

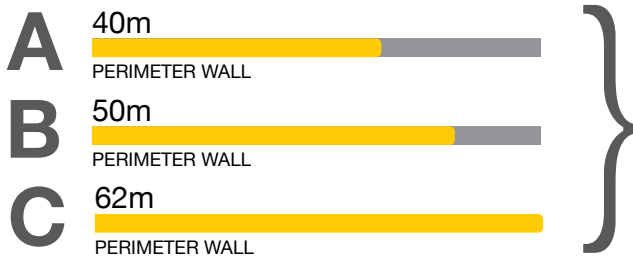
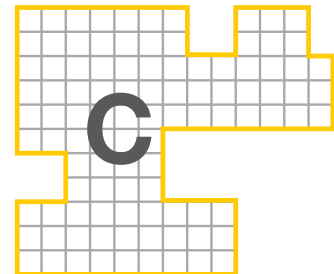
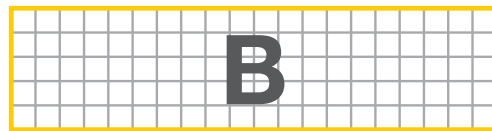
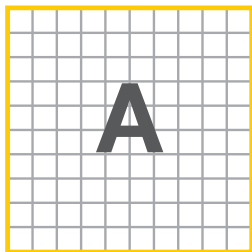


What's in a square metre?

We understand that price is important when you're looking to build your new home. Often the first question homebuilders ask is "what is the price per m²", yet the true cost of a home depends on many factors.

The more we know about your site and your new home requirements, the more accurately we are able to price your build. We explore what impacts the price per square metre in more detail below.

Shape of the home



These homes have the same floor area of 100m² yet the perimeter walls length is different on each. Generally speaking, the exterior wall is the most expensive wall due to insulation and cladding requirements. A home with more perimeter wall will likely require more joinery and a complex design will require more man hours to build, all impacting the m² rate.

Size of the home

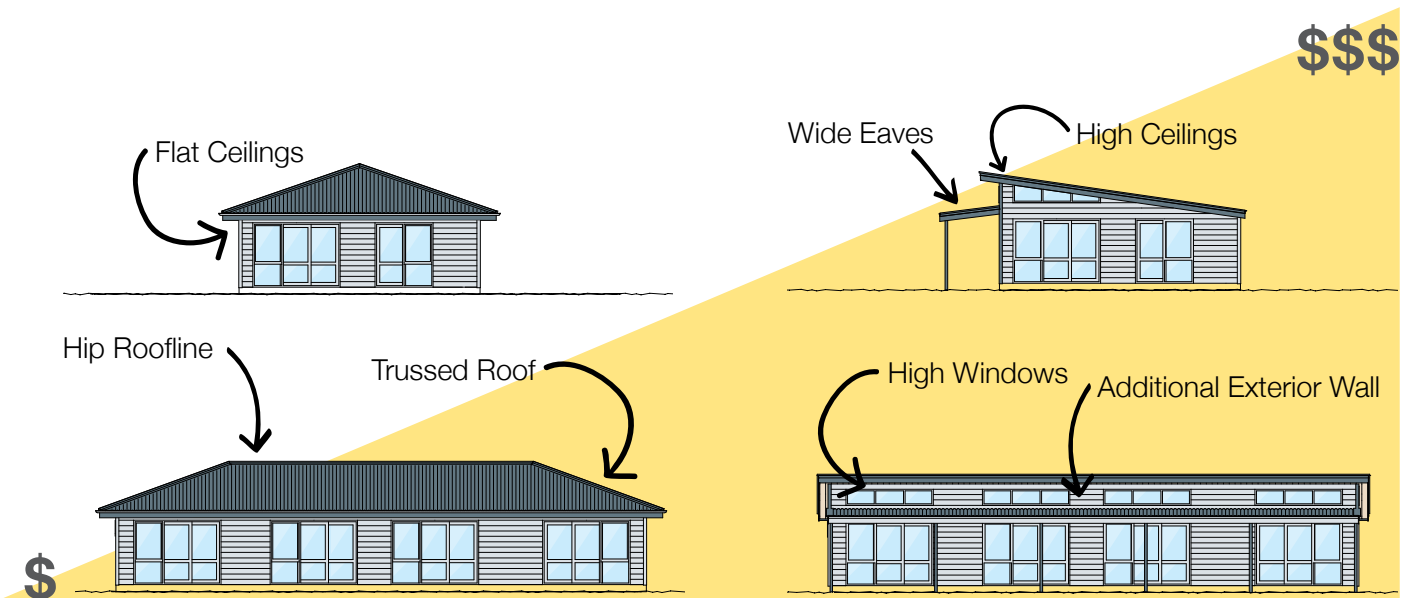
Generally speaking, larger homes are often cheaper per m² simply due to there being more space to divide the costs into. With a smaller home you have less square meterage to divide the costs of expensive rooms such as kitchens and bathrooms into. Comparatively, a large garage, which doesn't require an expensive interior fit out, will bring down your m² rate.

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Complexity of design

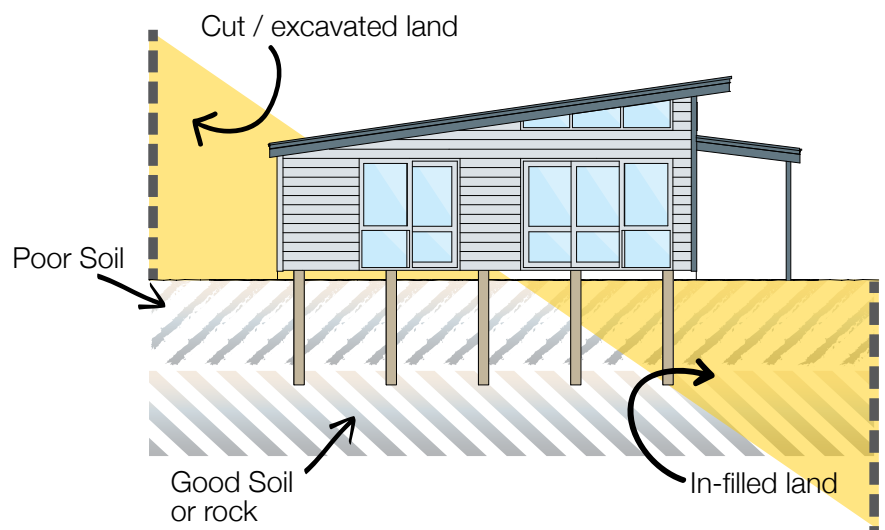
A more complex home design will have a higher m² rate. Gables, split roof lines, high windows and steeper roof pitches are more expensive to build compared to conventional trussed roofs with flat ceilings. Split level, double storey, or homes that need specific structural engineering will also be more expensive.

The examples below both share the same floor area yet the home on the right will be more expensive to build. The higher roofline, additional wall area and joinery as well as the high sarked, timber ceilings will all contribute to a higher per m² rate.



Complexity of site

Sites that are sloping are more expensive because they require extra earthworks. So too are sites that are not on 'good ground', such as peat, organic soil or soft clay which are more expensive due to piling and extra foundation requirements. Distance to services, removal of greenery and access to the site will also impact on overall costs.



Planning to maximise your budget

The level of finish in your new home, room sizes, quality of fixtures and fittings and cladding options will also have an impact on your m². It's important to consider all factors and ensure you get an accurate quote for your build, rather than an estimate based solely on the square meterage. We know that price is important to you and offer our experience and expertise to work with you to plan your build to best fit your style, site and budget.

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