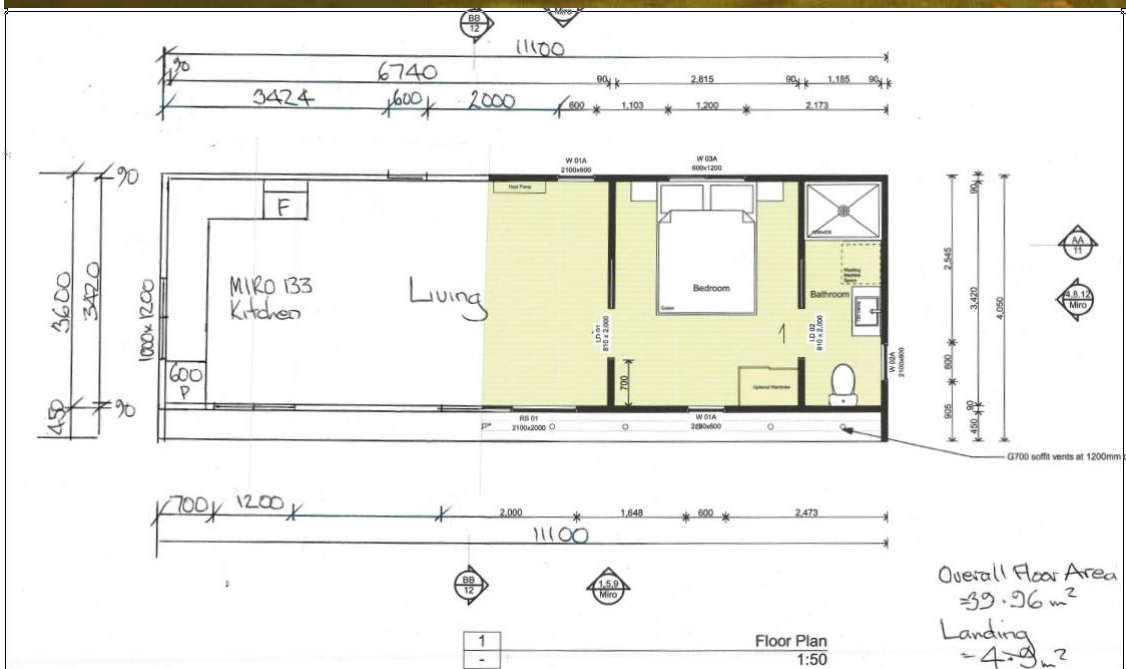


Prelim Pricing Indication

Prepared for

XX
Address

Footprint Classic Range – ALT Miro 133 (total 40m² overall floor area)



PRELIMINARY PRICING INDICATION (version 1)

GRANNY FLAT UNDER 70m2



DATED 11/02/2026

PREPARED FOR - Doug & Jennie Hurley
ADDRESS: xx
EMAIL: xx
PHONE: xx
PLAN NAME: ALT MIRO 133 - totalling 40m2 overall floor area (built on site)

BRANZ SITE information - Zones in BOLD may require material upgrades or additional engineering, this will be determined by a SAFR
Climate Zone: 1
Earthquake Zone: Zone 1
Exposure Zone: Zone C
Lee Zone: No
Rainfall Range: 90 - 100
Wind Region: A
Wind Zone: Very High

STAGE 1 - PROFESSIONAL AND COMPLIANCE COSTS FOR PIM APPLICATION AND FINALISE FHL FIXED PRICE QUOTATION, INDEPENDENT CONSTRUCTION PARTNER QUOTATION & WILDBOAR FOUNDATION SUPPLY INSTALL ESTIMATE

Upon completion of **STAGE 1 items and receiving PIM**, you will be provided with

- **FHL** fixed price quotation
- **ICP** fixed price quotation for the construction and any site service connection costs
- **Wildboar** estimate for foundation supply and install
- Any additional engineering or Resource Consent conditions that may be required (to be confirmed by PIM) will be noted for STAGE 2 requirements

