



INDEPENDENT COST ASSESSMENT

Quantity Surveyor *Report*

Every line of your project, measured from the consented drawings.

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Registered Master Builder · House of the Year Gold 2025 · LBP Licensed · \$2M Public Liability Insurance

Report Details

Preparedfor you

Prepared for	Marcus & Elise Whitfield
Project	House Extension & Internal Alterations — 27 Kowhai Grove, Mount Albert, Auckland
Reference	AVR-QS-2026-072 · 06 April 2026 · Rev 2
Programme	20 Weeks · 5 Months

ESTIMATED INVESTMENT · BASE SCOPE

All-inclusive of labour, materials & management · incl. GST

Plus optional add-ons: **\$92,069.00 incl. GST** — full details inside.

\$388,881.41

Prepared by





Add Value Renovations Ltd

Registered Master Builder — 10-Year Master Build Guarantee
Registered Master Builders House of the Year 2025 — Gold Award
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12+ years renovating Auckland homes · 500+ projects · Google 4.8★



Prepared by the AVR quantity surveying team and reviewed by **Simon Liu**, Director — Licensed Building Practitioner, Qualified Carpenter, Registered Master Builder.



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01 Project Overview & Scope of Work

The *project* at a glance

Project	27 Kowhai Grove, Mount Albert, Auckland
Project Type	House Extension & Internal Alterations
Report Date	06 April 2026 (Rev 2)
Reference	AVR-QS-2026-072
Programme	20 Weeks (5 Months)
Consent Status	Building Consent Approved — Auckland Council 04/12/2025
Zone	Mixed Housing Urban
Climate Zone	Zone 1 Medium Wind Zone Earthquake Zone 1
Pricing	All-inclusive (labour, materials, management)
GST Rate	15%

Project Summary

Rear extension (approximately 14 m²) and internal alterations to the existing dwelling, including new kitchen installation, an additional bathroom (to match existing), structural and roofing works, window and door replacement (budget allowance), and refinishing of the existing Matai timber flooring.

Compliance & Design Notes

- ◆ All works to comply with the NZ Building Code and local authority requirements.
- ◆ Mixed Housing Urban Zone — 2.5 m front yard, 1 m side yards, 45° recession planes from 3 m height.
- ◆ Climate Zone 1 | Medium Wind Zone | Earthquake Zone 1.
- ◆ Building Consent approved by Auckland Council — 04/12/2025.

02 Investment Summary — Base Scope

Where the *budget* goes

★ **Rev 2 changes:** Wardrobe upgraded +\$500 (cost) added to Joinery. Kitchen splashback tile upgrade from \$100/m² → \$140/m² (3 m² allowance) added to Tiling.

No.	Trade	Amount (excl. GST)
1	Preliminaries & General	\$47,850.00
2	Demolition	\$6,320.00
3	Groundworks	\$7,140.50
4	Concrete (In-situ)	\$3,180.00
5	Formwork	\$0
6	Reinforcement	\$0
7	Masonry	\$0
8	Structural Steel	\$4,275.60
9	Roofing	\$13,290.75
10	Windows	\$36,540.00
11	Carpentry	\$79,860.40
12	Applied Finishes — Plasterboard	\$14,730.00
13	Tiling ★ incl. splashback tile upgrade	\$15,120.50
14	Carpet & Resilient Finishes	\$8,240.00
15	Painting	\$26,510.00
16	Joinery ★ incl. wardrobe upgrade	\$38,900.00
17	Hydraulics / Sanitary Plumbing	\$9,980.00
18	Drainage	\$4,420.00
19	Electrical Installations ★ incl. PDL Wiser system	\$14,825.00
20	Prime Cost Sums	\$6,975.00

Sub Total (excl. GST) \$338,157.75

GST (15%) \$50,723.66

INVESTMENT TOTAL (incl. GST)

\$388,881.41



03 Trade Breakdowns — All Trades

Schedule of *quantities*

Measured quantities for all trades (1–20). Trades 5 (Formwork), 6 (Reinforcement) and 7 (Masonry) returned zero values and are excluded. All trade totals are all-inclusive of labour, materials and project management.

