March Property P	UCOL Bu	dgeted & Actual Costs Whole of Project, YTD & B	udget Remaining	I						13/11/2019 Budget (1810)
Digital Conf. Part				Budgeted Costs		Actua	Il Costs	Budget	Variance	Budget Remaining
Design Continue (Portinue)	Code	Breakdown of Costs	YTD Oct 19	Apr 13 - Oct 19	Apr 13 - Mar 21	YTD Oct 19	Apr 13 - Oct 19	YTD Oct 19	Apr 13 - Oct 19	Nov 19 - Mar 21
120			Α	В	E	С	D	A-C	B-D	E-D
1935 1935	2150			770.970.00	770.970.00		770.970.00	0.00	0.00	0.00
Concess Auto:		. , ,	-	159,030.00	159,030.00	-	159,030.00	0.00	0.00	0.00
Machine Mach		Company 9 Airl	-	930,000.00	930,000.00	-	930,000.00	0.00	0.00	0.00
2007 Control Content Dioderig 3,500.000 3,500.000 3,500.000 1,000.	2160		-	36,573.05	36,573.05	470.90	37,493.16	(470.90)	(920.11)	0.00
Design	2165	Council Consent (building)				-				0.00
Design Architiges Cancept Scient 100A44,	2170	Certificate of Title							, , ,	72,472.59 72,472.59
1212 Design - Architeger - Confederal 1,000.000 1,000.000 1,000.000 0,000		Design		79,510.05	103,373.03	3,331.80	92,838.40	(3,331.80)	(13,328.33)	72,472.33
2315 Design Anthropies Predictionary Design . 1,600.00										
2323 Desgr. Archinger-Desgriberon 6,685.00 6,695.00 6,695.00 0.00										
2220 Design - Architype - Design for control & Author Control Contro			-	60,683.00				0.00	0.00	0.00
1.57.00 1.57						-				
2732 Design - Archiptope - Steep Variation						1.855.00				2,150.00 0.00
2520 Degrip - Chanter - Proceimants your foregoand -		Design - Architype - Site Observation	6,314.00	23,380.00	32,400.00		25,270.41	(736.00)	4,423.59	7,129.59
1,500.00 1,500.00										
1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,										
1.0 1.0	2265	Design - Ehaus - Developed Design		16,165.00	16,165.00		17,375.00	0.00	(1,210.00)	0.00
Consultant		3								
Consultant - Accounting Finance & Tax Advice 7,000.00 31,823.00 45,823.00 5,700.00 30,070.00 280.00 8,616.00 15,61 200.00 15,000	22/5	Design - Elidus - Elielgy Ivioueiling								
2000 2,980.00 2,						·				
2330 Consultant - Free Fine Delign - 18,806.25 18,806.25 18,906.25						6,720.00				
21312 Consultant - Electric Stee Design - 21,000.00 21,000.00 3,						2,025.00				
2315 Consultant - Fire Engineer (Consulting - 8,345.00 8,345.00 12,195.00 0.00 18,858.00 18,000 12,0				-,						0.00
2320 Consultant - Geotech Engineer Surveyor - 3,79.65 3,79.65 6,903.55 22,335.70 (6,903.55) 18,335.09		ū								3,300.00
1927 Consultant - Legal Fernancing & S&P) . 82.973.16 22.593.16 2.635.00 6.555.603 (2.635.00) (17.417.13 60.37 22.500.00 					-,					0.00
2328 Consultant Legral Kuwhank - 25,000.52 25,000.52 - 29,623.6 0.00 (4,628.88)						- 2.635.00				
2330 Consultant - Ufernark						2,635.00				60,375.13 0.00
2350 Consultant - Project Management UCL 1,500.00 43,200.00 68,300.00 13,333.00 34,152.00 0833.00 26,548.00 34,000.00 1,203.759 1,000.00 1,0		Consultant - Lifemark	-	1,100.00	1,100.00	-	1,100.00	0.00	0.00	0.00
2355 Consultant - Project Management UCOL 1,8537.50 1,8537.50 - 20,575.00 0.00 (2,837.50) 1,762.00 1,800.00 1,80			17 500 00			- 10 222 00	,			
2372 Consultant - Project Hot Water 1,800.00 1,							,			0.00
2375 Consultant - Structural Engineer - 42,994 00 42,994 00 3,238,00 5,655,00 3,238,00 0.	2371	Consultant - Project Hot Water	-	1,800.00	1,800.00	-	-		1,800.00	
