

COST OF HOMESTAR REPORT

FOR

NEW ZEALAND GREEN BUILDING COUNCIL

REVISED

11 May 2018

RAWLINSONS



WSUN170

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GENERAL

1.1 Introduction

As requested we have completed an estimate of the additional costs to achieve a 6, 7 and 8 star house in Auckland, Wellington and Christchurch.

The study adopted use of a 'baseline' dwelling design against which to assess quantity-based costs. This design was identified as representing a typical market product with the following attributes:

- A two-storey 180m², three bedroom, two bathroom house with double garage on a relatively flat site.
- Timber frame construction with 90mm external walls.
- EPS waffle-pod ground floor slab. Please note that an EPS waffle-pod slab is not always required for Building Code Compliance. The cost to upgrade from a standard reinforced concrete ground floor slab to an EPS waffle-pod is \$3,700 for this house.
- A mix of brick and weatherboard external walls, solid aluminium frame double-glazed windows with no gas fill or special coatings, and long-run corrugated roofing.
- Electrical, mechanical and plumbing required to meet the Building Code including entry level instantaneous gas water heater.

1.2 Changes in this Revision

The 8 star option has been included for each city.

We were additionally asked to provide an estimated cost for underfloor heating using heatpump as hot water source.

1.2 Key Results

The estimated additional cost over standard construction to achieve each star rating is:

Key Results	Auckland	Wellington	Christchurch
6 star	\$ 5,552.00	\$ 6,920.00	\$ 6,780.00
7 star	\$ 19,765.00	\$ 27,115.00	\$ 26,900.00
8 star	\$ 24,115.00	\$ 36,895.00	\$ 55,370.00

The additional cost for underfloor heating is approximately \$27,000. Any allowance for a hi-wall heatpump or HW heatpump could then be deducted.

The additional costs have been compared against two "off the peg" houses with a similar floor area - a "one-off" house would cost approximately \$500,000.

A1 house -			
BH172	\$ 325,586	\$ 306,707	\$ 298,307
173 m2			
6 star	1.71%	2.26%	2.27%
= m2 of floor area	2.95	3.90	3.93
7 star	6.07%	8.84%	9.02%
= m2 of floor area	10.50	15.29	15.60
8 star	7.41%	12.03%	18.56%
= m2 of floor area	12.81	20.81	32.11

G J Gardiner - Nikau			
Grove	\$ 430,000	\$ 400,000	\$ 430,000
177 m2			
6 star	1.29%	1.73%	1.58%
= m2 of floor area	2.29	3.06	2.79
7 star	4.60%	6.78%	6.26%
= m2 of floor area	8.14	12.00	11.07
8 star	5.61%	9.22%	12.88%
= m2 of floor area	9.93	16.33	22.79