1	Preliminaries & General	\$47,850.00
SCOPE OF CONTRACT		
1	Project Summary: rear extension (~14 m²), new kitchen, bathroom, structural, roofing, windows & Matai floor refinish	1 item
2	General Exclusions: costs related to specific trades not covered under general preliminaries	1 item
DATA & COMMUNICATION		
3	Mobile phone rental — Site Manager	1 no
4	Mobile phone rental — Quantity Surveyor	1 no
5	IT equipment (WiFi / printing)	1 no
SITE SIGNAGE		
6	Site signboard	1 no
7	Other signboard	2 no
PROJECT MANAGEMENT		
8	Project Manager	1 no
9	Site Manager	1 no
10	Quantity Surveyor	1 no
11	Quality Assurance Officer	1 no
12	Health & Safety Officer — site inspections	1 no
13	Interior Design	1 no
14	Administration	1 no
15	Programmer	1 no
CLEANING		
16	Bin rental	1 no
17	Site cleaner	1 no
18	Final clean — commercial	30 hr
TEMPORARY WORKS		
19	Access perimeter scaffold — erection, dismantle & 8 weeks hire (\$220/week thereafter)	1 item
20	Temporary roof structure — erection, dismantle & 8 weeks hire (\$160/week thereafter)	1 item
21	Transport	1 item
22	Scaffolding — mobile (interior)	2 no
INSURANCES		
23	Public liability insurance	1 item
24	Contract works insurance	1 item
25	10-year Master Builder Guarantee	1 item
EQUIPMENT HIRE · SURVEY		
26	Small tools	1 item
27	Site set-out	1 item
HEALTH & SAFETY		
28	PPE for site visitors	2 no
29	First aid box (on site at all times)	1 no
30	Fire extinguisher (on site at all times)	2 no

31	Masks and hand sanitiser	1	item
OTHER			
32	Temporary protection (allowance)	1	item
33	Deliveries & cartage	1	item
34	Transport, cartage & materials handling	1	item

2

Demolition

\$6,320.00

DEMOLITION WORKS			
1	Existing cladding & framing — removed	40	m ²
2	Existing roof — demolition	1	no
3	Kitchen demolition	1	no
4	Partial demolition — ceiling GIB	21	m ²
5	Partial demolition — timber framed wall with GIB	15	m ²
6	Partial demolition — wall GIB	40	m ²
7	Window & door removal	6	no

3

Groundworks

\$7,140.50

SITE CLEARANCE			
1	Site clearance — removal & disposal of vegetation, shrubs, redundant fencing and rubbish	1	item
2	Strip topsoil and turf from section — deposit on temporary stockpile, 400mm deep	15	m ²
BULK EXCAVATION & FILLING			
3	Bulk excavate over site to reduce levels — load into truck	6	m ³
4	Digger 460ø × 600mm deep post holes	12	no
5	Digger 460ø × 900mm deep post holes	2	no
6	Digger 450ø × 1000mm deep post holes	2	no
7	Remove surplus material from site (approx. 10 km, 20 km return)	14	m ³
SEDIMENT CONTROL			
8	Sediment control fence	1	no

4

Concrete (In-situ)

\$3,180.00

FOUNDATION — 25 MPa REINFORCED CONCRETE			
1	Fill 460ø × 600mm deep post holes	2	m ³
2	Fill 460ø × 900mm deep post holes	1	m ³
3	Fill 450ø × 1000mm deep post holes	1	m ³
PUMP MIX			
4	Pump mix with 50 m line	1	no

