

FIXTURES & FITTINGS

Lot 114 Oakley Avenue, Blenheim
08/06/2022



Job Number ML0069
Plan Version Date 1/02/2022
Plan Version Number V1
Client Name Mike Greer Homes Marlborough (Showhome)
Site Address Lot 114 Oakley Avenue
Rose Manor
Blenheim

Please Note - All Information and Specification Detailed in the Contract Specification, Takes Precedence Over the Plans and Supersedes All Previous Written and/or Verbal Representations (Both Made or Implied) with Regards to Construction Materials, Fixtures and Inclusions in this Contract . Contract Pricing and Costings are Based on this Contract Specification.

GENERAL

Guarantees: 10 Year Standard (Defects & Maintenance) Master Build Guarantee

Insurance: Builders All Risk and Public Liability

Plans: Full Working Drawings Included. Plans and Design are copyright and Remain the Property of Mike Greer Homes Ltd

Surveying: Site Levels and Building Location Certificate **Included**.
Any Other Necessary Fees are **Not Included**

Building Consent: Building Consent, Inspections, and Code of Compliance **Included**.
Resource Consent for operating as a Showhome **Included**.
All Other Fees Including Development Levies, Subdivision Fees, Dept. of Building and Housing Levies and Reserve Contributions are **Not Included** and to be Treated as a Variation to Customer

Engineering: **Geotechnical Information and Soil Testing: Not Included**
Structural - Floor Slab/Floor Structure: Provisional Sum of \$4,100.00 Including GST for; Foundation/Slab Engineering.
Structural above Floor Slab/Flooring Structure: Provisional Sum of \$5,000.00 Including GST for; Above Slab Engineering and Design

Any Additional Requirements by the Engineer (Including the Design, Materials and Labour) will be a Variation to the Contract

SITE SERVICES

Water: 20mm Mains Supply Connected at Boundary. Work Outside Net Site Area not Included. 10 l/m from Dwelling Allowed for.

Drains: Sewer and Stormwater Connected at Boundary. Work Outside Net Site Area Not Included. 10 l/m from the Dwelling Allowed for.
Please Note: Landscaping Drainage is Not included in the Contract (Unless Otherwise Stated under 'Landscaping' Section of Fixtures & Fittings)

Power: 16mm Neutral Screen Connected at Boundary. Work Outside Net Site Area not Included. Connection Fees not Included if Applicable. 20 l/m from the Dwelling Allowed for.
Temporary Site Power Included in Contract

Fibre: 20mm Below Ground Conduit Included for Future Client Care Fibre Connection

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SITE WORKS

Site Works:	Provisional Sum of \$14,375.00 Incl GST for; Site Scrape to the House Area Only including Stripping of Top Soil and Removal of Excavated Material From Site and Hardfill Prep for a Superslab Floor. Construction Access for Driveway Included. *No allowance for unknown ground conditions i.e Soft Ground. No Allowance for Contaminated Material . If Testing or Removal is Required this will be a Variation to Contract
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STRUCTURE

Foundation:	Provisional Sum of \$50,300.00 Incl GST for; TC2 Allied Superslab System.
Framing:	90 x 45mm Kiln Dried Douglas Fir & Treated as per NZBC. 2400mm Ceiling Height. 2700mm Ceiling Height to Dining and Kitchen. Additional: 140 x 45mm Kiln Dried Douglas Fir Framing as per Plan
Trusses:	Kiln Dried Douglas Fir and Treated as per NZBC and Manufacturers Specific Design Additional: Vaulted Ceilings to Living, Lounge, Covered Area, Entry and Bed 1 as Per Plan Attic Ladder included in Garage. Flooring Not Included
Ceiling Battens:	35mm Metal ceiling battens @ 600mm centres (Direct Fixed)
Structural Steel:	Not Included

EXTERIOR

Roofing:	Down Pipes Selected Colour. Colorcote Downpipes Fascia and Gutter: Selected Colour Colorcote Fascia and Quarter Round Gutter Roof: Selected Colour Long run Colorcote. Corrugate Profile Flashings: Selected Colour Colorcote Flashings to Match Roofing
Soffit Linings:	Cement Sheet Soffit 4.5mm
Cladding:	Main Cladding: Resene Rockcote 50EPS Modified Plaster System over 20mm Cavity System Feature Claddings: Vertical Cedar Shiplap Weatherboards - Stain Finished Midland Brick: Euro Modus Range - 'Toro' with Black Mortar. 140 x 45 Vertical Timber Feature Battens - Paint Finish
Skylights:	3x 780x1400 Fixed FSM08, 2x 692x1302 Fixed FCM2246, 1x 780x1180 Opening VSSM06 Skylights
Exterior Windows and Doors:	Aeonox Powder Coated Aluminium, Double Glazed (Including Garage), Colour Matched Hardware and Double Tongue Latches. Etchlite Glass to Bathroom and WC. Clear Glass to Ensuite. Window Tinting is Not Included
Entry Door:	Aluminium frame, Parkwood Strata CFL Flush Panel Aluminium Powder coat Front Door with Apex Mini lever, 600mm pull handle and Yale Wifi Lock
Garage Door:	4800mm Dominator Insulated Sectional Garage Door in Valero (smooth) Automatic Door Opener with Two Remotes

