

RENOVATION COST PLAN - REVISION B

Example Auckland Home

Auckland – illustrative sample

PREPARED FOR

A. Sample

PROJECT

Home renovation

DATE OF ISSUE

Illustrative sample

BASIS

Example brief + dimensions

ACCURACY

Illustrative planning range

PREPARED BY

Add Value Renovations

FICTIONAL SAMPLE - PROPERTY, DIMENSIONS AND COSTS ARE INVENTED



AWARD-WINNING BUILDERS

Master Builders House of the Year - Gold Award 2026 & 2025, and 2026 Regional Category Winner, Auckland / Northland / Coromandel. Registered Master Builder - Licensed Building Practitioner.

One Team. One Plan. One Price.

AVR project photograph - not the sample property

WHAT YOUR INFORMATION TELLS US

Findings that shape the budget.

Illustrative only. No real property file, floor plan, photos or inspection report was assessed. These are example assumptions and information gaps for a kitchen, bathroom and interior renovation.

GOOD

The brief stays within the existing footprint

The example keeps the kitchen and bathroom in their current locations. Retaining the main service positions limits the amount of alteration assumed in this sample.

Sample brief only - not a verified property finding

CHECK THIS

The proposed wall opening needs checking

A structural allowance is included, but the load path, beam size, supports and documentation have not been confirmed. A designer or engineer must check the proposal.

Not supplied - structural details

COSTS MORE

Finish selections can move the budget

Cabinetry, benchtops, appliances, tiles and bathroom fittings need a defined allowance. Premium selections can change the result without increasing the renovation area.

Example scope and customer selection assumptions

CHECK THIS

Existing plumbing and electrical capacity are unknown

The sample allows for local trade connections. A whole-house service upgrade is outside the brief and must be priced separately if required.

Not supplied - licensed trade assessment

CHECK THIS

Moisture and hidden conditions remain unverified

Desktop information cannot confirm concealed damage, floor preparation or hazardous materials. Appropriate checks are required before strip-out and construction pricing.

No real inspection or test report supplied

CHECK THIS

Recorded plans and the measured layout must agree

Compare actual dimensions with the floor plan and available consent drawings. Any undocumented work or changed layout needs to be resolved before a final scope is priced.

Not supplied - council file and measured survey

Use this sample to review the report format. Its assumptions and costs must not be used for a real property decision.

THE RENOVATION BRIEF

What is included in this example.

An imagined 120 m2, single-storey home. The scope updates a kitchen, one bathroom and selected interior areas without adding floor area. All dimensions below are fictional assumptions.

AREA	EXAMPLE SIZE	INCLUDED SCOPE
Kitchen	14 m2	Replace cabinetry, benchtop and appliances; retain the main location.
Bathroom	6 m2	Full strip-out, waterproofing, tiling and fittings.
Living connection	One opening	Allowance for local structural and carpentry work, subject to checks.
Interior finishes	65 m2 flooring	Selected flooring, affected linings, stopping and repainting.

THE INFORMATION BEHIND A REAL REPORT

INFORMATION	WHAT IT INFORMS	SAMPLE STATUS
Existing floor plan / dimensioned sketch	Room sizes, layout and scope areas	Fictional sample
Interior and exterior photos	Visible finishes, access and issues	Fictional sample
Renovation wishlist	Priorities, finish level and budget	Fictional sample
Building / moisture reports	Reported issues and recommended checks	Not supplied
Council file / consent drawings	Recorded layout and previous work	Not supplied
Structural / trade assessment	Opening and service requirements	Unconfirmed

What we would ask you to send next

- ♦ A dimensioned floor plan with proposed changes marked, plus any drawings already prepared.
- ♦ Wide photos of the rooms and exterior, with close-ups of visible defects where safely accessible.
- ♦ Any building, moisture or engineering reports, council documents and consent plans already held.
- ♦ Your must-haves, finish level, budget ceiling, preferred timing and any purchase deadline.

