3 hrs		17.39K		61.04K		
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
30.01	Cable	Generic 3 Copper 1mm2 Two Core	455	m	0.07	30.7	\$2,318.79	\$1.7	5%	5.0%	\$867.83
30.02	Cable	Generic 4 Copper 2.5mm2 Three Core	430	m	0.07	29	\$2,191.39	\$15.3	5%	5.0%	\$7,234.38
30.03	Cable	Generic 4 Copper 6mm2 Three Core	32	m	0.07	2.2	\$163.08	\$28.1	5%	5.0%	\$991.72
30.04	Cable	Generic 4 Copper 1mm2 Three Core	60	m	0.07	4	\$305.78	\$8.0	5%	5.0%	\$530.52
30.05	Cable	Generic 4 Copper 16mm2 Three Core	32	m	0.07	2.2	\$163.08	\$65.9	5%	5.0%	\$2,325.66
30.06	Fan	SimX Inline Extraction Fan Kits	1	No	*	-	-	\$2,304.8	5%	5.0%	\$2,541.00
30.07	Fan	Generic 710x710mm Roof Mounted Single Speed Single Phase Down Discharge 0.9m3/s Powder Coated Aluminium (sheet)	1	No	*	-	-	\$1,885.7	5%	5.0%	\$2,079.00
30.08	Heat pump	Mitsubishi ducted heat pump	1	No	*	-	-	\$3,523.8	5%	5.0%	\$3,885.00
30.09	Lighting	Generic Micro LED Recessed / Downlight Interior Commercial	100	No	0.69	68.8	\$5,190.63	\$320.5	5%	5.0%	\$35,329.61
30.10	Lighting circuit	Generic 1.5mm Cable Thickness Domestic 2 Way	25	No	2.03	50.6	\$3,822.19	\$59.8	5%	5.0%	\$1,647.14
30.11	Smoke alarm	Generic Photo Optic Smoke Detector ABS	1	No	*	-	-	\$292.4	5%	5.0%	\$322.35
30.12	Socket	Hager Silhouette	39	No	0.90	35.1	\$2,650.05	\$60.1	5%	5.0%	\$2,582.00
30.13	Switchboard	Generic 45 Way Flush Mounted	1	No	7.76	7.8	\$586.07	\$638.5	5%	5.0%	\$703.89

31 Plasterboard Linings					288.8 hrs	18.46K	12.99K				
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
31.01	Lining	Gib 10mm Standard Paperfaced Plasterboard	123.7	m²	0.54	66.8	\$4,268.65	\$18.9	7.5%	5.0%	\$2,644.68
31.02	Lining	Gib 10mm Aqualine Paperfaced Plasterboard	79.9	m²	0.54	43.1	\$2,755.54	\$31.4	7.5%	5.0%	\$2,833.95
31.08	Lining	Delete 10mm Paperfaced Plasterboard	253.7	m²	0.54	137	\$8,752.51	\$18.9	7.5%	5.0%	\$5,422.70
31.39	Lining	Gib 13mm Aqualine Paperfaced Plasterboard	13.3	m²	0.57	7.5	\$480.39	\$38.2	7.5%	5.0%	\$571.11
31.42	Lining	Gib 13mm Standard Paperfaced Plasterboard	60.7	m²	0.57	34.4	\$2,198.25	\$22.2	7.5%	5.0%	\$1,517.62

32 Tiling					45.1 hrs	3.41K	3.49K				
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
32.01	Tiling	Generic 300x300 and 400x400mm Medium Format \$90 Supply Cost Ceramic	26.5	m²	1.70	45.1	\$3,405.27	\$114.1	10%	5.0%	\$3,494.88

33 Resilient Flooring					110.5 hrs		7.31K		18.36K		
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
33.01	Carpet	Bremworth Wool Carpet	44.4	m²	*	-	-	\$100.0	10%	5.0%	\$5,130.60
33.06	Overlay flooring	Forte engineered timber overlay flooring	5	m²	1.49	7.4	\$490.90	\$194.9	7.5%	5.0%	\$1,099.49
33.07	Overlay flooring	Forte engineered timber overlay flooring, Haven Collection	69.4	m²	1.49	103.1	\$6,819.36	\$148.3	7.5%	5.0%	\$11,617.41
33.11	Underlay	Generic Waffle Back Polyurethane	44.4	m²	*	-	-	\$10.0	10%	5.0%	\$513.06