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INTERIOR WALL LININGS AND INSULATION

Insulation:		R2.6 Pink Batts to Exterior Walls, R3.6 Pink Batts to Ceilings (Including Garage)
Internal Lining:	Main Linings:	Standard 10mm Gib Plasterboard Lining to Walls and Standard 13mm Gib Plasterboard Lining to Ceilings
	Bathroom and Ensuite:	10mm Gib Aqualine Plasterboard Lining to Walls and 13mm Gib Aqualine Plasterboard Lining to Ceilings to All Wet Areas
Plasterboard Stopping:		Level 4 Paint Finish Please Advise your Project Manager if you Choose a Dark Paint Colour as a Level 5 Stopping Finish may be Required. This will Require a Signed Variation to the Contract.
Plasterboard External Corners:		Square stopped
Cornice:		Square stopped to Vaulted Ceiling and Raised Roof areas. 55mm Gib Cove to balance
Painting:		Ceilings, Flat Finish. Walls and Exterior, Low Sheen Finish. Doors, Reveals, Bathrooms, Low Sheen Finish; Resene Paint Systems. 4 Colours from a White Base With Tint Only Allowed . Picking Out of Skirtings or Any Trim in a Separate Colour is Additional to the Contract
Interior Design:		Exterior and Interior Colour Consultation Included For Up to 3 Hours

INTERIOR

Doors:	1980 High V-Grooved MDF Hollow core Interior Door Panels
Cavity Sliders:	V-Grooved MDF Hollow core Cavity Sliders to Lounge, Pantry, Ensuite and WIR.
Wardrobe/Cupboard Doors:	V-Grooved MDF Hollow core Interior Door Panels/Sliders to Wardrobes and Storage Cupboards.
Reveals:	60 x 12 MDF Architraves to All Windows & Doors. Pine to Wet Areas
Hardware:	Miles Nelson Range Lever Sets (2x Privacy) & Milano Range Door Stops. Windsor Flush Pull Lock to Cavity Slider in Ensuite.
Skirting:	Bevelled Edge 85 x 12 MDF. 60 x 10 Eco Pine Skirting to Wet Areas. Tiled Skirting with Chrome Trim to Wet Areas with Tiled Floor Only.
Kitchen Joinery:	Kitchen and Pantry Joinery Indicative of Floor Plan. Allowance as per Complete Kitchens Quote Q003037 \$59,493.13 Incl GST
Shelving:	Melamine or Ventilated Shelving to Wardrobes and Linen Cupboards. Allowance as per ReSpace Quote RSL-6270 \$7,678.55 Incl GST
Feature Shelving:	Not Included
Window Furnishings:	Window Coverings Included by Flooring Xtra Blenheim as a Provisional Sum \$3,561.95 Incl GST.

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ELECTRICAL

Lighting and Plugs:	Mike Greer Homes Standard Electrical Schedule
	27 x Vynco McQueen 33 Down Lights
	2 x LED Batten Lights to Garage
	15 x Vynco M3G Tilt Down Lights
	1 x 200mm Climene Island Light in Kitchen
	1 x 600mm Circular Pendant in Entry
	1 x Pandella 780 to main bathroom
	3 x Halcyon R710 Mini Down Lights to Ensuite
	Garage Door Hardwired included
	35 x Double Power Points
	5 x Double Power Points with USB
	5 x Single Power Points
	7 x Black Exterior Up/Down Lights via 180 sensor
Rangehood:	Rangehood Duct and Outdoor Grill
Switchboard:	Switchboard 40 way including RCDs & MCBs as required
Smart Meter Box:	Included
Oven & Hob Circuit:	Included
Hot Water Circuit:	Included
Smoke Detectors:	4 x Smoke Detectors 12V Battery with 10 Year Life
Data Outlets:	3
Television Outlets:	2 (Sky Ready)
Fibre Ready:	Phone Panel Ready for Fibre
Towel Rails:	7 Bar Round Towel Rail to Bathroom (Chrome) and Ensuite (Gun Metal)
Bathroom Fan Heater:	2 x Serene 2069 Fan Heaters to Bathroom and Ensuite
Ducted Extractor Fans:	150mm Inline Extractor Fan to Bathroom, Ensuite and Laundry
Vircom Inspection:	Included
Mains Cable:	20lm if 1/16 N/S Mains Cable Included. <i>Mains Cable Length is an Estimate Only</i>

HEATING

Heat Pump:	Fujitsu ARTG60LDTA Ducted Heatpump 15.8/18.0KW. Outlets included to all Bedrooms, Lounge, Living, Kitchen and Dining
Gas Fire:	Escea DL850 Gas Fire With Ceramic Logs Titanium Silver Bevelled fascia, and Vertical Powered Flue.

