

**RESIDENTIAL DISTRICT PLAN REVIEW
COMPARISON OF DEVELOPMENT SIZES**

FOR
CHRISTCHURCH CITY COUNCIL

IMPROVEMENT COST STUDY : 1 REVISION 0
23 October 2013

OPTIONS:

- 1. 1 UNIT DEVELOPMENT**
- 2. 2 UNITS DEVELOPMENT**
- 3. 5 UNITS DEVELOPMENT**
- 4. 10 UNITS DEVELOPMENT**
- 5. 20 UNITS DEVELOPMENT**

Job Number:

CHRISTCHURCH CITY COUNCIL

Capital Programme Group

53 Hereford Street, Christchurch

PO Box 73011

CHRISTCHURCH

RESIDENTIAL DISTRICT PLAN REVIEW
COMPARISON OF DEVELOPMENT SIZES
IMPROVEMENT COST STUDY : 1 REVISION 0
EXECUTIVE SUMMARY

23 October 2013
 Job Number:

DESCRIPTION	CFA			1. 1 UNIT DEVELOPMENT			2. 2 UNITS DEVELOPMENT			3. 5 UNITS DEVELOPMENT			4. 10 UNITS DEVELOPMENT			5. 20 UNITS DEVELOPMENT		
				RATE / M2 CFA	PERCENTAGE	TOTAL ESTIMATED COST	RATE / M2 CFA	PERCENTAGE	TOTAL ESTIMATED COST	RATE / M2 CFA	PERCENTAGE	TOTAL ESTIMATED COST	RATE / M2 CFA	PERCENTAGE	TOTAL ESTIMATED COST	RATE / M2 CFA	PERCENTAGE	TOTAL ESTIMATED COST
	m ²			\$/m ²	%	\$	\$/m ²	%	\$	\$/m ²	%	\$	\$/m ²	%	\$	\$/m ²	%	\$
ELEMENTAL BREAKDOWN	74			74			148			370			740			1,480		
PRELIMINARIES & GENERAL	74	74	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0
DEMOLITIONS / ALTERATIONS				0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0
SITE PREPARATION				25	1.16%	1,850	25	1.17%	3,700	25	1.17%	9,250	24	1.16%	17,760	23	1.17%	34,040
SUBSTRUCTURE				100	4.65%	7,400	100	4.65%	14,800	99	4.65%	36,630	96	4.64%	71,040	91	4.63%	134,680
GROUND FLOOR CONSTRUCTION				150	6.98%	11,100	150	6.98%	22,200	149	7.00%	55,130	145	7.01%	107,300	138	7.03%	204,240
STRUCTURAL FRAME				160	7.44%	11,840	160	7.44%	23,680	158	7.42%	58,460	153	7.40%	113,220	145	7.38%	214,600
ROOFS				300	13.95%	22,200	300	13.95%	44,400	297	13.94%	109,890	288	13.93%	213,120	274	13.95%	405,520
EXTERNAL FAÇADE				450	20.93%	33,300	450	20.93%	66,600	446	20.94%	165,020	433	20.94%	320,420	411	20.93%	608,280
INTERNAL DIVISIONS				350	16.28%	25,900	350	16.28%	51,800	347	16.29%	128,390	337	16.30%	249,380	320	16.29%	473,600
FLOOR FINISHES				80	3.72%	5,920	80	3.72%	11,840	79	3.71%	29,230	77	3.72%	56,980	73	3.72%	108,040
INTERNAL WALL FINISHES				110	5.12%	8,140	110	5.12%	16,280	109	5.12%	40,330	106	5.13%	78,440	101	5.14%	149,480
CEILINGS				115	5.35%	8,510	115	5.35%	17,020	114	5.35%	42,180	111	5.37%	82,140	105	5.35%	155,400
FITTINGS & FIXTURES				100	4.65%	7,400	100	4.65%	14,800	99	4.65%	36,630	96	4.64%	71,040	91	4.63%	134,680
PLUMBING & DRAINAGE				120	5.58%	8,880	120	5.58%	17,760	119	5.59%	44,030	115	5.56%	85,100	109	5.55%	161,320
FIRE SERVICES				0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0
ELECTRICAL INSTALLATION				80	3.72%	5,920	80	3.72%	11,840	79	3.71%	29,230	77	3.72%	56,980	73	3.72%	108,040
MECHANICAL VENTILATION				0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0
LIFT AND ESCALATOR INSTALLATION				0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0
SUNDRIES				10	0.47%	740	10	0.47%	1,480	10	0.47%	3,700	10	0.48%	7,400	10	0.51%	14,800
TOTAL ESTIMATED CONSTRUCTION COST OF BUILDINGS	74			2,150	100.00%	159,100	2,150	100.00%	318,200	2,130	100.00%	788,100	2,068	100.00%	1,530,320	1,964	100.00%	2,906,720
EXTERNAL WORKS	330			150	23.73%	49,500	500	19.07%	75,000	1,000	15.90%	149,000	1,800	14.83%	266,400	3,000	13.17%	441,000
TOTAL ESTIMATED CONSTRUCTION COST OF EXTERNAL WORKS	330		150	669		49,500	507		75,000	403		149,000	360		266,400	298		441,000
TOTAL ESTIMATED CONSTRUCTION COSTS	74			2,819	63.24%	208,600	2,657	65.31%	393,200	2,533	67.49%	937,100	2,428	66.84%	1,796,720	2,262	66.56%	3,347,720
PRELIMINARIES & GENERAL (SEE BREAKDOWN)	74			662	14.86%	49,000	520	12.79%	77,000	384	10.23%	142,000	374	10.30%	277,000	334	9.84%	495,000
PROFIT/ATTENDANCE ON SUBCONTRACTORS	74	Included		0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0
CONTINGENCY ALLOWANCE				174	3.90%	12,880	159	3.90%	23,510	146	3.89%	53,955	140	3.86%	103,686	130	3.82%	192,136
Design development				174	3.90%	12,880	159	3.90%	23,510	146	3.89%	53,955	140	3.86%	103,686	130	3.82%	192,136
Construction																		
PRE-CONTRACT ESCALATION		Amount	From	To	Months	Rate / Month	Cashflow	Months	Months	Months	Months	Months	Months	Months	Months	Months	Months	Months
		\$283,360	01 Oct 13	01 Jan 14	3.00	0.80%	6,801	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
POST CONTRACT ESCALATION		\$290,161	01 Jan 14	01 Jul 14	6.00	0.50%	4,352	6.00	6.00	8.00	1.75%	24,310	11.00	2.39%	64,236	15.00	3.23%	162,317
TOTAL ESTIMATED CONSTRUCTION COSTS EXCLUDING TAX & FEES	74			3,980	89.29%	294,513	3,632	89.29%	537,577	3,351	89.29%	1,239,808	3,243	89.29%	2,400,074	3,034	89.29%	4,490,757
PROFESSIONAL FEES & DISBURSEMENTS	74			478	10.71%	35,342	436	10.71%	64,509	402	10.71%	148,777	389	10.71%	288,009	364	10.71%	538,891
TOTAL ESTIMATED CONSTRUCTION COSTS EXCLUDING TAX & INCLUDING FEES	74			4,458	100.00%	329,855	4,068	100.00%	602,086	3,753	100.00%	1,388,585	3,633	100.00%	2,688,083	3,398	100.00%	5,029,648
GOODS AND SERVICES TAX	74	Excluded		0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0
TOTAL ESTIMATED CONSTRUCTION COSTS INCLUDING TAX & FEES	74			4,458	100.00%	329,855	4,068	100.00%	602,086	3,753	100.00%	1,388,585	3,633	100.00%	2,688,083	3,398	100.00%	5,029,648
TOTAL ESTIMATED COST PER UNIT	0			1		329,855	2		301,043	5		277,717	10		268,808	20		251,482

RESIDENTIAL DISTRICT PLAN REVIEW

IMPROVEMENT COST STUDY : 1 REVISION 0

SCHEDULE OF AREAS

10 September 2013

A CONSTRUCTION FLOOR AREA	74 m²	1 Unit
	148 m²	2 Units
	370 m²	5 Units
	740 m²	10 Units
	1,480 m²	20 Units

REFERENCE	Construction Area	Rentable / Sales	Efficiency
CONSTRUCTION FLOOR AREA	74	65	87.84%
Lounge, Dining & Kitchen	23	23	
Entry	4	4	
Bath Room	6	6	
Bedroom 1	13	13	
Bedroom 2	12	12	
Bedroom 3	-	-	
Built in Cupboards (Beds)	6	6	
Hot water cylinder / Pantry BIC	1	1	
Garaging	-	-	
Area Displaced by walls	9		

B ANCILLARY AREAS	0 m²
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REFERENCE	Construction Area	Rentable / Sales	Efficiency
Ancillary areas	-		
Nil	-		

C SITE AREAS	330 m²	1 Unit	330 m ² / Unit
	500 m²	2 Units	250 m ² / Unit
	1,000 m²	5 Units	200 m ² / Unit
	1,800 m²	10 Units	180 m ² / Unit
	3,000 m²	20 Units	150 m ² / Unit

REFERENCE	Site Area		
Sites Areas	-	Site Area (used)	-
1 Unit Development	330		
2 Unit Development	500		
5 Unit Development	1,000		
10 Unit Development	1,800		
20 Unit Development	3,000		