All costs are inclusive of GST

HOMESTAR
ADDITIONAL COST FOR 6, 7 & 8 STAR
AUCKLAND HOUSE

AUCKLAND		TOTAL	61.1			TOTAL	70.4			TOTAL	80
Baseline - New Zealand Building Code compliant	Homestar v4 - 6 Homestar	Points	Additional Cost	Homestar v4 - 7 Homestar	Points	Additional Cost	Homestar v4 - 8 Homestar	Points	Additional Cost		
Electric panel heater in living / dining / kitchen	Electric panel heater in living / dining / kitchen	3.9	\$ -	Upgrade to Hi-wall heat pump in living / dining / kitchen	5	\$ 3,000.00	Upgrade to Hi-wall heat pump in living / dining / kitchen	5	\$ 3,000.00		
180L (2-3 people) electric storage tank, one element, mains pressure, 50mm rigid insulation	180L (2-3 people) electric storage tank, one element, mains pressure, 50mm rigid insulation	4.2	\$ -	Upgrade to HW Heat pump - Rinnai hotflow EHP32; storage tank as before (no element)	4.9	\$ 2,800.00	Upgrade to HW Heat pump - Rinnai hotflow EHP32; storage tank as before (no element)	6	\$ 2,800.00		
All lighting LED	All lighting LED	1.5	\$ -	All lighting LED	1.5	\$ -	All lighting LED	1.5	\$ -		
R3.2 ceiling insulation (Auckland and Wellington), R3.6 (Christchurch)	Upgrade to R4.0 ceiling insulation	12	\$ 362.00	Upgrade to R6.0 ceiling insulation	15	\$ 1,955.00	Upgrade to R6.0 ceiling insulation	16	\$ 1,955.00		
90mm frame	90mm frame		\$ -	90mm frame		\$ -	90mm frame		\$ -		
R2.0 wall insulation (Auckland and Wellington), R2.2 (/Christchurch)	Upgrade to R2.4 wall insulation		\$ 780.00	Upgrade to R2.8 wall insulation		\$ 2,850.00	Upgrade to R2.8 wall insulation		\$ 2,850.00		
Standard aluminium frame R0.26 window	Clear double glazing in Aluminium frame		\$ -	Clear double glazing in Aluminium frame with low E glass		\$ 2,800.00	Clear double glazing in Aluminium frame with low E glass, argon filling and thermally broken		\$ 9,950.00		
Concrete ground floor	Concrete ground floor including EPS waffle pods, no edge insulation		\$ -	Concrete ground floor including EPS waffle pods, 30mm XPS edge insulation		\$ 500.00	Concrete ground floor including EPS waffle pods, 30mm XPS edge insulation		\$ 500.00		
No washing line provided	Wall mounted fold out washing line frame, mounted externally in general garden area.	1	\$ 300.00	Wall mounted fold out washing line frame, mounted externally in general garden area.	1	\$ 300.00	Wall mounted fold out washing line frame, mounted externally in general garden area (E.g DayTak Single line), plus a smaller single line in the garage (e.g. Wattle Single Line)	1	\$ 350.00		
Shower head with 12L/min maximum flow rate	Upgrade to shower head with 9L/min maximum flow rate	3.5	\$ -	Upgrade to shower head with 7.5L/min maximum flow rate	4	\$ -	Upgrade to shower head with 7.5L/min maximum flow rate	4	\$ -		
6/3L dual flush WC	Upgrade WC to WELS 4 star - 4.5L/3L dual flush - eg Robertson Heron Close Coupled WC or equivalent	2	\$ -	Upgrade WC to WELS 4 star - 4.5L/3L dual flush - eg Robertson Heron Close Coupled WC or equivalent	2	\$ -	Upgrade WC to WELS 4 star - 4.5L/3L dual flush - eg Robertson Heron Close Coupled WC or equivalent	2	\$ -		
