



Builders Price for Repairs to: 427 Armagh Street, Linwood, Christchurch

Scope of works based on Cavity Criter Internal Roof Report 26 Feb 2025 and site visit dated 20/05/2025 Engineering report from NZCSE Ltd dated 26 March 2025 V1.1
Prices based on competitive market rates.

Foundation				
Smartlift Quote to underpin foundation with concrete pads at 1.5m crs max.800mm deep 600mm square, remove concrete porch and chimney bases where foundations are underpinned, pack and jack internal piles to relevel, epoxy fill cracks in foundation wall (half share of cost)	1.00	Sum	\$ 37,231.25	\$ 37,231.25
Foundation wall- prep existing concrete, 13mm solid plaster timber float finish post repairs, max 400mm high with bevelled edge	11.60	m2	\$ 155.00	\$ 1,798.00
Subtotal				\$ 39,029.25

Roof				
Remedy and fix internal framing as per Roof Report	1.00	Sum	\$ 2,000.00	\$ 2,000.00
Remove and replace broken roof tiles	1.00	Sum	\$ 1,950.00	\$ 1,950.00
Specialist to repoint roof ridge and hips	1.00	Sum	\$ 3,000.00	\$ 3,000.00
Roof edge protection/scaffold	1.00	Sum	\$ 800.00	\$ 800.00
Subtotal				\$ 7,750.00

External walls				
Bricks- Cut out existing mortar with diamond saw and remortar bricks after foundation repairs	20.00	m	\$ 40.00	\$ 800.00
Concrete Lintel above bricks- epoxy cracks and paint	5.80	m2	\$ 145.00	\$ 841.00
Subtotal				\$ 1,641.00

Lounge				
Carpet- uplift, store and reinstate	20.00	m2	\$ 35.00	\$ 700.00
Floor- make opening in timber floor for access to subfloor	2.90	m2	\$ 68.00	\$ 197.20
Demolish and remove chimney and concrete fire base- mechanical break up, hand demolition, loading and dumping	1.00	Sum	\$ 3,500.00	\$ 3500.00
Floor- new timber framing and blocking, 19mm strandfloor sheet over access point	2.90	m2	\$ 145.00	\$ 420.50
Trims - remove,dispose and replace Gib Classic Cove 75mm plaster cornice	14.00	m	\$ 29.00	\$ 406.00
Trims - remove, dispose and replace 85x12mm bullnose skirting	14.00	m	\$ 27.00	\$ 378.00
Trims - remove, dispose and replace architraves	5.00	m	\$ 35.00	\$ 175.00
Joinery- remove, store, reinstate	8.00	hrs	\$ 68.50	\$ 548.00
Joinery- supply new laminated 40mm thick Rimu top 450mm x 2000mm long	2.00	m	\$ 950.00	\$ 1900.00
Wall - Remove, dispose and replace 10mm std plasterboard lining and L4 stopping (W.N partial E walls)	27.30	m2	\$ 70.00	\$ 1911.00
Ceiling- new plasterboard patch where chimney removed, L4 stopping	1.50	m2	\$ 60.00	\$ 90.00
Ceiling- rake out cracks, tape and plaster	20.00	m2	\$ 20.00	\$ 400.00
Wall - Prep and paint new and existing wall linings	42.00	m2	\$ 25.00	\$ 1050.00
Ceiling- prep and paint	20.00	m2	\$ 28.00	\$ 560.00
Trims -prep and paint architrave, skirting, scotia	46.70	m	\$ 15.00	\$ 700.50
Windows- Prep and paint timber window	4.40	m2	\$ 100.00	\$ 440.00
Note: HWC and heatpump work captured in subtrade				
Subtotal				\$ 13,376.20