RESIDENTIAL DISTRICT PLAN REVIEW

IMPROVEMENT COST STUDY : 1 REVISION 0

NOTES

10 September 2013

1. BASIS

The Estimated Costs are based on the following parameters:

- 1.1 The purpose of this estimate is to determine whether there could be significant savings in overall cost of construction in comparing a single unit development to various scenarios of multiple unit developments.
- 1.2 The findings of this estimate should be treated as an indicative order of magnitude only. It is subjective and may vary substantially in terms of current market conditions, design, contractor marketing strategy, availability of resources, site constraints, etc. It broadly assumes that land requirement per unit will reduce for larger developments, the contract period for multiple unit developments will not increase incrementally (ie., the contract period for larger developments could be similar to smaller developments if resources were freely available). Due to the economies of scale, larger developments could attract lower construction costs / rates and development costs would not increase incrementally as development size increases.
- 1.3 This estimate is based on costs of construction only and specifically excludes and development, general costs, capitalised interest, etc.
- 1.4 Goods and Services tax is excluded.
- 1.5 Furniture, fittings and operating equipment are excluded.
- 1.6 All required betterment to existing infrastructure and external roads.
- 1.7 For the purpose of this estimate developments comprising 1 Unit, 2 Units, 5 Units, 10 Units and 20 Units have been considered. Each unit is 65m² in extent and is provided with one covered parking slot per unit.
- 1.8 Land requirement has been adjusted for overall development size. Refer to detail breakdown.
- 1.9 Contract programme has been assumed as follows: 1 Unit, 6 months; 2 Units, 6 months; 5 Units, 8 months; 10 Units, 11 Months and 20 Units 15 Months.
- 1.10 Professional fees allowed at 12.00% including disbursements. This could reduce for larger developments for replication.
- 1.11 Contingency allowance 10.00% of improvement costs.
- 1.12 Building and general costs obtained by competitive tender ruling as at

01 October 2013

 with a separately stated provision for cost escalation based on the assumed programme.
- 1.13 Land value is excluded.

\$0.00

- 1.14 Same development period assumed for all options.

2. PROGRAMME:

- 2.1 In order to derive the final estimated costs the following programme has been provided:

Base date of costs / rates

Pre-contract period

Post contract period (for 1 Unit)

Post contract period (for 2 Units)

Post contract period (for 5 Units)

Post contract period (for 10 Units)

Post contract period (for 20 Units)

Months	Start	Finish
0.0	1-Oct-13	1-Oct-13
3.0	1-Oct-13	1-Jan-14
6.0	1-Jan-14	1-Jul-14
6.0	1-Jan-14	1-Jul-14
8.0	1-Jan-14	1-Sep-14
11.0	1-Jan-14	1-Dec-14
15.0	1-Jan-14	1-Apr-15

3. COST ESCALATION:

The pre and post tender escalation rates used in this estimate have been included as follows:

- 3.1 Prior to commencement: 0.80% per month 9.60% per annum
- 3.2 During construction (cash flow adjusted): 0.50% per month 6.00% per annum

4. EXCLUSIONS

The following are specifically excluded from the estimated improvement costs:

- 4.1 Ground strengthening and land remediation works.
- 4.2 New / Recent legislated structural enhancement to existing buildings arising from the findings of the EQC.
- 4.3 All perimeter pavings / cycle tracks, betterment costs, etc.
- 4.4 Land costs and development costs.

RESIDENTIAL DISTRICT PLAN REVIEW
COMPARISON OF DEVELOPMENT SIZES
IMPROVEMENT COST STUDY : 1 REVISION 0
PRELIMINARY & GENERAL

23 October 2013

Job Number:

DESCRIPTION	1. 1 UNIT DEVELOPMENT			2. 2 UNITS DEVELOPMENT			3. 5 UNITS DEVELOPMENT			4. 10 UNITS DEVELOPMENT			5. 20 UNITS DEVELOPMENT		
	Quantity	Rate	Amount \$/m ²	Quantity	Rate	Amount \$/m ²	Quantity	Rate	Amount \$/m ²	Quantity	Rate	Amount \$/m ²	Quantity	Rate	Amount \$/m ²
Contract period		Months	6	6	6	6	8	8	8	11	11	11	15	15	15
NZS 3910:1998 PRELIMINARY AND GENERAL DESCRIPTION OF WORK															
1 The scope of the work consists of															
2 The construction generally comprises															
CONDITIONS OF CONTRACT															
3 The Conditions of Contract are NZS 3910:2003															
4 The specification section covering Special Conditions of Contract and Preliminary and General Clauses are tabulated hereunder in order that tenderers may allow for them should they deem it necessary. Refer to the Specification for full descriptions of these clauses, the headings used in this section of the Schedule of Prices should only be considered as a framework for the individual allowances that tenderers may wish to make															
GENERAL CONDITIONS OF CONTRACT															
5 Section 1 INTERPRETATION															
6 Section 2 THE CONTRACT															
7 Section 3 PERFORMANCE BOND Provide for the costs of providing a Bond for the amount of \$.....	208,600	0.50%	1,043	393,200	0.50%	1,966	937,100	0.50%	4,686	1,796,720	0.50%	8,984	3,347,720	0.50%	16,739
8 Section 4 SUBCONTRACTS															
9 Section 5 GENERAL OBLIGATIONS															
10 Section 6 ENGINEERS POWERS & RESPONSIBILITIES															
11 Section 7 INDEMNITY															
12 Section 8 INSURANCE Provide for public liability insurance with cover of \$..... Provide for motor vehicle third party insurance with cover of \$..... Provide for insurance of the contract works and materials Provide for contract	281,610	0.60%	1,690	530,820	0.60%	3,185	1,265,085	0.60%	7,591	2,425,572	0.60%	14,553	4,519,422	0.60%	27,117
13 Section 9 VARIATIONS															
14 Section 10 TIME FOR COMPLETION Liquidated damages are as specified in clause 10.5.1 of the Special Conditions of Contract															
15 Section 11 DEFECTS LIABILITY Provide for all costs associated with defects liability Provide for Defects Guarantee as clause 11.5.1 and 11.5.2															
PRELIMINARY AND GENERAL															
16 Clause CO 100.1 THE CONTRACT WORKS Provide for all costs associated with completion of separable portions of the work as specified															
17 Clause CO 100.2 SITE INFORMATION															
18 Clause CO 100.3 DOCUMENTS															
19 Clause CO 100.4 MATERIALS AND WORKMANSHIP															
20 Clause CO 100.5 STRUCTURAL DESIGN INTEGRITY															
21 Clause CO 100.6 PARTS OF CONTRACT WORKS DESIGNED BY CONTRACTOR															
22 Clause CO 100.7 CO-OPERATION WITH THE PRINCIPAL															
23 Clause CO 100.8 CONTRACTOR'S MANAGEMENT INPUT Provide for all costs associated with Specification Clause CO 100.8.1-5 inclusive (from 30% to 100% of time)	6	6,000	36,000	6	10,000	60,000	8	13,000	104,000	11	19,000	209,000	15	25,000	375,000
24 Clause CO 100.9 SITE MEETINGS Provide for attending site meetings	12	100	1,200	12	100	1,200	16	100	1,600	22	150	3,300	30	200	6,000
25 Clause CO 100.10 REPORTING AND RECORDS Provide to prepare monthly reports as per the format specified	6	150	900	6	150	900	8	200	1,600	11	250	2,750	15	300	4,500
26 Clause CO 100.11 SITE SAFETY MANAGEMENT SYSTEM Provide to comply with the requirements of Specification Clause CO 100.11 including a nominated safety officer Provide for the security of the Works	6	200	1,200	6	200	1,200	8	300	2,400	11	300	3,300	15	350	5,250
27 Clause CO 100.12 HAZARDOUS SUBSTANCES AND MATERIALS															
28 Clause CO 100.13 QUALITY AND ENVIRONMENTAL MANAGEMENT Provide for the cost of implementing a quality assurance manual and plan as Specification Clause CO 100.13															
29 Clause CO 100.14 OPERATING AND MAINTENANCE MANUALS, CONSTRUCTION RECORD DOCUMENTS Provide for 'as constructed' documents as Specification Clause CO 100.14 Provide for the provision of operating and maintenance manuals as Specification Clause CO 1	1	500	1,000	1	1,000	1,000	1	5,000	5,000	1	10,000	10,000	1	20,000	20,000
30 Clause CO 100.15 GUARANTEES Items for guarantees, other than defects guarantee, have been measured in their respective trade section															

RESIDENTIAL DISTRICT PLAN REVIEW

COMPARISON OF DEVELOPMENT SIZES

IMPROVEMENT COST STUDY : 1 REVISION 0

PRELIMINARY & GENERAL

23 October 2013

Job Number:

DESCRIPTION	1. 1 UNIT DEVELOPMENT			2. 2 UNITS DEVELOPMENT			3. 5 UNITS DEVELOPMENT			4. 10 UNITS DEVELOPMENT			5. 20 UNITS DEVELOPMENT		
	Quantity	Rate	Amount \$/m ²	Quantity	Rate	Amount \$/m ²	Quantity	Rate	Amount \$/m ²	Quantity	Rate	Amount \$/m ²	Quantity	Rate	Amount \$/m ²
31 Clause CO 100.16 TEMPORARY FACILITIES Provide for temporary power and lighting Provide for temporary water Provide for temporary toilet facilities Provide for temporary telephone system and facsimile Provide for temporary office, storage an	6	300	1,800	6	300	1,800	8	500	4,000	11	600	6,600	15	800	12,000
32 Clause CO 100.17 SITE REQUIREMENTS Provide for delapidation survey and records	330	2	660	500	2	1,000	1,000	2	2,000	1,800	2	3,600	3,000	2	6,000
CONSENTS AND NOTICES															
33 Provide for Producer Statements, obtaining a Code Compliance Certificate and Interim Code Compliance Certificates, etc as specified	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34 Uplift the Building Consent and pay all fees and charges	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PROGRAMME															
35 Provide for programming in accordance with the Special Conditions of Contract Clause (5.10.1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXISTING SERVICES															
36 Provide for protecting existing services															
37 Provide for protecting the works															
TEMPORARY ACCESS-WAYS AND FENCING															
38 Provide for safe access-ways for the public, facility users and staff															
39 Provide for temporary lighting as required															
40 Provide for temporary fencing to the Engineer's approval and in accordance with Specification Clause CO 100.1															
41 Remove existing site fencing on completion of the contract as Specification Clause CO 100.1															
SETTING OUT															
42 Provide for setting out the works including employing a Registered Surveyor if required	330	5	1,650	500	5	2,500	1,000	5	5,000	1,800	5	9,000	3,000	5	15,000
SCAFFOLDING (In rates)															
43 Provide for all exterior scaffolding and temporary platforms as necessary for the execution of the Works and allow use of same to all trades. Scaffolding shall be erected as required, maintained and removed on completion. The approximate external area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
44 Provide for interior scaffolding, including to lifts, and allow use of same to all trades. Scaffolding shall be erected as required, maintained and removed on completion															
CARTAGE															
45 The cost of cartage shall be included in the unit rates where possible and under such items as tools and plant when in relation to those items															
46 Provide for any cartage and freight not included in the unit rates or elsewhere in the Schedule of Prices															
CRANAGE															
47 Provide for all craneage required for the duration of the Contract															
PLANT AND TOOLS (In rates)															
48 Provide for plant and tools as required to carry out the Works and maintain them in good working order	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
49 Provide for fire fighting equipment															
CLEANING															
50 Provide for periodic cleaning during the course of the contract	6	300	1,800	6	300	1,800	8	500	4,000	11	500	5,500	15	500	7,500
51 Provide for cleaning on completion including all glass															
PROTECTION OF COMPLETED WORKS															
52 Provide for protection of the completed works															
53 Provide for reinstatement of all areas of the site and leave in original condition and to the approval of the Engineer															
ADMINISTRATION															
54 Provide for all costs in connection with executive on site and all off site administration including all correspondence processing claims, measuring and pricing variations for the contract period including extensions and the agreement of Final Account	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SCHEDULE OF PRICES															
55 This Schedule of Prices is measured generally in accordance with the basic principles of NZS4202 :1995 "Method of Measurement of Building Works" but any deviation from same shall not form the basis of a claim by the Contractor															
56 One copy of the Trade Summary shall be submitted with the tender. The successful tenderer will be required to submit a fully priced copy of the Schedule of Prices with all rates and extensions shown															
EVERY ITEM TO BE PRICED															

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PRELIMINARY & GENERAL

23 October 2013

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	Quantity	Rate	Amount \$/m ²	Quantity	Rate	Amount \$/m ²	Quantity	Rate	Amount \$/m ²	Quantity	Rate	Amount \$/m ²	Quantity	Rate	Amount \$/m ²
57 Tenderers must price every item individually. In the event of a tenderer grouping items for pricing the Engineer reserves the right to break down the total price amongst the items so grouped together RATES															
58 The rates for all items in this Schedule of Prices shall include for supplying and fixing in position except where specifically otherwise described															
59 The rates for temporary works shall include unless otherwise stated for removal from site on completion and making good as necessary TRADE-SECTIONS															
60 The sub-division of the Schedule of Prices into trades or other sections is for convenience only. Whereas reasonable care has been taken to classify under each trade-section or each work section the onus is on the tenderers to make themselves conversant															
61 Where dimensions are stated in the descriptions of items in the Schedule of Prices, they are generally given in the order: length x width x height DIMENSIONS															
62 The dimensions stated in this Schedule of Prices are generally those shown on the drawings but in some cases they are scaled from the drawings or have been measured on site and may not be exact. Dimensions given in descriptions should be checked on site METRICATION															
63 Where dimensions are stated in descriptions the figures represent mm but generally mm is not included after the figure. Where a figure is not mm or quantity is stated within a description it is generally given in letters or connected with a hyphen or GST															
64 All monetary allowances referred to in this Schedule of Prices are GST exclusive unless otherwise noted OTHER															
65 Contractor to allow for any other preliminary and general items deemed necessary for the execution of the works															
TOTAL ESTIMATED CONSTRUCTION COSTS EXCLUDING TAX & FEES	208,600	23.46%	48,943	393,200	19.47%	76,551	937,100	15.14%	141,877	1,796,720	15.39%	276,587	3,347,720	14.79%	495,106

**RESIDENTIAL DISTRICT PLAN REVIEW
COMPARISON OF SINGLE VS DOUBLE STOREY DEVELOPMENTS**

**FOR
CHRISTCHURCH CITY COUNCIL**

**IMPROVEMENT COST STUDY : 1 REVISION 0
10 September 2013**

COMPARISON SUMMARY

Job Number:

CHRISTCHURCH CITY COUNCIL

Capital Programme Group

53 Hereford Street, Christchurch

PO Box 73011

CHRISTCHURCH

RESIDENTIAL DISTRICT PLAN REVIEW
COMPARISON OF SINGLE VS DOUBLE STOREY DEVELOPMENTS
IMPROVEMENT COST STUDY : 1 REVISION 0
SUMMARY BUILDING WORKS: DOUBLE STOREY (1 UNIT)

10 September 2013
 Job Number:

DESCRIPTION	CFA	TOTAL ELEMENTAL AREA	RATE / M2 ELEMENTAL AREA	RATE / M2 CFA	PERCENTAGE	TOTAL ESTIMATED COST
	m ²	m ²	\$/m ²	\$/m ²	%	\$
BUILDING WORKS: DOUBLE STOREY (2 UNITS)	79					
SITE PREPARATION		42	31	17	0.83%	1,319
SUBSTRUCTURE		42	112	59	2.95%	4,696
GROUND FLOOR CONSTRUCTION		39	210	104	5.16%	8,208
STRUCTURAL FRAME		49	303	188	9.34%	14,868
ROOFS		54	260	178	8.82%	14,036
EXTERNAL FAÇADE		83	407	427	21.21%	33,750
INTERNAL DIVISIONS		75	395	375	18.61%	29,605
FLOOR FINISHES		69	86	75	3.73%	5,933
INTERNAL WALL FINISHES		232	36	106	5.29%	8,413
CEILINGS		69	129	112	5.58%	8,878
FITTINGS & FIXTURES		79	162	162	8.04%	12,800
PLUMBING & DRAINAGE		79	116	116	5.78%	9,200
FIRE SERVICES		79	4	4	0.19%	300
ELECTRICAL INSTALLATION		79	80	80	3.97%	6,320
MECHANICAL VENTILATION		79	0	0	0.00%	0
LIFT AND ESCALATOR INSTALLATION		79	0	0	0.00%	0
SUNDRIES		79	10	10	0.50%	791
TOTAL ESTIMATED CONSTRUCTION COST OF BUILDINGS	79			2,014	100.00%	159,117
EXTERNAL WORKS	79					Nil
TOTAL ESTIMATED CONSTRUCTION COST OF EXTERNAL WORKS	79		0	0		0
TOTAL ESTIMATED CONSTRUCTION COSTS	79			2,014	71.34%	159,117
PRELIMINARIES & GENERAL	10.00%	79		201	7.13%	15,912
PROFIT/ATTENDANCE ON SUBCONTRACTORS	0.00%	79	Included	0	0.00%	0
CONTINGENCY ALLOWANCE						
Design development	5.00%			111	3.92%	8,751
Construction	5.00%			111	3.92%	8,751
PRE-CONTRACT ESCALATION	Amount \$192,531 From 01 Aug 13 To 01 Jan 14 Months 5.00 Rate / Month 0.40% Cashflow				1.73%	3,851
POST CONTRACT ESCALATION	Amount \$196,382 From 01 Jan 14 To 01 Aug 14 Months 7.00 Rate / Month 0.40% Cashflow				1.23%	2,749
TOTAL ESTIMATED CONSTRUCTION COSTS EXCLUDING TAX & FEES	79			2,521	89.29%	199,131
PROFESSIONAL FEES & DISBURSEMENTS	12.00%	79		302	10.71%	23,896
TOTAL ESTIMATED CONSTRUCTION COSTS EXCLUDING TAX & INCLUDING FEES	79			2,823	100.00%	223,027
GOODS AND SERVICES TAX	0.00%	79	Excluded	0	0.00%	0
TOTAL ESTIMATED CONSTRUCTION COSTS INCLUDING TAX & FEES	79			2,823	100.00%	223,027

RESIDENTIAL DISTRICT PLAN REVIEW
COMPARISON OF SINGLE VS DOUBLE STOREY DEVELOPMENTS
IMPROVEMENT COST STUDY : 1 REVISION 0
SUMMARY BUILDING WORKS: SINGLE STOREY (1 UNIT)