34 Painting & Specialist Finishes			316.4 hrs		20.57K		5.26K				
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
34.01	Coating (exterior)	Sioo:x Wood coating	54.6	m²	0.30	16.2	\$1,053.51	\$10.1	5%	5.0%	\$607.67
34.02	Coating (exterior)	Sioo:x Wood Coating.	66.6	m²	1.00	66.6	\$4,327.84	\$7.9	5%	5.0%	\$580.49
34.04	Coating (exterior)	Sioo:x Wood Coating.	70.9	m²	0.82	58.4	\$3,797.31	\$6.5	5%	5.0%	\$504.47
34.11	Coating (interior)	Generic 2 Top Coat Water-borne Satin General Application	480.8	m²	0.25	121.7	\$7,907.57	\$4.4	5%	5.0%	\$2,332.60
34.20	Coating (interior)	Delete General Application 3 Coats Primer & Top Coat Water-borne Satin Acrylic	119.9	m²	0.25	30.3	\$1,972.12	\$4.4	5%	5.0%	\$581.74
34.59	Coating (interior)	Dulux General Application 1 Coats Primer/ undercoat Water-borne Clear Acrylic	73.9	m²	0.30	22.1	\$1,436.87	\$7.9	5%	5.0%	\$643.93
34.70	Coating (interior)	Delete General Application 3 Coats Primer & Top Coat Solvent-borne Semi-gloss or Gloss Acrylic	11.8	m²	0.09	1.1	\$70.32	\$0.8	5%	5.0%	\$10.37

35 External Works					29.5 hrs		1.94K		3.75K		
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
35.01	Decking	140x27 Abodo Vulcan	20.8	m²	1.22	25.3	\$1,656.99	\$142.9	7.5%	5.0%	\$3,354.89
35.03	Geotextile fabric (fill)	Generic Non-woven Needle Punched Fabric 1 to 4 Filtration Class B1 Polypropylene	49.3	m²	0.04	2	\$130.86	\$21	5%	5.0%	\$111.95
35.10	Paving	selected outdoor tiling	3.3	m²	0.68	2.3	\$148.08	\$77.2	5%	5.0%	\$284.93

Project Name

Sample project

Location

42 Marriner Street, Christchurch

Project Number

1

Reporting Consultant

Sample company name

Drawing Reference Name

Sample report

Drawing Version 1

Date 10.12.25

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Exterior
Works Costs

Project Name Sample project	Project Number 1	Drawing Version 1 Date 10.12.25
Location 42 Marriner Street, Christchurch	Reporting Consultant Sample company name	
	Drawing Reference Name Sample report	

Trade Summary Exterior Works

1	Excavation	Cost Including Labour	\$2,812.78
2	Reinforcing Steel	Cost Including Labour	\$1,608.42
3	Tiling	Cost Including Labour	\$9,878.75
4	External Works	Cost Including Labour	\$9,075.54

Exterior Works Cost Estimate

5	Labour			\$0.00
	Hours By Main Contractor	0 Hours	\$0.00 per Hour	\$0.00
6	Margin on Materials			\$0.00
	Materials By Main Contractor	\$0.00	10.0%	\$0.00
7	Margin on Subcontractors			\$2,337.55
	Subtotal	\$23,375.49	10.0%	\$2,337.55
8	Total Exterior Works Cost (Excl. GST)			\$25,713.04
9	GST		15.0%	\$3,856.96
10	Total Exterior Works Cost (Inc. GST)	\$157.29/m ²		\$29,570.00

Costing Notes Exterior Works

Project Name Sample project	Project Number 1	Drawing Version 1 Date 10.12.25
Location 42 Marriner Street, Christchurch	Reporting Consultant Sample company name	
	Drawing Reference Name Sample report	

