									Budget (1810)
			<b>Budgeted Costs</b>		Actua	l Costs	Budget '	Variance	Budget Remaining
Code	Breakdown of Costs	YTD Nov 20	Apr 13 - Nov 20	Apr 13 - Mar 21	YTD Nov 20	Apr 13 - Nov 20	YTD Nov 20	Apr 13 - Nov 20	Dec 20 - Mar 21
		A	В	E	С	D	A-C	B-D	E-D
0450	Orginal Cost		770 070 00	770 070 00		770 070 00	0.00	0.00	0.0
2150 2155	Land & Land Improvements (Original)  Building Common House (Original)	-	770,970.00 159,030.00	770,970.00 159,030.00	<u> </u>	770,970.00 159,030.00	0.00	0.00	
2155	Building Common House (Original)	-	930,000.00	930,000.00	-	930,000.00	0.00		0.0
	Consents & title		330,000.00	330,000.00		330,000.00	0.00	0.00	0.0
2160	Council Consents (Resource)	-	36,573.05	36,573.05	0.00	37,493.16	(0.00)	(920.11)	0.0
2165	Council Consent (building)	-	38,500.00	38,500.00	482.61	40,472.47	(482.61)	(1,972.47)	0.0
2170	Certificate of Title	84,063.00	88,500.00	88,500.00	33,507.81	49,635.22	50,555.19	38,864.78	38,864.7
	Davis	84,063.00	163,573.05	163,573.05	33,990.42	127,600.85	50,072.58	35,972.20	38,864.78
2210	Design Design - Architype - Concept Design	_	10.044.67	10,044.67		10,044.67	0.00	0.00	0.0
2210	Design - Architype - Concept Design  Design - Architype - Cost Review		900.00	900.00		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	0.0
2219	Design - Architype - Design Review	-	6,692.50	6,692.50	-	6,692.50	0.00		
2220	Design - Architype - Detailed Documentation	-	67,958.61	67,958.61	-	65,808.61	0.00		2,150.0
2230	Design - Architype - Project Co-ordination & Manage	-	4,485.00	4,485.00	16,625.00	33,640.00	(16,625.00)	(29,155.00)	
2225 2232	Design - Architype - Site Observation Design - Architype - Design Variations	4,510.00	32,400.00 10,000.00	32,400.00 10,000.00	-	25,270.41	4,510.00 0.00	7,129.59 3,565.00	7,129.5 3,565.0
2260	Design - Architype - Design Variations  Design - Ehaus - Preliminary Costing Proposal		4,915.00	4,915.00	-	6,435.00 4,915.00	0.00		0.0
2263	Design - Ehaus - Passivhaus Modelling	-	1,520.00	1,520.00	-	1,520.00	0.00	0.00	0.0
2265	Design - Ehaus - Developed Design	-	16,165.00	16,165.00	-	17,375.00	0.00	(1,210.00)	0.0
2270	Design - Ehaus - Detailed Documentation	-	40,500.00	40,500.00	-	40,500.00	0.00	0.00	
2275	Design - Ehaus - Energy Modelling	-	8,500.00	8,500.00	-	8,500.00	0.00	0.00	0.0
		4,510.00	276,413.78	276,413.78	16,625.00	293,934.19	(12,115.00)	(17,520.41)	12,844.5
00	Consultants Consultants		*****	4= 06					
2302	Consultant - Accounting, Finance & Tax Advice	8,500.00	45,823.00	45,823.00	3,000.00	37,503.00	5,500.00	8,320.00	
2304 2305	Consultant - Archaeologist Consultant - Civil Engineer & Services	-	5,000.00 29,230.84	5,000.00 29,230.84	-	2,020.00 29,158.34	0.00	2,980.00 72.50	
2310	Consultant - Engineer Site Design		18,806.25	18,806.25		31,268.75	0.00	(12,462.50)	0.0
2312	Consultant - Electric Site Design	-	21,000.00	21,000.00	-	17,700.00	0.00	3,300.00	
2315	Consultant - Fire Engineer iConsulting	-	8,545.00	8,545.00	-	12,195.00	0.00	(3,650.00)	0.0
2320	Consultant - Geotech Engineer Surveyor	-	3,790.65	3,790.65	-	22,325.70	0.00	(18,535.05)	0.0
2325	Consultant - Heritage	-	2,665.00	2,665.00	-	1,665.00	0.00	1,000.00	1,000.0
2327	Consultant - Legal (Financing & S&P)	42,958.00	125,931.16	125,931.16	4,407.00	69,963.03	38,551.00	55,968.13	
2328	Consultant - Legal Kiwibank	-	25,000.52	25,000.52	-	29,629.36	0.00	(4,628.84)	0.0
2330	Consultant - Lifemark	-	1,100.00	1,100.00	-	1,100.00	0.00		