Bed 1				
Carpet- uplift, store and reinstate	11.90	m2	\$ 35.00	\$ 416.50
Floor- make opening in timber floor for access to subfloor	2.90	m2	\$ 68.00	\$ 197.20
Floor- new timber framing and blocking, 19mm strandfloor sheet over access point	2.90	m2	\$ 145.00	\$ 420.50
Sub-floor framing- new timberframing and blocking, 19mm strandfloor sheet over (where concrete base removed)	1.50	m2	\$ 225.00	\$ 337.50
Trims - remove, dispose and replace 1/4 round cornice	10.70	m	\$ 29.00	\$ 310.30

Trims - remove, dispose and replace 85x12mm bullnose skirting	10.70	m	\$ 27.00	\$ 288.90
Trims - remove, dispose and replace architraves	10.70	m	\$ 35.00	\$ 374.50
Joinery- detach, store, reinstate wardrobe	8.00	hrs	\$ 68.50	\$ 548.00
Wall - Remove, dispose and replace 10mm std plasterboard lining and L4 stopping	37.40	m2	\$ 70.00	\$ 2618.00
Ceiling- rake out cracks, tape and plaster	11.90	m2	\$ 20.00	\$ 238.00
Wall - Prep and paint new and existing wall lining	37.40	m2	\$ 25.00	\$ 935.00
Ceiling- prep and paint	11.90	m2	\$ 28.00	\$ 333.20
Trims -prep and paint skirting and architraves	45.20	m	\$ 15.00	\$ 678.00
Wardrobe Doors- Light prep and paint timber doors	2.00	No	\$ 180.00	\$ 360.00
Door- Light prep and paint timber door	1.00	No	\$ 220.00	\$ 220.00
Windows- Light prep and paint timber windows	1.20	m2	\$ 100.00	\$ 120.00
Subtotal				\$ 8,395.60

Bed 2				
Carpet- protect	11.40	m2	\$ 12.00	\$ 136.80
Floor- make opening in timber floor for access to subfloor	2.90	m2	\$ 68.00	\$ 197.20
Floor- new timber framing and blocking, 19mm strandfloor sheet over access point	2.90	m2	\$ 145.00	\$ 420.50
Trims - remove, dispose and replace 60x18mm bullnose skirting	3.80	m	\$ 28.00	\$ 106.40
Trims - remove, dispose and replace 1/4 round cornice	3.80	m	\$ 29.00	\$ 110.20
Trims - remove, dispose and replace architraves	5.00	m	\$ 35.00	\$ 175.00
Wall - Remove, dispose and replace 10mm std plasterboard lining and L4 stopping	10.10	m2	\$ 70.00	\$ 707.00
Wall - remove wallpaper, skim plaster and pigment seal remaining wall linings	11.20	m2	\$ 70.00	\$ 784.00
Ceiling- strip lining paper, pigment seal, skim plaster	11.40	m2	\$ 80.00	\$ 912.00
Joinery- detach, store, reinstate shelving unit	3.00	hrs	\$ 68.50	\$ 205.50
Wall - Prep and paint	28.60	m2	\$ 25.00	\$ 715.00
Ceiling- prep and paint	11.40	m2	\$ 28.00	\$ 319.20
Trims -prep and paint architrave, skirting, scotia	45.20	m	\$ 15.00	\$ 678.00
Door- Light prep and paint timber door	1.00	Sum	\$ 250.00	\$ 250.00
Windows- Prep and paint timber windows	4.00	m2	\$ 100.00	\$ 400.00
Subtotal				\$ 6,116.80

Hall (including HWC cupboard)				
Floor covering- place and remove protection	7.40	m2	\$ 12.00	\$ 88.80
Wall - rake out and tape any cracks, skim plaster	28.00	m2	\$ 50.00	\$ 1400.00
Ceiling- rake out and tape any cracks, skim plaster	7.40	m2	\$ 50.00	\$ 370.00
Wall - Prep and paint	28.00	m2	\$ 25.00	\$ 700.00
Ceiling- prep and paint	7.40	m2	\$ 28.00	\$ 207.20
Trims -light prep and paint architrave, skirting, scotia	56.00	m	\$ 15.00	\$ 840.00
Sliding doors- ease and adjust	2.00	hrs	\$ 68.50	\$ 137.00
Note: HWC and heatpump work captured in subtrade				
Subtotal				\$ 3,743.00

