

FOR HOMEOWNERS AND FAMILIES • NEW ZEALAND

A granny flat, managed the way a quantity surveyor manages their own.

We work for you, not for a builder. QSME tenders every trade and every supplier, runs the site, and keeps the paperwork, so the price you pay is the price of the work, with no main contractor's margin stacked on top.



ILLUSTRATIVE

Bring us any quote.

We'll beat it, or tell you exactly why we can't.

We go through your quote item by item: materials, labour, margins and the things nobody priced. Then we tender the same job to trades and suppliers who all price the same lines. You see the totals side by side and choose.

How a managed build works

1

Check the section first

Sign up, search your address and see what your site would require before anyone quotes: zone, overlays, the granny-flat conditions, services and hazards, and whether a cross-lease gives the neighbours a say.

2

Price it once, tender it fairly

We write one schedule of quantities for the whole job. Every trade and supplier prices the same lines. Bids come back as totals, excl. and incl. GST, and each bid opens to its own lines.

3

We run it, you watch it

Programme, site sign-in, daily log with photos, milestones paid only on proof of work, and every certificate filed for council. One record from the first sketch to move-in day.

THE 2026 RULES, IN PLAIN WORDS

Up to 70 m² without a building consent, where the site meets the conditions

Since 15 January 2026 a new single-storey standalone dwelling up to 70 m² can be built without a building consent if the design is simple and meets the Building Code, licensed building practitioners do or supervise the work, you get a PIM from council, and you notify council before you start and when you finish. Resource consent is a separate test, and on a cross-lease the other owners still have to agree. We check all of it before you commit a dollar.

PORTABLE HOMES TOO

Built on site or craned in, same process

Site check, one priced schedule, transport, foundations, connections and the record your council, bank or a future buyer will ask for. If a factory-built unit is the cheaper answer for your section, we'll say so.

Start with your address.

hello@qsme.co.nz • +64 9 920 8896 • then tell us you want it managed

Sign up at qsme.co.nz

We act like you would, if you did this every week.

A quantity surveyor is the person on a job who looks after the money, the value and the cost risk. That's the seat we take, on your side of the table.

The usual way

- One lump-sum quote. You can't see what's inside it.
- The trades and suppliers work for the main contractor. The margin on their work is part of your price.
- Materials are whoever the builder usually uses.
- Progress is a phone call and a photo, when you ask.
- The paperwork lives in several inboxes. Council asks for it later.

Managed by QSME

- ✓ One priced schedule you can read. Every line, every rate.
- ✓ Trades and suppliers are tendered and contracted to **you**. We manage them for you. No main contractor's margin on top.
- ✓ Materials are tendered too. We go for the best material at the best rate, and show you the comparison.
- ✓ A live programme, QR site sign-in, a daily log with photos, and a money page that shows estimate against actual.
- ✓ Every document, certificate and claim in one record. The council pack is a download.

Who's on your job

Licensed building practitioners for the restricted work, a drainlayer, an electrician, a plumber, and whoever your section needs. All tendered on the same lines, all with a profile and a track record on QSME, all signed into site each day.

How the money moves

Work is split into milestones. A milestone is invoiced only with proof of work, and you confirm it before it's paid. Your money goes from your bank to theirs. QSME keeps the record, never the cash.

What you'll have at the end

A granny flat or portable home that cost what the schedule said, a complete record of who built it and how, the certificates council needs, and a number you can show a buyer or a bank.

Straight talk

- ✓ Site research gives the full picture for Auckland sections today; Wellington City, Christchurch and Hamilton get zoning; everywhere else gets boundary, area and council.
- ✓ Site research is indicative. It is not a LIM, a title search or planning advice. We order the LIM and title with you before you commit.
- ✓ "Without building consent" is conditional. If your site doesn't meet the conditions, we'll tell you, and we'll run the consent instead.
- ✓ We'll beat a quote on the same specification. If a quote is cheaper because it leaves things out, we'll show you what's missing rather than match it.

"Price it once. Every trade prices the same lines. Build from the same record."

Sign up, search your address, then ask for a managed build.

hello@qsme.co.nz • +64 9 920 8896 • qsme.co.nz

Sign up at qsme.co.nz