1800.00 1.800.00 1.800.00 1.800.00 1.800.00 1.800.00 1.800.00 1.800.00 1.800.00 1.800.00 1.800.00 1.82.093 1.85.293			10,612.00							
Consultant - Valuer			-							0.00
Build		Consultant - Valuer	-							8,520.93
SSW Build New Units (sect. Windows)		Ruild	35,112.00	409,319.01	506,437.01	64,522.05	429,663.34	(29,410.05)	14,767.67	135,660.06
S&W Build Common House	2550		2,345,547.00	3,350,783.00	5,584,637.00	1,515,975.50	2,010,900.50	829,571.50	3,685,429.50	3,573,736.50
2556 \$8W Sire Development										
2558 Saw Variations										
Storage			-	-	302,132.00					0.00
2573 Landscaping							-			
1573 Build - Heritage Fence - 15,000.00 25,000.00 - 792.00 0.00 14,208.00 24,20			4,000.00			-	-			
1875 Build - DELTA Provisional 29,500.00 50,000.00 30,000.00 11,952.07 11,952.07 17,547.93 67,547.93 18,04				15,000.00	25,000.00	-		0.00	14,208.00	24,208.00
Suild - Chorus Provisional						11 052 07				13,582.97 18,047.93
3,420,888.00 5,426,098.00 8,653,846.00 2,117,293.66 3,850,646.58 1,303,594.34 4,996,339.42 5,106,74			- 29,500.00	50,000.00						18,047.93 6,300.00
Bank Fees on Construction Finance			3,420,888.00	5,426,098.00						
Bank Fees on GST facility	2122			110 000 00	110 000 00		113 250 00	0.00	(3.250.00)	0.00
2124 Kiwbank Travel Costs 6,000.00 9,000.00 15,000.00 - - 6,000.00 15,00				-	110,000.00	1,020.00				
2130 Interest on Loans Unit Purchasers -	2124	Kiwbank Travel Costs				-	-	6,000.00	15,000.00	15,000.00
2132 Interest on loans Friends of Project						12,960.72				
2140 Contingency - Other 72,240.00 200,171.38 332,266.38 72,240.00 272,411.38 332,266.38 72,240.00 272,411.38 332,266.38 107,847.00 424,605.16 894,733.16 15,005.08 205,191.33 92,841.92 327,260.83 693,811 Total as per Budget 3,570,161.00 7,536,926.00 11,425,003.00 2,211,117.59 5,774,973.84 1,359,043.41 5,332,113.16 6,021,537 Reconciliation 8udget Remaining 9				42,179.12	51,224.12	1,024.36			(1,102.91)	7,942.09
Total as per Budget 3,570,161.00 7,536,926.00 11,425,003.00 2,211,117.59 5,774,973.84 1,359,043.41 5,332,113.16 6,021,537 Reconciliation Budget Remaining Plus Actual Costs to Date Less Budget Overruns Total Cost of Project Total Cost of Project Contingency - Other Contingency - Other Contingency - S&W Build Total Cost of Project Total Cost of Project Total Cost of Cost of Contingency Total Cost of Cost	2140	Contingency - Other					-			
Reconciliation		Total as nor Budget				·				693,811.83
Budget Remaining 6,021,537 Plus Actual Costs to Date 5,774,973 Less Budget Overruns -371,500 Total Cost of Project 11,425,003 Contingency - Other 67,955 Contingency - S&W Build 303,545 Total Cost of Project -371,500 Less Budget Overruns		rotar as per buuget	3,370,101.00	7,330,920.00	11,723,003.00	2,211,117.59	3,774,373.84	1,333,043.41	3,332,113.16	0,021,537./3
Plus Actual Costs to Date 5,774,973										
Less Budget Overruns										6,021,537.73 5,774,973.84
Contingency - Other Contingency Contingency - S&W Build G7,955 G7		Less Budget Overruns								- 371,508.57
Total to come out of contingency		Total Cost of Project								11,425,003.00
Contingency - Other 67,955 Contingency - S&W Build 303,548 S&W Build 371,508 44. 44.		Total to come out of contingency								0.00%
371,508 371,508 44.		Contingency - Other								67,959.33
44.		Contingency - S&W Build								303,549.24
										3/1,508.5/ 44.64%
		Budget overruns - resulting from variance in timing								170