Kitchen/Dining				
Rimu T&G flooring- sand back 3 coats plourethane finish	8.60	m2	\$ 75.00	\$ 645.00
Floor- make opening in timber floor for access to subfloor	2.90	m2	\$ 68.00	\$ 197.20
Sub-floor framing- new timber framing and blocking, 19mm strandfloor sheet over	2.90	m2	\$ 145.00	\$ 420.50
Tiling - new tiles to floor (allow \$60/m2 tile supply) and new Thinline	2.00	m2	\$ 280.00	\$ 560.00
Trims - remove, dispose and replace 1/4 round cornice	13.80	m	\$ 29.00	\$ 400.20
Trims - remove, dispose and replace skirting	7.30	m	\$ 35.00	\$ 255.50
Trims - remove, dispose and replace architraves	20.00	m	\$ 35.00	\$ 700.00
Wall - Remove, dispose and replace 10mm std plasterboard lining and L4 stopping	27.00	m2	\$ 70.00	\$ 1890.00
Ceiling- rake out and tape any cracks, skim plaster	12.70	m2	\$ 50.00	\$ 635.00
Joinery- disconnect, remove, store and reinstate kitchen units and bench top	10.00	hrs	\$ 68.50	\$ 685.00
Tiling - new tiles to walls (allow \$60/m2 tile supply)	8.00	m2	\$ 190.00	\$ 1520.00
Wall - Prep and paint new wall lining	17.00	m2	\$ 25.00	\$ 425.00

Ceiling- prep and paint	12.70	m2	\$ 28.00	\$ 355.60
Trims -prep and paint architrave, scotia	41.10	m	\$ 15.00	\$ 616.50
Plumbing disconnect and reconnect captured in subtrade				
Subtotal				\$ 9,305.50

Bathroom				
Floor covering- Remove, dispose and replace vinyl including new Thinboard layer	2.30	m2	\$ 215.00	\$ 494.50
Floor- make opening in timber floor for access to subfloor	2.90	m2	\$ 68.00	\$ 197.20
Sub-floor framing- new timber framing and blocking, 19mm strandfloor sheet over	2.90	m2	\$ 145.00	\$ 420.50
Trims - remove, dispose and replace architraves	10.00	m	\$ 35.00	\$ 350.00
Trims - remove, dispose and replace skirting 60x12mm bullnose	6.50	m	\$ 27.00	\$ 175.50
Wall - Remove, dispose and replace 10mm Aqualine plasterboard lining and L4 stopping	20.50	m2	\$ 80.00	\$ 1640.00
Ceiling- rake out and tape any cracks, skim plaster	3.60	m2	\$ 50.00	\$ 180.00
Fixtures and fittings- remove, store and reinstate vanity, toilet and new bath/shower unit, toilet roll holder, towel rail in same positions ready for plumber	6.00	hrs	\$ 68.50	\$ 411.00
Bath/shower- supply and deliver Englefield Duo II screen, flat wall, for 1670 bath (or similar) Caroma shower set pressure shower slide, basic spec mixer and waste	1.00	Sum	\$ 3,100.00	\$ 3100.00
Wall - Prep and paint new exposed wall lining	13.90	m2	\$ 25.00	\$ 347.50
Ceiling- prep and paint	3.60	m2	\$ 28.00	\$ 100.80
Windows- Prep and paint timber window	1.40	m2	\$ 100.00	\$ 140.00
Trims -prep and paint architrave, skirting	16.50	m	\$ 15.00	\$ 247.50
Door- Light prep and paint timber door	1.00	No	\$ 250.00	\$ 250.00
Plumbing disconnect and reconnect captured in subtrade				
Subtotal				\$ 8,054.50

