



BUILDING COSTS

A Future Homeowners Guide



WHY UNDERSTANDING BUILD COSTS MATTERS

Whether you're planning a full renovation, an extension, or building from scratch, knowing the cost per square metre helps you:

- Plan a realistic budget
- Prioritise your goals
- Avoid surprises

This guide gives you up-to-date pricing and key insights for building in the Wanaka region.



TYPICAL COST PER SQUARE METRE IN WANAKA (2025)

Cost Per Square Metre in Wanaka (2025):

Build Type	Cost Range (NZD / m ²)
Budget Build	\$2,500 – \$3,000
Mid-Range Home	\$3,000 – \$4,500
High-End / Luxury Home	\$5,000+
Modular Homes (Wanaka)	From \$2,600 up to ~\$3,000+



WHAT INFLUENCES THE COST?

1. Site Complexity:

- Steep or sloping blocks
- Earthworks or retaining walls required

2. Material Choices:

- Stone, timber cladding, double-glazed joinery
- Premium fixtures or eco-friendly upgrades

3. Labour Availability:

- Wanaka has high demand for skilled trades, which can increase labour costs

4. Design Complexity:

- Architectural and bespoke designs cost more
- Simpler layouts are more budget-friendly

5. Scope of the Build:

- Inclusions like landscaping, driveways, outdoor living areas



COST EXAMPLES (FOR MID-RANGE BUILD)

Cost Examples (for Mid-Range Build):

Home Size	Est. Build Cost
150m ² Home	\$450,000 – \$675,000
200m ² Home	\$600,000 – \$900,000
250m ² Home	\$750,000 – \$1.1m



WHAT ABOUT RENOVATIONS?

Renovation pricing varies depending on complexity, but you can check out our [renovation budget guide](#) for more information.



EXPERT TIPS


- Always allow 10–20% contingency for unexpected costs
- Choose builders who offer transparent pricing and detailed quotes
- If budget is tight, prioritise high-impact areas (kitchen, bathroom, living)

TALK TO US ABOUT YOUR PROJECT

Every home and every site is different. The best way to get accurate pricing is to speak to a local specialist.

At McKay Brothers Building, we:

- ✓ Provide honest, upfront information
- ✓ Help you make informed decisions
- ✓ Keep projects on time and on budget

 Call us today on 021 614 246

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