



THE COST OF YOUR NEW HOME

What Makes Up Your Build Contract Price?



WHY IT MATTERS

When you receive a build contract price, it's more than just a lump sum. It's made up of different elements that cover labour, materials, overheads, and risks. Understanding these components helps you:

- Compare quotes fairly
- Avoid hidden surprises
- Make informed decisions about your project

1: PRELIMINARIES & SITE COSTS

These are the set-up costs before the actual building begins:

- Site establishment (fencing, access, scaffolding, site toilets)
- Temporary power and water supply
- Health & safety compliance
- Project management fees



Think of these as the “get ready to build” costs.

2: LABOUR

Covers the tradespeople working on your project, including:

- Builders and apprentices
- Subcontractors (plumbers, electricians, plasterers, painters)
- Site supervisor(s)

Labour costs vary depending on skill level, project complexity, and availability of trades.

3: MATERIALS

Everything required to construct your home:

- Framing, cladding, roofing
- Windows and doors
- Plumbing and electrical fittings

- Kitchens, bathrooms, and joinery
- Flooring, paint, and finishing touches

4: FIXTURES, FITTINGS & FINISHES

These are the visible items that bring character to your home, such as:

- Kitchen cabinetry and benchtops
- Tapware, tiles, and bathroom fittings
- Light fittings and switches
- Appliances (sometimes included, sometimes excluded)



Clarify with your builder what brand, quality, and allowance (PC sum) is included.

5: CONSENTS, FEES & COMPLIANCE

Mandatory costs you'll need to cover:

- Council building and resource consents
- Engineering reports (structural, geotech, stormwater)
- Inspections and code compliance certificates
- Insurances (public liability, builder's risk cover)

6: OVERHEADS & PROFIT

Every builder includes a margin to cover:

- Office and admin costs
- Warranties, insurances, guarantees
- Builder's profit



A fair margin ensures your builder stays in business and can support you during and after the build.

7: CONTINGENCIES & PROVISIONAL SUMS

Allowances set aside for unknowns:

- Ground conditions (rock, poor soil)

- Upgrades or design changes mid-build
- Price increases on certain materials

💡 Always budget an extra 10–15% contingency on top of your contract price.

MCKAY BROTHERS BUILDING & RENOVATIONS APPROACH

We believe in transparent pricing. Our build contracts clearly outline:

- What's included and excluded
- PC sums (Prime Cost items)
- Provisional sums (estimates for unknowns)
- Payment schedule tied to progress milestones


No grey areas. No nasty surprises.

READY TO BUILD WITH CONFIDENCE?

We'll walk you through every line of your contract, so you know exactly what you're paying for.

At McKay Brothers Building and Renovation, 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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