Exterior Works Schedule

1 Excavation			7.3 hrs 421.20				2.39K				
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
1.01	Blinding	Generic 25mm Uncompacted Sand	67.2	m²	0.08	5.5	\$315.90	\$8.4	5%	5.0%	\$624.21
1.03	Excavation (scrape)	Generic 100mm Temporary Site Stockpile Soil	67.2	m²	0.03	1.8	\$105.30	\$5.8	5%	5.0%	\$432.95
1.05	Fill	Generic 200mm AP20 Compacted Hardfill	13.4	m³	*	-	-	\$90.0	5%	5.0%	\$1,334.42
2 Reinforcing Steel			6.7 hrs 429.68				1.18K				
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
2.01	Mesh	Pacific Steel 6.1mm /200crs SE62 500E Steel	67.2	m²	0.10	6.7	\$429.68	\$15.9	5%	5.0%	\$1,178.74
3 Tiling			72.6 hrs 5.48K				4.40K				
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
3.01	Tiling	Selected outdoor tiling	67.2	m²	1.08	72.6	\$5,482.93	\$56.6	10%	5.0%	\$4,395.82
4 External Works			89 hrs 5.83K				3.24K				
Item			Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
4.01	Paving	Generic 100mm 17.5mPa Insitu Concrete	67.2	m²	1.32	89	\$5,831.42	\$43.8	5%	5.0%	\$3,244.13

Project Name

Sample project

Location

42 Marriner Street, Christchurch

Project Number

1

Reporting Consultant

Sample company name

Drawing Reference Name

Sample report

Drawing Version 1

Date 10.12.25

Cost
Options

Project Name Sample project	Project Number 1	Drawing Version 1 Date 10.12.25
Location 42 Marriner Street, Christchurch	Reporting Consultant Sample company name	
	Drawing Reference Name Sample report	

Cost Options Schedule

Cladding Options

50 Metalcraft Colorsteel Maxx Kahu				158.4 hrs		10.30K		15.84K	
Item	Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
50.1 Cladding Metalcraft Colorsteel Maxx Kahu	237	m²	0.67	158.4	\$10,295.68	\$62.2	7.5%	*	\$15,841.35

51 Metalcraft Colorsteel Maxam Espan 340				395.8 hrs		25.73K		22.24K	
Item	Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
51.1 Cladding Metalcraft Colorsteel Maxam Espan 340	237	m²	1.67	395.8	\$25,729.58	\$87.3	7.5%	*	\$22,239.55

52 Nu Wall E Series Vertical Metal Cladding				844.8 hrs		54.91K		13.98K	
Item	Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
52.1 Cladding Nu-Wall E-Series vertical metal cladding	237	m²	3.56	844.8	\$54,910.31	\$56.2	5%	*	\$13,984.64

53 James Hardie Axon Panel				765.8 hrs		49.77K		20.12K	
Item	Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
53.1 Cladding James Hardie Axon Panel	237	m²	2.23	528	\$34,318.94	\$70.2	7.5%	*	\$17,884.90
53.2 Battens (exterior) Vertical battens	889.5	m	0.27	237.8	\$15,455.16	\$2.3	7.5%	*	\$2,237.62

Roofing Options

54 Metalcraft Colorsteel Maxx Kahu				50.6 hrs		3.24K		8.77K	
Item	Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
54.1 Roofing Metalcraft Colorsteel Maxx Kahu	125	m²	0.41	50.6	\$3,235.05	\$62.2	7.5%	5.0%	\$8,772.10

55 Metalcraft Colorsteel Maxam Espan 340				50.6 hrs		3.24K		12.32K	
Item	Qty	Unit	Labour	Hours	Labour Cost	Rate	Waste	Margin	Material Cost
55.1 Roofing Metalcraft Colorsteel Maxam Espan 340	125	m²	0.41	50.6	\$3,235.05	\$87.3	7.5%	5.0%	\$12,315.08

