UCOL Bu	dgeted & Actual Costs Whole of Project, YTD & B	Budget Remaining								11/09/2019	
			Pudante	ed Costs		Actual Costs		Pudget	Variance	Budget (1810) Budget Remaining	
Code	Breakdown of Costs	YTD Aug 19	Apr 13 - Aug 19	Apr 19 - Mar 21	Apr 13 - Mar 21	YTD Aug 19	Apr 13 - Aug 19	YTD Aug 19	Apr 13 - Aug 19	Sep 19 - Mar 21	
		A	В		E	c	D	A-C	B-D	E-D	
	Orginal Cost										
2150 2155	Land & Land Improvements (Original) Building Common House (Original)	-	770,970.00 159,030.00	-	770,970.00 159,030.00	-	770,970.00 159,030.00	0.00		0.0	
2155	Building Common House (Original)	-	930,000.00	-	930,000.00	-	930,000.00	0.00			
	Consents & title										
2160	Council Consents (Resource)		36,573.05	6,890.00	36,573.05	470.90	37,493.16	(470.90)		0.00	
2165 2170	Council Consent (building) Certificate of Title		38,500.00 4,437.00	38,500.00 88,500.00	38,500.00 88,500.00	- 8.68	39,317.83 11,097.83	0.00 8.68		77.402.1	
		-	79,510.05	133,890.00	163,573.05	462.22	87,908.82	(462.22)		77,402.17	
2212	<u>Design</u>		40.044.67		40.044.67		40.044.67	0.00	0.00	0.00	
2210 2212	Design - Architype - Concept Design Design - Architype - Cost Review		10,044.67 900.00		10,044.67 900.00	-	10,044.67 900.00	0.00		0.00	
2215	Design - Architype - Preliminary Design		11,650.00		11,650.00	-	11,650.00	0.00		0.00	
2217	Design - Architype - Developed Design		60,683.00		60,683.00	•	60,683.00	0.00		0.00	
2219 2220	Design - Architype - Design Review Design - Architype - Detailed Documentation		6,692.50 67,958.61	3,850.00	6,692.50 67,958.61	-	6,692.50 65,808.61	0.00		0.00 2,150.00	
2230	Design - Architype - Project Co-ordination & Manage	ment	4,485.00	3,030.00	4,485.00	-	4,485.00	0.00		0.00	
2225	Design - Architype - Site Observation	4,510.00	21,576.00	32,395.00	32,400.00	4,130.00	22,350.41	380.00		10,049.59	
2232	Design - Architype - Design Variations		10,000.00 4,915.00	10,000.00	10,000.00 4,915.00	-	6,435.00 4,915.00	0.00		3,565.00 0.00	
2260 2263	Design - Ehaus - Preliminary Costing Proposal Design - Ehaus - Passivhaus Modelling		1,520.00		1,520.00	-	1,520.00	0.00		0.00	
2265	Design - Ehaus - Developed Design		16,165.00		16,165.00	-	17,375.00	0.00	(1,210.00)	0.00	
2270	Design - Ehaus - Detailed Documentation		40,500.00	0.500.00	40,500.00	-	40,500.00	0.00		0.00	
2275	Design - Ehaus - Energy Modelling	4,510.00	8,500.00 265,589.78	8,500.00 54,745.00	8,500.00 276,413.78	4,130.00	8,500.00 261,859.19	0.00 380.00		0.00 15,764.59	
	Consultants	·				,					
2302	Consultant - Accounting, Finance & Tax Advice	3,750.00	28,573.00	38,199.00	45,823.00	5,484.00	28,971.00	(1,734.00)		16,852.00	
2304 2305	Consultant - Archaeologist Consultant - Civil Engineer & Services		5,000.00 29,230.84	3,680.00 10,001.00	5,000.00 29,230.84	-	2,020.00 25,495.84	0.00		2,980.00 3,735.00	
2310	Consultant - Engineer Site Design		18,806.25	10,001.00	18,806.25	6,325.00	31,260.25	(6,325.00)		0.00	
2312	Consultant - Electric Site Design		21,000.00	3,900.00	21,000.00		17,700.00	0.00	3,300.00	3,300.00	
2315	Consultant - Fire Engineer iConsulting		8,545.00	2,400.00	8,545.00		12,195.00	(6,201.05)		0.00	
2320 2325	Consultant - Geotech Engineer Surveyor Consultant - Heritage		3,790.65 2,665.00	1,000.00 1,000.00	3,790.65 2,665.00	6,201.05	21,623.20 1,665.00	0.00		1,000.00	
2327	Consultant - Legal (Financing & S&P)		82,973.16	110,000.00	125,931.16	2,635.00	65,556.03	(2,635.00)		60,375.13	
2328	Consultant - Legal Kiwibank		25,000.52	25,000.00	25,000.52	-	29,629.36	0.00		0.00	
2330 2335	Consultant - Lifemark Consultant - Peer Review		1,100.00 5,200.00		1,100.00 5,200.00	-	1,100.00 5,200.00	0.00		0.00	
2350	Consultant - Project Management	12,500.00	38,200.00	57,950.00	68,200.00	13,095.00	28,914.00	(595.00)		39,286.00	