Kitchen WELS 4 star (7.5L/minute) - eg Caroma / Dorf "Balance V" mixers	Kitchen WELS 4 star (7.5L/minute) - eg Caroma / Dorf "Balance V" mixers	0.5	\$ -	Upgrade Kitchen taps to WELS 5 star (6L/minute) - eg VCBC Crystal range mixers or Euroware TAP-CP-F0037 and TAP-CP-F0041	1	\$ -	Upgrade Kitchen taps to WELS 5 star (6L/minute) - eg VCBC Crystal range mixers or Euroware TAP-CP-F0037 and TAP-CP-F0041	1	\$ -		
Bathroom WELS 4 star (6 L/minute) - eg Caroma / Dorf "Balance V" mixers	Bathroom WELS 4 star (6 L/minute) - eg Caroma / Dorf "Balance V" mixers	1	\$ -	Upgrade basin taps to WELS 6 star (4.5L/minute) - eg Pacific Tapware 2000 series mixers	1.5	\$ -	Upgrade basin taps to WELS 6 star (4.5L/minute) - eg Pacific Tapware 2000 series mixers	1.5	\$ -		
No rainwater harvesting	No rainwater harvesting		\$ -	2000L above ground rainwater harvesting tank plumbed into WC and garden irrigation	1	\$ 1,050.00	Commissioning of mechanical ventilation	1	\$ 200.00		
No site waste management plan	Implement a site waste management plan in accordance with REBRI guidelines	1	\$ 1,000.00	Implement a site waste management plan in accordance with REBRI guidelines	1	\$ 1,000.00	Implement a site waste management plan in accordance with REBRI guidelines	1	\$ 1,000.00		
No waste diversion	60% of waste diverted for recycling, or less than 10kg/sqm sent to landfill	1	\$ -	70% of waste diverted for recycling, or less than 10kg/sqm sent to landfill	2	\$ -	70% of waste diverted for recycling, or less than 15kg/sqm sent to landfill	2	\$ -		
No waste sorting bin	10L, 2 compartments sorting bin within kitchen - eg Hideaway KC30H, or Easy Recycling Double Bins HH2	1	\$ -	10L, 2 compartments sorting bin within kitchen - eg Hideaway KC30H, or Easy Recycling Double Bins HH2	1	\$ -	10L, 2 compartments sorting bin within kitchen - eg Hideaway KC30H, or Easy Recycling Double Bins HH2	1	\$ -		
No window restraints etc	Window security restraints / stays to all windows. document, designers drawings and installers manuals. Assume 2 hours of professional time at \$100 / hr	0.5	\$ -	Window security restraints / stays to all windows. Time to compile owners manual, based on template document, designers drawings and installers manuals. Assume 2 hours of professional time at \$100 / hr	0.5	\$ -	Window security restraints / stays to all windows. Time to compile owners manual, based on template document, designers drawings and installers manuals. Assume 2 hours of professional time at \$100 / hr	0.5	\$ -		
No owners manual provided		2	\$ 200.00	Contractor Environmark Gold, with Environmental Management Plan, or EcoPlumber, IAONZ, EcoSmart	2	\$ 200.00	Contractor Environmark Gold, with Environmental Management Plan, or EcoPlumber, IAONZ, EcoSmart	2	\$ 200.00		
Resene/Dulux paint, Polyester ceiling insulation (Autex Greenstuff).	Resene/Dulux paint, Polyester ceiling insulation (Autex Greenstuff), FSC timber framing, Gib lining.	7.5	\$ 1,910.00	Electrician Resene/Dulux paint, Polyester ceiling insulation (Autex Greenstuff), FSC timber framing, Gib lining.		\$ -	Electrician Resene/Dulux paint, Polyester ceiling insulation (Autex Greenstuff), FSC timber framing, Gib lining.	1	\$ -		
					7.5	\$ 1,910.00	Insulation with ECNZ certification - Pink Batts Ultra, Bradford Gold, Knauff)	2	\$ -		

