

FIXTURES & FITTINGS

Lot 116, 9 Bond Street, Blenheim
30/05/2023



Job Number ML0070
Plan Version Date 30/05/2023
Plan Version Number V1.1
Client Name Mike Greer Homes Marlborough
Site Address Lot 116
9 Bond Street
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 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**.

All Other Fees Including Development Levies, Subdivision Fees, Dept. of Building & Housing Levies, Reserve Contributions and Resource Consents 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 \$2,300.00 including GST for:** Foundation/Slab Engineering

Structural above Floor Slab/Flooring Structure: **Not Included** in Contract. Should an Engineers Design be Required, this will Incur an Additional Cost, as will any Findings made by the Engineer

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. 30 l/m from the Dwelling Allowed for.

Temporary Site Power Included in Contract

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

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SITE WORKS

Site Works:

Provisional sum of \$14,000.00 incl GST for 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 ie: Soft Ground.**
No Allowance for Contaminated Material . If Testing or Removal is Required this will be a Variation to Contract

STRUCTURE

Foundation:

Standard Allied Superslab System. **Edge insulation Included**

Framing:

90 x 45mm Kiln Dried Douglas Fir & Treated as per NZBC. 2400mm Ceiling Height

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
Ceiling Access Panel Included in Garage

Ceiling Battens:

35mm Metal ceiling battens @ 600mm centres (Direct Fixed)

Structural Steel:

Not Included in Contract. Should Engineers Design Require, this will Incur an Additional Cost.

EXTERIOR

Roofing:

Down Pipes

Selected Colour. Colorsteel Downpipes

Fascia and Gutter:

Selected Colour Colorsteel Fascia and **Quarter Round or Boxed** Gutter

Roof:

Selected Colour Long run Colorsteel. **Corrugate or Roofdeck** Profile

Flashings:

Selected Colour Colorsteel Flashings to Match Roofing

Soffit Linings:

Cement Sheet Soffit 4.5mm

Cladding:

Main Cladding:

Resene Rockcote Plaster System

Feature Claddings:

James Hardie Oblique Horizontal 175mm Panel - Paint Finish

Exterior Windows and Doors:

Thermally Improved Powder Coated Aluminium, Double Glazed **(Including Garage)**, Colour Matched Hardware and Double Tongue Latches. Etchlite Glass to Bathroom, Ensuite and WC
Window Tinting is **Not Included**

Entry Door:

Aluminium frame, Parkwood Thermtek CFL Flush Panel Aluminium Powder coat Front Door with Apex Mini lever, 600mm pull handle and Lockset

Garage Door:

4800mm Dominator Insulated Sectional Garage Door in Futura **(Textured or Smooth)** or Montana & Milano **(Smooth Only)** Automatic Door Opener with Two Remotes

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INTERIOR WALL LININGS AND INSULATION

Insulation:		R2.6 Pink Batts to Exterior Walls (Excluding Garage), R7 Pink Batts to Ceilings, R3.2 to roof perimeter
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:		55mm Gib Cove
Softline Corners:		Not Included
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 Flush Panel MDF Hollow core Interior Door Panels
Cavity Sliders:	Flush Panel MDF Hollow core Cavity Slider(s) to WIR and Lounge.
Wardrobe Doors:	Flush Panel MDF Hollow core Doors/Slider(s) 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 (3 Privacy) & Milano Range Door Stops.
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 Q002931/2 \$22,429.60 Incl GST
Shelving:	Melamine or Ventilated Shelving to Wardrobes and Linen Cupboards. Allowance as per ReSpace Quote 6208 \$4,608.05 Incl GST
Feature Shelving:	Not Included, By Owner
Window Furnishings:	Not Included, By Owner