A real report would list the actual documents received, their dates and relevant page references. Missing information stays marked as missing.

DETAILED COST BREAKDOWN

How each allowance is built up.

Fictional quantities and customer planning rates in NZD, excluding GST. Each amount is quantity multiplied by rate. Lump sums and allowances are not measured quantities or supplier quotes.

REF	WORK / ALLOWANCE	QTY	UNIT	RATE	AMOUNT
01	Site setup and management	1	sum	\$12,000	\$12,000
02	Strip-out, disposal and local protection	1	sum	\$8,000	\$8,000
03	Carpentry - structural opening allowance	1	allow.	\$12,000	\$12,000
04	Carpentry - local framing and repairs	1	sum	\$6,000	\$6,000
05	Kitchen - cabinetry and installation	1	allow.	\$21,000	\$21,000
06	Kitchen - benchtop and splashback	1	allow.	\$6,500	\$6,500
07	Kitchen - appliance allowance	1	allow.	\$4,500	\$4,500
08	Bathroom - waterproofing system	1	allow.	\$3,500	\$3,500
09	Bathroom - tile supply and installation	28	m2	\$375	\$10,500
10	Bathroom - fittings and shower screen	1	allow.	\$12,000	\$12,000
11	Plumbing - connections and alterations	1	sum	\$10,000	\$10,000
12	Electrical - circuits, lighting and fittings	1	sum	\$9,000	\$9,000
13	Linings - local wall and ceiling repairs	50	m2	\$90	\$4,500
14	Stopping - affected lining areas	50	m2	\$50	\$2,500
15	Painting - affected walls and ceilings	200	m2	\$40	\$8,000
16	Flooring - supply and installation	65	m2	\$120	\$7,800
17	Flooring - preparation and transitions	1	allow.	\$2,200	\$2,200
18	Design - renovation documentation	1	allow.	\$4,000	\$4,000
19	Engineering - structural advice	1	allow.	\$2,000	\$2,000
20	Consent fees - scope to be confirmed	1	allow.	\$4,000	\$4,000

BASE PLANNING ALLOWANCE (EXCL. GST)

\$150,000

Quantity assumptions: 28 m2 of bathroom tiling, 50 m2 of lining repairs and stopping, 200 m2 of painting, and 65 m2 of flooring. These are invented sample quantities, not a take-off from real plans.

This \$150,000 base reconciles to the next page. Add the separate \$22,500 contingency and \$25,875 GST to reach \$198,375. Optional deck work and the report fee remain outside the construction total.

COST SUMMARY

What this adds up to.

Illustrative customer planning allowances in NZD. Trade amounts exclude GST. These invented figures show the report structure; no current rate schedule or supplier pricing was used.

Site setup and management	\$12,000
Strip-out and disposal	\$8,000
Carpentry and structural allowance	\$18,000
Kitchen - cabinetry, benchtop and appliances	\$32,000
Bathroom - waterproofing, tiles and fittings	\$26,000
Plumbing and drainage connections	\$10,000
Electrical connections, lighting and fittings	\$9,000
Linings and stopping	\$7,000
Painting to affected areas	\$8,000
Flooring and preparation	\$10,000
Design and engineering allowance	\$6,000
Consent fee allowance	\$4,000
Base planning allowance	\$150,000
Contingency - 15% of base allowance	\$22,500

Subtotal (excl. GST)	\$172,500
GST (15%)	\$25,875
INDICATIVE TOTAL (INCL. GST)	\$198,375
Fictional sample - not a construction quote	

Example planning band - scope and selection scenarios	\$175,000 to \$235,000 incl GST
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Kitchen and bathroom allowances exclude the trade connections shown separately. The report fee is separate from this construction budget. All figures are planning allowances, not agreed contract sums.