HOMESTAR
ADDITIONAL COST FOR 6, 7 & 8 STAR
WELLINGTON HOUSE

WELLINGTON

		TOTAL	61.1			TOTAL	70.4			TOTAL	80
Baseline - New Zealand Building Code compliant	Homestar v4 - 6 Homestar	Points	Additional Cost	Homestar v4 - 7 Homestar	Points	Additional Cost	Homestar v4 - 8 Homestar	Points	Additional Cost		
Electric panel heater in living / dining / kitchen 180L (2-3 people) electric storage tank, one element, mains pressure, 50mm rigid insulation	Electric panel heater in living / dining / kitchen 180L (2-3 people) electric storage tank, one element, mains pressure, 50mm rigid insulation	3.9	\$ -	Upgrade to Hi-wall heat pump in living / dining / kitchen Upgrade to HW Heat pump - Rinnai hotflow EHP32;	5	\$ 3,000.00	Upgrade to Hi-wall heat pump in living / dining / kitchen Upgrade to HW Heat pump - Rinnai hotflow EHP32;	5	\$ 3,000.00		
All lighting LED	All lighting LED	4.2	\$ -	storage tank as before (no element)	4.9	\$ 2,800.00	storage tank as before (no element)	6	\$ 2,800.00		
R3.2 ceiling insulation (Auckland and Wellington), R3.6 (Christchurch)	All lighting LED	1.5	\$ -	All lighting LED	1.5	\$ -	All lighting LED	1.5	\$ -		
90mm frame	Upgrade to R5.0 ceiling insulation	12	\$ 1,230.00	Upgrade to R6.0 ceiling insulation	15	\$ 1,955.00	Upgrade to R2.6 insulation between rafters and R3.2 insulation laid on top of rafters	16	\$ 4,345.00		
R2.0 wall insulation (Auckland and Wellington), R2.2 (/Christchurch)	90mm frame		\$ -	140mm frame		\$ 7,700.00	140mm frame		\$ 7,700.00		
Standard aluminium frame R0.26 window	Upgrade to R2.4 wall insulation		\$ 780.00	Upgrade to R3.2 in 140mm frame		\$ 1,800.00	Upgrade to R4.0 wall insulation in 140mm frame		\$ 3,305.00		
Concrete ground floor including EPS waffle pods	Clear double glazing in Aluminium frame		\$ -	Clear double glazing in Aluminium frame with low E glass and argon filling		\$ 3,500.00	Clear double glazing in Aluminium frame with low E glass, argon filling and thermally broken		\$ 9,950.00		
No washing line provided	Concrete ground floor including EPS waffle pods, 30mm XPS edge insulation		\$ 500.00	Concrete ground floor including EPS waffle pods, 30mm XPS edge insulation		\$ 500.00	Concrete ground floor including EPS waffle pods, 30mm XPS edge insulation and 50mm EPS fully under slab		\$ 2,735.00		
Shower head with 12L/min maximum flow rate	Wall mounted fold out washing line frame, mounted externally in general garden area.	1	\$ 300.00	Wall mounted fold out washing line frame, mounted externally in general garden area.	1	\$ 300.00	Wall mounted fold out washing line frame, mounted externally in general garden area (E.g DayTak Single line), plus a smaller single line in the garage (e.g. Wattle Single Line)	1	\$ 350.00		
6/3L dual flush WC	Upgrade to shower head with 9L/min maximum flow rate	3.5	\$ -	Upgrade to shower head with 7.5L/min maximum flow rate	4	\$ -	Upgrade to shower head with 7.5L/min maximum flow rate	4	\$ -		
Kitchen WELS 4 star (7.5L/minute) - eg Caroma / Dorf "Balance V" mixers	Upgrade WC to WELS 4 star - 4.5L/3L dual flush - eg Robertson Heron Close Coupled WC or equivalent	2	\$ -	Upgrade WC to WELS 4 star - 4.5L/3L dual flush - eg Robertson Heron Close Coupled WC or equivalent	2	\$ -	Upgrade WC to WELS 4 star - 4.5L/3L dual flush - eg Robertson Heron Close Coupled WC or equivalent	2	\$ -		
Bathroom WELS 4 star (6 L/minute) - eg Caroma / Dorf "Balance V" mixers	Kitchen WELS 4 star (7.5L/minute) - eg Caroma / Dorf "Balance V" mixers	0.5	\$ -	Upgrade Kitchen taps to WELS 5 star (6L/minute) - eg VCBC Crystal range mixers or Euroware TAP-CP-F0037 and TAP-CP-F0041	1	\$ -	Upgrade Kitchen taps to WELS 5 star (6L/minute) - eg VCBC Crystal range mixers or Euroware TAP-CP-F0037 and TAP-CP-F0041	1	\$ -		
No rainwater harvesting	Upgrade basin taps to WELS 6 star (4.5L/minute) - eg Pacific Tapware 2000 series mixers	1	\$ -	Upgrade basin taps to WELS 6 star (4.5L/minute) - eg Pacific Tapware 2000 series mixers	1.5	\$ -	Upgrade basin taps to WELS 6 star (4.5L/minute) - eg Pacific Tapware 2000 series mixers	1.5	\$ -		
No site waste management plan	2000L above ground rainwater harvesting tank plumbed into WC and garden irrigation	1	\$ 1,000.00	Implement a site waste management plan in accordance with REBRI guidelines	1	\$ 1,000.00	Commissioning of mechanical ventilation	1	\$ 200.00		
No waste diversion	Implement a site waste management plan in accordance with REBRI guidelines	1	\$ -	70% of waste diverted for recycling, or less than 10kg/sqm sent to landfill	2	\$ -	Implement a site waste management plan in accordance with REBRI guidelines	1	\$ 1,000.00		
No waste sorting bin	60% of waste diverted for recycling, or less than 10kg/sqm sent to landfill	1	\$ -	10L, 2 compartments sorting bin within kitchen - eg Hideaway KC30H, or Easy Recycling Double Bins HH2	1	\$ -	70% of waste diverted for recycling, or less than 15kg/sqm sent to landfill	2	\$ -		
No window restraints etc	10L, 2 compartments sorting bin within kitchen - eg Hideaway KC30H, or Easy Recycling Double Bins HH2	1	\$ -	Window security restraints / stays to all windows. document, designers drawings and installers manuals. Assume 2 hours of professional time at \$100 / hr	0.5	\$ -	10L, 2 compartments sorting bin within kitchen - eg Hideaway KC30H, or Easy Recycling Double Bins HH2	1	\$ -		
No owners manual provided	Window security restraints / stays to all windows. document, designers drawings and installers manuals. Assume 2 hours of professional time at \$100 / hr	2	\$ 200.00	Assume 2 hours of professional time at \$100 / hr Contractor Environmark Gold, with Environmental Management Plan, or EcoPlumber, IAONZ, EcoSmart Electrician	2	\$ 200.00	10L, 2 compartments sorting bin within kitchen - eg Hideaway KC30H, or Easy Recycling Double Bins HH2	1	\$ -		
Resene/Dulux paint, Polyester ceiling insulation (Autex Greenstuff).	Resene/Dulux paint, Polyester ceiling insulation (Autex Greenstuff), FSC timber framing, Gib lining.	7.5	\$ 1,910.00	Resene/Dulux paint, Polyester ceiling insulation (Autex Greenstuff), FSC timber framing, Gib lining.	7.5	\$ 1,910.00	Insulation with ECNZ certification - Pink Batts Ultra, Bradford Gold, Knauff)	2	\$ -		