2335 2350	Consultant - Peer Review Consultant - Project Management	12,500.00	5,200.00 68,200.00	5,200.00 68,200.00	11,785.50	5,200.00 59,032.50	0.00 714.50	0.00 9,167.50	
2355	Consultant - Project Management UCOL	12,500.00	18,537.50	18,537.50	11,785.50	20,575.00	0.00	(2,037.50)	9,167.5
2371	Consultant - Project Hot Water		1,800.00	1,800.00		20,373.00	0.00	1,800.00	
2372	Consultant - Quantity Surveyor	7,580.00	48,466.85	48,466.85	8,507.51	56,464.36	(927.51)	(7,997.51)	0.0
2375	Consultant - Structural Engineer	-	42,994.00	42,994.00	3,123.00	64,875.50	(3,123.00)	(21,881.50)	0.0
2377	Consultant - Surveyor	-	1,800.00	1,800.00	-	2,730.00	0.00		0.0
2380	Consultant - Valuer	-	32,546.24	32,546.24	869.56	24,894.87	(869.56)	7,651.37	7,651.3
		71,538.00	506,437.01	506,437.01	31,692.57	488,300.41	39,845.43	18,136.60	90,259.5
2550	S&W Build New Units (excl. Windows)	FF0 4C3 00	E E04 C27 00	F F94 C27 00	1 (40 202 22	5,192,337.51	(1,090,930.33)	392,299,49	392,299.4
2552	S&W Build New Units (excl. Windows)	558,463.00	5,584,637.00 434,775.00	5,584,637.00 434,775.00	1,649,393.33	434,775.00	0.00	,	,
2554	S&W Build Common House	98,575.00	985,743.00	985,743.00	174,108.07	861.477.81	(75,533.07)	124,265.19	124,265.1
2556	S&W Site Development	96,249.00	962,491.00	962,491.00	273,676.40	739,704.40	(177,427.40)		
2557	S&W Variations	-	-	,	122,454.84	469,305.68	(122,454.84)	(469,305.68)	0.0
2558	Contingency - S&W Construction Contract	50,000.00	500,000.00	500,000.00	-	-	50,000.00	500,000.00	500,000.0
2565	Storage	1,700.00	10,000.00	10,000.00	5,145.00	5,145.00	(3,445.00)	4,855.00	4,855.0
2572	Landscaping	-	45,200.00	45,200.00	-	-	0.00		45,200.0
	Build - Heritage Fence	-	25,000.00	25,000.00	11,984.30	12,776.30	(11,984.30)		
	Build - Insurance Build - UCOL Variations	-	56,000.00	56,000.00	25,644.80 1,860.58	68,061.83 1,860.58	(25,644.80)		0.0
	Build - OCOL variations  Build - DELTA Provisional	-	50,000.00	30,000.00	1,000.38	39,840.24	0.00	(1,860.58) 10,159.76	
	Build - Chorus Provisional	-	-	20,000.00		13,700.00	0.00		0.0
		804,987.00	8,653,846.00	8,653,846.00	2,264,267.32	7,838,984.35	(1,457,419.74)		
	<u>Other</u>							,	
	Bank Fees on Construction Finance	-	110,000.00	110,000.00		113,250.00	0.00		0.0
2123	Bank Fees on GST facility		-		2,040.00	4,335.00	(2,040.00)		
2124	Kiwbank Travel Costs	6,000.00	15,000.00	15,000.00	- 0F 530 F3	100 705 47	6,000.00		
2126	Interest on Construction Finance Interest on Loans Unit Purchasers	210,589.00 3,150.00	343,143.79 43,098.87	343,143.79 43,098.87	95,620.50	160,705.47 42,726.80	114,968.50 3,150.00		
2130 2132	Interest on Loans Unit Purchasers  Interest on loans Friends of Project	3,150.00	43,098.87 51,224.12	43,098.87 51,224.12	0.00	43,282.03	3,150.00		
2140	Contingency - Other	97,006.00	332,266.38	332,266.38	-	-3,202.03	97,006.00		
	estational and	319,760.00	894,733.16	894,733.16	97,660.50	364,299.30	222,099.50	530,433.86	538,018.86
	Total as per Budget	1,284,858.00	11,425,003.00	11,425,003.00	2,444,235.81	10,043,119.10	- 1,157,517.23	1,381,883.90	1,981,617.71
	Reconciliation								1 004 64===
	Budget Remaining Plus Actual Costs to Date								1,981,617.71 10,043,119.10
	Less Budget Overruns								- 599,733.81
	Total Cost of Project								11,425,003.00
	soot or reject								0.00
	Total to come out of contingency					+			2.00
	Contingency - Other								130,428.13
	Contingency - S&W Build								469,305.68