2355	Consultant - Project Management UCOL		18,537.50	5,589.00	18,537.50	,	20,575.00	0.00		0.00	
2371 2372	Consultant - Project Hot Water Consultant - Quantity Surveyor	7,580.00	1,800.00 30,274.85	1,800.00 36,000.00	1,800.00 48,466.85	15,587.50	39,401.85	(8,007.50)		1,800.00 9,065.00	
2375	Consultant - Structural Engineer	7,500.00	42,994.00	5,677.00	42,994.00	-	56,407.00	0.00		0.00	
2377	Consultant - Surveyor		1,800.00		1,800.00		2,730.00	0.00	(930.00)	0.00	
2380	Consultant - Valuer	23,830.00	32,546.24 398,037.01	20,000.00 322,196.00	32,546.24 506,437.01	49,327.55	24,025.31 414,468.84	0.00 (25,497.55)		8,520.93 146,914.06	
	Build	23,830.00	398,037.01	322,130.00	300,437.01	43,327.33	414,408.84	(23,437.33)	7,396.17	140,514.00	
2550	S&W Build New Units (excl. Windows)	1,619,544.00	2,624,780.00	5,584,634.00	5,584,637.00	853,028.53	1,347,953.53	766,515.47		4,236,683.47	
2552	S&W Build New Units - Windows S&W Build Common House	285,867.00	434,775.00 463,298.00	434,775.00 985,746.00	434,775.00 985,743.00	224,528.45	434,775.00 665,775.45	0.00 61,338.55		0.00 319,967.55	
2554 2556	S&W Site Development	279,121.00	452,372.00	962,490.00	962,491.00	125,418.00	281,618.00	153,703.00		680,873.00	
2557	S&W Variations		-			140,153.35	303,150.24	(140,153.35)	(303,150.24)	0.00	
2558	Contingency - S&W Construction Contract	145,000.00	235,000.00	500,000.00	500,000.00	-	-	145,000.00		500,000.00	
2565 2572	Storage Landscaping	2,700.00	4,100.00 45,200.00	10,000.00 45,200.00	10,000.00 45,200.00	-	-	2,700.00		10,000.00 45,200.00	
2573	Build - Heritage Fence		15,000.00	25,000.00	25,000.00	,	792.00	0.00		24,208.00	
2574	Build - Insurance	20 500 00	42,417.00	56,000.00 30,000.00	56,000.00	- 11 052 07	42,417.03	0.00		13,582.97 18,047.93	
2576 2577	Build - DELTA Provisional Build - Chorus Provisional	20,500.00	41,000.00	20,000.00	30,000.00 20,000.00	11,952.07 13,700.00	11,952.07 13,700.00	8,547.93 (13,700.00)		18,047.93 6,300.00	
		2,352,732.00	4,357,942.00	8,653,845.00	8,653,846.00	1,368,780.40	3,102,133.32	983,951.60		5,854,862.92	
2.0-	Other Park Fore on Construction Finance		440.000.00	440.000.00	140,000,00		443.250.05		12.050.05	-	
2122 2123	Bank Fees on Construction Finance Bank Fees on GST facility		110,000.00	110,000.00	110,000.00	510.00	113,250.00 510.00	(510.00)		0.00	
2124	Kiwbank Travel Costs	3,000.00	6,000.00	15,000.00	15,000.00		-	3,000.00			
2126	Interest on Construction Finance	10,098.00	10,096.79	343,145.00	343,143.79	2,750.87	2,750.87	7,347.13	17,443.92	340,392.92	
2130 2132	Interest on Loans Unit Purchasers Interest on Ioans Friends of Project		33,648.87 42,179.12	15,742.00 15,174.00	43,098.87 51,224.12	1,024.36	34,678.58 43,282.03	(1,024.36)		8,420.29 7,942.09	
2140	Contingency - Other	42,066.00	169,997.38	332,267.00	332,266.38		-5,202.03	42,066.00			
		55,164.00	371,922.16	831,328.00	894,733.16	4,285.23	194,471.48	50,878.77	232,614.68	704,021.68	
	Total as per Budget	2,436,236.00	6,403,001.00	9,996,004.00	11,425,003.00	1,426,985.40	4,990,841.65	1,009,250.60	3,848,395.35	6,798,965.42	
	Reconciliation										
	Budget Remaining						<u> </u>			6,798,965.42	
	Plus Actual Costs to Date		· · · · · · · · · · · · · · · · · · ·					· · · · · · · · · · · · · · · · · · ·		4,990,841.65	
	Less Budget Overruns Total Cost of Project									- 364,804.07 11,425,003.00	
	Total Cost of Froject									0.009	
	Total to come out of contingency										
	Contingency - Other Contingency - S&W Build									61,653.83 303,150.24	
	Containgency - SQVV Dullu									364,804.07	
										43.839	
	Budget overruns - resulting from variance in timing										
							1		ĺ		

