

Your Nelson Tasman Build-Budget Checklist

Our per square metre rate is all-in: it covers the build, site works, service connections, consents and our design and project management. Work through this before you set a budget.

- ☐ Confirm the buildable size and rough shape of your home (the rate is tied to floor area).
- ☐ Have the section assessed early for slope, ground, access and coastal exposure - the biggest swing factor.
- ☐ Choose your finish tier: Standard from \$4,500/m2, Architectural \$5,500+/m2, Luxury or Passive \$6,500+/m2.
- ☐ Remember a bigger home is often cheaper per m2 - the kitchen and bathrooms do not grow with the floor area.
- ☐ Check your council development contribution (\$1,298 to \$54,146 per dwelling in Tasman, set by your section).
- ☐ Have your plans and section priced line by line, in the open, before anything is committed.
- ☐ Book a plan-pricing review - a full costing of every line item, refunded off your build if you proceed.

The rule of thumb

If a quote looks cheaper per square metre than an all-in rate, check what it leaves out. Site works, services and consents stripped out will always look smaller, until those costs arrive.