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ELECTRICAL

Lighting and Plugs:	Mike Greer Homes Standard Electrical Schedule
	35 x IC LED Downlights in White
	2 x LED Batten Lights to Garage
	2 x Stainless Steel Up/Down Lights
	3 x Hanging Lights above Kitchen Bench @ \$115 Incl GST Each
	2 x Vanity Lights @ \$120 Incl GST Each
	1 x Sensor for Front of Garage Lights
	Garage Door Hardwired included
	26 x Double Power Points
	2 x Single Power Points
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:	3 x Smoke Detectors 12V Battery with 10 Year Life
Data Outlets:	2
Television Outlets:	3 (1 x Sky Ready)
Fibre Ready:	Phone Panel Ready for Fibre
Towel Rails:	7 Bar Stainless Steel Towel Rail to Bathroom and Ensuite
Bathroom Fan Heater:	2kW Fan Heaters to Bathroom and Ensuite
Ducted Extractor Fans:	150mm Inline Extractor Fan to Bathroom and Ensuite
Vircom Inspection:	Included
Mains Cable:	30m if 1/16 N/S Mains Cable Included. <i>Mains Cable Length is an Estimate Only</i>

HEATING

Heat Pump:	Fujitsu Heatpump ASTG22KMTC 6.0/7.2KW HIWALL INVERTER
Undertile Heating:	Not Included

APPLIANCES

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Oven:	Samsung 60cm Wall Oven - NV7B41201AS/SA
Hob:	Samsung 60cm Ceramic Cooktop - CTR164NC01/XSA
Dishwasher:	Samsung 60cm Freestanding Dishwasher - DW60M6055FS
Rangehood:	Samsung 90cm Box Canopy Rangehood - RWE3CL9SSDC

PLUMBING

Laundry:	Aquatica Laundry Tub with Built-in Mixer
Hot Water:	300 Litre 3kW Mains Pressure Cylinder - Solar Ready

KITCHEN:

Kitchen:	Ion Kitchen Mixer (Brushed Nickel)
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ENSUITE:

Vanity:	NewTech 900mm Eva One Drawer Vanity
Mirror:	Polished Edge. Measured to Fit Vanities 900 x 1100mm High
Shower:	1m x 1m (2-Walled) Clearlite Cezanne Round Shower with Moulded Wall Lining, Low-Profile Acrylic Tray, Frameless Safety Glass Door, White Extrusion and Easy Clean Waste
Toilet:	Bauer Back to Wall Toilet Suite with Soft Close Seat and Cover
Toilet Roll Holder:	NewTech Toilet Roll Holder (Chrome)
Tapware:	Ion Shower Mixer, Ion Basin Mixer and Splash Plus 3F Slide Shower (Chrome)

BATHROOM:

Vanity:	NewTech 900mm Eva One Drawer Vanity
Mirror:	Polished Edge. Measured to Fit Vanities 900 x 1100mm High
Shower:	1m x 1m (2-Walled) Clearlite Millennium Square shower with Moulded Wall Lining, Low-Profile Acrylic Tray, Frameless Safety Glass Door, White Extrusions and Easy Clean Waste
Bath:	1500mm Indus Back to Wall Bath - sealed to wall with centre waste
Tapware:	Ion Shower Mixer, Ion Basin Mixer, Splash Plus 3F Slide Shower and Ion Bath Wall Mixer (Chrome)

WC:

Toilet:	Bauer Back to Wall Toilet Suite with Soft Close Seat and Cover
Toilet Roll Holder:	NewTech Toilet Roll Holder (Chrome)

EXTERIOR PLUMBING:

Exterior Plumbing:	3 x Exterior Taps. Round Colorsteel Downpipes
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WALL TILES & SPLASHBACK

Wall Tile:	Not Applicable
Hob Splashback:	5mm Toughened Low Iron Glass - Painted 1200 x750mm High (To Fit Below Rangehood)

FLOORING

Tiles:	Not Applicable
Vinyl Planking:	Moduelo Vinyl Plank to Entry, Kitchen, Pantry, Bathroom, Ensuite, WC and Laundry. MGH Standard Range. Light Grind Included
Carpets:	Godfrey Hirst: Windsor Twist Range Carpet over 90kg Underlay to Living, Dining, Lounge, 3 x Bedrooms including Wardrobes, Hallway including Cupboards

LANDSCAPING

Driveway & Path:	Exposed Aggregate 45.2m ²
Patio:	Coloured Concrete with Decorative Cuts 15.7m ²
Boundary Fencing:	89.5m Standard 1.8m high Timber Paling Fencing (Half share) - Paint finish (standard colours)
Site Levelling & Lawn:	Not Included, By Owner
Landscaping:	Not Included, By Owner

Signed Client: _____

Signed MGH: _____

Date: _____

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