Project Name
Sample project

Location
42 Marriner Street, Christchurch

Project Number
1

Reporting Consultant
Sample company name

Drawing Reference Name
Sample report

Drawing Version 1
Date 10.12.25

Limitations

Project Name
Sample project

Project Number
1

Drawing Version 1
Date 10.12.25

Location
42 Marriner Street, Christchurch

Reporting Consultant
Sample company name

Drawing Reference Name
Sample report

Limitations & Recommendations

1. General Limitations Of Counterfactual Limited

- 1.1. This Build Cost Estimate has been prepared by Counterfactual Limited for the use of our Client. The findings and Build Cost Estimate content shall only be used by our Client and any use or reliance of this Build Cost Estimate by others without prior consent from Counterfactual Limited is at that party's own risk.
- 1.2. The Build Cost Estimate and the information within it are confidential and may be privileged. If you have received the Build Cost Estimate in error, please notify Counterfactual Limited immediately. You should not copy it for any purpose or disclose its contents to any other person. The Build Cost Estimate is qualified in its entirety by and should be considered in the light of Counterfactual Limited Terms of Engagement and the following:
- 1.2.1. Any third-party Build Cost Estimate or externally sourced information annexed to this Build Cost Estimate is the responsibility of that third party and is attached for information only and we make no warranty regarding the same nor accept any responsibility for incorrect information contained therein.
- 1.2.2. Counterfactual Limited has used reasonable skill and care to ensure that the data contained in the Build Cost Estimate reflects the most accurate and timely information available to it and is based on information that was current as of the date of the Build Cost Estimate.
- 1.2.3. The Build Cost Estimate is based on estimates, assumptions and other information developed by Counterfactual Limited from its independent research effort, general knowledge of the industry and consultations with you, your employees and your representatives. No warranty or representation is made by Counterfactual Limited that any of the projected values or results contained in the Build Cost Estimate will actually be achieved. In addition, the Build Cost Estimate is based upon information that was obtained on or before the date in which the Build Cost Estimate was prepared. Circumstances and events may occur following the date on which such information was obtained that are beyond our control and which may affect the findings or projections contained in the Build Cost Estimate. We may not be held responsible for such circumstances or events and specifically disclaim any responsibility, therefore.
- 1.3. Counterfactual Limited has relied on information provided by you and by third parties (Information Providers) to produce the Build Cost Estimate and arrive at its conclusions. Counterfactual Limited has not verified information provided by Information Providers (unless specifically noted otherwise) and we assume no responsibility and make no

representations with respect to the adequacy, accuracy or completeness of such information. No responsibility is assumed for inaccuracies in Reporting by Information Providers including, without limitation, by your employees or your representatives or for inaccuracies in any other data source whether provided in writing or orally used in preparing or presenting the Build Cost Estimate.

- 1.4. Without the prior written consent of Counterfactual Limited, the Build Cost Estimate is not to be used in conjunction with any public or private offering of securities or other similar purpose where it might be relied upon to any degree by any person other than you.
- 1.5. In no event, regardless of whether Counterfactual Limited consent has been provided, shall Counterfactual Limited assume any liability or responsibility to any third party to whom the Build Cost Estimate is disclosed or otherwise made available.
- 1.6. The conclusions in the Build Cost Estimate must be viewed in the context of the entire Build Cost Estimate including, without limitation, any assumptions made, and disclaimers provided. The conclusions in this Build Cost Estimate must not be excised from the body of the Build Cost Estimate under any circumstances.
- 1.7. All intellectual property rights (including, but not limited to copyright, database rights and trademarks rights) in the Build Cost Estimate including any forecasts, drawings, spreadsheets, plans or other materials provided are the property of Counterfactual Limited. You may use and copy such materials for your own internal use only.

2. Specific Limitations Quantity Surveying

- 2.1. While we will use reasonable care and skill in carrying out the assessment consistent with that applied by reputable quantity surveyors practising in the quantity survey industry in New Zealand at this time, we provide no warranty (expressed or implied) as to the material or findings presented in this Build Cost Estimate except and only to the extent that the laws of New Zealand impose a warranty or guarantee and without limiting the foregoing:-
 - 2.1.1. Where our services are supplied to a consumer, who acquires, or holds itself out as acquiring our services for the purposes of a business as defined in the Consumer Guarantees Act 1993 ("the CGA Act"), the provisions of the CGA Act shall not apply to our services; and
 - 2.1.2. Where our services are provided for business purposes as defined in the CGA Act then, if any liability arises under this Build Cost Estimate as a result of the provision of such services then such liability whether arising under contract, tort or otherwise is at all times limited to the contract price paid for this Build Cost Estimate.