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Undertile Heating:

Not Included

APPLIANCES

Oven:	Smeg 60cm Wall Oven - SFA6500TVX
Hob:	Smeg 60cm Ceramic Cooktop - SE364TD
Dishwasher:	Smeg 60cm Freestanding Dishwasher - DWA6214X2
Rangehood:	Smeg 60cm Extractor - PUM610X
Waste Disposal:	Not Included

PLUMBING

Laundry Joinery:	Laundry Joinery Indicative of Floor Plan. Allowance as per Complete Kitchens Quote Q003040 \$9,185.63 Incl GST
Laundry Tapware:	Ion Kitchen Mixer (Chrome)
Hot Water:	300 Litre 3kW Mains Pressure Cylinder - Solar Ready
Gas Fire Install:	Included
Gas Certification:	Included
Gas Bottles:	All Pipe Work and Connections to 2x 45kg Gas Bottle Station and Gas Fire. Gas Bottles Not Included - Owner Supply

KITCHEN:

Kitchen:	Ion Kitchen Mixer (Brushed Nickel)
Fridge Plumbing:	Not Included

ENSUITE:

Vanity:	NewTech Eva 1500mm Two Drawer, Double Bowl Wall Hung Vanity - Nordic Ash
Mirror:	Broadway Rectangular LED 1500x750
Shower:	1.6m x 1.0m (3.5-Walled) Tiled Shower, Chrome Channel Waste, MGH Standard Tile Range
Toilet:	Bauer Back to Wall Toilet Suite with Soft Close Seat and Cover
Toilet Roll Holder:	NewTech Toilet Roll Holder (Gun Metal)
Tapware:	2x Ion Basin Mixers, Ion Shower Mixer and Splash Plus 3F Slide Shower (Gun Metal)

BATHROOM:

Vanity:	NewTech 900mm Eva One Drawer Wall Hung Vanity - White
Mirror:	Polished Edge. Measured to Fit Vanities 900 x 1100mm High
Shower:	1m x 1m (3-Walled) Clearlite Millennium Square Alcove Model, Moulded Wall Lining, Low-Profile Acrylic Tray, Frameless Safety Glass Door, With White Extrusion and Easy Clean Waste
Bath:	Indus Freestanding Back to Wall Bath 1700mm, sealed to wall with centre waste

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Tapware: Ion Basin Mixer, Ion Shower Mixer, Splash Plus 3F Shower Slide and Ion Bath Mixer with Spout (Chrome)

WC:

Vanity: NewTech 400mm Eva Mini Vanity - White

Mirror: Polished Edge. Measured to Fit Vanities 450 x 750mm High

Toilet: Bauer Back to Wall Toilet Suite with Soft Close Seat and Cover

Toilet Roll Holder: NewTech Toilet Roll Holder (Chrome)

Tapware: Ion Basin Mixer (Chrome)

EXTERIOR PLUMBING:

Exterior Plumbing: 3 x Exterior Taps. Rectangular Colorcote Downpipes

WALL TILES & SPLASHBACK

Wall Tile: Ensuite Tiled Shower Walls to 2.4m High. MGH Standard Range of Tile (Gold Range)

Hob Splashback: 5mm Toughened Low Iron Glass - Painted 2600 x750mm High (To Fit Below Rangehood)

FLOORING

Tiles: Tile Flooring to Ensuite. (Gold Range tile). Install Included in Contract. MGH Standard Range of Tile. **Note: Pricing may vary if alternative tiles sizes or multiple selections are made**

Vinyl Planking: Moduelo Vinyl Plank to Entry, Kitchen, Pantry, Dining, Laundry, Linen, Bathroom and WC. MGH Standard Range. Light Grind Included

Carpets: Godfrey Hirst: Windsor Twist Range Carpet over 90kg Underlay to Living, 4x Bedrooms including Wardrobes and Hallway including Cupboard; and Alabama Range Carpet over 90kg Underlay to Lounge.

Garage Carpet: Black Garage Carpet **Included.**

LANDSCAPING

Driveway & Path: Exposed Aggregate 79.60m² (Clear Seal Finish)

Patio: Colored Concrete with Decorative Cuts 19.01m²

Deck: Kwila Decking (Stain Finish) 22.66m² to living, and approx 4m² to ensuite

Fencing: 1.8m High Standard Timber Paling Fence (56 l/m) to the 2x West and South Boundaries Paint/Stain Finish - 1/2 Share (No fencing included to street frontage)

Landscaping: Soft Landscaping Included as per Geoforce Quote QU-0128 **\$23,746.94 Incl GST.**

Signed Client: _____

Signed MGH: _____

Date: _____

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VARIATIONS TO CONTRACT

All Client Variations after Signing of the Contract will be Quantified and Priced with a 10% Fixed Margin - Including P.S & P.C Sum Items. Each Order for a Variation shall be Payable at the Next Progress Payment after its Completion

Variations that Require Changes to the Plan will Require Territorial Authority Confirmation. This could Delay or Stop the Project until all Amendments are Approved, and may therefore Effect the Completion Date

All Variations must be Confirmed & Signed by the Owner Prior to Proceeding with the Variation

PROVISIONAL SUM & PRIME COST SUMS (P.S & P.C SUMS)

All Provisional Sums & Prime Cost Sums are Inclusive of GST. Any Variations Applied to these Sums will be Subject to a 10% Margin