Summary:	Other	S&W Build
Confirmed Budget Overruns / Variations	61,653.83	303,150.24
Estimated Budget Overruns to come	50,912.83	39,844.80
	112,566.66	342,995.04
Contingency Amount	332,266.38	500,000.00
Remaining	219,699.72	157,004.96
-	66.12%	31.40%
Contingency used as a % of total budget	18.56%	60.63%
Contingecy budgeted as a % of total budget	18.52%	4.00%

Contingency - Other

Confirmed Budget Overruns to Date	Code	Actual Total	Actual Split	Reason for over-run
Council Consent (building)	2165	817.83	817.83	Estimate inaccurate
Council Consent (resource)	2160	920.11	920.11	Foundation remedial works - Extra consent for site excavation
Design - Ehaus - Developed Design	2265	1,210.00	1,210.00	Ballustrade design & detailing & building consent documentation
Consultant - Engineer Site Design	2310	12,454.00	4,805.00	Retaining wall redesign
			7,649.00	Foundation remedial works - review changes to foundation design
Consultant - Fire Engineer iConsulting	2315	3,650.00	3,650.00	Updates to earlier report
Consultant - Geotech Engineer Surveyor	2320	17,832.55	- 430.00	Savings earlier budget
	2320		18,262.55	Foundation remedial works - Geotechnical costs due to ground conditions
Consultant - Legal Kiwibank	2328	4,628.84	4,628.84	Additional legal costs over estimated given by Stephen Edge (Kiwibank)
Consultant - Project Management UCOL	2355	2,037.50	2,037.50	Agreed by Group.
Consultant - Quantity Surveyor	2372			
Consultant - Structural Engineer	2375	13,413.00	2,012.00	Further engineering services
	2375		11,401.00	Foundation remedial works - additional design & calculations
Consultant - Surveyor	2377	930.00	930.00	Cadastral Survey - Drafting of legal survey and title plans, commence quality
				assurance review.
Bank Fees on Construction Finance	2122	3,250.00	3,250.00	Estimate inaccurate
Bank Fee on GST facility	2123	510.00	510.00	Actual \$255 per month. Only known after budget set.
		61,653.83	61,653.83	<u>-</u>