									599,733.81
			1					1	72.069
	Budget overruns - resulting from variance in timing			-		<b>-</b>			

UCOL Actual & Estimated Budget Overruns &	Use of Co	ontengency -	- as at:	31/10/2020		18/11/202
Summary:		Other	S&W Build		Total	
Confirmed Budget Overruns / Variations		130,428.13	469,305.68		599,733.81	
Estimated Budget Overruns to come		47,555.00	108,292.78		155,847.78	
Estimated Budget Overruns to come		177,983.13			755,581.59	
		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Contingency Amount		332,266.38	500,000.00		832,266.38	
Remaining		154,283.25	- 77,598.46		76,684.79	
		46.43%	-15.52%		9.21%	
Contingency used as a % of total budget		39.25%	93.86%		72.06%	
Contingericy used as a % of total budget  Contingery budgeted as a % of total budget		18.52%			72.00%	1
Contingecy budgeted as a % of total budget		18.52%	4.00%			
Contingency - Other						
Confirmed Budget Overruns to Date	Code	Astrod Tatal	A street Coults	Reason for over-run		1
Council Consent (building)	2165	Actual Total 1,972.47	Actual Split	Estimate inaccurate		
Council Consent (resource)	2160	920.11		Foundation remedial works - Extra consent for site excavation		
Design - Architype - Project Co-ordination & Managem	2230	29,155.00	20.11	Some uncertainty as to eventual overrun - this has been booked for now		
Design - Ehaus - Developed Design	2265	1,210.00		Ballustrade design & detailing & building consent documentation		
Consultant - Engineer Site Design	2310	12,462.50		Retaining wall redesign		
		,		Foundation remedial works - review changes to foundation design		
Consultant - Fire Engineer iConsulting	2315	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		Additional legal costs over estimated given by Stephen Edge (Kiwibank)		
Consultant - Project Management UCOL	2355	2,037.50		Agreed by Group.		
Consultant - Quantity Surveyor	2372	7,997.51	7,997.51	QS have quoted \$1160 per mth but project extended and additional initial costs came to account		
				early on.		
Consultant - Structural Engineer	2375	21,881.50		Further engineering services		
	2375			Foundation remedial works - additional design & calculations		
	2375		5,172.00	Construction monitoring - site visits, review joist design, updates for staircasedetailing etc		
Consultant - Surveyor	2377	930.00	930.00	Cadastral Survey - Drafting of legal survey and title plans, commence quality assurance review.		
Build - Delta/Chorus (combined)	2576	3,540.24		Two budgets originally set together. Now combined overrun		
Build Bella, chorus (combined)	2577		13,700.00	i wo baagets onginany set together. Now combined overruit		
Build - Insurance	2574	12,061.83	12,061.83	Unexpected - partly due to project delay		
Build - UCOL Variations	2575	1,860.58	1,860.58			
Bank Fees on Construction Finance	2122	3,250.00		Estimate inaccurate		
Bank Fee on GST facility	2123	4,335.00	4,335.00	Actual \$255 per month. Only known after budget set.		
	-	130,428.13	130,428.13			

Estimated Budget Overruns (Variations) to come	Code	Estimated Total	Estimated Split	Reason for estimated over-run		
Council Consents - Resource	2160	-	-	Overrun for Foundation Remedial Works - now confirmed.		
Design - Architype - Site Observation	2225	10,000.00	10,000.00	Architype budget lines have been merged. BCG have approved additional \$10k to cover costs to		
				the end of project (ref Directors mins 16/4/20), but now over by \$17k.		