8 Structural Steel		\$4,275.60
PRIMARY MEMBERS		
1	230×75 PFC beam (In 1 No)	178 kg
2	6mm plate (In 2 No)	17 kg
BOLTS & FIXINGS		
3	M12×100mm long bolts fixing steel to timber	2 no

9 Roofing		\$13,290.75
METAL ROOFING		
1	Colorsteel MAXAM longrun corrugate roof 25° fall — Thermakraft covertek 407 underlay on purlins, one-storey	39 m²
2	Thermakraft 407 building paper underlay on timber purlins	39 m²
FLASHINGS		
3	Apron flashing — ZINCALUME® 0.55mm	11 m
4	250 girth one-times bent barge flashing	16 m
RAINWATER SYSTEM		
5	Marley UPVC 126×88mm classic spouting fixed to timber fascia board	11 m
6	Marley UPVC stop end	4 no
7	Marley UPVC dropper outlet, expansion 80mm	2 no
8	80mm dia. UPVC downpipes — all bends, stopends, hidden fastening brackets	10 m
9	Connect 80mm downpipe to drain	2 no

10 Windows		\$36,540.00
ALUMINIUM — AURIAN WINDOWS & DOORS LTD (QUOTE 1252 v3)		
1	W05 Dining — 5000×2300H aluminium bi-fold/louvre window. Omega Thermal Suite, Pc-2 powder coat, Very High Wind Zone rated. Glass: 4mm Xcel Low-e T Tgh / 4mm Float Tgh DGU. D-Handle-Aria surface lock. Pre-primed timber reveals, head flashings, WANZ brackets & sill pans. Supply only.	1 no
TIMBER — CEDAR JOINERY LTD (QUOTE Q29931)		
2	W01 — 1600W×1500H casement. H3.2 pine frames, 115mm facings, cedar sashes, Clear Low-E DGU, one coat primer, glazed onsite. Hardware & installation excluded.	1 no
3	W02 — 1700W×1450H casement window. Same spec as W01.	1 no
4	W03 — 595W×1450H awning window. Same spec as W01.	1 no
5	W04 — 850W×550H awning window. Same spec as W01.	1 no

11	Carpentry	\$79,860.40
ROOF FRAMING		
1	2/300×50 H3.2 roof rafter @900 crs (span <5800mm)	78 m
2	100×50 H3.2 purlins on flat on roof rafter @900 crs	102 m
3	180×18 H3.1 pre-primed finger-jointed barge board	16 m
4	180×18 H3.1 pre-primed finger-jointed pine fascia board	11 m
CEILING FRAMING		
5	H1.2 75×50 framing fixed to rafter @400 crs	214 m
EXTERNAL WALL FRAMING		
6	150×50 H1.2 framing on timber floor (studs @600, nogs @800)	27 m ²
7	2/100×50 H1.2 lintel fixed to timber	2 m
8	2/200×50 H1.2 lintel fixed to timber	4 m
9	100mm wide damp proof course under steel beam	8 m
INTERNAL WALL FRAMING		
10	H1.2 2/100×50 framing on timber floor (studs @600, nogs @800)	45 m ²
11	2/300×50 hySPAN H1.2 beam fixed to timber	8 m
GROUND FLOOR FRAMING		
12	150×50 timber joist @450 crs	38 m
13	2/150×50 timber boundary joist	11 m
14	150×50 solid blocking	6 m
15	2/200×50 H3.2 bearer	11 m
16	100×25 railing with 20mm gaps between to subfloor	134 m
H5 TREATED PILES		
17	125 sq prolam post (In 14 no)	45 m
18	Pile support for 125×125mm H5 piles (In 14 no)	14 no
FLOORING · BUILDING PAPER		
19	21mm plywood H3.2 CCA treated	34 m ²
20	Thermakraft 220 building paper underlay fixed to timber	35 m ²
INSULATION		
21	R2.6 Earthwool glasswool underfloor insulation	34 m ²
22	R2.6 Earthwool glasswool wall insulation	27 m ²
23	R5.0 Earthwool glasswool ceiling insulation	78 m ²
EXTERNAL LININGS — BEVELBACK WEATHERBOARD		
24	Bevelback weatherboard wall cladding with flashings & expressed joints	27 m ²
25	Vertical batten H3.1 50×25mm to exterior of timber framed wall	27 m ²
26	R3.75 Kooltherm K10 soffit board (80mm) to eave perimeter	9 m ²
27	Allow cladding flashing	1 item
INTERNAL TRIM — PINUS RADIATA CLEARS		
28	60×10 architrave (close match to existing profile)	120 m
29	60×10 skirting (close match to existing profile)	52 m