10 September 2013
 Job Number:

DESCRIPTION	CFA	TOTAL ELEMENTAL AREA	RATE / M2 ELEMENTAL AREA	RATE / M2 CFA	PERCENTAGE	TOTAL ESTIMATED COST
	m ²	m ²	\$/m ²	\$/m ²	%	\$
BUILDING WORKS: SINGLE STOREY (1 UNIT)	78					
SITE PREPARATION		78	32	32	1.40%	2,527
SUBSTRUCTURE		78	108	108	4.68%	8,454
GROUND FLOOR CONSTRUCTION		78	210	210	9.09%	16,415
STRUCTURAL FRAME		98	116	145	6.27%	11,319
ROOFS		108	229	317	13.69%	24,712
EXTERNAL FAÇADE		83	422	449	19.38%	35,000
INTERNAL DIVISIONS		74	399	379	16.36%	29,540
FLOOR FINISHES		69	86	76	3.30%	5,955
INTERNAL WALL FINISHES		231	36	108	4.65%	8,400
CEILINGS		69	129	114	4.94%	8,925
FITTINGS & FIXTURES		78	164	164	7.09%	12,800
PLUMBING & DRAINAGE		78	118	118	5.09%	9,200
FIRE SERVICES		78	4	4	0.17%	300
ELECTRICAL INSTALLATION		78	80	80	3.46%	6,240
MECHANICAL VENTILATION		78	0	0	0.00%	0
LIFT AND ESCALATOR INSTALLATION		78	0	0	0.00%	0
SUNDRIES		78	10	10	0.44%	787
TOTAL ESTIMATED CONSTRUCTION COST OF BUILDINGS	78			2,315	100.00%	180,574
EXTERNAL WORKS	78					Nil
TOTAL ESTIMATED CONSTRUCTION COST OF EXTERNAL WORKS	78		0	0		0
TOTAL ESTIMATED CONSTRUCTION COSTS	78			2,315	71.34%	180,574
PRELIMINARIES & GENERAL	10.00%	78		229	8.10%	18,057
PROFIT/ATTENDANCE ON SUBCONTRACTORS	0.00%	78	Included	0	0.00%	0
CONTINGENCY ALLOWANCE						
Design development	5.00%			126	4.45%	9,932
Construction	5.00%			126	4.45%	9,932
PRE-CONTRACT ESCALATION	Amount \$218,495 From 01 Aug 13 To 01 Jan 14 Months 5.00 Rate / Month 0.40% Cashflow				1.96%	4,370
POST CONTRACT ESCALATION	Amount \$222,865 From 01 Jan 14 To 01 Aug 14 Months 7.00 Rate / Month 0.40% Cashflow				1.40%	3,120
TOTAL ESTIMATED CONSTRUCTION COSTS EXCLUDING TAX & FEES	78			2,897	101.33%	225,985
PROFESSIONAL FEES & DISBURSEMENTS	12.00%	78		343	12.16%	27,118
TOTAL ESTIMATED CONSTRUCTION COSTS EXCLUDING TAX & INCLUDING FEES	78			3,245	113.49%	253,103
GOODS AND SERVICES TAX	0.00%	78	Excluded	0	0.00%	0
TOTAL ESTIMATED CONSTRUCTION COSTS INCLUDING TAX & FEES	78			3,245	113.49%	253,103

RESIDENTIAL DISTRICT PLAN REVIEW
COMPARISON SUMMARY

DESCRIPTION	DIFFERENCE IN RATE PER M ² SINGLE - DOUBLE	RATIO OF ESTIMATED COSTS DOUBLE VS SINGLE STOREY	DIFFERENCE (SINGLE - DOUBLE)
	\$	%	\$
BUILDING WORKS			
SITE PREPARATION	15	52.20%	1,208
SUBSTRUCTURE	49	55.55%	3,758
GROUND FLOOR CONSTRUCTION	106	50.00%	8,207
STRUCTURAL FRAME	-43	131.35%	-3,549
ROOFS	139	56.80%	10,676
EXTERNAL FAÇADE	22	96.43%	1,250
INTERNAL DIVISIONS	4	100.22%	-65
FLOOR FINISHES	1	99.63%	22
INTERNAL WALL FINISHES	2	100.15%	-13
CEILINGS	2	99.47%	47
FITTINGS & FIXTURES	2	100.00%	0
PLUMBING & DRAINAGE	2	100.00%	0
FIRE SERVICES	0	100.00%	0
ELECTRICAL INSTALLATION	0	101.28%	-80
MECHANICAL VENTILATION	0	0.00%	0
LIFT AND ESCALATOR INSTALLATION	0	0.00%	0
SUNDRIES	0	100.51%	-4
ESTIMATED REDUCED COST OF DOUBLE VS SINGLE STOREY	301	88.12%	21,457
EXTERNAL WORKS			Nil
TOTAL ESTIMATED REDUCED COST OF DOUBLE VS SINGLE STOREY	301	88.12%	21,457
PRELIMINARIES & GENERAL	30	88.12%	2,145
PROFIT/ATTENDANCE ON SUBCONTRACTORS			0
CONTINGENCY ALLOWANCE			
Design development	17	88.11%	1,181
Construction	17	88.11%	1,181
PRE-CONTRACT ESCALATION	6	88.12%	519
POST CONTRACT ESCALATION	5	88.11%	371
TOTAL ESTIMATED REDUCED COST OF DOUBLE VS SINGLE STOREY	376	88.12%	26,854
PROFESSIONAL FEES & DISBURSEMENTS	46	88.12%	3,222
ESTIMATED REDUCED COST OF DOUBLE VS SINGLE STOREY	422	88.12%	30,076
GOODS AND SERVICES TAX			
ESTIMATED REDUCED COST OF DOUBLE VS SINGLE STOREY	422	88.12%	30,076

RESIDENTIAL DISTRICT PLAN REVIEW

IMPROVEMENT COST STUDY : 1 REVISION 0

NOTES

10 September 2013

1. BASIS

The Estimated Costs are based on the following parameters:

- 1.1 Schedule of works and areas prepared from Architect's concept plans AD164801 (2 sheets) and sketch plans.
- 1.2 Land value is excluded.
- 1.3 Goods and Services tax is excluded.
- 1.4 Development costs, general costs and capitalised interest calculations are excluded.
- 1.5 Furniture, fittings and operating equipment are excluded.
- 1.6 Professional fees allowed at 12.00% including disbursements.
- 1.7 Contingency allowance 5.00% of improvement costs.
- 1.8 Building and general costs obtained by competitive tender ruling as at

01 August 2013

 with a separately stated provision for cost escalation based on the assumed programme.
- 1.11 Land value is excluded.

\$0.00

2. PROGRAMME:

2.1 In order to derive the final estimated costs the following programme has been provided:

Base date of costs / rates

Pre-contract period (provided 5 months)

Post contract period (provided 7 months)

Months	Start	Finish
0.0	1-Aug-13	1-Aug-13
5.0	1-Aug-13	1-Jan-14
7.0	1-Jan-14	1-Aug-14

3. COST ESCALATION:

The pre and post tender escalation rates used in this estimate have been included as follows:

- | | | | |
|-----|---|-----------------|-----------------|
| 3.1 | Prior to commencement: | 0.40% per month | 4.80% per annum |
| 3.2 | During construction (cash flow adjusted): | 0.40% per month | 4.80% per annum |

4. EXCLUSIONS

The following are specifically excluded from the estimated improvement costs:

- 4.1 Ground strengthening and land remediation works.
- 4.2 New / Recent legislated structural enhancement to existing buildings arising from the findings of the EQC.
- 4.3 All costs to demolitions and making good existing services.
- 4.5 All perimeter pavings / cycle tracks, etc.
- 4.6 All site works.

**RESIDENTIAL DISTRICT PLAN REVIEW
COMPARISON OF SINGLE VS DOUBLE STOREY DEVELOPMENTS
FOR
CHRISTCHURCH CITY COUNCIL**

**IMPROVEMENT COST STUDY : 1 REVISION 0
10 September 2013**

SINGLE STOREY DEVELOPMENT

Job Number:

CHRISTCHURCH CITY COUNCIL

Capital Programme Group

53 Hereford Street, Christchurch

PO Box 73011

CHRISTCHURCH

RESIDENTIAL DISTRICT PLAN REVIEW

IMPROVEMENT COST STUDY : 1 REVISION 0

SCHEDULE OF AREAS

10 September 2013

A CONSTRUCTION FLOOR AREA

78 m²

REFERENCE	Construction Area	Rentable / Sales	Efficiency
CONSTRUCTION FLOOR AREA	78	69	88.46%
Lounge, Dining & Kitchen	31	31	
Entry	5	5	
Bath Room	4	4	
Bedroom 1	13	13	
Bedroom 2	12	12	
Built in Cupboards (Beds)	3	3	
Hot water cylinder / Pantry BIC	1	1	
Area Displaced by walls	9		

B ANCILLARY AREAS

0 m²

REFERENCE	Construction Area	Rentable / Sales	Efficiency
Ancillary areas	-		
Nil	-		

C SITE AREAS

0 m²

REFERENCE	Site Area		
Sites Areas	-	Site Area (used)	-
Nil	-		

RESIDENTIAL DISTRICT PLAN REVIEW

COMPARISON OF SINGLE VS DOUBLE STOREY DEVELOPMENTS

10 September 2013

IMPROVEMENT COST STUDY : 1 REVISION 0

Job Number:

SUMMARY BUILDING WORKS: SINGLE STOREY (1 UNIT)

DESCRIPTION	CFA m ²	TOTAL ELEMENTAL AREA m ²	RATE / M2 ELEMENTAL AREA \$/m ²	RATE / M2 CFA \$/m ²	PERCENTAGE %	TOTAL ESTIMATED COST \$		
BUILDING WORKS: SINGLE STOREY (1 UNIT)	78							
SITE PREPARATION		78	32	32	1.40%	2,527		
SUBSTRUCTURE		78	108	108	4.68%	8,454		
GROUND FLOOR CONSTRUCTION		78	210	210	9.09%	16,415		
STRUCTURAL FRAME		98	116	145	6.27%	11,319		
ROOFS		108	229	317	13.69%	24,712		
EXTERNAL FAÇADE		83	422	449	19.38%	35,000		
INTERNAL DIVISIONS		74	399	379	16.36%	29,540		
FLOOR FINISHES		69	86	76	3.30%	5,955		
INTERNAL WALL FINISHES		231	36	108	4.65%	8,400		
CEILINGS		69	129	114	4.94%	8,925		
FITTINGS & FIXTURES		78	164	164	7.09%	12,800		
PLUMBING & DRAINAGE		78	118	118	5.09%	9,200		
FIRE SERVICES		78	4	4	0.17%	300		
ELECTRICAL INSTALLATION		78	80	80	3.46%	6,240		
MECHANICAL VENTILATION		78	0	0	0.00%	0		
LIFT AND ESCALATOR INSTALLATION		78	0	0	0.00%	0		
SUNDRIES		78	10	10	0.44%	787		
TOTAL ESTIMATED CONSTRUCTION COST OF BUILDINGS	78			2,315	100.00%	180,574		
EXTERNAL WORKS	78					Nil		
TOTAL ESTIMATED CONSTRUCTION COST OF EXTERNAL WORKS	78		0	0		0		
TOTAL ESTIMATED CONSTRUCTION COSTS	78			2,315	71.34%	180,574		
PRELIMINARIES & GENERAL	10.00%	78		232	7.13%	18,057		
PROFIT/ATTENDANCE ON SUBCONTRACTORS	0.00%	78	Included	0	0.00%	0		
CONTINGENCY ALLOWANCE								
Design development	5.00%			127	3.92%	9,932		
Construction	5.00%			127	3.92%	9,932		
PRE-CONTRACT ESCALATION	Amount \$218,495	From 01 Aug 13	To 01 Jan 14	Months 5.00	Rate / Month 0.40%	Cashflow	1.73%	4,370
POST CONTRACT ESCALATION	\$222,865	01 Jan 14	01 Aug 14	7.00	0.40%	0.50	1.23%	3,120
TOTAL ESTIMATED CONSTRUCTION COSTS EXCLUDING TAX & FEES	78			2,897	89.29%	225,985		
PROFESSIONAL FEES & DISBURSEMENTS	12.00%	78		348	10.71%	27,118		
TOTAL ESTIMATED CONSTRUCTION COSTS EXCLUDING TAX & INCLUDING FEES	78			3,245	100.00%	253,103		
GOODS AND SERVICES TAX	0.00%	78	Excluded	0	0.00%	0		
TOTAL ESTIMATED CONSTRUCTION COSTS INCLUDING TAX & FEES	78			3,245	100.00%	253,103		

RESIDENTIAL DISTRICT PLAN REVIEW

IMPROVEMENT COST STUDY : 1 REVISION 0

BUILDING WORKS: SINGLE STOREY (1 UNIT)

ESTIMATED CONSTRUCTION COSTS

10 September 2013

DESCRIPTION	UNIT	QUANTITY	RATE \$	TOTALS \$	AMOUNT \$	RATE/m ² \$/m ²
BUILDING WORKS: SINGLE STOREY (1 UNIT)					180,574	2,315
CONSTRUCTION AREA (CFA)		78				
Estimated cost / m2 of construction area		2,315				
SITE PREPARATION	m2	78	32		2,527	32
Disconnect all services and reconnect on completion of the works (Excluded)	Item	0	3,000	0		
- Provision for demolition of existing dwellings and structures over site and cart away resultant rubble to dumping ground (Excluded)	m2	0	200	0		
- Search for, locate and stop off / make good existing services / infrastructure over site (Excluded)	Item	0	1,000	0		
- Clear Site of all vegetation, rubble, etc.	m2	78	4	312		
- Cut down trees, grub up roots and dispose (Excluded)	No	0	500	0		
- Hoarding over site (Excluded)	m	0	70	0		
- Removal of topsoil 200mm thick, set aside for re-use	m3	16	16	256		
- Bulk earthworks (cut to fill) - allowance of 500mm shaping over platform						
- Not exceeding 2.0m deep	m3	39	15	585		
- Extra over excavation for excavation in soft rock (No Allowance)	m3	0	30	0		
- Extra over excavation for excavation in hard rock (No allowance)	m3	0	120	0		
- Cart away of material from the excavations from site	m3	16	15	240		
- Rip, scarify and compact platform	m2	78	3	234		
- Imported Earth Filling material / Hardfill (150mm)	m3	12	50	600		
- Sundries, dewatering, tests, etc.	Item	1	300	300		
- Provision for ground strengthening and land remedial works (Excluded)	m2	0	0	0		
SUBSTRUCTURE	m2	78	108		8,454	108
Piling						
- Timber bored piling (allowance for 150mm SED)						
Estimated number of piles required		15 No				
- Bored timber piling, H5 treated, set into and including concrete surround, backfilled and cart surplus material from site	No	15	350	5,250		
- Pile caps		15 No				
L	0.50					
B	0.50					
D Exc	0.50					
T conc	0.50					
Excavate for bases	m3	2	70	140		
Extra over last for excavations in rock (0%)	m3	0	200	0		
Risk of collapse	m2	15	2	30		
Cartaway surplus earth	m3	2	15	30		
Backfilling to concrete bases	m3	0	50	0		
Mass Concrete 15MPa in blinding	m3	0	350	0		
Reinforced concrete 25MPa in bases	m3	2	360	720		
Formwork to bases	m2	15	85	1,275		
Working space	m2	15	10	150		
Steel reinforcement to bases (60kg/m3)	kq	120	3.80	456		
Sundries						
Foundation sundries, etc.	Item	5.00%	8,051	403		
GROUND FLOOR CONSTRUCTION	m2	78	210		16,415	210
- 150mm Thick Ribraft concrete slab including sand blinding, dpm, edge formwork, reinforcement, 100mm wide ribs, 300mm wide edge beams, pumped concrete		78 m2				
Trim to final levels (not Required)	m2	78	0	0		
Scarify and compact (Not Required)	m2	78	0	0		
Imported sand blinding 100mm thick including compaction	m3	8	50	400		
DPM	m2	78	5	390		
200mm Polystyrene insulation sheet (1.1m ² pods)	m2	78	40	3,120		
25MPa Concrete in surface beds - 150mm	m3	12	360	4,320		
25MPa Concrete in surface bed ribs and edge beams	m3	8	360	2,880		
Excavate for edge beams	m3	3	70	210		
Cartaway surplus earth	m3	3	15	45		
Formwork to sides of edge beam	m2	19	85	1,615		
Powerfloat	m2	78	10	780		
Saw cuts left open	m	49	3	147		
Reinforcement (15kg/m3 slab and 60kg/m3 beams and ribs)	kq	660	3.80	2,508		
Subsoil drainage (excluded)						
110mm Perforated pipe laid in ground	m	0	70	0		
160mm Pipe laid in ground	m	0	80	0		

RESIDENTIAL DISTRICT PLAN REVIEW

IMPROVEMENT COST STUDY : 1 REVISION 0

BUILDING WORKS: SINGLE STOREY (1 UNIT)