HOMESTAR
ADDITIONAL COST FOR 6, 7 & 8 STAR
CHRISTCHURCH HOUSE

CHRISTCHURCH		TOTAL	64.1			TOTAL	70.4			TOTAL	80.5
Baseline - New Zealand Building Code compliant	Homestar v4 - 6 Homestar	Points	Additional Cost	Homestar v4 - 7 Homestar	Points	Additional Cost	Homestar v4 - 8 Homestar	Points	Additional Cost		
Electric panel heater in living / dining / kitchen	Electric panel heater in living / dining / kitchen	3.9	\$ -	Upgrade to Hi-wall heat pump in living / dining / kitchen	5	\$ 3,000.00	Upgrade to Hi-wall heat pump in living / dining / kitchen	5	\$ 3,000.00		
180L (2-3 people) electric storage tank, one element, mains pressure, 50mm rigid insulation	180L (2-3 people) electric storage tank, one element, mains pressure, 50mm rigid insulation	4.2	\$ -	Upgrade to HW Heat pump - Rinnai hotflow EHP32; storage tank as before (no element)	4.9	\$ 2,800.00	Upgrade to HW Heat pump - Rinnai hotflow EHP32; storage tank as before (no element)	6	\$ 2,800.00		
All lighting LED	All lighting LED	1.5	\$ -	All lighting LED	1.5	\$ -	All lighting LED	1.5	\$ -		
R3.2 ceiling insulation (Auckland and Wellington), R3.6 (Christchurch)	Upgrade to R5.0 ceiling insulation	15	\$ 1,090.00	Upgrade to R6.0 ceiling insulation	15	\$ 1,740.00	Upgrade to R2.6 insulation between rafters and R6.0 insulation laid on top of rafters	16	\$ 7,675.00		
90mm frame	90mm frame		\$ -	140mm frame		\$ 7,700.00	140mm frame		\$ 7,700.00		
R2.0 wall insulation (Auckland and Wellington), R2.2 (/Christchurch)	Upgrade to R2.4 wall insulation		\$ 780.00	Upgrade to R3.2 in 140mm frame		\$ 1,800.00	Upgrade to R4.0 wall insulation in 140mm frame		\$ 3,305.00		
Standard aluminium frame R0.26 window	Clear double glazing in Aluminium frame		\$ -	Clear double glazing in Aluminium frame with low E glass and argon filling		\$ 3,500.00	Clear double glazing in Aluminium frame with low E glass, argon filling and thermally broken		\$ 9,950.00		
Concrete ground floor including EPS waffle pods	Concrete ground floor including EPS waffle pods, 30mm XPS edge insulation		\$ 500.00	Concrete ground floor including EPS waffle pods, 30mm XPS edge insulation		\$ 500.00	Concrete ground floor including EPS waffle pods, 30mm XPS edge insulation and 100mm EPS fully under slab		\$ 3,180.00		
No washing line provided	Wall mounted fold out washing line frame, mounted externally in general garden area.	1	\$ 300.00	Wall mounted fold out washing line frame, mounted externally in general garden area.	1	\$ 300.00	Wall mounted fold out washing line frame, mounted externally in general garden area (E.g DayTak Single line), plus a smaller single line in the garage (e.g. Wattle Single Line)	1	\$ 350.00		
Shower head with 12L/min maximum flow rate	Upgrade to shower head with 9L/min maximum flow rate	3.5	\$ -	Upgrade to shower head with 7.5L/min maximum flow rate	4	\$ -	Upgrade to shower head with 7.5L/min maximum flow rate	4	\$ -		
6/3L dual flush WC	Upgrade WC to WELS 4 star - 4.5L/3L dual flush - eg Robertson Heron Close Coupled WC or equivalent	2	\$ -	Upgrade WC to WELS 4 star - 4.5L/3L dual flush - eg Robertson Heron Close Coupled WC or equivalent	2	\$ -	Upgrade WC to WELS 4 star - 4.5L/3L dual flush - eg Robertson Heron Close Coupled WC or equivalent	2	\$ -		