Consultant - Acoustic Engineer	2303	2,000.00	2,000.00	Residential intertenancy floor acoustic advice		
Consultant - Health & Safety Auditor	2322	-	-	Original budget 18 mths \$500 pm \$9000. SB 20/4/20 advised probably no longer required		
Consultant - Legal Kiwibank	2328	-		Flagged as risk area, although Kiwibank have said further costs unlikely		
Consultant - Quantity Surveyor	2372	4,640.00	4,640.00	QS have quoted \$1160 per mth. Still 4 mths left due to project extension.		
Build - Heritage Fence	2573	69,500.00	69,500.00	Budget \$25k. (27/2 Grp mins - estimated total at \$80k.) Less actual to date \$12.8k. NB: \$5440		
				received from DCC to offset this in Aug 2020		
Bank Fee on GST facility	2123	1,415.00	1,415.00	Based on \$250 per month. Only known after budget set. Less actual to date.		
Interest on Construction Finance	2126	- 90,000.00	- 90,000.00	Likely to be savings as unit purchasers have invested significantly more funds than budgeted, and		
				interest rates lower. Budget remaining = \$207k. Estimated interest 4mths at \$20k per month =		
				\$80k to end of January. Savings conservatively estimated at \$90k for now. Could be more than		
				\$120k depending on settlement date.		
Build - UCOL Variations	2575	50,000.00	50,000.00	Estimated cost of commercial kitchen (Refer Grp emails 20/3/20 etc)		
		47,555.00	47,555.00			
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	469,305.68	2,076.00	Foundation Remedial Works - Appointment of set out surveyor	No. 01	VPR01
			3,174.98	Removal of existing foundations as per structural engineer's report	No. 04	VPR02
			2,389.23	Foundation remedial works - Auger hire for Geotechnical engineer investigations	No. 05	VPR03
			9,830.68	Common House roof framing amendments	No. 09	VPR04
			2,136.00	Common House - floor levelling	No. 09	VPR05
			234,194.02	Foundation Remedial Works - Soil	No. 11	VPR06
			1,394.00	Common House - Exterior cladding to guest rooms	No. 13	VPR07
			- 10,000.00	Change of Roof Cladding		VPR08
			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
			3,269.67	Common House - Heatpump HWC to Common House	No. 21	VPR14
				Common House - Plumbing fittings to common house	No. 22	VPR15
				Common House - lift lintels of windows	No. 24	VPR16
				Cladding change from larch to fibre cement	No. 28	VPR17
				Chorus Fibre Install	No. 28	VPR18
				Site Development - Easement Survey	No. 29	VPR19
				Common House - Wood burner	No. 30	VPR20
						VPR21
			2,920.10	Common House - M3 Sliding Door	No. 34	VENZI
					No. 34 No. 39	VPR25
			3,467.47	Common House - M3 Sliding Door Common House - Replace Entry Door Alterations to fire alarm system	No. 39	
			3,467.47 26,761.00	Common House - Replace Entry Door		VPR25

Confirmed Budget Overruns (Variations) to Date	Code	Actual Total	Actual Split	Reason for over-run	Variation	VPR
			582.00	Sliding door mechanisms	No. 43	VPR30
		_	7,071.20	Replace stormwater wast through easement	No. 45	VPR31
		-	219.56	Replacement of three baths to H units	No. 46	VPR32
			4,763.33	Relocation of mains switchboard	No. 48	VPR33
			15,000.00	Trenching to fibre and electrical - \$49708.12 including savings	No. 49	VPR34
		_		Foundations to main switchboard	No. 50	VPR35
			2,015.26	Alterations to H3 shower units	No. 51	VPR36
			6,220.00	Alterations to entry canopies	No. 51	VPR37
			5,604.60	Brackets for window balustrades	No. 52	VPR38
			8,616.28	Common House Lounge Ceilings	No. 53	VPR39
			14,178.80	Additional costs of hot water units	No. 54	VPR40
			3,925.50	D unit flooring	No. 55	VPR43
			529.08	Change to A Unit wall hung basins	No. 57	VPR44
			839.30	Additional laundry sockets as per CAN61	No. 58	VPR45