30	60×10 scotia (close match to existing profile)	130	m
TIMBER DOORS · SUNDRIES			
31	Prehung interior grade door 760×1980 with handle set	1	no
32	Prehung interior grade door 810×1980 with handle set	2	no
33	Cavity slider door grooved jamb with steel insert 1980×860×90mm with handle set	2	no
34	Wardrobe double slider door with handle set	1	no
35	Carpenter	20	hr
36	Other building materials & fixings	1	item

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Applied Finishes — Plasterboard Linings

\$14,730.00

CEILINGS			
1	Aqualine Gib — to timber framing, Level 4 stopping, ceiling lining	10	m²
2	Standard Gib — to timber framing, Level 4 stopping, ceiling lining	24	m²
WALLS			
3	Aqualine Gib — to timber framed wall, Level 4 stopping, wall lining	59	m²
4	Braceline Gib — to timber framing, Level 4 stopping	6	m²
5	Standard Gib — to timber framing, Level 4 stopping, wall lining	88	m²
6	Extra plastering for existing GIB make-good	1	no
EXTERNAL ANGLE			
7	Gib stopping corner bead — slim angle external corner trim perforated 90°	3	m

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Tiling ★ incl. splashback upgrade

\$15,120.50

ENSUITE			
1	Floor tiling — large format 500×500 & 600×600mm, \$50/m² tile allowance	5	m²
2	Wall tiling — large format 500×500 & 600×600mm, \$50/m² tile allowance	28	m²
3	Waterproofing — wall & floor	17	m²
4	Silicone	22	m
5	Shower niche	1	no
6	Tiled shower tray	1	no
KITCHEN			
7	Waterproofing — wall & floor	5	m²
8	Splashback tiling 750mm high — \$140/m² tile allowance ★ upgraded from \$100/m²	4	m
LAUNDRY			
9	Waterproofing — wall & floor	5	m²
10	Splashback tiling 300mm high — \$100/m² tile allowance	2	m

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Carpet & Resilient Finishes

\$8,240.00

MAIN HOUSE			
1	Install Belgotex Avenue solution dyed nylon carpet — stain & fade resistant	20	m²
2	Sand Matai floor	37	m²

15 Painting		\$26,510.00
EXTERIOR		
1	Paint to soffit — preparation, 1× undercoat, 2× top coats	18 m ²
2	Paint weatherboards — fill gaps, 1× undercoat, 2× top coats	60 m ²
3	Paint barge & fascia board — fill gaps, 1× undercoat, 2× top coats	25 m
INTERIOR — CEILINGS & WALLS		
4	Paint ceiling — preparation, 1× undercoat, 2× top coats	114 m ²
5	Paint wall — preparation, 1× undercoat, 2× top coats	282 m ²
6	Paint skirting — preparation, 1× undercoat, 2× top coats	84 m
7	Paint architraves — preparation, 1× undercoat, 2× top coats	210 m
8	Paint scotia — preparation, 1× undercoat, 2× top coats	102 m
JOINERY & TOUCH-UP		
9	Door stain — both sides	10 no
10	Window paint — interior & exterior	4 no
11	Window paint — interior only	4 no
12	Paint touch-up	10 hr