Kitchen WELS 4 star (7.5L/minute) - eg Caroma / Dorf "Balance V" mixers	Kitchen WELS 4 star (7.5L/minute) - eg Caroma / Dorf "Balance V" mixers	0.5	\$ -	Upgrade Kitchen taps to WELS 5 star (6L/minute) - eg VCBC Crystal range mixers or Euroware TAP-CP-F0037 and TAP-CP-F0041	1	\$ -	Upgrade Kitchen taps to WELS 5 star (6L/minute) - eg VCBC Crystal range mixers or Euroware TAP-CP-F0037 and TAP-CP-F0041	1	\$ -		
Bathroom WELS 4 star (6 L/minute) - eg Caroma / Dorf "Balance V" mixers	Bathroom WELS 4 star (6 L/minute) - eg Caroma / Dorf "Balance V" mixers	1	\$ -	Upgrade basin taps to WELS 6 star (4.5L/minute) - eg Pacific Tapware 2000 series mixers	1.5	\$ -	Upgrade basin taps to WELS 6 star (4.5L/minute) - eg Pacific Tapware 2000 series mixers	1.5	\$ -		
No rainwater harvesting	No rainwater harvesting		\$ -	2000L above ground rainwater harvesting tank plumbed into WC and garden irrigation	1	\$ 1,050.00	Commissioning of mechanical ventilation	1	\$ 400.00		
No site waste management plan	Implement a site waste management plan in accordance with REBRI guidelines	1	\$ 1,000.00	Implement a site waste management plan in accordance with REBRI guidelines	1	\$ 1,000.00	Implement a site waste management plan in accordance with REBRI guidelines	1	\$ 1,000.00		
No waste diversion	60% of waste diverted for recycling, or less than 10kg/sqm sent to landfill	1	\$ -	70% of waste diverted for recycling, or less than 10kg/sqm sent to landfill	2	\$ -	70% of waste diverted for recycling, or less than 15kg/sqm sent to landfill	2	\$ -		
No waste sorting bin	10L, 2 compartments sorting bin within kitchen - eg Hideaway KC30H, or Easy Recycling Double Bins HH2	1	\$ -	10L, 2 compartments sorting bin within kitchen - eg Hideaway KC30H, or Easy Recycling Double Bins HH2	1	\$ -	10L, 2 compartments sorting bin within kitchen - eg Hideaway KC30H, or Easy Recycling Double Bins HH2	1	\$ -		
No window restraints etc	Window security restraints / stays to all windows.	0.5	\$ -	Window security restraints / stays to all windows.	0.5	\$ -	Window security restraints / stays to all windows.	0.5	\$ -		
No owners manual provided	document, designers drawings and installers manuals. Assume 2 hours of professional time at \$100 / hr	2	\$ 200.00	Time to compile owners manual, based on template document, designers drawings and installers manuals. Assume 2 hours of professional time at \$100 / hr	2	\$ 200.00	Time to compile owners manual, based on template document, designers drawings and installers manuals. Assume 2 hours of professional time at \$100 / hr	2	\$ 200.00		
			\$ -	Contractor Environmark Gold, with Environmental Management Plan, or EcoPlumber, IAONZ, EcoSmart Electrician		\$ -	Contractor Environmark Gold, with Environmental Management Plan, or EcoPlumber, IAONZ, EcoSmart Electrician	1	\$ -		
Resene/Dulux paint, Polyester ceiling insulation (Autex Greenstuf). R4.0	Resene/Dulux paint, Polyester ceiling insulation (Autex Greenstuf), FSC timber framing, Gib lining.	7.5	\$ 1,910.00	Resene/Dulux paint, Polyester ceiling insulation (Autex Greenstuf) R4.0, FSC timber framing, Gib lining.	7.5	\$ 1,910.00	Insulation with ECNZ certification - Pink Batts Ultra, Bradford Gold, Knauff)	2	\$ -		