			4,999.00	Alternative light fitting	No. 58	VPR46
				Alterations to laundry container / laundry alterations	No. 59	VPR47
			7,791.22	Water connection	No. 60	VPR48
		_	926.04	Lagging to pipes	No. 61	VPR49
			827.22	Cap flashing to parapets	No. 62	VPR50
				Builder Item 2 Cut down wall in D1 & D2 unit	No. 62	VPR51
			26,815.78	Taping to intertenancy wall joints to make air tight	No. 62	VPR52
				Builder Item 4 Addition to ceiling hatchs Tim Ross	No. 62	VPR53
			206.65	Builder Item 3 Allow to pack wall wardrobe Tim Ross 26/5/20	No. 62	VPR54
				C6 painting deletion	No. 63	VPR55
			4.335.68	Drain coil for Montpellier retaining wall	No. 65	VPR59
		_		Unit D understair cable protection	No. 67	VPR61
		_		Nib wall to Alva Street fence	No. 68	VPR62
		_		Deletion of unexpended Provisional Sums	No. 69	VPR63
		_		'	No. 70	VPR64
		469,305.68	469,305.68	-		111111111111111111111111111111111111111
			,			1
Estimated Budget Overruns (Variations) to come	Code	<b>Estimated Total</b>	Estimated Split	Reason for estimated over-run	Variation	VPR
WIP - S&W Variations	2557	108,292.78		Common House - M units kitchen joinery units (NB: QS report states \$0)	No. 12	VPR01
			2,106.00	Common House - Exterior cladding to guest rooms (Estimated \$3500 less claimed to date \$1394)	No. 13	VPR07
			2,500.00	Common House - replace gable cladding with corrugate (NB: QS report states \$0)	No. 15	VPR11
				C6 Benchtop SS to Formica possible credit	No. 36	VPR22
			800.00	Replace damaged foul drain sump (NB: QS report states \$0)	No. 37	VPR23
				Replace stormwater drainage (NB: QS report states \$0)	No. 38	VPR23
			1,500.00	Remove and lower concrete to common house /lower ground levels (NB: QS report states \$0)	No. 39	VPR24
			5,000.00	Timber deck to common house (NB: QS report states \$0)	No. 40	VPR26
			775.42	Relocation of mains switchboard - \$5538.75 less actual \$4763.33	No. 48	VPR33
			34,708.12	Trenching to fibre and electrical - \$49708.12 less actual -\$15000	No. 49	VPR34

Estimated Budget Overruns (Variations) to come	Code	Estimated Total	Estimated Split	Reason for estimated over-run	Variation	VPR
			2,992.00	Additional costs of hot water units. Bud \$17170.80 - Act \$14178	No. 54	VPR40
			4,848.60	A6 Louvres	No. 54	VPR41
			5,212.06	Exterior stairs to common house	No. 55	VPR42
			11,776.50	Floor for D Units (Bud \$15702 - Act \$3925.50)	No. 55	VPR43
			413.38	Additional laundry sockets as per CAN61 (Bud \$1252.68 - Act \$839.30)	No. 58	VPR45
			4,634.12	Alterations to client supplied laundry container (Bud \$10364.12-Act \$5730)	No. 59	VPR47
			- 655.00	D2 island benchtop deletion	No. 63	VPR56
			679.80	Adjustments to Alva Street external rails	No. 64	VPR57
			3,532.08	Sump and pump to main entrance	No. 65	VPR58
			5,000.34	Drainage to concrete decks	No. 66	VPR60
			1,398.57	Nib wall to Alva Street fence (Bud \$2797.14 - Act \$1398.57)	No. 68	VPR62
			7,054.59	Ballustrade to Unit A3	No. 71	VPR65
				Additional downpipe and drain to M2		
				Alter foul sewer behind new retaining wall		
			1,000.00	Additional fill to retention tank base		
			1,500.00	Pack out wall for wastes		
			1,516.20	Additional tiling and stopping to bathrooms		
			10,000.00	Alva Street curbing & angle parking (MC 12/5/20)		
				Delays and disruption caused by Covid-19 - has resulted in timeline to finished being pushed out		
		108,292.78	108,292.78			
			277,602.91	Foundation Remedial Works		
				Amount of potential budget overrun is still to be confirmed		
				Confirmed to Rawlinsons QS Progress Valuation Current Month and/or S&W Claim		
				Estimated costs per Project Manager and/or Maria Callau advice		