16 Joinery ★ incl. wardrobe upgrade		\$38,900.00
KITCHEN		
1	Kitchen — 30mm engineering stone benchtop (Splendour White), Melteca Snowdrift Satin cabinetry, S/S undermount sink, soft-close hinges & drawers, pull-out bins, delivery & installation	1 note
SCULLERY		
2	Scullery — 30mm engineering stone benchtop (YJ-Stone Super White), Melteca Snowdrift Satin cabinetry, S/S topmount sink, soft-close hinges, folding ironing board, LED warm white, delivery & installation	1 note
WARDROBE		
3	Wardrobe — particle board cabinetry (colour TBC), non-soft-close ball bearing drawers, delivery & installation ★ upgraded +\$500	1 note

17 Hydraulics / Sanitary Plumbing		\$9,980.00
ENSUITE		
1	Plumbing fixtures — shower, toilet, and hand basin connections	3 no
2	Install 50mm terminal vent	1 no
3	Upgrade existing 80mm underground waste pipe to 100mm	1 no
KITCHEN		
4	Supply & install kitchen sink with dishwasher connection	1 no
5	Supply & install water supply to fridge	1 no
LAUNDRY		
6	Supply & install new scullery/laundry sink with washing machine connection	1 no

18 Drainage		\$4,420.00	
DRAINAGE			
1	CCTV & locate existing drainage locations for new connections	1	item
2	Allow for drainage — uPVC	1	item
19 Electrical Installations ★ incl. PDL Wiser system		\$14,825.00	
FIRE ALARM · LED LUMINAIRES			
1	Smoke alarm — standard white, RRP \$50 each	6	no
2	LED downlights — Glight white/standard, fitting allowance RRP \$50	18	no
3	Outdoor flood light — Ambius or similar, fitting allowance RRP \$50	6	no
POWER — SWITCHES, DIMMERS, SOCKETS			
4	Light switch — PDL Wiser (upgraded from standard Tradesave)	8	no
5	Power point — PDL Wiser (upgraded from standard Tradesave)	12	no
6	Outdoor power socket	2	no
7	Outdoor switch — Tradesave white	2	no
HEATER, FANS & TOWEL RAIL			
8	150mm inline fan — Herbals or similar	1	no
9	Supply & install Heirloom Tempo 825 Slim towel warmer — bathroom (supply \$200; install \$150)	1	no
OWNER-SUPPLIED APPLIANCES · DATA			
10	Install owner-supplied oven & cooktop	1	no
11	Install owner-supplied rangehood	1	no
12	Cat6 data cable installation — 3 runs, 50m total; wall plates, patch outlets & terminations	1	item
SMART HOME — PDL WISER SYSTEM			
13	Wiser Home Hub & Stand Combo — central controller for PDL Wiser system	1	no
14	Wiser Connected Switch 2AX — in-wall smart switch, app & voice control	3	no
15	Wiser Connected Dimmer — in-wall smart dimmer, app & voice control	2	no
16	Wiser Motion Sensor — passive infrared, compatible with Wiser hub	1	no

20 Prime Cost Sums		\$6,975.00	
ENSUITE			
1	Supply & install frameless shower glass / door	1	no
2	Supply & install Robertsons Cura shower mixer — chrome	1	no
3	Supply & install Robertsons Cura shower 3-function sliding rail	1	no
4	Supply & install Tornado flush BTW toilet suite	1	no
5	Supply & install Elementi Novara wall vanity 600 1× drawer — Dezipna white square polymarble	1	no
6	Supply & install Robertsons Cura basin mixer — chrome	1	no
7	Popup waste — chrome	1	no
8	Supply & install mirror 750×900mm — flat polished edges	1	no
9	Supply & install toilet roll holder, towel ring & robe hook	3	no
KITCHEN · LAUNDRY			
10	Supply & install gooseneck kitchen mixer with pull-out spray — chrome	1	no
11	Supply & install Elementi Aquatica Studio laundry tub 560mm door model	1	no
Nil-value trades: Trade 5 (Formwork), Trade 6 (Reinforcement) and Trade 7 (Masonry) returned \$0 for this project and are retained as template line items only.			
Add Value Renovations Ltd · Master Builder · LBP Licensed · \$2M Public Liability Insurance		Pages 6–15	