DESCRIPTION	WHO	COST
PIM APPLICATION - Engage Footprint Homes to prepare and put together your PIM application in conjunction with Johnson Brierley Architecture (JBA) Refer to FHL PIM APPLICATION offer of service for all inclusions (attached) NOTE: PIM APPLICATION fee is payable direct to council upon receiving invoice	Footprint Homes	\$1,500.00
JBA Concepts - For any amendments to standard Footprint Homes plan revised concepts are required for PIM application . Based on standard plan and 2 hours of design. Concepts are inclusive of site plan + location of FHL dwelling on site, floor plan, elevations, subfloor/foundation layout, and confirmed FHL material specifications	JBA concepts	\$330.00
Survey plan - may be required if council files are inconclusive to confirm/identify site boundaries, Footprint Homes will provide Offer of Service from local surveyor to engage and provide site survey plan, confirming contours, any easements and confirmed boundaries (some sites may incur additional charges depending on size of section, location & difficulty)	TBC	\$ -
ICP/Own Builder - Engage Footprint Homes Independent Construction Partner (ICP) where available or arrange own builder to carry out site visit, peg out perimeter of granny flat based on completed JBA site plan and confirm heights. NOTE: This is required to be documented on the concepts for PIM application. Any heights that determine the Granny Flat to exceed the 1mtr threshold from ground to Finished Floor Level will be outside the Granny Flat exemption regulations	ICP/Own Builder	\$ -
PIM APPLICATION fee - payable direct to council upon receiving invoice - estimated cost based on council website rates (\$400.00 - \$700.00)	Local Council	\$ -
FHL STG 1 Coordination - including fixed price quotation & specification/colour consultation (This fee is deducted from your TOTAL Footprint Homes material cost - refer STG 3 TOTAL Payment)	Footprint Homes	\$ 2,500.00
TOTAL - INCLUDING GST		\$4,330.00

STAGE 2 - ENGINEERING AND BUILDING COMPLIANCE COSTS TO ENGAGE REQUIRED ENGINEERS if required - to be confirmed by PIM. Where none of the below is required by PIM, move to STAGE 3

NOTE: none or some of the below may be required to satisfy any non exemption/Resource Consent requirements

Upon completion of **STAGE 1 items and receiving PIM**, Footprint Homes will obtain Engineering Proposals/Short form agreements to cover any identified non exemption/Resource Consent requirements

DESCRIPTION	WHO	COST
Geotech Report - provide quote from local engineers to engage and undertake geotech and provide full in depth report (ESTIMATE)	TBC	\$ 3,500.00
Waterflow wastewater treatment, Promax water tank with pump/filtration and drainage system/s engineering design (site specific)	Waterflow	\$ -
Stormwater attenuation design by engineer - TBC via PIM	Local Engineer - TBC	\$ -
On site drainage assessment by engineer - TBC via PIM	Local Engineer - TBC	\$ -
Floodwater assessment and design by engineer - TBC via PIM	Local Engineer - TBC	\$ -
TOTAL - INCLUDING GST		\$ 3,500.00

STAGE 3 - WORKING DRAWINGS for construction and subcontractors

Upon completion of STAGE 1 & 2, acceptance of quotation/s & approval of finance below payments are required, this will fix your Footprint Homes materials supply quotation for 3 month period and engage the following;

- JBA Architecture to complete on-site working drawings for construction
- Wildboar Engineer to provide foundation design and engineering PS1

DESCRIPTION	WHO	COST inc GST
Footprint Homes Deposit - ALT MIRO 133	Footprint Homes	\$ 15,000.00
JBA - Working Drawings (based on std plan and specifications) inc STG 1 concepts, Building Consent application and management of consenting process	JBA concepts	\$ 3,036.00
Wildboar Foundations - Engineering PS1 & foundation design fee	Wildboar	\$ 1,500.00
Land Development Fees - TBC via PIM	Local Council	\$ -
Resource Consent Fees - TBC via PIM	Local Council	\$ -
TOTAL		\$ 19,536.00

STAGE 4 - Indicative costs based on your chosen Footprint Homes plan (including amendments), inclusive of Footprint Homes material supply, Independent Construction Partner pricing and on-site costs. The below costs will be confirmed via quotations upon STAGE 1 & 2 being completed and all relevant information has been received/approved.

NOTE: STAGE 3 costs are payable upon completion of JBA Working Drawings STAGE 3, along with your approval and all payments for council related costs have been made direct to council.

