

# FIXTURES & FITTINGS

Lot 124, 2 Bond Street, Blenheim  
19/12/2023



**Job Number** ML0071  
**Plan Version Date** 14/12/2023  
**Plan Version Number** V1.1  
**Client Name** Mike Greer Homes Marlborough  
**Site Address** Lot 124  
2 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 Including GST for;** Foundation/Slab Engineering

**Structural above Floor Slab/Flooring Structure:** **Not Included.** Should Engineering be required, this will be a Additional Cost by Variation.

**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

## FIXTURES & FITTINGS

Lot 124, 2 Bond Street, Blenheim  
19/12/2023



### SITE WORKS

**Site Works:** **Provisional sum of \$12,000.00 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 le; Soft Ground.**  
**No Allowance for Contaminated Material . If Testing or Removal is Required this will be a Variation to Contract**

### STRUCTURE

**Foundation:** TC2 Firth Superslab System.

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

**Trusses:** Kiln Dried Douglas Fir and Treated as per NZBC and Manufacturers Specific Design  
Ceiling Hatch Included in Garage

**Ceiling Battens:** 35mm Metal ceiling battens @ 600mm centres (Direct Fixed)

**Structural Steel:** **Not Included.** Should Engineering require Structural Support, this will be a Additional Cost by Variation.

### 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 Modified Plaster System
- Feature Claddings:** James Hardie Oblique Vertical 300mm Weatherboard - Paint Finish

**Exterior Windows and Doors:** Thermally Broken TL40 Standard MGH colour Range Aeonox, 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

## FIXTURES & FITTINGS

Lot 124, 2 Bond Street, Blenheim  
19/12/2023



### INTERIOR WALL LININGS AND INSULATION

<b>Insulation:</b>		R2.6 Pink Batts to Exterior Walls, 2 X Layers of R3.6 Pink Batts to Ceilings, R3.6 Pink Batts to Roof perimeter <b>(Excluding Garage)</b>
<b>Internal Lining:</b>	<b>Main Linings:</b>	Standard 10mm Gib Plasterboard Lining to Walls and Standard 13mm Gib Plasterboard Lining to Ceilings
	<b>Bathroom and Ensuite:</b>	10mm Gib Aqualine Plasterboard Lining to Walls and 13mm Gib Aqualine Plasterboard Lining to Ceilings to All Wet Areas
<b>Plasterboard Stopping:</b>		Level 4 Paint Finish  <b>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.</b>
<b>Plasterboard External Corners:</b>		Square stopped
<b>Cornice:</b>		55mm Gib Cove
<b>Softline Corners:</b>		<b>Not Included</b>
<b>Painting:</b>		Ceilings, Flat Finish. Walls and Exterior, Low Sheen Finish. Doors, Reveals, Bathrooms, Semi Gloss 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
<b>Interior Design:</b>		Exterior and Interior Colour Consultation Included For Up to 3 Hours

### INTERIOR

<b>Doors:</b>	1980 High Flush Panel MDF Hollow core Interior Door Panels
<b>Cavity Sliders:</b>	1980 High Flush Panel MDF Hollow core Cavity Slider to Living/Dining and Storage Cupboard
<b>Wardrobe/Cupboard Doors:</b>	Flush Panel MDF Hollow core Interior Doors/Slider Panels to Wardrobes and Storage Cupboards
<b>Reveals:</b>	60 x 12 MDF Architraves to All Windows & Doors. Pine to Wet Areas
<b>Hardware:</b>	Miles Nelson Range Lever Sets (2 Privacy) & Milano Range Door Stops.
<b>Skirting:</b>	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.
<b>Kitchen Joinery:</b>	Kitchen and Pantry Joinery Indicative of Floor Plan. Allowance as per Complete Kitchen Quote Q002897/3 <b>\$18,678.89 Incl GST</b>
<b>Shelving:</b>	Melamine or Ventilated Shelving to Wardrobes and Linen Cupboards. Allowance as per ReSpace Quote 6173 <b>\$3,179.75 Incl GST</b>
<b>Feature Shelving:</b>	<b>Not Included, By Owner</b>
<b>Window Furnishings:</b>	<b>Not Included, By Owner</b>

