



*Information and pricing  
guide*



*[www.davidwraightcottages.co.nz](http://www.davidwraightcottages.co.nz)*

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.

- ❖ A standard David Wraight Cottage of 104 – 106 square metres with 2 – 3 bedrooms and 1 -2 bathrooms is estimated \$217,000.00 - \$225,000.00
- ❖ A standard 50 square metre 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 square metre cottage would be estimated at \$125,000.00 - \$135,000.00
- ❖ A 33 square metre 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 square metres.*

*Christchurch            \$10,000.00 + GST*

*Waimate                 \$12,000.00 + GST*

*Dunedin                 \$15,000.00 + GST*

*Wairarapa               \$12-15,000.00 + GST (includes ferry)*

*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.*

**Here's an estimate for a 50sq metre 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 sq m 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 sq metres then we would probably look to transport both parts to site depending on logistics. 132 square metres is estimated at \$282,000.00 and 161 square metres is estimated at \$300,000.00. We can also step up bigger and transport 2 or 3 whole homes and join them together on site.

- ❖ 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 square metres is estimated at \$180,000.00 - \$190,000.00 and 70 square metres is estimated at \$170,000.00 and 60 square metres estimated at \$160,000.00

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

20 square metres = \$15,000.00.

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 square metre shed built in ply with battens and with weatherboard gables or fully weatherboarded, 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 sq metres a consent is not required, subject to NZ3604 at the time. An estimate for unlined is \$15,000.00 for ply and batten and \$17,500.00 for full weatherboard. For fully lined and insulated with 2 double power plugs and 1 central light \$22,500.00

A carport of 6m x 5m with posts within 20 sq metres, 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 sq metre option with the steel beams is considerably cheaper to transport, as to is the lean to section of the lean to style homes.

### House sizes

104 – 106 sq metres – 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.

*Here's an 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*