DESCRIPTION	WHO	COST inc GST
Footprint Homes ALT MIRO 133 standard plan + requested floor plan amendments and material specifications final payment (less STG 2 Deposit)	Footprint Homes	\$ 105,000.00
Footprint Homes CR applied (FHL Consult Fee STG 1)	Footprint Homes	-\$ 2,500.00
EN1025000 ENDURO Water Tank 25,000ltr (can be buried up to 1mtr in ground) with HJ60 HYDROJET 60 0.37KW JET PUMP	Footprint Homes	\$ 6,463.00
OR XP1025000 XPRESS Water Tank 25,000 Ltr (NOTE: this model cannot be buried) - \$3,280.00	Footprint Homes	\$ -
ICP ESTIMATE- construction costs for standard plan ALT MIRO 133 + requested amendments bearers up (Inc BOS fee, excluding scaffolding costs - TBC once site visit & STG 1 concepts have been completed)	ICP	\$ 55,500.00
ICP ESTIMATE - On site services - power - TBC once STG concepts have been completed	ICP	\$ -
ICP - ESTIMATE install Wildboard foundations (600mm finished floor level, NZ3604 Good Ground) based on estimate of 21 piles	ICP	\$ 3,150.00
Wildboard foundations - supply only ESTIMATE (600mm finished floor level, NZ3604 Good Ground) based on ESTIMATE of 21 piles	ICP	\$ 4,830.00
Drainage, Septic requirements water tank/pump installation - TBC once STG 1 concepts have been completed (works to be quoted by Bruce Wilson)	Waterflow	\$ -
Wildboar PS4 (engineering sign off for CCC)	Wildboar	\$ 915.00
TOTAL		\$ 173,358.00

TOTAL OF ALL STAGES \$200,724.00

BREAKDOWN OF COSTS

Footprint Homes related costs	\$ 127,963.00
Independent Construction Partner related costs	\$ 58,650.00
Other Site related costs (JBA/Building Consent fees/Wildboar Other/Engineering)	\$ 14,111.00
TOTAL	\$ 200,724.00

ABBREVIATION KEY

FHL = Footprint Homes NZ Ltd

ICP = Independent Construction Partner

SAFR = Site Assessment and Feasibility Report

JBA = JBA Architectural Design - www.jbarch.co.nz

PIM = Project Information Memorandum

Resource Consent = any exempt requirements identified by council by way of PIM

Working Drawings = Architectural plans prepared for your Building Consent application to council and construction requirements

Bearers = Timber subfloor framing base

Wildboar = Foundation supplier & Engineer - www.wildboar.nz/residential-piling/

Waterflow = Wastewater management solutions - www.waterflow.co.nz

PSUM - Provisional Sum (estimated allowance)

PS1/PS4 - Producer Statement

CCC = Code of Completion Certificate

How to Understand Your Footprint Homes Preliminary Pricing Indication (PPI) for Granny Flat – under 70m²

Our Preliminary Pricing Indication (PPI) gives you an early guide to what your build might cost, based on the information we have at the time of enquiry. It isn't a quote - it's a transparent starting point to help you check whether the project is feasible for your budget and goals.

At enquiry, we prepare your initial PPI using the information you've provided, plus reasonable assumptions where details are still unknown. When you're ready to firm up pricing, we move into Stage 1, **PIM Application process**, engage JBA (Johnson Brierley Architecture) gathering council files and site-specific information to prepare your PIM Application. After Stage 1 is completed and PIM has been received, Footprint Homes and your builder or Independent Construction Partner (ICP) can then confirm a fixed construction quote.

Why We Provide a PPI

- To give you an early understanding of the total project cost
- To avoid surprises later in the process
- To show what is confirmed vs. what is still an assumption
- To clearly explain the steps needed to finalise your build cost

How to read your PPI

Your PPI is divided into 4 main stages so you can clearly see what's required and when.

STAGE 1

Professional and Compliance Costs for PIM Application and finalise FHL Fixed Price Quotation, ICP quotation and Wildboar Foundation requirements

This stage gathers the essential council files, confirms design requirements and apply for PIM via your local council – refer to FHL PIM Application Process offer of service (OOS):

Professional & Compliance Costs

- **PIM Application:** Johnson Brierley Architecture (JBA) obtains council file, produces site plan showing approx. location of standard Footprint Homes Ltd (FHL) plan, Identifies site setbacks, height to boundary, any existing site service connections and provides to ICP/Own Builder to confirm FFL (Finish Floor Level) heights, reconfirm location on site plan and lodge for a PIM (Project Information Memorandum) through your local council, your local council will invoice you directly for this fee (appx \$400.00 - \$700.00). The PIM will then approve or highlight any risks, site constraints, council rules, and Resource Consent requirements. JBA will provide an overview of what is required for your project or give you the go ahead to move to STAGE 3.
- **JBA (Johnson Brierley Architecture)** Where amendments to FHL standard plans are requested or for custom design, JBA will provide OOS for costs to complete. Concepts: Includes site plan, floor plan, elevations, subfloor/foundation layout and electrical plan.
- **Survey / Topographical Plans:** Required if council files don't contain enough information to complete site plan.
- **Footprint Homes (FHL) Stage 1 Coordination Fee:** Covers coordination of the above, customer consultation for material/colour selections, and preparation of your fixed price quotation.

