



Estimation Guide

This is an initial estimate guide for our cottages

Please note T, L, H shape plans and 2 story homes are a specialty product and are not included in this guide.

This estimation guide is to complete a cottage in our Kaituna yard. The cottage is to be completed as per standard David Wraight Cottages Specifications. The cottage will have a Code of Compliance from Marlborough District Council before it is transported to site.

This estimation guide is for David Wraight Cottages to deliver the house to site, and complete all works detailed below. These prices are for a standard existing David Wraight Cottages plan completed to standard David Wraight Cottages specifications with no alterations made.

This estimation guide is subject to a level site, a full site and route assessment and work completed to NZ3604 building code. This is also subject to site access and council and engineer's approval of the work to NZ3604.

Sample price based on house pictured



Here's is a sample price based on the Classic Series house pictured. Price is for house ready to move into. This includes a beautiful deck and veranda along the front of the house and a deck at the back door, all baseboards and steps as seen in picture.

Blenheim	\$392,000.00
Christchurch	\$423,000.00
Wairarapa	\$437,000.00

Please see below a guide to work out a costing to your area and some more detailed information to show what is included in these prices

There is a rural costing guide to show what is involved with extra costs to a rural property

Cottage	Select cottage size
50 square metres	Starting from \$218,000.00
66 square metres	Starting from \$236,000.00
104 – 106 square metres	Starting from \$318,000.00
Veranda and decking if required	\$ 22,000.00

This includes a veranda and decking of 1.3 wide and 15.2 long (no consent required) and a back deck of 1.3 wide and 2.8 long. Two sets of steps will be provided – 1 set off each deck

Balance of onsite work \$ Select town

<u>104 - 106m²</u>		<u>50 - 66m²</u>	
Blenheim	\$52,000.00	Blenheim	\$49,000.00
Nelson	\$69,000.00	Nelson	\$63,000.00
Christchurch	\$83,000.00	Christchurch	\$71,000.00
Timaru	\$96,000.00	Timaru	\$76,000.00
Wairarapa & Wgtn	\$97,000.00	Wairarapa & Wgtn	\$88,000.00
Dunedin	\$103,000.00	Dunedin	\$92,000.00
Invercargill	\$121,000.00	Invercargill	\$111,000.00
Manawatu	\$103,000.00	Manawatu	\$92,000.00

Hawkes Bay \$121,000.00

Hawkes Bay \$111,000.00

This cost includes

- House transportation – this includes lifting and loading the house from our Kaituna yard, transporting to site, siting in position, pilot vehicles, on road consents, piles or concrete pads, and fixings for cottage to NZ3604
- In transit insurance
- 4 rows of baseboards around the house
- Architect fees
- Council consent (based on a PC sum of \$3,000.00)
- Engineer fees to complete a KPA (ground bearing) assessment (PC sum \$1,200.00)
- Contract Works Insurance
- Plumber to connect underfloor services – includes 2 exterior taps
- Water and power connections of up to 10 metres from position of house to onsite connection point supplied by owner
- Drainage to town service connections (eg, sewer and stormwater) up to 10 metres from house to onsite connection point

If you have a rural site – please add \$ Select town relevant

Blenheim Rural	\$47,000.00
Nelson Rural	\$48,000.00
Christchurch Rural	\$49,000.00
Timaru Rural	\$50,000.00
Wairarapa & Wellington Rural	\$51,000.00
Dunedin Rural	\$52,000.00
Invercargill Rural	\$53,000.00
Manawatu Rural	\$52,000.00
Hawkes Bay Rural	\$53,000.00

This cost includes

- Engineer to design septic and wastewater system (PC sum \$3,000.00)
- 30,000 Litre water tank including installation and connections
- Pump and filtration system
- Septic tank and associated works
- This is based on a standard secondary system with drip lines

Please note: Your council, resource consent or engineer may require more than this estimation.

For example: Extra water tanks, flood zones, more engineering.

Cost and start dates may fluctuate for various reasons when our lead time is a way down the track.

No soak pits

No pump shed

No handrails

No landscaping

No extra excavating

No extra engineering included for any excavation or foundation design if property does not meet NZ3604

No rubbish removed

Leftover soil from excavations left on site

Gas and Electrical Certificates provided

Code of Compliance Certificate provided

No allowance for any Resource Consents in the prices given, or anything extra that may be specific to your property.

No allowance for any forestry protection insurance

David Wraight Cottages Ltd is not responsible for any damage caused by ground subsidence that cannot be predicted.

This estimation guide is based on everything detailed above and we have not delved into your individual property in this guide.

The above prices may vary depending on engineer and local Council requirements, but this is a good guide to see if you would like to proceed any further.

House sizes

- Our standard Classic range cottage is approx. 106 sq metres. Plans are 6.5m wide x 16.5m long over the frames which equals approx. 6.7m wide over the house and approx. 7.3m wide over gutters.
- Our standard 4.2m wide cottage on steel beams is 4.2m wide x 12m or 15-16m long, so 4.4m over house and 5m wide over gutters

David Wraight Cottages Ltd generally undertakes all the work detailed above as a full contract, or we can just do a gate sale. A gate sale is a good alternative if you are further afield eg. Bottom half of South Island. We would still help to guide you through the process.

If finance is required please our finance information page.

Please be aware that every job is a case by case situation

Kind regards

David and Kirsty Wraight