UCOL Actual & Estimated Budget Overruns 8	& Use	of Contenge	ncy - as at:	31/10/2019	
Summary:	Other	S&W Build		Total	
Confirmed Budget Overruns / Variations		67,959.33	303,549.24		371,508.57
Estimated Budget Overruns to come		50,837.83	57,774.75		108,612.58
		118,797.16	361,323.99	•	480,121.15
Contingency Amount		332,266.38	500,000.00		832,266.38
Remaining		213,469.22	138,676.01		352,145.23
		64.25%	27.74%		42.31%
Contingency used as a % of total budget		20.45%	60.71%		44.64%
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 - Architype - Project Co-ordination & Managem 2230		1,855.00	1,855.00	Some uncertainty as to eventual overrun - this has been booked for now	
Design - Ehaus - Developed Design 2265		1,210.00	1,210.00	Ballustrade design & detailing & building consent documentation	
Consultant Engineer Site Design	2210	12 454 00	4 905 00	Potaining wall radocign	

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 - Architype - Project Co-ordination & Managem	2230	1,855.00	1,855.00	Some uncertainty as to eventual overrun - this has been booked for now
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	18,535.05	- 430.00	Savings earlier budget
	2320		18,965.05	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	16,651.00	2,012.00	Further engineering services
	2375		11,401.00	Foundation remedial works - additional design & calculations
	2375		3,238.00	Construction monitoring - site visits, review joist design, updates for staircase
				underslab detailing
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	1,020.00	1,020.00	Actual \$255 per month. Only known after budget set.
		67,959.33	67,959.33	<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
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
Consultant - Quantity Surveyor	2372	8,770.00	8,770.00	QS have quoted \$1160 per mth. Budget remaining = \$6310 or 5 mths, but
				actually 13mths left. Potential overrun of \$8770. QS have been asked to
				explain recent additional charges to UCOL which have contributed.
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. Alex to update here
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	3,980.00	3,980.00	Based on \$250 per month. Only known after budget set. Less actual to date.
				_
		50 837 83	50.837.83	

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	303,549.24	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
				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
				Site Development - Easement Survey	No.29	VPR19
		303,549.24	303,549.24	_		
Estimated Budget Overruns (Variations) to come	Code	Estimated Total	Estimated Split	Reason for estimated over-run	Variation	VPR
Build - New Units		14,229.95		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		31,534.66	-	Foundation remedial works - Originally estimated at \$250k but all costs now	No. 11	VPR06
				confirmed. No more estimated overrun to come.		
			30,534.66	Trenching to fibre and electrical - TBC		
			1,000.00	Additional fill to retention tank base		
Build - S&W Common House		12,010.14	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 - Plumbing fittings to common house	No. 22	VPR15
			3,329.60	Common House - Wood burner	No. 30	VPR20
			3,500.00	Common House - M3 Sliding Door		VPR21
		57.774.75	57.774.75	-		

281,942.24 Foundation Remedial Works