STAGE 2

Engineering requirements identified on completed PIM. If your PIM confirms none of the below engineering is required, you can then move straight onto STAGE 3 – Working Drawings and Wildboar Foundation Design

- **Geotechnical Report:** Required where NZ3604 'Good Ground' is not confirmed a full in depth Geotech is required to confirm soil conditions and provides engineering inputs for Wildboar foundation design.
- **Engineering Designs:** Stormwater, wastewater, drainage, flood level assessments — all based PIM outcomes.

STAGE 3

Working Drawings and Wildboar foundation design

This stage brings your construction documentation together and ready for construction and on site requirements - STAGE 4.

Inclusive of:

- **FHL Deposit:** Locks in pricing for 3 months while working drawings and Wildboar foundation design are completed.
- **JBA Working Drawings Fee:** Completion of working drawings ready for construction.
- **Wildboar** soil testing is carried out where NZ3604 'Good Ground' has been confirmed, Wildboar Engineering will provide a Producer Statement 1 (PS1) and complete foundation design and installation requirements.
- Council development contributions, and any resource consent costs (identified in Stage 1) are payable.

All fees in Stage 2 & 3 are paid directly to the consultants.

STAGE 4

Construction Begins & On-Site Costs

Indicative pricing only until Stage 1 is completed.

Includes:

- FHL fixed price quotation
- Independent Construction Partner (ICP) pricing
- Wildboar foundations supply & installation estimate
- On-site services and drainage (as identified in Stage 1)
- Wastewater systems, tanks, and drainage where required
- Transport costs if your home is built ex-yard

Once Stage 1 reports and designs are complete, your ICP - or your own builder, will confirm all siteworks and construction pricing.

Your Total Estimated Project Cost

This final section combines:

- FHL material costs
- ICP costs
- All associated engineering, drawing and council requirements
- Any other site-specific items

This gives you a realistic overview of the full investment required.

What Happens Next

1. You confirm the PPI fits your budget and wish to proceed with the PIM Application. We'll send you the OOS form and payment details.
2. Once payment has been received we will engage JBA to begin PIM Application process and lodge
3. FHL will invoice for the FHL Stage 1 coordination fee
4. FHL will contact you to arrange a time to complete your FHL material & colour selections and prepare your fixed price quotation.
5. Once PIM is received, JBA will provide overview of what this means for your project.
6. Where additional engineering is required, FHL will obtain all required engineering quotes and provide updated PPI + offer-of-service agreements for signing.
7. FHL will engage the engineers on your behalf and follow through with them for receipt of reports and provide their invoices to you for payment on completion of works that have been carried out.
8. FHL/JBA will issue engineering back to council for approval
9. After Stage 1 & 2 (where required) is complete, all site information is provided to the ICP or your builder to confirm their final quotation inclusive of all on-site service connection costs.

-
10. We'll confirm and provide your FHL fixed price quotation to you for your approval and sign off along with other documentation for sign off via DocuSign
 11. Then its onto Stage 3, FHL Deposit, Full Working drawings for construction, Wildboar completion of foundation requirements – you'll pay the fees direct to the companies to get this underway
 12. JBA will finalise the working drawings upon receipt of engineering (if any) and provide you with a copy for your files
 13. FHL will liaise with the ICP/Own Builder to confirm build schedule, issue invoices for material payments, once payments have been received will then issue purchase orders in line with confirmed build schedule
 14. The ICP/Own builder will then manage the construction process from here and liaise with FHL where required, the ICP will become your first point of contact for all construction related matters.

FHL will keep you updated throughout this process and confirm next stages as they need to happen.

Our Commitment to you

At Footprint Homes, we aim to make this journey a positive experience by keeping the process clear, transparent, and well-supported at every step. Our goal is to give you confidence in your decisions, clarity around your costs, and a team you can trust to guide you from first enquiry through to the completion of your new home.

