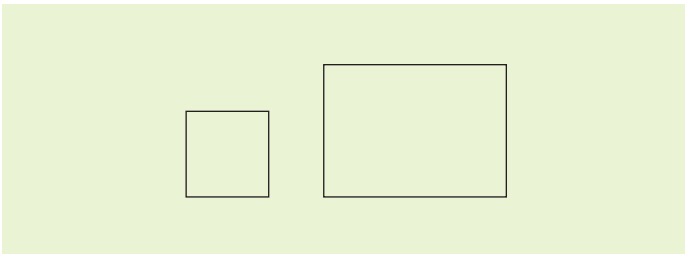




# Key Construction Cost Drivers

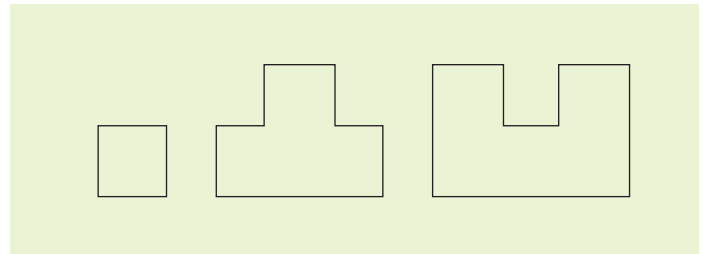
## Size

Whilst size is an obvious factor, what is often not understood is the relationship between size and fixed costs. For example, a 150sqm home and a 250sqm home will have the same costs for aspects such as design and build consent fees, fixed onsite costs, installation of utilities and drainage, a similar sized kitchen, appliances, and two bathrooms with the same plumbing requirements. What this means is that the sqm rate for a smaller home will always be higher than a larger home due to base costs remaining the same. It is not a direct calculation to deduct sqm's off a home as only a portion of the variable costs are impacted.



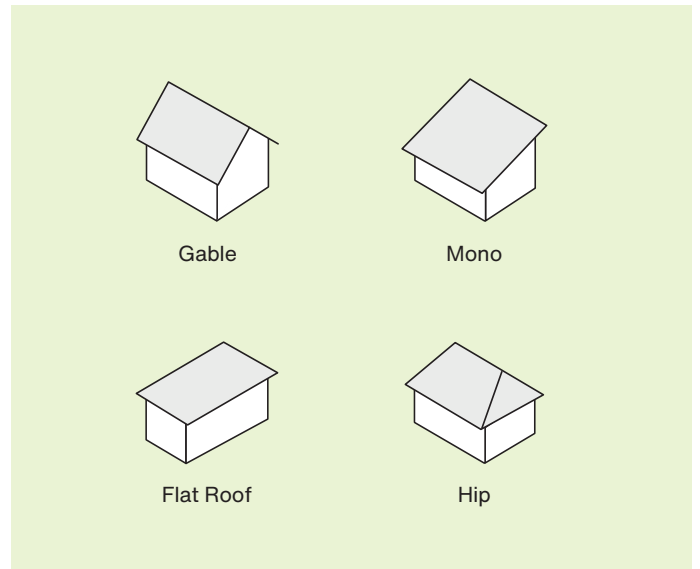
## Shape

The base shape of your home is a major factor in determining construction costs. A more complicated design will have more perimeter and results in additional expense across a number of areas such as extra cladding and joinery/windows, greater roof complexity, more time-consuming foundation and framing requirements to name a few. That's why the popular U and L shaped homes will always have a higher build cost than a more traditional shaped home.



## Roof Profile

A **25° hip** roof is usually the most economical roof profile as there is no additional cladding above the wall height and often less complexity in terms of valleys and ridges. Any roof pitch over 25° is required under the build code to have a great deal more scaffolding in place during the build and these costs quickly compound. A **gable** roof has cladding in the gable ends and also requires more scaffolding. The higher the roof pitch, the more roofing steel needed, and this can quickly drive costs up. **Monopitch** roofs will also have more cladding in the higher pitched end and may also have interconnected roofs that may require time consuming finishing. A **flat or parapet** roof is one of the most expensive options and require extensive waterproofing, customised flashings, internal gutters and special rainhead downpipes.



## Cladding

Generally, brick is the most economical cladding as its quick and simple to lay and needs no additional finishing work. Exceptions may be some of the larger heavier concrete or pure coloured white/black options as these tend to have a higher per sqm rate and may incur additional laying or matching mortar costs.

Lightweight claddings such as Linea board, timber and ACC panel/plaster are more labour intensive to install and have a higher raw material cost per sqm. Of these three, timber is usually the most expensive, followed by Linea board and then ACC panel/plaster.

The stone features like schist or other heavy neolith type claddings will tend to be more again.