ESTIMATED CONSTRUCTION COSTS

10 September 2013

DESCRIPTION	UNIT	QUANTITY	RATE \$	TOTALS \$	AMOUNT \$	RATE/m ² \$/m ²
Junctions	no	0	35	0		
Bends	no	0	40	0		
Rodding eyes	no	0	10	0		
Stone encasing pipes	m3	0	50	0		
Bidum membrane to agricultural drain	m2	0	8	0		
STRUCTURAL FRAME	m2	98	116		11,319	145
Upper floors (Timber frame) 0 m2						
Particle board floors and timber framing, framing at 600mm centres	m2	0	150	0		
Precast Concrete stairs 1,000mm 0 No						
PC Stairs 1.2m wide including painted steel balustrade	No	0	3,500	0		
Prefabricated Timber roof trusses						
Roof area including eaves (MOF) 98 m2						
Prefabricated timber roof trusses including purlins	m2	98	110	10,780		
Timber column 125 x 125mm including chamfers, finish and fixings	m	0	150	0		
Sundries						
Provision for structural sundries	Item	5.00%	10,780	539		
ROOFS	m2	108	229		24,712	317
Pitched roofing						
Zincalume or other approved roof sheeting including netting and underlay	m2	108	100	10,800		
Pink Batts thermal / acoustic insulation	m2	108	14	1,512		
Timber fascias and barge boards including paint finish	m	36	50	1,800		
James Hardie soffit lining including paint finish	m2	20	110	2,200		
Rainwater gutters including bends and outlets	m	36	140	5,040		
Rainwater downpipes including offsets and shoe	m	21	160	3,360		
EXTERNAL FACADE	m2	83	422		35,000	449
Timber framed structural wall	m2	68	90	6,120		
Approved cladding system including drained and vented cavity, building wrap and insulation	m2	68	210	14,280		
Single timber glazed exit door including frame, finish and ironmongery	No	2	2,500	5,000		
Aluminum framed window and door system single glazed with laminated safety glass	m2	15	600	9,000		
Provision for slate sills	m	10	60	600		
INTERNAL DIVISIONS	m2	74	399		29,540	379
90mm Wide timber framed partition walls	m2	74	70	5,180		
Single timber door including frame, finish and ironmongery	No	5	1,500	7,500		
Double timber door including frame, finish and ironmongery	No	1	3,000	3,000		
Gib lining to walls	m2	231	60	13,860		
FLOOR FINISHES	m2	69	86		5,955	76
Medium quality carpet	m2	57	60	3,420		
Ceramic tiles laid to powerfloated floors including grouting	m2	12	100	1,200		
Tiled skirting	m	14	15	210		
Timber skirting including finish	m	75	15	1,125		
INTERNAL WALL FINISHES	m2	231	36		8,400	108
Paint to walls	m2	196	25	4,900		
Ceramic tiles to walls (1.8m high)	m2	35	100	3,500		
CEILINGS	m2	69	129		8,925	114
One layer flush plastered Gib board ceilings fixed to and including timber frame including decoration	m2	69	110	7,590		
55 Cove cornice	m	89	15	1,335		
FITTINGS & FIXTURES	m2	78	164		12,800	164
Provision for sundry fittings	Item	1	1,000	1,000		
Kitchen worktops / BIC's	m	5	1,000	5,000		
Provision for stove / oven / Hood	No	1	2,000	2,000		
Mirror to bathroom	No	1	300	300		
Built in Cupboards to bedrooms	m	5	800	4,000		
Sundry metalwork	Item	1	500	500		
PLUMBING & DRAINAGE	m2	78	118		9,200	118
Provision for water and drainage points	No	5	600	3,000		
White vitreous china WC including flushing system	No	1	800	800		
White vitreous china WHB including brassware	No	1	700	700		

RESIDENTIAL DISTRICT PLAN REVIEW

IMPROVEMENT COST STUDY : 1 REVISION 0

BUILDING WORKS: SINGLE STOREY (1 UNIT)

ESTIMATED CONSTRUCTION COSTS

10 September 2013

DESCRIPTION	UNIT	QUANTITY	RATE \$	TOTALS \$	AMOUNT \$	RATE/m ² \$/m ²
Shower unit including tray, screen and brassware	No	1	1,500	1,500		
Stainless steel sink unit including waste and brassware	No	1	700	700		
Hot water cylinders including pipework and fittings	No	1	2,000	2,000		
Sundries (allowance for soap dishes, TRH, etc.)	No	5	100	500		
FIRE SERVICES	m2	78	4		300	4
Allowance for fire detectors / alarm	No	1	300	300		
ELECTRICAL INSTALLATION	m2	78	80		6,240	80
Electrical / Electronic Installation	m2	78	80	6,240		
MECHANICAL VENTILATION	m2	78	0		0	0
Nil						
LIFT AND ESCALATOR INSTALLATION	m2	78	0		0	0
Not Applicable						
SUNDRIES	m2	78	10		787	10
Builder's work for services	Item	5.00%	15,740	787		

**RESIDENTIAL DISTRICT PLAN REVIEW
COMPARISON OF SINGLE VS DOUBLE STOREY DEVELOPMENTS
FOR
CHRISTCHURCH CITY COUNCIL**

**IMPROVEMENT COST STUDY : 1 REVISION 0
10 September 2013**

DOUBLE STOREY DEVELOPMENT

Job Number:

CHRISTCHURCH CITY COUNCIL

Capital Programme Group

53 Hereford Street, Christchurch

PO Box 73011

CHRISTCHURCH

RESIDENTIAL DISTRICT PLAN REVIEW

COMPARISON OF SINGLE VS DOUBLE STOREY DEVELOPMENTS

10 September 2013

IMPROVEMENT COST STUDY : 1 REVISION 0

Job Number:

SUMMARY BUILDING WORKS: DOUBLE STOREY (2 UNITS)

DESCRIPTION	CFA m ²	TOTAL ELEMENTAL AREA m ²	RATE / M2 ELEMENTAL AREA \$/m ²	RATE / M2 CFA \$/m ²	PERCENTAGE %	TOTAL ESTIMATED COST \$	
BUILDING WORKS: DOUBLE STOREY (2 UNITS)	158						
SITE PREPARATION		83	32	17	0.83%	2,638	
SUBSTRUCTURE		83	113	59	2.95%	9,392	
GROUND FLOOR CONSTRUCTION		78	210	104	5.16%	16,415	
STRUCTURAL FRAME		98	303	188	9.34%	29,736	
ROOFS		108	260	178	8.82%	28,072	
EXTERNAL FAÇADE		166	407	427	21.21%	67,500	
INTERNAL DIVISIONS		149	397	375	18.61%	59,210	
FLOOR FINISHES		137	87	75	3.73%	11,865	
INTERNAL WALL FINISHES		463	36	106	5.29%	16,825	
CEILINGS		137	130	112	5.58%	17,755	
FITTINGS & FIXTURES		158	162	162	8.04%	25,600	
PLUMBING & DRAINAGE		158	116	116	5.78%	18,400	
FIRE SERVICES		158	4	4	0.19%	600	
ELECTRICAL INSTALLATION		158	80	80	3.97%	12,640	
MECHANICAL VENTILATION		158	0	0	0.00%	0	
LIFT AND ESCALATOR INSTALLATION		158	0	0	0.00%	0	
SUNDRIES		158	10	10	0.50%	1,582	
TOTAL ESTIMATED CONSTRUCTION COST OF BUILDINGS	158			2,014	100.00%	318,230	
EXTERNAL WORKS	158					Nil	
TOTAL ESTIMATED CONSTRUCTION COST OF EXTERNAL WORKS	158		0	0		0	
TOTAL ESTIMATED CONSTRUCTION COSTS	158			2,014	71.34%	318,230	
PRELIMINARIES & GENERAL	10.00%	158		201	7.13%	31,823	
PROFIT/ATTENDANCE ON SUBCONTRACTORS	0.00%	158	Included	0	0.00%	0	
CONTINGENCY ALLOWANCE							
Design development	5.00%			111	3.92%	17,503	
Construction	5.00%			111	3.92%	17,503	
PRE-CONTRACT ESCALATION	Amount	From	To	Months	Rate / Month	Cashflow	
	\$385,059	01 Aug 13	01 Jan 14	5.00	0.40%	7,701	
POST CONTRACT ESCALATION	\$392,760	01 Jan 14	01 Aug 14	7.00	0.40%	5,499	
TOTAL ESTIMATED CONSTRUCTION COSTS EXCLUDING TAX & FEES					2,521	89.29%	398,259
PROFESSIONAL FEES & DISBURSEMENTS	12.00%	158		302	10.71%	47,791	
TOTAL ESTIMATED CONSTRUCTION COSTS EXCLUDING TAX & INCLUDING FEES				2,823	100.00%	446,050	
GOODS AND SERVICES TAX	0.00%	158	Excluded	0	0.00%	0	
TOTAL ESTIMATED CONSTRUCTION COSTS INCLUDING TAX & FEES				2,823	100.00%	446,050	

RESIDENTIAL DISTRICT PLAN REVIEW

IMPROVEMENT COST STUDY : 1 REVISION 0

SCHEDULE OF AREAS

x 2 Units

10 September 2013

A CONSTRUCTION FLOOR AREA

158 m²

REFERENCE	Construction Area	Rentable / Sales	Efficiency
CONSTRUCTION FLOOR AREA	158	138	87.34%
Lounge, Dining & Kitchen	62	62	
Entry	10	10	
Bath Room	8	8	
Bedroom 1	25	26	
Bedroom 2	24	24	
Built in Cupboards (Beds)	6	6	
Hot water cylinder / Pantry BIC	1	2	
External Stairs	4		
Area Displaced by walls	18		

B ANCILLARY AREAS

0 m²

REFERENCE	Construction Area	Rentable / Sales	Efficiency
Ancillary areas	-		
Nil	-		

C SITE AREAS

0 m²

REFERENCE	Site Area		
Sites Areas	-	Site Area (used)	-
Nil	-		

RESIDENTIAL DISTRICT PLAN REVIEW

IMPROVEMENT COST STUDY : 1 REVISION 0

BUILDING WORKS: DOUBLE STOREY (2 UNITS)