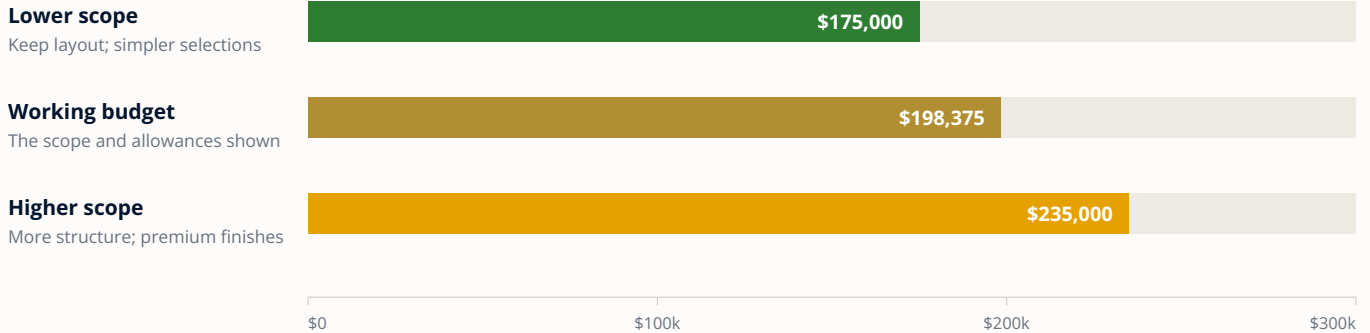
OPTIONAL WORK OUTSIDE THE TOTAL

OPTION	SCOPE	ADD, INCL GST
Deck replacement	Separate invented option; include only if requested.	\$20,000-\$30,000

THE VARIABLES THAT REMAIN

How the budget could move.

These example scenarios show the effect of scope, selections and unresolved conditions. They are not a promised accuracy band. The working budget includes \$22,500 contingency before GST.



A desktop review cannot confirm concealed conditions. Major recladding, extensive hidden damage, foundation work or whole-house service upgrades may exceed this sample range.

WHAT IS STILL OPEN

HIGH	Wall structure and support details Confirm the proposed opening, loads and support requirements before final pricing.
HIGH	Moisture, concealed damage and hazardous materials Arrange suitable inspections or testing where needed before strip-out.
MEDIUM	Existing services and floor preparation Licensed trades and site checks must confirm condition, capacity and the extent of preparation.
MEDIUM	Final selections and scope boundaries Agree appliance, cabinetry and fitting allowances; separate optional work before committing.

YOUR NEXT STEPS

Who does what next.

Use the report to set priorities and decide whether to develop the renovation brief. Confirm design, quantities and site conditions before requesting a construction price.

WHO	ACTION	WHEN
Customer	Confirm must-haves, finish level and budget ceiling.	Before design
Owner / vendor or agent	Provide available plans, photos and property reports.	Before scope confirmation
Designer / engineer	Check the proposed opening and documentation needs.	Before detailed pricing
AVR and relevant trades	Confirm quantities, access, service scope and conditions.	Before construction quote
Customer and AVR	Agree scope, selections, price and programme.	Before building commitment

Already own the home?

Use the cost plan to choose priorities and a suitable design budget. A separate site visit may be discussed with AVR. No site visit is included in the report fee.

Considering buying?

Ask the vendor or agent for available information and arrange appropriate independent property checks. This desktop service does not include a buyer site visit. AVR site visits are available to homeowners only.

WHAT IS OUTSIDE THIS SAMPLE

Property purchase costs, finance, temporary accommodation, furniture, loose furnishings, major landscaping, extensive concealed repairs, specialist surveys and work outside the stated brief. Professional and consent fees remain allowances until their scope is confirmed.

ILLUSTRATIVE SAMPLE ONLY

All property facts, dimensions and costs are invented. This report demonstrates the design and structure of the service only. It is not suitable for a real purchase, lending or construction decision.

Add Value Renovations

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