Preliminary Pricing Indication Terms and Conditions

This preliminary pricing is provided as a **guideline only** and is not a formal quote. It is based on conceptual information, early-stage discussions, and limited design detail.

Final pricing will be confirmed after completion of **Stage 1**, which includes detailed design, site investigations, and full documentation as detailed in **Stage 1** requirements.

Subject to Final Design and Documentation

This preliminary pricing indication is subject to the following:

- Final construction drawings and specifications
- Engineering reports (e.g. structural, geotechnical)
- Site survey results
- Council and regulatory authority requirements

Any changes to these items may **impact the final cost**.

Exclusions (Unless Otherwise Stated)

The following items are excluded from this estimate:

- Council fees and building consent costs
- Professional reports not outlined in **Stage 1** requirements
- Siteworks, excavation, and retaining wall costs not yet confirmed
- Utility connections or upgrades
- Driveways, fencing, landscaping, and external works

Validity Period

This estimate is valid for **30 days** from the date of issue. After this period, pricing may be subject to change based on market fluctuations in material and labour.

GST and Taxes

All figures stated include **15% GST**, unless otherwise specified.

Finance Disclaimer

This preliminary pricing should not be used for mortgage or finance applications. Final build costs may vary once the full scope is determined.

Assumptions

This estimate has been prepared based on the following assumptions:

- Site access is clear and unobstructed
- Standard soil conditions apply (subject to geotechnical reporting)
- Services (power, water, sewer) are available at the boundary
- No unforeseen planning, compliance, or structural constraints

Acceptance and Next Steps

This document does **not constitute a formal contract** or offer to proceed with any material supply or construction works.

However, **upon acceptance of the preliminary Stage 1 costs** (which cover the necessary site-specific investigations and design inputs), you will be issued this preliminary pricing indication **via DocuSign**.

Signing via DocuSign confirms that you:

- Accept these Preliminary Pricing Terms and Conditions
- Understand that pricing is indicative only at this stage
- Wish to proceed with Stage 1 to obtain the relevant site information and documentation required for a formal quotation

A separate contract and scope of works will be provided for any future construction or material supply beyond Stage 1.

Client Acknowledgement

By reviewing and signing this document, the client acknowledges that:

- The pricing provided is **preliminary and indicative only**
- Final costs will depend on completion of all **Stage 1** requirements
- This is **not a fixed quote** or agreement to proceed beyond Stage 1
- Additional professional services and reports will be required to confirm final pricing