3. Recommendations

- 3.1. Update this Build Cost Estimate as design develops.
- 3.2. That any design and specification assumptions are replaced with designed specification once known.
- 3.3. This document is read in its entirety and in conjunction with the documents provided as the basis for this Build Cost Estimate.

4. Disclaimer / Limitations

- 4.1. Counterfactual Limited may also have relied upon information provided by the Client and other third parties to prepare this document, some of which may not have been verified.
- 4.2. Estimates have been peer reviewed by Quantity Surveyors with a good track record and relevant experience within the New Zealand Construction Market, with working knowledge of the New Zealand market.
- 4.3. Counterfactual Limited has prepared this document for the sole use of design decision making to achieve budget constraints. No other party should rely on this document without the prior written consent of Counterfactual Limited.
- 4.4. Counterfactual Limited undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document.
- 4.5. This document has been prepared based on Counterfactual Limited's default service offering, any amendments or specific requests made by the Client, and Counterfactual Limited's experience, having regard to assumptions that Counterfactual Limited can reasonably be expected to make in accordance with sound professional principles.
- 4.6. Quantities detailed within this Build Cost Estimate and the estimate are indicative and should not be used for any other purpose. The real test is to actually obtain quotes from the market.
- 4.7. This Build Cost Estimate should be read in full having regard to all the stated assumptions, limitations, specific limitations, and disclaimers both within this Build Cost Estimate and the associated or referenced Build Cost Estimates.
- 4.8. Whilst all care and diligence have been exercised in the preparation of this Build Cost Estimate, Counterfactual Limited does not warrant the accuracy of the information contained within and accepts no liability for any loss or damage that may be suffered as a result of reliance on this information, whether or not there has been any error, omission or negligence on the part of Counterfactual Limited or their employees or sub consultants.
- 4.9. Any forecasts or projections used in the analysis can be affected by a number of unforeseen variables, and as such no warranty is given that a particular set of results will in fact be achieved.
- 4.10. The work carried out is based on certain assumptions, estimates and other information provided by various stakeholder agencies, data sources and others and knowledge of comparable developments.
- 4.11. Limited documentation in some areas required necessary high-level assumptions.
- 4.12. Escalation of costs should be considered a risk to achieving the attached estimates. Where policies and procedures continue to change, coupled with continual escalation of design and construction costs, attached estimates will increase.
- 4.13. Subject to the above conditions, this document may be transmitted, reproduced, or disseminated only in its entirety.

5. Contingency

- 5.1. Design Development Contingency: Design Development and scope creep risk is an allowance for identification of additional works as the design develops. At Sketch Design stage this percentage would be around 5-15%.

5.2. Construction Contingency: Construction Contingency is for unforeseen risk occurring post contract relating by way of example to site conditions, technology and temporary works. It is not uncommon in similar projects for risk contingencies to range between 10-20%. We have applied a construction contingency of 10%.

6. Escalation

6.1. We have no allowance for cost escalation in our estimation.

7. Basis of Estimate

7.1. The Estimates are based on Documentation Supplied and any design and specification assumptions we've had to make in the absence of a completed design.

8. Assumptions

8.1. The following is not an exhaustive list, but gives direction and rationale to our key assumptions within our estimates:

- 8.1.1. Estimates reflect a traditional approach to construction, being fully designed with a main contractor on site managing the project and taking on sub-contractors
- 8.1.2. The works are procured on a traditional full designer-led basis (i.e. not design and build, or cost reimbursable type contract
- 8.1.3. Pricing is based upon traditionally competitive tendered rates – assuming a minimum of three participants. At the estimate stage, no allowance is made for limited suitable market capacity/availability on significantly large or complex projects. Any market demand surge or lack of suitable competitive contracting resources are included within the demand surge and escalation calculations
- 8.1.4. A single main contractor is appointed by the principal to undertake the work including all coordination with the sub trades
- 8.1.5. Design & Specification Assumptions are visible in the Design Specification Document, prepared by us and issued to the Design Studio at the completion of Project Vetting.

9. Construction Programme

9.1. A basic assumption, without knowledge of the appointed contractor team size or resource allocation, of 36 weeks has been adopted.

