LICOL BU	dgeted & Actual Costs Whole of Project, YTD & B	udget Remaining							13/07/2019
OCOL BU	ageted & Actual Costs Whole of Project, 110 & b	duget Kemaning							Budget (1810)
			Budgeted Costs		Actua	l Costs	Budget '	Variance	Budget Remaining
Code	Breakdown of Costs	YTD Jun 19	Apr 13 - Jun 19	Apr 13 - Mar 21	YTD Jun 19	Apr 13 - Jun 19	YTD Jun 19	Apr 13 - Jun 19	Jul 19 - Mar 21
		А	В	E	С	D	A-C	B-D	E-D
2450	Orginal Cost		770 070 00	770 070 00		770 070 00	0.00	0.00	0.00
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	0.00	0.00
2133	building common riouse (Original)	-	930,000.00	930,000.00		930,000.00	0.00	0.00	0.00
	Consents & title								
2160	Council Consents (Resource)		36,573.05	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	- 835.55	39,317.83 10,270.96	0.00 835.55		0.00 78,229.04
21/0	Certificate of Title	_	79,510.05	163,573.05	- 364.65	87,081.95	364.65	(7,571.90)	78,229.04
	Design		-,-	,.		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		(/2 2 2 7	-, -
2210	Design - Architype - Concept Design		10,044.67	10,044.67	-	10,044.67	0.00		0.00
2212	Design - Architype - Cost Review		900.00	900.00	-	900.00	0.00	0.00	0.00
2215 2217	Design - Architype - Preliminary Design Design - Architype - Developed Design		11,650.00 60,683.00	11,650.00 60,683.00	-	11,650.00 60,683.00	0.00	0.00	0.00
2217	Design - Architype - Developed Design Design - Architype - Design Review		6,692.50	6,692.50	-	6,692.50	0.00	0.00	0.00
2220	Design - Architype - Detailed Documentation		67,958.61	67,958.61	-	65,808.61	0.00	2,150.00	2,150.00
2230	Design - Architype - Project Co-ordination & Manage		4,485.00	4,485.00	-	4,485.00	0.00	0.00	0.00
2225	Design - Architype - Site Observation	2,706.00	19,772.00	32,400.00	1,995.00	20,215.41	711.00	2,262.59	12,184.59
2232 2260	Design - Architype - Design Variations Design - Ehaus - Preliminary Costing Proposal		10,000.00 4,915.00	10,000.00 4,915.00		6,435.00 4,915.00	0.00	3,565.00 0.00	3,565.00 0.00
2263	Design - Enaus - Preliminary Costing Proposal Design - Ehaus - Passivhaus Modelling		1,520.00	1,520.00	-	1,520.00	0.00	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	40,500.00	-	40,500.00	0.00	0.00	0.00
2275	Design - Ehaus - Energy Modelling	2 705 5	8,500.00	8,500.00	4 005 55	8,500.00	0.00	0.00	0.00
	Consultants	2,706.00	263,785.78	276,413.78	1,995.00	259,724.19	711.00	6,767.59	17,899.59
2302	Consultants Consultant - Accounting, Finance & Tax Advice	2,250.00	27,073.00	45,823.00	4,080.00	27,567.00	(1,830.00)	1,756.00	18,256.00
2304	Consultant - Archaeologist	_,_50.00	5,000.00	5,000.00	-,200.00	2,020.00	0.00	2,980.00	2,980.00
2305	Consultant - Civil Engineer & Services		29,230.84	29,230.84	-	25,495.84	0.00	3,735.00	3,735.00
2310	Consultant - Engineer Site Design		18,806.25	18,806.25	4,044.00	28,979.25	(4,044.00)	(10,173.00)	0.00
2312	Consultant - Electric Site Design		21,000.00	21,000.00	-	17,700.00	0.00		3,300.00
2315 2320	Consultant - Fire Engineer iConsulting Consultant - Geotech Engineer Surveyor		8,545.00 3,790.65	8,545.00 3,790.65	6,201.05	12,195.00 21,623.20	(6,201.05)	(3,650.00) (17,832.55)	0.00
2325	Consultant - Heritage		2,665.00	2,665.00	-	1,665.00	0.00		1,000.00
2327	Consultant - Legal (Financing & S&P)		82,973.16	125,931.16	-	62,921.03	0.00	20,052.13	63,010.13
2328	Consultant - Legal Kiwibank		25,000.52	25,000.52	-	29,629.36	0.00		0.00
2330	Consultant - Lifemark		1,100.00	1,100.00	-	1,100.00	0.00	0.00	0.00