04 OPTIONAL ADD-ONS & PROVISIONAL SUMS

Optional *extras*

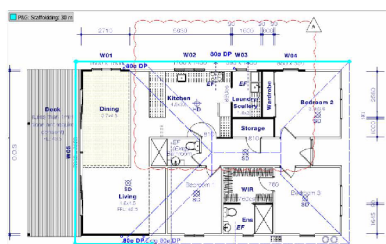
The following items are optional or provisional and are **NOT** included in the base scope investment total. Each item requires client instruction before being incorporated into the contract.

Description	Amount (excl. GST)
Provisional Sum — existing window framing & weatherboard demolition & replacement	\$5,400.00
Supply & install Matai timber floor — new living area extension only (existing living room subfloor structure excluded)	\$13,750.00
Joinery add-on (incl. bar unit — scope & selections to be confirmed at interior design stage)	\$8,600.00
Pergola (supply & install)	\$22,900.00
Full deck & pergola painting extras	\$2,950.00
Exterior painting add-on	\$9,120.00
Add-on scaffolding — exterior roofing & cladding painting	\$7,140.00
Building wrap (shrink wrap) — temporary weatherproofing of structure during construction	\$10,200.00
Add-Ons Sub Total (excl. GST)	\$80,060.00
GST (15%)	\$12,009.00
ADD-ONS TOTAL (incl. GST)	\$92,069.00

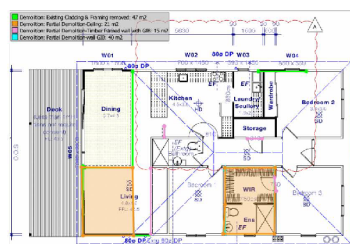
05 TRADE TAKEOFF DRAWINGS

Measured on the *plans*

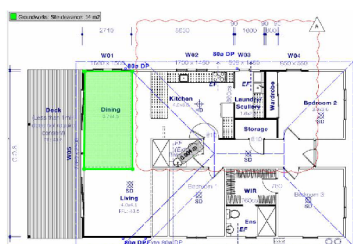
Colour-coded takeoff drawings showing each trade's measured quantities plotted on the approved architectural plans. Drop the exported takeoff images into the frames below — each corresponds to a trade in the Investment Summary.



