



Combined Building Supplies Co-operative Analysis – 13 Halswell Junction Road, Christchurch

Red Quantity Surveying has been engaged to provide comparative costings for the above-mentioned new build plans. These costings are limited to the information available and are a direct comparison between CBS Co-op available rates and standard trade rates for the purposes of understanding the potential cost savings for CBS Co-op members.

The property that was analysed is described as a 191m² timber framed house consisting of 4 Bedrooms and 2 Bathrooms. The foundation type is an engineered raft slab. The house is clad in a combination of solid plaster and shiplap weatherboard and has an attached internal access garage. The roof framing is trussed and clad in 0.40 Corrugate long run roofing, incl. matching fascia/guttering and downpipes.

The CBS supplier pricing that has been included in this exercise include the following;

- Red Quantity Surveying
- Bunnings
- Boral USG
- Plumbing World
- Kitchen Things
- Hebel – Dulux AcraTex
- Fairview
- The Flooring Centre
- Aircon New Zealand

The items that have **not** been included in this exercise include the following;

- Painting and decorating internal and external
- Garage door
- Tiling and waterproofing
- Electrical including labour, first fix, second fix, fittings and fixtures excluding kitchen appliances supply only.

- Plumbing, including labour, first fix, second fix. All fittings have been included.
- Drainage supply and install
- Internal joinery supply and install
- Hire equipment including scaffolding and edge protection
- Driveways, paths and all other external works supply and install
- Professional fees, other than quantity surveyors
- Head, sill and jamb flashings supply and install
- Site works and excavation
- Reinforcing steel supply and install, excluding mesh
- Foundation raft pods
- Formwork
- Council fees and consents
- Design fees

For the purposes of comparison, a 10% margin and 15% GST is included in all values stated.

Labour allowances have been made as per standard labour constants on an itemized basis for all carpentry and concrete items priced. The labour rate included is \$55/hr.

Generally, the time frame allowance for the completion of the project is 24 weeks, and the Preliminary and General items allowed for include standard items as per ASNZSMM2018 (previously known as NZS4202). The cost saving available within this category include the QS fees for the ongoing financial management of the job.

The concrete section includes the rate of supply and placing for the foundation, but not the pump or delivery. The rates compared are between Placemakers standard trade, and Firth CBS co-op rates. Overall we see a cost saving to CBS members in this instance of 18.91%.

For the metal windows and doors, a quotation was received from Fairview, CBS Supplier. The comparative pricing was based on the same m2 overall of supply and the price was obtained from QV Costbuilder which is an online database of standard pricing broken down into regions. The cost savings using this information work out to be approx. 7%.

Carpentry items allowed for includes stick timber rather than pre-nail framing, however does include truss pricing but not as a comparison (the value for the truss pricing was the same in both exercises). All carpentry items required for the project are covered including associated labour, and the biggest cost saving noted was the Earthwool glass wall insulation. The cost savings across this trade, based on the above description are approx. 13.81%.

For the roof, a CBS supplier quote was received from Bunnings. For comparative purposes a rate was also obtained from QV Costbuilder based on the same m2. The rates for both include supply and install, snow straps, fixings etc. Overall the cost savings equate to approx. 27.5%.

Plumbing fittings comparative pricing came from a combination of standard trade prices from the CBS supplier Plumbing World, and Placemakers Build-It online tool trade pricing. The CBS quotation from Plumbing World supply offered a discount of 34.18%.

Kitchen fittings supply only comparative pricing came from Kitchen Things, Kitchen Things also provided detailed CBS rates for the same items quoted. The overall percentage difference is 39.45%.

Mechanical and ventilation includes the heat pump for the property and includes supply only, no installation. Comparative pricing for the same unit specifications was obtained from Placemakers Build-It online tool for trade, and the CBS supplier Aircon NZ provided the discounted supply. The percentage saving was 20.24%

The solid plaster trade was priced like for like by Hebel NZ with both CBS pricing and standard trade pricing. The overall saving was 3.44%.

Plasterboard linings comparative pricing came from Mitre10 trade high matrix items price list and was compared to the supply of the same product specifications from USG Boral. This includes fixing and stopping to linings. The overall difference was 4.83%.

Floor coverings only includes carpet, and the price includes for underlay and smooth edge and is a supply and install price. The Flooring Centre provided the CBS price, and the comparison was obtained from QV Costbuilder. The percentage difference was 7.8%.

Conclusion

Including 10% margin and 15% GST, the overall percentage cost saving in using the CBS supplier and sub-contractor pricing available based on the above-mentioned descriptions is 10.87%.

It should be noted that this exercise is not a complete price for the plans provided as only partial costings were available. Other significant cost savings may be made as other suppliers join the CBS Co-op in which case it would be recommended this exercise is revised.

The total dollar value for each exercise is the following;

Combined Building Supplies Co-operative	\$287,116 incl GST
Standard Trade Comparison	\$322,145 incl GST

Victoria Harrison



**Director/Quantity Surveyor
NatDipQS**