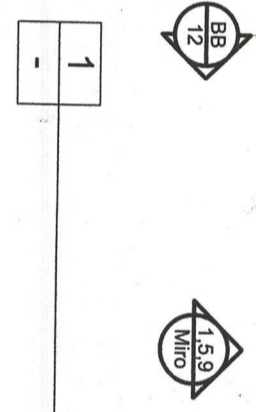
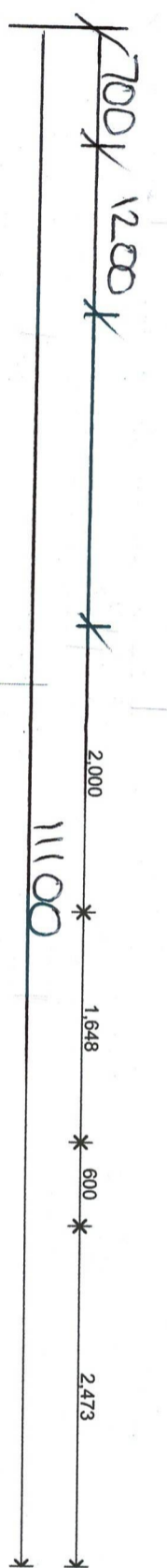
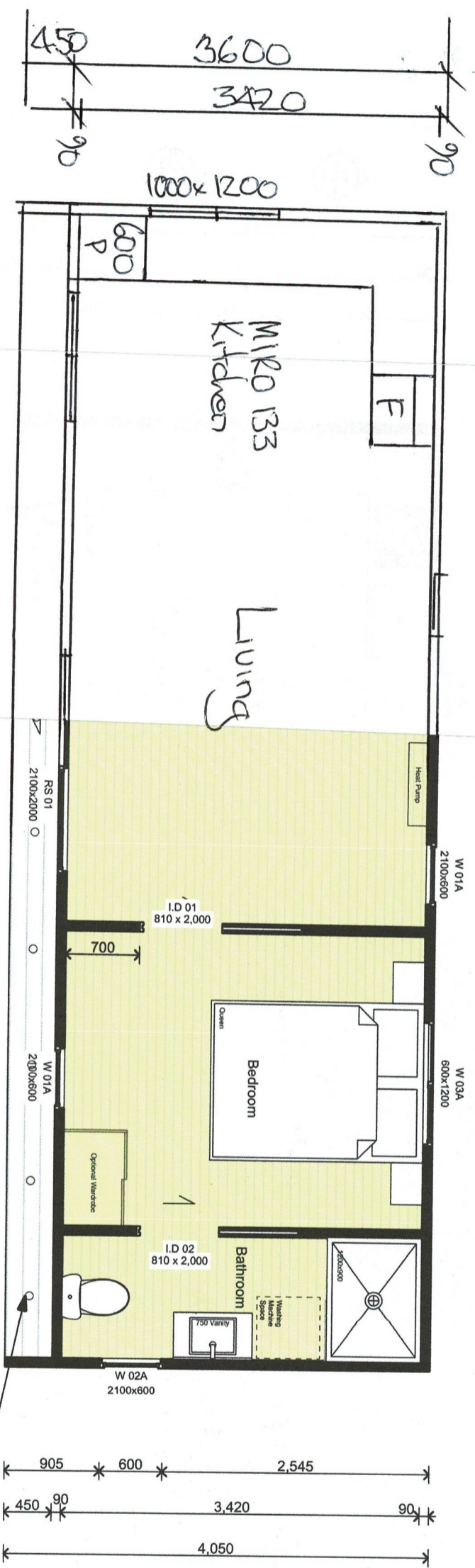
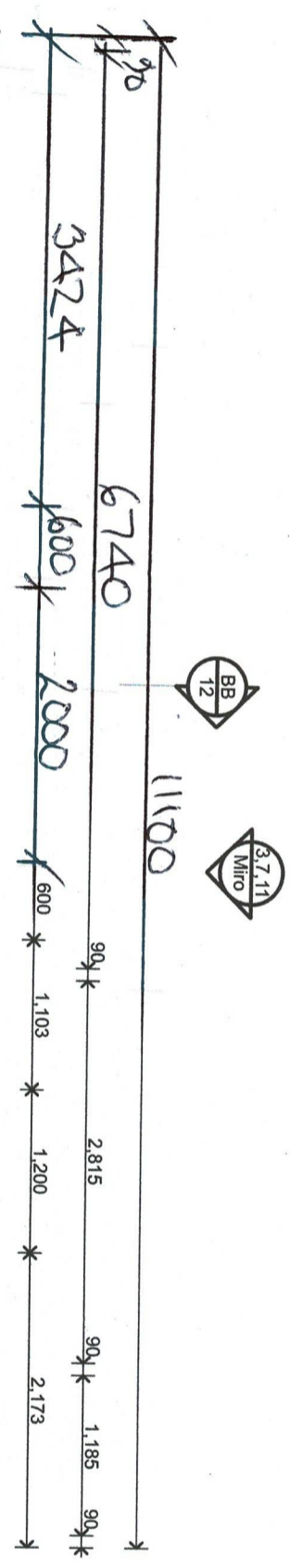
Remove existing
Cabin
Locate Water Flow
ATWMS on this
platform

Kahikatea 250
Granny Flat

Existing Dwelling

Proposed site plan
for Doug & Jennie
Hurley at 437
Ryan Road, Wellsford

437 Ryan Road



Floor Plan
1:50

Overall Floor Area
39.96 m²
Landing
= 4.29 m²

Altered MIRO 133

220126

		Proposed ???? for ????? at ?????		GENERAL NOTES DO NOT SCALE CONTRACTOR TO VERIFY AND CHECK ALL DIMENSIONS AND LEVELS ON SITE. CONSTRUCTION OR FABRICATION ANY AMBIGUITIES TO BE REFERRED TO THE ARCHITECT. ALL WORK TO COMPLY WITH NZBC		SET ISSUE DATES DATE SCALE		REVISIONS REV DATE DESCRIPTION		Cladding Option 1 - Floor Plan SHEET NO. 04 SCALE: As Shown @ A3 PROJECT: BA - 2004	
		FOOTPRINT HOMES NZ SMALL LIFESTYLE LIVING									