



Information and Pricing Guide





The following prices are estimate's only and are EX YARD prices. All our cottages are built to Very High wind zone and earthquake zone 3.

- ❖ The prices are based on a flat site and within NZ3604 standards.
- ❖ A formal quote is given if you want to go further. The quote is based on these guide prices.
- ❖ We do a full contract upon agreement on the quotation and once all site and route assessments are completed.
- ❖ All jobs are accepted on a case by case basis and conditions do apply and all jobs are subject to a site and route assessment.

Pricing Guide

- ❖ A standard David Wraight Cottage of 104 – 106 m² with 2 – 3 bedrooms and 1 -2 bathrooms is estimated \$217,000.00 - \$225,000.00
- ❖ A standard 50 m² cottage of 1 – 2 bedrooms on steel beams is estimated \$148,000.00 - \$150,000.00. This is a unique system being on the steel beams, as it is a cheaper transport and foundation option. This is something that you can more readily get a local builder and subcontractors to complete for you in your own location.
- ❖ A 40 m² cottage would be estimated at \$125,000.00 - \$135,000.00
- ❖ A 33 m² cottage would be estimated at \$110,000.00 - \$120,000.00

Here are some estimates to a few regions to transport a cottage of 33 – 50 m²

<i>Christchurch</i>	<i>\$10,000.00 + GST</i>
<i>Waimate</i>	<i>\$12,000.00 + GST</i>
<i>Dunedin</i>	<i>\$15,000.00 + GST</i>
<i>Wairarapa</i>	<i>\$12-15,000.00 + GST (includes ferry)</i>

PLEASE NOTE THAT THESE PRICES DO NOT INCLUDE LOADING AND INSURANCE. THEY ARE FOR THE SMALLER COTTAGES ON STEEL BEAMS AND FOR TRANSPORTATION ONLY. These cottages require concrete pads, with steel plates in the top of them to weld to the steel beams when you sit the cottages on them. Labour and materials for these we estimate up to \$4,000.00. within NZ3604 and on a flat site. No consents included for siteworks, or any service connections.



Pricing Estimate 50m² cottage

Here's an estimate for a 50 m² cottage on a stand alone town site in Blenheim within NZ3604 standards.

- House 50 sq m – 2 bedrooms	\$150,000.00 incl GST
- Transportation and crane	\$5,500.00 incl GST
- Foundations	\$ 4,000.00 incl GST
- Veranda and deck	\$13,000.00 incl GST
- Other costs	\$ 19,000.00 incl GST (site work, service connections)
- TOTAL COST	\$191,500.00 incl GST

- ***This price includes architect fees, consent costs, contract works insurance, engineer's KPA test, 4 rows baseboard's around house, 1 step, plumber to connect services under the house, drainage around house, digger and labour for up to 1 day. Power and water connections up to 10 metres from house, gas certificate, electrical certificate and code of compliance certificate. Any other connection fees are the owners responsibility.***
- ❖ The lean-to option. This is a standard 106 m² cottage, plus a lean-to attached to the side. This can vary in price a bit more depending on what plan you select. The current plans we have are estimated from \$255,000.00 - \$270,000.00 – (depending on plan selected)
- ❖ The T shape – this style is very much a case by case situation outside of Marlborough. This is where we build the larger part of the home at our yard and then transport it to site and add a simple extension on site. If you require the extension to be larger than 50 m² then we would probably look to transport both parts to site depending on logistics. 132 m² is estimated at \$282,000.00 and 161 m² is estimated at \$300,000.00.
- ❖ The H shape – this style is very much a case by case situation outside of Marlborough, and is priced and designed on request.
- ❖ A cottage of 80 m² is estimated at \$180,000.00 - \$190,000.00 and 70 m² is estimated at \$170,000.00 and 60 m² estimated at \$160,000.00

We are able, to build decks and verandas of 20 m² or less in our yard and erect them on site. We go up to 20 m² as this size does not require a consent, but it is still built to code.

20 m² = \$15,000.00.



Addition of decks, verandas: and garages:

We do not build garages on site, or at the yard as logistically it doesn't work for us, but we have come up with a 10 m² shed built in ply with battens and with weatherboard gables, and a carport option.

The shed is not lined inside unless requested, although it can be lined and used as an office or sleepout option. At 10 m² a consent is not required, subject to NZ3604 at the time. An estimate for unlined is \$14,000.00 and for lined \$22,000.00.

A carport of 6m x 5m with posts within 20 m², so it would have 1m overhang each end and no consent required is estimated at \$15,000.00. Again subject to NZ3604 at the time.

Transportation costs – for a standard 6.5m wide house

These prices are estimates until a site and route assessment has been done on your property. The estimates include the piling and fixing of the cottages to within NZ3604 standards – prices GST exclusive. Prices do include on road consents but do not include in transit insurance.

❖ Blenheim	\$18,000.00 - \$22,000.00
❖ Nelson	\$25,000.00 - \$29,000.00
❖ Christchurch	\$28,000.00 - \$32,000.00
❖ Timaru	\$35,000.00 - \$40,000.00
❖ Dunedin	\$45,000.00 - \$52,000.00
❖ Queenstown	\$55,000.00 - \$60,000.00
❖ Invercargill	\$55,000.00 - \$60,000.00
❖ Twizel/Tekapo	\$40,000.00 - \$45,000.00
❖ Wellington	\$40,000.00 - \$45,000.00 (includes ferry)
❖ Wairarapa	\$40,000.00 - \$50,000.00 (includes ferry)

The 50 m² option with the steel beams is considerably cheaper to transport, as too is the lean-to section of the lean-to style homes.



House sizes

104 – 106 m² – 6.5m wide x 16.5m long. This is the maximum size for outside Marlborough
Within the Blenheim area 7m wide x 17m long is maximum size.

On top of transportation costs here's a list of things required to set up your house on your site

Urban/town site

- Architect
- Engineer
- Council consent + fees
- Contract Works insurance
- 4 rows of baseboards around the piles
- Plumber to install drains under the house
- Drainage and stormwater around the house
- Digger work (subject to site)
- Power, water and phone connections
- 1 entrance deck and step

FOR A TOWN SITE IN BLENHEIM THE COST FOR THIS WORK IS \$18,000.00 - \$20,000.00.

If you have a rural site, the following extras also apply:

- More engineering input
- A septic system (A PC sum for this is \$25,000.00)
- 25000 litre water tank
- Pumps and filters

THIS BRINGS THE RURAL SITE ESTIMATED COSTINGS TO \$52,000.00 - \$55,000.00

PLEASE NOTE: ON SOME SITES THERE MAY BE OTHER REQUIREMENTS NEEDED

Veranda costs are on top of these prices.



Example for the Blenheim area:

- **House** **\$225,000.00 incl GST**
- **Transportation** **\$ 23,500.00 (includes in transit insurance) incl GST**
- **Other costs** **\$ 20,000.00 (site work, service connections) incl GST**
- **Veranda and deck** **\$ 15,000.00 incl GST**
- **TOTAL COST** **\$283,500.00 incl GST This includes everything ie. Verandas, deck plus small back door deck and steps and Code of Compliance Certificate**

IF YOU REQUIRE MORE FIXED PRICING, SENDING US YOUR SITE ADDRESS IS ESSENTIAL

All works and estimates detailed above are subject to site and route assessment, council and engineer's approval. Please also bear in mind that every location and site can vary so all are assessed on a case by case basis. Prices include GST unless otherwise stated (transportation costs are GST excl.)

Kind regards

The team at David Wraight Cottages