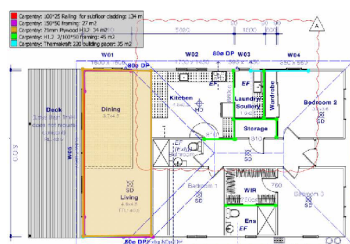
Preliminaries & General



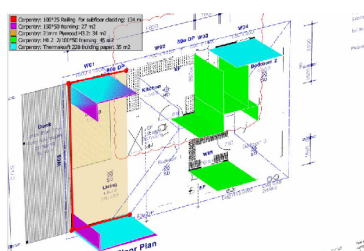
Demolition



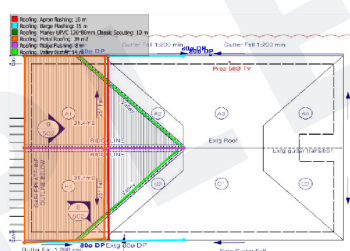
Groundworks



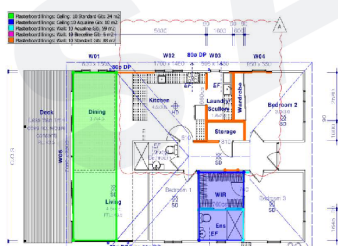
Carpentry



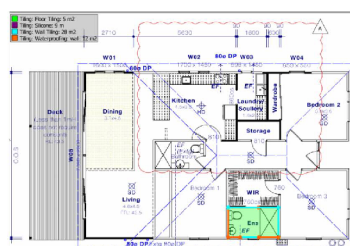
Carpentry — 3D Takeoff



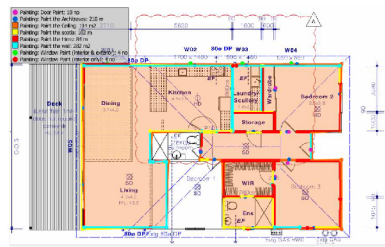
Roofing



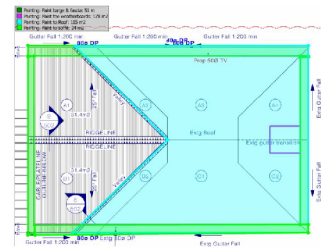
Plasterboard Linings



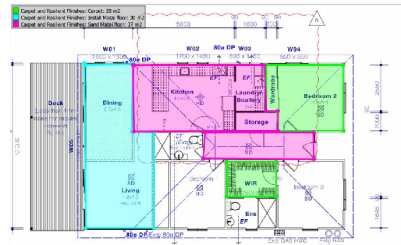
Tiling



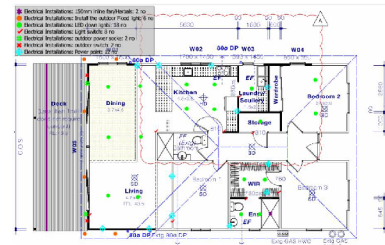
Painting (Interior)



Painting (Exterior)



Carpet & Resilient Finishes



Electrical Installations

06 PROJECT SPECIFICATION CHECK

Gaps & *flags*

Identified by cross-referencing this QS Report against the AVR Project Specification Master Template. Items flagged below require client confirmation or further specification before construction commences.

1 • Window Schedule CONFIRMED

Full window schedule confirmed. Aluminium: W05 5000×2300H — Aurian Windows, Omega Thermal Suite, Pc-2 powder coat, Very High Wind Zone, Low-e DGU (Quote 1252 v3). Timber: W01–W04 — Cedar Joinery Ltd, H3.2 pine frames, cedar sashes, Clear Low-E DGU (Quote Q29931). Installation and hardware for timber windows to be scoped separately.

2 • Colour Selections TBC

Interior and exterior painting budgeted. Colour selections have not yet been provided — refer to AVR Master Specification for palette guidance. Selections to be confirmed by client prior to painting commencement.

3 • Electrical Fixture Selections ACTION

Electrical budgeted at \$14,825 (incl. PDL Wiser system — switches, power points, hub, connected switches, dimmers & motion sensor — plus heated towel rail and Cat6 data cabling). Light fitting models, fan specs and final power point layout to be confirmed. Wiser hub programming and automation scenes to be set up during commissioning.

4 • Bathroom / Ensuite Grout Specification TBC

Tile allowance exists but grout colour and type not yet specified. Refer to master specification. Client to confirm prior to tiling commencement.

5 • Inspections NOTE

All required building inspections are to be carried out in accordance with the NZ Building Code and the approved consent. Refer to master specification for inspection schedule and hold points.

6 • Plumbing Fixture Schedule CONFIRMED

All ensuite, kitchen and laundry fixtures are fully scheduled in the Prime Cost Sums section (\$6,975.00 incl. specified brands and models). Central plumbing scope covers labour, hot/cold water piping, and wastewater connections only.

07 General Exclusions

What is *not* included

The following items are not included unless expressly stated in the contract documents or agreed in writing.