2335 2350	Consultant - Peer Review Consultant - Project Management	7,500.00	5,200.00 33,200.00	5,200.00 68,200.00	7,857.00	5,200.00 23,676.00	(357.00)	0.00 17,024.00	0.00 44,524.00
2355	Consultant - Project Management UCOL	7,500.00	18,537.50	18,537.50	-	20,575.00	0.00		0.00
2371	Consultant - Project Hot Water		1,800.00	1,800.00	-	-	0.00	1,800.00	1,800.00
2372	Consultant - Quantity Surveyor	4,548.00	27,242.85	48,466.85	10,077.50	33,891.85	(5,529.50)		14,575.00
2375	Consultant - Structural Engineer		42,994.00	42,994.00	-	56,407.00	0.00		0.00
2377 2380	Consultant - Surveyor Consultant - Valuer		1,800.00 32,546.24	1,800.00 32,546.24	<u> </u>	2,730.00 24,025.31	0.00		0.00 8,520.93
2380	Consultant Value:	14,298.00	388,505.01	506,437.01	32,259.55	397,400.84	(17,961.55)	5,402.17	161,701.06
	Build								
2550	S&W Build New Units (excl. Windows)	949,388.00	1,954,624.00	5,584,637.00	477,498.04	972,423.04	471,889.96	1,931,588.96	4,612,213.96
2552	S&W Build New Units - Windows	167 577 00	434,775.00	434,775.00	100 805 54	434,775.00	0.00		0.00
2554 2556	S&W Build Common House S&W Site Development	167,577.00 163,623.00	345,008.00 336,874.00	985,743.00 962,491.00	109,895.54 60,220.00	551,142.54 216,420.00	57,681.46 103,403.00		434,600.46 746,071.00
2557	S&W Variations	103,023.00	-	302,431.00	138,159.02	301,155.91	(138,159.02)	(301,155.91)	0.00
2558	Contingency - S&W Construction Contract	85,000.00	175,000.00	500,000.00	-	-	85,000.00		500,000.00
2565	Storage	1,400.00	2,800.00	10,000.00	-	-	1,400.00		10,000.00
	Landscaping		45,200.00	45,200.00	-	702.05	0.00		45,200.00
	Build - Heritage Fence Build - Insurance		15,000.00 42,417.00	25,000.00 56,000.00	-	792.00 42,417.03	0.00		24,208.00 13,582.97
2574 2576	Build - Insurance Build - DELTA Provisional	12,300.00	42,417.00 32,800.00	30,000.00	11,952.07	11,952.07	347.93		13,582.97
2577	Build - Chorus Provisional	,	-	20,000.00	13,700.00	13,700.00	(13,700.00)	(13,700.00)	6,300.00
		1,379,288.00	3,384,498.00	8,653,846.00	811,424.67	2,544,777.59	567,863.33	2,219,008.41	6,410,224.32
242-	Other Real Force on Construction Finance		440.000.00	110 000 05		443 353 35		(2.252.55)	2
2122 2123	Bank Fees on Construction Finance Bank Fees on GST facility		110,000.00	110,000.00	-	113,250.00	0.00		0.00
2123	Kiwbank Travel Costs	3,000.00	6,000.00	15,000.00	-	-	3,000.00		15,000.00
2126	Interest on Construction Finance	1,104.00	1,102.79	343,143.79	-	-	1,104.00		343,143.79
2130	Interest on Loans Unit Purchasers		33,648.87	43,098.87	-	34,678.58	0.00	(1,029.71)	8,420.29
2132	Interest on loans Friends of Project	25.000.00	42,179.12	51,224.12	1,024.36	43,282.03	(1,024.36)		7,942.09
2140	Contingency - Other	25,060.00 29,164.00	152,991.38 345,922.16	332,266.38 894,733.16	1,024.36	191,210.61	25,060.00 28,139.64	178,051.38 183,875.55	332,266.38 706,772.55
							·		
	Total as per Budget	1,425,456.00	5,392,221.00	11,425,003.00	846,338.93	4,410,195.18	579,117.07	2,407,481.82	7,374,826.56
	Reconciliation								
	Budget Remaining								7,374,826.56
	Plus Actual Costs to Date								4,410,195.18
	Less Budget Overruns								- 360,018.74
	Total Cost of Project						·		11,425,003.00
	Total to come out of contingency								0.00%
	Contingency - Other								58,862.83
	Contingency - S&W Build								301,155.91
		-							360,018.74
	Dudget everyone were there for any								43.26%
	Budget overruns - resulting from variance in timing								
								l	

