

Recladding Costs for Monolithic Homes NZ (2025)

Welcome to your guide on understanding the real cost to reclad a monolithic house in Tauranga.

If you own a home built in the 1990s or early 2000s with monolithic cladding, you've likely heard concerns about water damage, weather-tightness issues, and declining resale value.

Recladding isn't just a patch-up; it's a critical step in protecting your property—often your biggest asset.

This guide will help you understand:

- *What monolithic cladding is*
- *Why recladding is often necessary*
- *What influences the cost*
- *How much you should realistically expect to spend*

Average recladding costs in NZ

The cost to reclad a monolithic house in New Zealand typically ranges from **\$100,000 to \$300,000**, depending on the home's size, level of damage, and materials used. Key cost drivers include:

- Cladding materials
- Labour
- Architect and design fees
- Council consent
- New joinery
- Scaffold hire
- Timber repairs (especially where water damage exists)

What is a monolithic house?

A monolithic house features a solid, seamless exterior surface—typically plaster over fibre cement or polystyrene. These homes became popular in NZ in the 1990s and early 2000s due to their modern appearance and lower construction costs.

Why these homes leak

The main issue isn't just the materials—it's the way they were installed. Most monolithic cladding systems from this era lacked drainage cavities, meaning any water that penetrated the exterior couldn't escape. Over time, trapped moisture can cause timber rot and mould.

This problem is often called **leaky building syndrome**, and thousands of homes across NZ have been affected.

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Identifying monolithic cladding

Not sure if your home has monolithic cladding? Look for:

- Smooth, plaster-like exterior with no visible joins
- Built between 1990–2004
- No drainage or ventilation gaps
- Painted stucco or plaster over flat wall areas
- Musty smells inside, especially near windows
- Hairline exterior cracks near openings

If your home fits this description, [book a professional inspection](#) to assess condition and risk.

Why recladding may be necessary

Recladding isn't just about improving your home's appearance—it's essential for safety, health, and resale value.

- **Moisture & health risks:** Water trapped behind old cladding can rot framing and grow mould, compromising structural integrity and causing respiratory issues.
- **Long-term damage:** Left unchecked, damage spreads and becomes more expensive to fix. You might even face structural repairs.
- **Insurance & legal risks:** Some insurers won't offer full coverage on monolithic homes. If damage is later found, you might be underinsured or in breach of disclosure laws.
- **Resale value:** Unrepaired monolithic homes tend to sell for less, and many banks won't approve mortgages unless recladding has been done, or the home passes a building report.
- **Council requirements:** Any reclad must comply with the NZ Building Code. Councils require consent and inspections. Once complete, you'll receive a **Code Compliance Certificate (CCC)**—critical if you plan to sell or refinance.

What's involved in a reclad

1. **Site setup & scaffolding** (Council inspections throughout the below process)
2. **Removal of existing cladding**
3. **Inspection & repair of timber framing**
4. **Installation of new joinery**
5. **Installation of new cladding system** (with drainage & ventilation)
6. **Paint & finish**
7. **Council sign-off and CCC issued**

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Key cost factors

Recladding costs vary based on:

Size of the home	More wall area = more materials and labour.
Site access	Sloped or tight sites cost more to scaffold and work on.
Damage level	Hidden timber rot or framing issues add unexpected costs.
Cladding material chosen	• Weatherboard (timber or fibre cement) • Brick veneer • Modern plaster with drainage cavity
Regional labour & material rates	Costs are higher in main centres like Auckland or Wellington.
Living arrangements during work	Staying in the home may slow work. Moving out adds rent, moving, and storage costs.

Recladding cost breakdown

RECLAD	SCOPE	COST
Basic (minimal repair)	Remove cladding, inspect framing, install new joinery & compliant cladding	\$100,000–\$150,000
Moderate (typical damage)	<u>As above, plus:</u> partial timber replacement, upgraded systems	\$160,000–\$250,000
Full (structural damage)	<u>As above, plus:</u> major timber replacement, architectural design, temporary accommodation	\$250,000–\$400,000

Additional costs to plan for	
Scaffolding	\$10,000–\$25,000
Window joinery	\$1,000–\$2,500+ per unit
Council consent	\$5,000–\$15,000
Architect/Project Management	\$10,000–\$30,000
Accommodation (if needed)	Variable

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Hidden costs to budget for

- Rotten timber repair
- Ground clearances
- Asbestos removal
- Council or inspection delays
- Temporary relocation
- Architectural/Project Management fees

Allow a **15–20% contingency buffer** for any surprises once work begins.

Cost-saving tips

- **Choose cost-effective materials that meet code**
- **Hire experienced reclad builders**
- **Schedule work in off-peak months**

Is recladding worth it?

Yes. Recladding protects your home, restores market value, and gives peace of mind. Buyers trust reclad homes. You'll enjoy improved weather-tightness, better insulation, and a refreshed, modern look.

Final thoughts

If you own a monolithic-clad home in Tauranga or the Bay of Plenty region, Cladding Plus can help. We've reclad hundreds of homes throughout the area and we understand the Council process, building code, and regional challenges.

[Book a building inspection or request an estimate](#) to understand your home's condition and options. Acting early could save you tens of thousands of dollars—and protect your most important asset for years to come.



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