## FIXTURES & FITTINGS

Lot 124, 2 Bond Street, Blenheim  
19/12/2023



### ELECTRICAL

<b>Lighting and Plugs:</b>	Mike Greer Homes Standard Electrical Schedule
	<b>34</b> x IC LED Downlights in White
	<b>2</b> x LED Batten Lights to Garage
	<b>2</b> x Stainless Steel Up/Down Lights
	<b>3</b> x Hanging Lights above Kitchen Bench @ \$115 Incl GST Each
	<b>2</b> x Vanity Lights @ \$120 Incl GST Each
	<b>1</b> x Sensor for Front of Garage Lights
	Garage Door Hardwired included
	<b>25</b> x Double Power Points
	<b>2</b> x Single Power Points
<b>Rangehood:</b>	Rangehood Duct and Outdoor Grill
<b>Switchboard:</b>	Switchboard 40 way including RCDs & MCBs as required
<b>Smart Meter Box:</b>	Included
<b>Oven &amp; Hob Circuit:</b>	Included
<b>Hot Water Circuit:</b>	Included
<b>Smoke Detectors:</b>	<b>3</b> x Smoke Detectors 12V Battery with 10 Year Life
<b>Data Outlets:</b>	<b>2</b>
<b>Television Outlets:</b>	<b>3</b> (1 Sky Ready)
<b>Fibre Ready:</b>	Phone Panel Ready for Fibre
<b>Towel Rails:</b>	<b>7</b> Bar Stainless Steel Towel Rail to Bathroom and Ensuite
<b>Bathroom Fan Heater:</b>	2kW Fan Heaters to Bathroom and Ensuite
<b>Ducted Extractor Fans:</b>	150mm Inline Extractor Fan to Laundry, Bathroom and Ensuite
<b>Vircom Inspection:</b>	Included
<b>Mains Cable:</b>	30m if 1/16 N/S Mains Cable Included. <i>Mains Cable Length is an Estimate Only</i>

### HEATING

<b>Heat Pump:</b>	Fujitsu Heatpump ASTG22KMTC 7.2KW HIWALL INVERTER
<b>Undertile Heating:</b>	<b>Not Included</b>

## FIXTURES & FITTINGS

Lot 124, 2 Bond Street, Blenheim  
19/12/2023



### APPLIANCES

Oven:	Samsung 60cm Wall Oven - NV70K134OBS
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 ( <b>Brushed Nickel</b> )
----------	---

### ENSUITE:

Vanity:	NewTech 900mm Eva One Drawer Vanity wall hung
Mirror:	Polished Edge. Measured to Fit Vanities 900 x 1100mm High
Shower:	1m x 1m (2-Walled) Newline Ankara Square 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 ( <b>Chrome finish</b> )
Tapware:	Ion Shower Mixer and Ion Basin Mixer and Splash Plus 3F Slide Shower ( <b>Chrome finish</b> )

### BATHROOM:

Vanity:	NewTech 900mm Eva One Drawer Vanity wall hung
Mirror:	Polished Edge. Measured to Fit Vanities 900 x 1100mm High
Shower:	1m x 1m (2-Walled) Newline Ankara Square Shower with Moulded Wall Lining, Low-Profile Acrylic Tray, Frameless Safety Glass Door, White Extrusion and Easy Clean Waste
Bath:	1500mm Indus Back to Wall Bath - sealed to wall with centre waste
Toilet:	Bauer Back to Wall Toilet Suite with Soft Close Seat and Cover
Toilet Roll Holder:	NewTech Toilet Roll Holder ( <b>Chrome finish</b> )
Tapware:	Ion Shower Mixer, Ion Basin Mixer, Splash Plus 3F Slide Shower and Ion Bath Wall Mixer and Spout ( <b>Chrome finish</b> )

### EXTERIOR PLUMBING:

Exterior Plumbing:	3 x Exterior Taps. Round Colorsteel Downpipes
--------------------	---

## FIXTURES & FITTINGS

Lot 124, 2 Bond Street, Blenheim  
19/12/2023



### WALL TILES & SPLASHBACK

Wall Tile:	Not Applicable
Hob Splashback:	5mm Toughened Low Iron Glass - Painted 3500x750mm High (To Fit Below Rangehood)

### FLOORING

Tiles:	Not Applicable
Vinyl Planking:	Moduelo Select Vinyl Plank to the Entry, Kitchen, Bathroom, WC and Ensuite. MGH Standard Range. Light Grind Included
Carpets:	Godfrey Hirst: Windsor Twist Range Carpet over 90kg Underlay to Living/Dining, Lounge, 4x Bedrooms including Wardrobes and Hallway including Cupboards

### LANDSCAPING

Driveway & Path:	Exposed Aggregate 42.0m <sup>2</sup>
Patio:	Coloured Concrete with Decorative Cuts 20.4m <sup>2</sup>
Boundary Fence:	51m Standard 1.8m high Timber Paling Fencing (Half-share) - Stain finish (Standard colours). To South and west Boundary only.
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*