- ◆ **Hazardous Materials:** Testing, removal or remediation of hazardous materials (asbestos, lead paint, contaminated soil) by licensed specialists, including clearance certificates.
- ◆ **Unforeseen Conditions:** Pre-existing damage, hidden defects, or unforeseen site conditions (rotten framing, hard rock excavation, unknown services) will be treated as variations.
- ◆ **Scope Limitations:** Any item not explicitly included in the drawings, specifications or written scope of work.
- ◆ **Design Changes & Variations:** Changes after contract signing are excluded unless agreed as formal variations.
- ◆ **Owner-Supplied Items:** Appliances, lighting, tapware, hardware and fittings unless specifically included.
- ◆ **Professional & Council Fees:** Consents, planning approvals, CCC applications, architectural and engineering fees, geotech reports, surveyor fees.
- ◆ **Service Upgrades:** Upgrades or relocation of existing utilities beyond 1 m from the building perimeter.
- ◆ **Temporary Accommodation:** No allowance for owner relocation during works.
- ◆ **Environmental & Landscape Reinstatement:** Landscaping, driveways, fences or external paths not reinstated unless specified.
- ◆ **Cost Escalations:** Price increases due to unconfirmed selections, unavailable products or long lead times.
- ◆ **System Upgrades:** Hot water systems, switchboards, data systems or other building infrastructure unless noted.
- ◆ **Asbestos Test & Removal:** Full asbestos testing and Class A/B removal are excluded.
- ◆ **Existing Window Framing & Weatherboard:** Included as a Provisional Sum — refer Add-Ons.
- ◆ **Portable Toilet:** Owner to supply and maintain on-site portable toilet for the duration of works — excluded from contract scope.



08 Terms & Conditions

The *fine* print

This Quantity Surveyor Report is issued by Add Value Renovations Ltd on the following terms. By accepting this report or instructing works to proceed, the client agrees to be bound by these terms.

1. Validity

This QS Report is valid for 30 days from the date of issue. All costs are preliminary estimates based on information available at time of preparation and are subject to revision upon receipt of final drawings, specifications and contractor quotations.

3. GST

All amounts are exclusive of GST unless stated otherwise. GST at 15% is applied to Investment Summary totals as shown.

5. Provisional & Prime Cost Sums

Provisional Sums and Prime Cost (PC) Sums are budgetary allowances only. Actual costs may vary and will be adjusted by formal variation once final selections are confirmed.

7. Intellectual Property

This report is prepared exclusively for the named client and may not be reproduced, shared or relied upon by any third party without the written consent of Add Value Renovations Ltd.

9. Consents & Compliance

It is the client's responsibility to ensure all statutory consents, approvals and permits are obtained prior to commencement. AVR can assist coordinating applications; associated fees are the client's responsibility unless specifically included.

11. Dispute Resolution

Any disputes shall first be referred to mediation. If unresolved, disputes shall be determined in accordance with the Construction Contracts Act 2002 (NZ).

2. Basis of Estimate

All costs are preliminary estimates only and are not a fixed-price contract. Final pricing will be confirmed following detailed design, consent approval and subcontractor tendering. Rates reflect current Auckland market conditions as at the report date.

4. Pricing Basis

All trade costs include labour, materials, project management, overheads and profit. Pricing reflects current Auckland market conditions and is subject to adjustment at contract stage.

6. Variations

Any changes to the documented scope must be approved in writing by Add Value Renovations before work commences. Verbal instructions will not be accepted as authority to proceed.

8. Limitation of Liability

Add Value Renovations accepts no liability for cost overruns arising from inaccurate or incomplete information provided by the client, hidden site conditions, council-imposed requirements or market price fluctuations beyond our control.

10. Payment Terms

Progress payments will be invoiced in accordance with the agreed payment schedule set out in the Master Builder Alterations & Additions Contract. All invoices are due within 7 days of issue.

12. Master Builder Guarantee

Where applicable, works carried out under this contract are eligible for the Master Builder 10-Year Guarantee where the contract is formalised through the Master Builder Alterations & Additions Contract.



Add Value Renovations Ltd

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