Summary: Other S&W Build
Confirmed Budget Overruns / Variations 58,862.83 301,155.91
Estimated Budget Overruns to come 43,087.83 23,521.29
101,950.66 324,677.20
Contingency Amount 332,266.38 500,000.00
Remaining 230,315.72 175,322.80
69.32% 35.06%
Contingency used as a % of total budget 17.72% 60.23%
Contingecy budgeted as a % of total budget 18.52% 4.00%
Contingency - Other

Code	Actual Total	Actual Split	Reason for over-run
2165	817.83	817.83	Estimate inaccurate
2160	920.11	920.11	Foundation remedial works - Extra consent for site excavation
2265	1,210.00	1,210.00	Ballustrade design & detailing & building consent documentation
2310	10,173.00	4,805.00	Retaining wall redesign
		5,368.00	Foundation remedial works - review changes to foundation design
2315	3,650.00	3,650.00	Updates to earlier report
2320	17,832.55	- 430.00	Savings earlier budget
2320		18,262.55	Foundation remedial works - Geotechnical costs due to ground conditions
2328	4,628.84	4,628.84	Additional legal costs over estimated given by Stephen Edge (Kiwibank)
2355	2,037.50	2,037.50	Agreed by Group.
2375	13,413.00	2,012.00	Further engineering services
2375		11,401.00	Foundation remedial works - additional design & calculations
2377	930.00	930.00	Cadastral Survey - Drafting of legal survey and title plans, commence quality
			assurance review.
2122	3,250.00	3,250.00	Estimate inaccurate
	-		_
	58,862.83	58,862.83	
	2165 2160 2265 2310 2315 2320 2320 2328 2355 2375 2377	2165 817.83 2160 920.11 2265 1,210.00 2310 10,173.00 2315 3,650.00 2320 17,832.55 2320 2328 4,628.84 2355 2,037.50 2375 13,413.00 2375 930.00 2122 3,250.00	2165 817.83 817.83 2160 920.11 920.11 2265 1,210.00 1,210.00 2310 10,173.00 4,805.00 2315 3,650.00 3,650.00 2320 17,832.55 430.00 2320 18,262.55 2328 4,628.84 4,628.84 2355 2,037.50 2,037.50 2375 13,413.00 2,012.00 2377 930.00 930.00 2122 3,250.00 3,250.00

Estimated Split Reason for estimated over-run **Estimated Budget Overruns (Variations) to come** Code 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 \$10,271 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 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

43,087.83

20,000.00

43,087.83

2126

2126

2123

borrowings earlier. Timing. Note: Asssumes contingency is spent. Flagged as onging risk area. Interest very sensitive to timing of expenditure. 5,000.00 Based on \$250 per month. Only known after budget set. 5,000.00

20,000.00 Extra cost between budget set at 31/7 & forecast update 31/10 due to higher

Contingency - S&W Build Contract

Interest on Construction Finance

Interest on Construction Finance Bank Fee on GST facility

Confirmed Budget Overruns (Variations) to Date	Code	Actual Total	Actual Split	Reason for over-run	Variation	VPR
WIP - S&W Variations	2557	301,155.91	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
			215.00	Common House - Lowering of window sills to M3	No. 17	VPR13
		301,155.91	301,155.91	<u>-</u>		

	301,155.91	301,155.91	-		
Estimated Budget Overruns (Variations) to come Code	Estimated Total	Estimated Split	Reason for estimated over-run	Variation	VPR
Build - New Units					
Build - New Units Wndows	-	-	Price fluctuation on window costs		
Build - Site Development	11,340.75	11,340.75	Foundation remedial works - Estimated as per schedule of quantities supplied		VPR06
			by Halls & reviewed by Rawlinsons (\$250k total) less spent to date		
Build - S&W Common House	12,180.54	3,500.00	Common House - cladding to guest rooms		VPR07
		- 10,000.00	Common House - change of roof cladding	No. 13	VPR08
		2,500.00	Common House - gable cladding		VPR11
		3,000.00	Common House - M1 Foundation footing		VPR12
		2,136.00	Common House - floor levelling		VPR05
		3,269.67	Common House - Heatpump HWC to Common House		VPR14
		3,774.87	Common House - Pluming fittings to common house		VPR15
		4,000.00	Common House - adjustment to windown heights		VPR16

290,299.49 Foundation Remedial Works

23,521.29 23,521.29