

# 3 OPTIONS FOR ACCESSABILITY

There are 3 accessible options to use Wood Fibre

<p><b>Any build starts with this :</b></p> <p>Structure only - Cost for Material and Labour</p>	<p><b>Cost</b></p> <p>\$85.41/m<sup>2</sup></p>	
<p><b>Current Standard Home</b></p> <p>1. To complete the wall structure with common materials <b>\$288/m<sup>2</sup></b></p> <p>2. A current standard home of 250m<sup>2</sup> will average <b>\$450k</b></p> <p>3. Key must haves, A/C and Heating / Vented facade to avoid trapped moisture, Have you considered?</p> <p>A. Lifetime Costs</p> <p>B. Maintenance costs</p> <p>C. Replacement part cost</p>		
<p><b>Whole building Performance - Decrement delay - 2 - 3 hours ✗</b></p>		

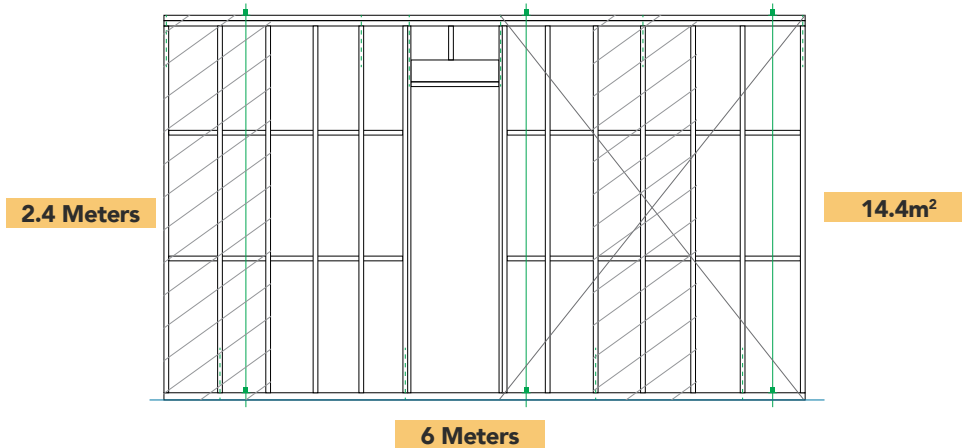
<p><b>Full Wood Fibre</b></p>	<p><b>Full House - Optimum Solution / Certified Passive House optional - No A/C</b></p> <p>1. To complete the wall structure with wood fibre in the roof and the walls</p> <p>2. Optimum Wood Fibre home of 250m<sup>2</sup> will average \$463k/\$480k</p> <p>3. Saves Energy - Doesn't require maintenance</p>	<p><b>Same Finish - Swap to Wood Fibre</b></p> <p>\$331/m<sup>2</sup></p> <p>\$480k</p>	<p><b>Wood Fibre Render VS Standard Cladding</b></p> <p>\$310/m<sup>2</sup></p> <p>\$463k</p>
	<p><b>Whole building Performance - Decrement delay 8 - 10 hours ✓</b></p>	<p><b>6-7% MORE</b></p>	<p><b>3.2% MORE</b></p>

<p><b>Roof Only Wood Fibre</b></p>	<p><b>Roof Only - Most heat comes in or is lost through the roof</b></p> <p>1. To complete the wall structure only choosing to do the roof only</p> <p>2. Standard walls / Wood Fibre roof, home of 250m<sup>2</sup> will average 465k that's approx 2-4% more than current standard home</p> <p>3. Still need A/C, Walls will overheat / Moisture problems with walls</p>	<p><b>Cost</b></p> <p>\$310/m<sup>2</sup></p> <p>\$465k</p>
	<p><b>Whole Building Performance - Decrement delay - Roof 8 hours ✓ - Walls 2 hours ✗</b></p>	<p><b>2-4% MORE</b></p>

<p><b>Wood Fibre Infill Only</b></p>	<p><b>Swap out fibreglass for premium Wood Fibre bulk infill</b></p> <p>1. To complete the wall structure using Wood Fibre bulk infill = \$295 sqm</p> <p>2. Current standard home of 250m<sup>2</sup> using Wood Fibre infill will average \$455k that's approx 1-2% more than current standard home</p> <p>3. Still needs vented facade and A/C / Possible moisture problems</p>	<p><b>Cost</b></p> <p>\$295/m<sup>2</sup></p> <p>\$455k</p>
	<p><b>Whole Building Performance - Decrement delay - 4 hours ✓</b></p>	<p><b>1-2% MORE</b></p>

# HOW DID WE ARRIVE AT THESE NUMBERS?

This bit is just about the structure / no insulation



1.

### Timber frame:

90 x 45 = 12 studs,  
6m long @ \$5.25 lm

**\$390**

2.

### Nails for frame:

96 for Studs / 80 for nogs / 80  
for double studs = 264

**\$24.28**

3.

### Home Guard

Termite barrier under Frames

**\$120**

4.

### Diagonal Tensioner:

x2 @ 3m

**\$4**

5.

### Ply Bracing:

4mm / 2 sheets

**\$38**

6.

### Nails for Bracing:

Vertical nails = 288,  
Horizontal nails = 56  
Total 344

**\$62**

7.

### Hoop Strapping:

10m roll x 1.1

**\$21**

8.

### Nails for Strapping:

200

**\$36**

9.

### Tie downs 3x:

Tie downs/Washers/Nuts/Joints

**\$39**

10.

### Lintel:

1 x LVL

**\$35**

11.

### Labour for:

1 x Chippy / 1 x TA  
approx 4 hours

**\$460**

### Total to build

**\$1,229.88**

Broken down by 14.4m<sup>2</sup> of  
structure = \$85.41m<sup>2</sup>

# HOW DID WE ARRIVE AT THESE NUMBERS?

## To Finish Constructing a Wall

	Current Standard Home	Life Panels Lime Render	Same Finish - Swap to Wood Fibre
<b>1. START FOR ANY BUILD</b> Timber frame incl complete structure & Labour (excludes membranes and lining either side)	\$85.41/m <sup>2</sup>	\$85.41/m <sup>2</sup>	\$85.41/m <sup>2</sup>
<b>2. EXTERNAL FINISHING</b> Insulation, Membranes, Battens, Clips , Cladding, etc & Labour	\$110.20/m <sup>2</sup>	\$119.00/m <sup>2</sup>	\$133/m <sup>2</sup>
<b>3. INTERNAL FINISHING</b> Insulation, Gyproc, Paint, etc & Labour	\$92.71/m <sup>2</sup>	\$105.71/m <sup>2</sup>	\$114/m <sup>2</sup>
	<b>\$288.32/m<sup>2</sup></b>	<b>\$310.12/m<sup>2</sup></b>	<b>\$332/m<sup>2</sup></b>