Estimated Budget Overruns (Variations) to come	Code	Estimated Total	Estimated Split	Reason for estimated over-run
Council Consents - Resource	2160	4,347.83	1,347.83	Foundation Remedial Works - Actual (Feb 19) - Deposit on LUC
	2160		3,000.00	Foundation Remedial Works: Estimated additional costs - LUC
Certificate of Title	2170			Flagged as risk area - Budget \$88,500, but already spent \$11,098
Design - Architype - Site Observation	2225	-		Flagged as risk area
Consultant - Acoustic Engineer	2303	2,000.00	2,000.00	Residential intertenancy floor acoustic advice
Consultant - Health & Safety Auditor	2322	9,000.00	9,000.00	Recommended by Stefan Box & approved by Group. 18 mths \$500 pm
Consultant - Legal Kiwibank	2328	-		Flagged as risk area - Kiwibank have said further costs unlikely
Consutlant - Legal (S&P & Financing)	2327			Flagged as risk are - Group looking to change lawyer
Consultant - Quantity Surveyor	2372	8,335.00	8,335.00	QS have advised cost 1/9/19 to end are \$17400. Budget remaining only \$9065.
				Overrun due to extra worked asked for by UCOL & required by bank.
Build - DELTA Provisional	2576	2,740.00	9,040.00	As per Aurora quote for network extension. Budget \$30k, quote \$39k
Build - Chorus Provisional	2577		- 6,300.00	Savings ?? budget of \$20000 Actual \$13.7k
Interest on Construction Finance	2126	20,000.00	20,000.00	Extra cost between budget set at 31/7 & forecast update 31/10 due to higher
				borrowings earlier. Timing. Note: Asssumes contingency is spent.
Interest on Construction Finance	2126			Flagged as onging risk area. Interest very sensitive to timing of expenditure.
Bank Fee on GST facility	2123	4,490.00	4,490.00	Based on \$250 per month. Only known after budget set. Less actual to date.
				_
		50,912.83	50,912.83	

Contingency - S&W Build Contract

Confirmed Budget Overruns (Variations) to Date	Code	Actual Total	Actual Split	Reason for over-run	Variation	VPR
WIP - S&W Variations	2557	303,150.24	2,076.00	Foundation Remedial Works - Appointment of set out surveyor	No. 1	VPR01
			3,174.98	Removal of existing foundations as per structural engineer's report	No.4	VPR02
			2,389.23	Foundation remedial works - Auger hire for Geotechnical engineer	No.5	VPR03
				investigations		
				Common House roof framing amendments	No. 9	VPR04
			234,194.02	Foundation Remedial Works - Soil	No. 11	VPR06
			48,131.00	Common House - replacement roof	No. 14	VPR09
			1,145.00	Common House - Additional area of timber floor	No. 14	VPR10
			1,238.00	Common House - M1 Foundation Detail	No. 17	VPR12
			215.00	Common House - Lowering of window sills to M3	No. 17	VPR13
			756.33	Common House - lift lintels of windows	No. 24	VPR16
		303,150.24	303,150.24	_		
Estimated Budget Overruns (Variations) to come	Code	Estimated Total	Estimated Split	Reason for estimated over-run	Variation	VPR
Build - New Units		14,229.95	- 16,174.00	Cladding change from larch to fibre cement	No. 28	VPR17
			5,536.88	Chorus Fibre Install	No. 28	VPR18
			10,000.00	Tent Hire - TBC		
			14,867.07	Fire Alarm Alterations - TBC		
Build - New Units Wndows		-	-	Price fluctuation on window costs - now confirmed as \$nil		
Build - Site Development		31,334.66	-	Foundation remedial works - Originally estimated at \$250k but all costs now	No. 11	VPR06
				confirmed. No more estimated overrun to come.		
			800.00	Survey of drainage easement	No. 29	VPR19
		30,534.66	Trenching to fibre and electrical - TBC			
Build - S&W Common House		8,510.14	3,500.00	Common House - cladding to guest rooms	No. 13	VPR07
			- 10,000.00	Common House - change of roof cladding	No. 13	VPR08
			2,500.00	Common House - gable cladding	No. 15	VPR11
			2,136.00	Common House - floor levelling	No. 09	VPR05
			3,269.67	Common House - Heatpump HWC to Common House	No. 21	VPR14
			3,774.87	Common House - Pluming fittings to common house	No. 22	VPR15
			3,329.60	Common House - Wood burner	No. 30	VPR20
		39,844.80	39,844.80	-		

281,239.74 Foundation Remedial Works