Laundry				
Floor - demolish and remove floor vinyl and substrate under exposing sub floor	3.20	m2	\$ 50.00	\$ 160.00
Sub-floor framing- new timber bearer, timber joists and/or blocking if required	1.00	m2	\$ 145.00	\$ 145.00
Floor - Thinline and new H3 20mm plywood flooring	3.20	m2	\$ 190.00	\$ 608.00
Vinyl- new floor vinyl	3.20	m2	\$ 115.00	\$ 368.00
Wall - fill and paint T&G	12.00	m2	\$ 35.00	\$ 420.00
Fixtures and fittings- remove, store and reinstate supertub in same position ready for plumber	2.00	hrs	\$ 68.50	\$ 137.00
Door- Light prep and paint timber door	1.00	No	\$ 250.00	\$ 250.00
Plumbing disconnect and reconnect captured in subtrade				
Subtotal				\$ 2,088.00

Conservatory/Back Porch				
Conservatory- disconnect aluminium conservatory sliding door and wall, store on site, reinstate after new slab	25.00	hrs	\$ 68.50	\$ 1,712.50
Prop conservatory roof	1.00	Sum	\$ 250.00	\$ 250.00
Tiles- Remove, dispose and replace tiles	6.70	m2	\$ 240.00	\$ 1,608.00
25MP 300mm thick reinforced concrete porch slab including starters drilled and epoxied into existing foundation wall and step down	6.70	m2	\$ 431.00	\$ 2,887.70
Ceiling/soffit- prep and paint T&G (2.9m2)	1.00	Sum	\$ 250.00	\$ 250.00
Windows- Prep and paint timber window	1.80	m2	\$ 100.00	\$ 180.00
Joinery- disconnect, remove, store and reinstate shelving units	4.00	hrs	\$ 68.50	\$ 274.00
Trims -prep and paint architrave	8.80	m	\$ 15.00	\$ 132.00
Subtotal				\$ 7,294.20

General Work, Sub Trades and Services				
Heating- remove and reinstate wall mounted heat pump	2.00	No	\$ 800.00	\$ 1,600.00
Plumbing- disconnect supply and wastes in bathrooms and kitchen, reconnect post repairs to same positions, fit new taps and mixers to bath/shower unit, reusue for WHB, reinstate existing toilet.	1.00	Sum	\$ 2,500.00	\$ 2,500.00
Electrical- disconnect for house levelling, drop and reinstate lighting, switches and outlets estimate 6 per room. Min 2 trips	1.00	Sum	\$ 1,800.00	\$ 1,800.00
Drainage- disconnect and reconnect for leveling	1.00	Sum	\$ 1200.00	\$ 1,200.00
Ease and adjust all doors and windows post levelling	7.00	hrs	\$ 68.50	\$ 479.50
Subtotal				\$ 7,579.50

External Works				
Remove and replace asphalt driveway-(half share)	30.00	m2	\$ 100.00	\$ 3,000.00

Cobblestones- uplift, clean off, 25mm mortar bed and relay cobbles	32.50	m2	\$ 210.00	\$ 6,825.00
Remove and replace plain concrete paths adjacent to underpinning on east elevation	5.00	m2	\$ 160.00	\$ 800.00
Fence- intertenancy timber fence approx 1.5m high, take down, store and reinstate- (half share)	1.50	hrs	\$ 138.00	\$ 207.00
Garden trellis fence- take down section adjacent house, store reinstate	1.00	hrs	\$ 138.00	\$ 138.00
Garden Shed- move and reinstate for path replacement	4.00	hrs	\$ 138.00	\$ 552.00
Subtotal				\$ 11,522.00

Construction Subtotal (excl P&G) (excl GST)				\$ 125,895.55
Preliminaries and General				\$ 13,219.03
Contractors Margin				\$ 13,911.46
Construction Subtotal (excl GST)				\$ 153,026.04

Total - (excl GST)				\$ 153,026.04
GST				\$ 22,953.91
Total Construction Estimate - incl GST				\$ 175,979.95

TAGS
1.No allowance for asbestos removal.
2.No allowance for electrical upgrades
3.No allowance for soft furnishings
4.No soft landscaping allowance
5.No work to garage