ESTIMATED CONSTRUCTION COSTS

10 September 2013

DESCRIPTION	UNIT	QUANTITY	RATE \$	TOTALS \$	AMOUNT \$	RATE/m ² \$/m ²
BUILDING WORKS: DOUBLE STOREY (2 UNITS)					318,230	2,014
CONSTRUCTION AREA (CFA)		158				
Estimated cost / m2 of construction area		2,014				
SITE PREPARATION	m2	83	32		2,638	17
Disconnect all services and reconnect on completion of the works (Excluded)	Item	0	3,000	0		
- Provision for demolition of existing dwellings and structures over site and cart away resultant rubble to dumping ground (Excluded)	m2	0	200	0		
- Search for, locate and stop off / make good existing services / infrastructure over site (Excluded)	Item	0	1,000	0		
- Clear Site of all vegetation, rubble, etc.	m2	83	4	332		
- Cut down trees, grub up roots and dispose (Excluded)	No	0	500	0		
- Hoarding over site (Excluded)	m	0	70	0		
- Removal of topsoil 200mm thick, set aside for re-use	m3	17	16	272		
- Bulk earthworks (cut to fill) - allowance of 500mm shaping over platform						
- Not exceeding 2.0m deep	m3	42	15	630		
- Extra over excavation for excavation in soft rock (No Allowance)	m3	0	30	0		
- Extra over excavation for excavation in hard rock (No allowance)	m3	0	120	0		
- Cart away of material from the excavations from site	m3	17	15	255		
- Rip, scarify and compact platform	m2	83	3	249		
- Imported Earth Filling material / Hardfill (150mm)	m3	12	50	600		
- Sundries, dewatering, tests, etc.	Item	1	300	300		
- Provision for ground strengthening and land remedial works (Excluded)	m2	0	0	0		
SUBSTRUCTURE	m2	83	113		9,392	59
- Nil - Raft Foundation / Floor slab	Item	0	0	0		
Piling						
- Timber bored piling (allowance for 150mm SED)						
Estimated number of piles required 17 No						
- Bored timber piling, H5 treated, set into and including concrete surround, backfilled and cart surplus material from site	No	17	350	5,950		
- Pile caps 17 No						
L 0.50						
B 0.50						
D Exc 0.50						
T conc 0.50						
Excavate for bases	m3	2	70	140		
Extra over last for excavations in rock (0%)	m3	0	200	0		
Risk of collapse	m2	17	2	34		
Cartaway surplus earth	m3	2	15	30		
Backfilling to concrete bases	m3	0	50	0		
Mass Concrete 15MPa in blinding	m3	0	350	0		
Reinforced concrete 25MPa in bases	m3	2	360	720		
Formwork to bases	m2	17	85	1,445		
Working space	m2	17	10	170		
Steel reinforcement to bases (60kg/m3)	kq	120	3.80	456		
Sundries						
Foundation sundries, etc.	Item	5.00%	8,945	447		
GROUND FLOOR CONSTRUCTION	m2	78	210		16,415	104
- 150mm Thick Ribraft concrete slab including sand blinding, dpm, edge formwork, reinforcement, 100mm wide ribs, 300mm wide edge beams, pumped concrete						
Trim to final levels (not Required)	m2	78	0	0		
Scarify and compact (Not Required)	m2	78	0	0		
Imported sand blinding 100mm thick including compaction	m3	8	50	400		
DPM	m2	78	5	390		
200mm Polystyrene insulation sheet (1.1m ² pods)	m2	78	40	3,120		
25MPa Concrete in surface beds - 150mm	m3	12	360	4,320		
25MPa Concrete in surface bed ribs and edge beams	m3	8	360	2,880		
Excavate for edge beams	m3	3	70	210		
Cartaway surplus earth	m3	3	15	45		
Formwork to sides of edge beam	m2	19	85	1,615		
Powerfloat	m2	78	10	780		
Saw cuts left open	m	49	3	147		
Reinforcement (15kg/m3 slab and 60kg/m3 beams and ribs)	kq	660	3.80	2,508		
Subsoil drainage (excluded)						

RESIDENTIAL DISTRICT PLAN REVIEW

IMPROVEMENT COST STUDY : 1 REVISION 0

BUILDING WORKS: DOUBLE STOREY (2 UNITS)

ESTIMATED CONSTRUCTION COSTS

10 September 2013

DESCRIPTION	UNIT	QUANTITY	RATE \$	TOTALS \$	AMOUNT \$	RATE/m ² \$/m ²
110mm Perforated pipe laid in ground	m	0	70	0		
160mm Pipe laid in ground	m	0	80	0		
Junctions	no	0	35	0		
Bends	no	0	40	0		
Rodding eyes	no	0	10	0		
Stone encasing pipes	m3	0	50	0		
Bidum membrane to agricultural drain	m2	0	8	0		
STRUCTURAL FRAME	m2	98	303		29,736	188
Upper floors (Timber frame) 78 m2						
Particle board floors and timber framing, framing at 600mm centres	m2	78	150	11,700		
Insulation allowance to units (sound proofing)	m2	78	30	2,340		
Precast Concrete stairs 1,000mm 0 No						
PC Stairs 1.2m wide including painted steel balustrade	No	1	3,500	3,500		
Prefabricated Timber roof trusses						
Roof area including eaves (MOF) 98 m2						
Prefabricated timber roof trusses including purlins	m2	98	110	10,780		
Sundries						
Provision for structural sundries	Item	5.00%	28,320	1,416		
ROOFS	m2	108	260		28,072	178
Pitched roofing						
Zincalume or other approved roof sheeting including netting and underlay	m2	108	100	10,800		
Pink Batts thermal / acoustic insulation	m2	108	14	1,512		
Timber fascias and barge boards including paint finish	m	36	50	1,800		
James Hardie soffit lining including paint finish	m2	20	110	2,200		
Rainwater gutters including bends and outlets	m	36	140	5,040		
Rainwater downpipes including offsets and shoe	m	42	160	6,720		
EXTERNAL FACADE	m2	166	407		67,500	427
Timber framed structural wall	m2	136	90	12,240		
Approved cladding system including drained and vented cavity, building wrap and insulation	m2	136	210	28,560		
Single timber glazed exit door including frame, finish and ironmongery	No	3	2,500	7,500		
Aluminum framed window and door system single glazed with laminated safety glass	m2	30	600	18,000		
Provision for slate sills	m	20	60	1,200		
INTERNAL DIVISIONS	m2	149	397		59,210	375
90mm Wide timber framed partition walls	m2	149	70	10,430		
Single timber door including frame, finish and ironmongery	No	10	1,500	15,000		
Double timber door including frame, finish and ironmongery	No	2	3,000	6,000		
Gib lining to walls	m2	463	60	27,780		
FLOOR FINISHES	m2	137	87		11,865	75
Medium quality carpet	m2	113	60	6,780		
Ceramic tiles laid to powerfloated floors including grouting	m2	24	100	2,400		
Tiled skirting	m	28	15	420		
Timber skirting including finish	m	151	15	2,265		
INTERNAL WALL FINISHES	m2	463	36		16,825	106
Paint to walls	m2	393	25	9,825		
Ceramic tiles to walls (1.8m high)	m2	70	100	7,000		
CEILINGS	m2	137	130		17,755	112
One layer flush plastered Gib board ceilings fixed to and including timber frame including decoration	m2	137	110	15,070		
55 Cove cornice	m	179	15	2,685		
Allowance for ceiling features, bulkheads, etc., including finish	Item	0	3,000	0		
FITTINGS & FIXTURES	m2	158	162		25,600	162
Provision for sundry fittings	Item	2	1,000	2,000		
Kitchen worktops / BIC's	m	10	1,000	10,000		
Provision for stove / oven / Hood	No	2	2,000	4,000		
Mirror to bathroom	No	2	300	600		
Built in Cupboards to bedrooms	m	10	800	8,000		
Sundry metalwork	Item	2	500	1,000		
PLUMBING & DRAINAGE	m2	158	116		18,400	116
Provision for water and drainage points	No	10	600	6,000		

RESIDENTIAL DISTRICT PLAN REVIEW

IMPROVEMENT COST STUDY : 1 REVISION 0

BUILDING WORKS: DOUBLE STOREY (2 UNITS)

ESTIMATED CONSTRUCTION COSTS

10 September 2013

DESCRIPTION	UNIT	QUANTITY	RATE \$	TOTALS \$	AMOUNT \$	RATE/m ² \$/m ²
White vitreous china WC including flushing system	No	2	800	1,600		
White vitreous china WHB including brassware	No	2	700	1,400		
Shower unit including tray, screen and brassware	No	2	1,500	3,000		
Stainless steel sink unit including waste and brassware	No	2	700	1,400		
Hot water cylinders including pipework and fittings	No	2	2,000	4,000		
Sundries (allowance for soap dishes, TRH, etc.)	No	10	100	1,000		
FIRE SERVICES	m2	158	4		600	4
Allowance for fire detectors / alarm	No	2	300	600		
ELECTRICAL INSTALLATION	m2	158	80		12,640	80
Electrical / Electronic Installation	m2	158	80	12,640		
MECHANICAL VENTILATION	m2	158	0		0	0
Nil						
LIFT AND ESCALATOR INSTALLATION	m2	158	0		0	0
Not Applicable						
SUNDRIES	m2	158	10		1,582	10
Builder's work for services	Item	5.00%	31,640	1,582		

**RESIDENTIAL DISTRICT PLAN REVIEW
CONVERSION OF SINGLE DWELLINGS INTO TWO DWELLINGS
FOR
CHRISTCHURCH CITY COUNCIL**

**IMPROVEMENT COST STUDY : 1 REVISION 0
08 October 2013**

OPTIONS:

- 1. NEW DEVELOPMENT INCLUDING FULL DEMOLITION OF EXISTING DWELLING**
- 2. CONVERSION OF EXISTING 130m² DWELLING INTO TWO**
- 2. CONVERSION OF EXISTING 100m² DWELLING INTO TWO, INCLUDING 30m² ADDITION**

Job Number:

CHRISTCHURCH CITY COUNCIL

Capital Programme Group

53 Hereford Street, Christchurch

PO Box 73011

CHRISTCHURCH

RESIDENTIAL DISTRICT PLAN REVIEW
CONVERSION OF SINGLE DWELLINGS INTO TWO DWELLINGS
IMPROVEMENT COST STUDY : 1 REVISION 0
EXECUTIVE SUMMARY

08 October 2013
 Job Number:

DESCRIPTION	CFA m ²		1. NEW DEVELOPMENT INCLUDING FULL DEMOLITION OF EXISTING DWELLING				
			RATE / M2 CFA \$/m ²	PERCENTAGE %	TOTAL ESTIMATED COST \$		
ELEMENTAL BREAKDOWN	148		148				
DEMOLITIONS / ALTERATIONS			70	3.09%	10,360		
SITE PREPARATION			30	1.32%	4,440		
SUBSTRUCTURE			110	4.86%	16,280		
GROUND FLOOR CONSTRUCTION			200	8.83%	29,600		
STRUCTURAL FRAME			140	6.18%	20,720		
ROOFS			300	13.25%	44,400		
EXTERNAL FAÇADE			450	19.87%	66,600		
INTERNAL DIVISIONS			350	15.45%	51,800		
FLOOR FINISHES			80	3.53%	11,840		
INTERNAL WALL FINISHES			110	4.86%	16,280		
CEILINGS			110	4.86%	16,280		
FITTINGS & FIXTURES			100	4.42%	14,800		
PLUMBING & DRAINAGE			120	5.30%	17,760		
FIRE SERVICES			5	0.22%	740		
ELECTRICAL INSTALLATION			80	3.53%	11,840		
MECHANICAL VENTILATION			0	0.00%	0		
LIFT AND ESCALATOR INSTALLATION			0	0.00%	0		
SUNDRIES			10	0.44%	1,480		
TOTAL ESTIMATED CONSTRUCTION COST OF BUILDINGS	148		2,265	100.00%	335,220		
EXTERNAL WORKS	148				Nil		
TOTAL ESTIMATED CONSTRUCTION COST OF EXTERNAL WORKS	148		0	0	0		
TOTAL ESTIMATED CONSTRUCTION COSTS	148		2,265	71.42%	335,220		
PRELIMINARIES & GENERAL		10.00%	148		227	7.14%	33,522
PROFIT/ATTENDANCE ON SUBCONTRACTORS		0.00%	148	Included	0	0.00%	0
CONTINGENCY ALLOWANCE							
Design development		5.00%			125	3.93%	18,437
Construction		5.00%			125	3.93%	18,437
PRE-CONTRACT ESCALATION		<u>Amount</u>	<u>From</u>	<u>To</u>	<u>Months</u>	<u>Rate / Month</u>	<u>Cashflow</u>
		\$405,616	01 Oct 13	01 Jan 14	3.00	0.80%	2.07%
POST CONTRACT ESCALATION		\$415,351	01 Jan 14	01 Jul 14	6.00	0.30%	0.50
TOTAL ESTIMATED CONSTRUCTION COSTS EXCLUDING TAX & FEES	148		2,832	89.29%	419,089		
PROFESSIONAL FEES & DISBURSEMENTS		12.00%	148		340	10.71%	50,291
TOTAL ESTIMATED CONSTRUCTION COSTS EXCLUDING TAX & INCLUDING FEES	148		3,171	100.00%	469,380		
GOODS AND SERVICES TAX		0.00%	148	Excluded	0	0.00%	0
TOTAL ESTIMATED CONSTRUCTION COSTS INCLUDING TAX & FEES	148		3,171	100.00%	469,380		
PERCENTAGE INCREASE IRO CHEAPEST OPTION							199.03%

2. CONVERSION OF EXISTING 130m ² DWELLING INTO TWO		
RATE / M2 CFA \$/m ²	PERCENTAGE %	TOTAL ESTIMATED COST \$
148		
150	13.18%	22,200
0	0.00%	0
0	0.00%	0
0	0.00%	0
0	0.00%	0
0	0.00%	0
100	8.79%	14,800
150	13.18%	22,200
96	8.44%	14,208
132	11.60%	19,536
132	11.60%	19,536
120	10.54%	17,760
144	12.65%	21,312
6	0.53%	888
96	8.44%	14,208
0	0.00%	0
0	0.00%	0
12	1.05%	1,776
1,138	100.00%	168,424
		Nil
0		0
1,138	71.42%	168,424
114	3.59%	16,842
0	0.00%	0
63	1.97%	9,263
63	1.97%	9,263
<u>Cashflow</u>		
	1.04%	4,891
0.50	0.40%	1,878
1,423	89.29%	210,561
171	5.38%	25,267
1,593	100.00%	235,828
0	0.00%	0
1,593	100.00%	235,828
		100.00%

2. CONVERSION OF EXISTING 100m ² DWELLING INTO TWO, INCLUDING 30m ² ADDITION		
RATE / M2 CFA \$/m ²	PERCENTAGE %	TOTAL ESTIMATED COST \$
148		
120	7.97%	17,760
8	0.53%	1,184
30	1.99%	4,440
50	3.32%	7,400
40	2.66%	5,920
80	5.31%	11,840
200	13.28%	29,600
240	15.94%	35,520
96	6.37%	14,208
132	8.76%	19,536
132	8.76%	19,536
120	7.97%	17,760
144	9.56%	21,312
6	0.40%	888
96	6.37%	14,208
0	0.00%	0
0	0.00%	0
12	0.80%	1,776
1,506	100.00%	222,888
		Nil
0		0
1,506	71.42%	222,888
151	4.75%	22,289
0	0.00%	0
83	2.61%	12,259
83	2.61%	12,259
<u>Cashflow</u>		
	1.38%	6,473
0.50	0.53%	2,486
1,883	89.29%	278,654
226	7.12%	33,438
2,109	100.00%	312,092
0	0.00%	0
2,109	100.00%	312,092
		132.34%

RESIDENTIAL DISTRICT PLAN REVIEW

IMPROVEMENT COST STUDY : 1 REVISION 0

SCHEDULE OF AREAS

10 September 2013

A CONSTRUCTION FLOOR AREA

148 m²

REFERENCE	Construction Area	Rentable / Sales	Efficiency
CONSTRUCTION FLOOR AREA	148	130	87.84%
Lounge, Dining & Kitchen	46	46	
Entry	8	8	
Bath Room	12	12	
Bedroom 1	13	13	
Bedroom 2	12	12	
Bedroom 3	12	12	
Built in Cupboards (Beds)	7	7	
Hot water cylinder / Pantry BIC	2	2	
Garaging	18	18	
Area Displaced by walls	18		

B ANCILLARY AREAS

0 m²

REFERENCE	Construction Area	Rentable / Sales	Efficiency
Ancillary areas	-		
Nil	-		

C SITE AREAS

0 m²

REFERENCE	Site Area		
Sites Areas	-	Site Area (used)	-
Nil	-		

RESIDENTIAL DISTRICT PLAN REVIEW

IMPROVEMENT COST STUDY : 1 REVISION 0

NOTES

10 September 2013

1. BASIS

The Estimated Costs are based on the following parameters:

- 1.1 Schedule of works and areas based off generic 3 Bedroom house. Costing is subjective and may vary substantially based on specific design configuration.
- 1.2 Additional garaging requirement is excluded.
- 1.3 Goods and Services tax is excluded.
- 1.4 Development costs, general costs and capitalised interest calculations are excluded.
- 1.5 Furniture, fittings and operating equipment are excluded.
- 1.6 External works are excluded.
- 1.7 All required betterment to existing infrastructure and external roads.
- 1.8 For the purpose of this costing, the internals of the existing dwelling has been completely stripped. No allowance for re-use of the existing has been provided.
- 1.9 For the new development a full demolition of existing 148m² has been assumed.
- 1.10 Professional fees allowed at 12.00% including disbursements.
- 1.11 Contingency allowance 10.00% of improvement costs.
- 1.12 Building and general costs obtained by competitive tender ruling as at

01 October 2013

 with a separately stated provision for cost escalation based on the assumed programme.
- 1.13 Land value is excluded.

\$0.00

- 1.14 Same development period assumed for all options.

2. PROGRAMME:

2.1 In order to derive the final estimated costs the following programme has been provided:

Base date of costs / rates
Pre-contract period
Post contract period

Months	Start	Finish
0.0	1-Oct-13	1-Oct-13
3.0	1-Oct-13	1-Jan-14
6.0	1-Jan-14	1-Jul-14

3. COST ESCALATION:

The pre and post tender escalation rates used in this estimate have been included as follows:

- 3.1 Prior to commencement: 0.80% per month 9.60% per annum
- 3.2 During construction (cash flow adjusted): 0.30% per month 3.60% per annum

4. EXCLUSIONS

The following are specifically excluded from the estimated improvement costs:

- 4.1 Ground strengthening and land remediation works.
- 4.2 New / Recent legislated structural enhancement to existing buildings arising from the findings of the EQC.
- 4.3 All perimeter pavings / cycle tracks, etc.
- 4.4 All site works.