

FIXTURES & FITTINGS

Lot 113
01/12/2023



Job Number ML0072
Plan Version Date 2/10/2023
Plan Version Number V1
Client Name MGH - Marlborough
Site Address Lot 113
Bond Street
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 (Loss Of Deposit and Non Completion Cover Not Included).

Insurance: Builders All Risk and Public Liability

Plans: Full Working Drawings Included. Plans and Design are Copy write 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: Foundation/Slab Engineering included for a Standard Superslab Floor Only

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. 20 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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Gas: **Not Included**

SITE WORKS

Site Works: **Provisional Sum of \$11,985.00 Including 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 Contaminated Material . If Testing or Removal is Required this will be a Variation to Contract

STRUCTURE

Foundation: TC2 Firth Superslab System with Insulation to edge perimeter.

Framing: 90 & 140 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

Additional: Attic Ladder included in Garage. Flooring Not Included

Vaulted Ceiling to Living, Dining, Kitchen, Nook and Lounge as Per Plan

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

Structural Steel: **Not Included in Contract.** Should Engineers Design Require Structural Steel support, this will Incur an Additional Cost by way of Variation

EXTERIOR

Roofing:

- Down Pipes:** Selected Colour. Colorsteel Downpipes
- Fascia and Gutter:** Selected Colour Colorsteel Fascia and Quad or Boxed Gutter
- Roof:** Selected Colorsteel Long run Colorsteel. Corrugate Profile
- Flashings:** Selected Colour Colorsteel Flashings to Match Roofing

Soffit Linings: Cement Sheet Soffit 4.5mm

Cladding:

- Main Cladding:** Resene Rockcote Modified Plaster System - Cool Colours
- Feature Claddings:** Genia GC01 Vertical Shiplap Weatherboards - Stain Finished

Exterior Windows and Doors: Powder Coated TL40 Aluminium Suite, Double Glazed (Including Garage), Colour Matched Hardware and Double Tongue Latches. Etchlite Glass to Bathrooms, Ensuite and WC's. Aeonox Finish MGH Standard Colour range.

Window Tinting is **Not Included**

Entry Door: Aluminium frame, Parkwood Strata CFL Flush Panel Aluminium Powder coat Front Door with Apex Mini lever with 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

INTERIOR WALL LININGS AND INSULATION

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Insulation:		R2.6 Pink Batts to Exterior Walls, 2 Layers R3.6 Pink Batts to Ceilings (Excluding 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 Rockcoat Finish to Interior Face of Chimney (lounge)
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
Softline Corners:		Not Included
Painting:		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
Interior Design:		Exterior and Interior Colour Consultation Included For Up to 3 Hours

INTERIOR

Doors:	1980 High Flush Panel MDF Hollowcore Interior Door Panels Note: Pressed Panel Doors Over 1980mm High are Available, However will be Treated as a Variation Dependant on Selection. Pressed Panel Doors Over 910mm Wide are Unavailable
Cavity Sliders:	1980 High Flush Panel MDF Hollowcore Cavity Slider(s) to Entry, Lounge, Pantry and Laundry
Wardrobe Doors:	1980 High Flush Panel MDF Hollowcore Panel 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. Windsor Flush Pull Lock to Cavity Slider
Kitchen Joinery:	Kitchen and Pantry Joinery Indicative of Floor Plan. Allowance as per Complete Kitchens Quote Q002949/2 \$18,395.99 Incl GST
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. (MGH Standard Range of Tile)
Shelving:	Melamine or Ventilated Shelving to Wardrobes and Linen Cupboards. Allowance as per ReSpace Quote 6233 \$4,810.45 Incl GST
Feature Shelving:	Not Included
Window Furnishings:	Not Included

ELECTRICAL

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Lighting and Plugs:	Mike Greer Homes Standard Electrical Schedule
	19 x IC LED Downlights in White
	13 x IC TILTA LED Downlights in White
	2 x LED Batten Lights to Garage
	0 x Circular LED Fitting
	7 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
	Garage Door Hardwired included
	35 x Double Power Points
	3 x Single Power Points
	1 x Double Power Point with USB
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:	4
Television Outlets:	2 (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 Laundry, Bathroom and Ensuite
Mains Cable:	20m if 1/16 N/S Mains Cable Included. Mains Cable Length is an Estimate Only

HEATING

Heat Pump:	Hallway Area;	Fujitsu Heatpump ASTG18KMTC WALLINVR 5.0/6.0KW HIWALL INVERTER
	Living Area;	Fujitsu Heatpump ASTG34KMTC WALLINVR 9.4/10.3KW HIWALL INVERTER
Undertile Heating/Fire:		Not Included

APPLIANCES

Oven:	Samsung 60cm Wall Oven - (NV70K1340BS)
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Hob:	Samsung 60cm Ceramic Cooktop - (CTR164NC01/XSA)
Dishwasher:	Samsung Dishwasher - (DW60M6055FS)
Rangehood:	Robinhood 90cm Canopy Rangehood - (RWE3CL9SSDC)
Waste Disposal:	Not Included

PLUMBING

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

KITCHEN:

Kitchen:	Ion Kitchen Mixer (Brushed Nickel Finish)
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ENSUITE:

Vanity:	NewTech 900mm Eva One Drawer Vanity - Wall Hung
Mirror:	Polished Edge. Measured to Fit Vanities 900 x 1100mm High
Shower:	0.9m x 1.8m (2-Walled) Tiled Shower, Frameless Safety Glass Door and Screen, 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 (Chrome finish)
Tapware:	Ion Shower & Basin Mixer and Splash Plus 3F shower Slider (Chrome finish)

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) Clearlite Cezanne Round Model, Moulded Wall Lining, Low-Profile Acrylic Tray, Frameless Safety Glass Door, With White Extrusion and Easy Clean Waste
Bath:	Indus Back to Wall Bath 1700mm
Tapware:	Ion Shower, Basin & Bath Mixer with Spout, Splash Plus 3F Slide Shower (Chrome finish)

WC:

Toilet:	Bauer Back to Wall Toilet Suite with Soft Close Seat and Cover
Toilet Roll Holder:	NewTech Toilet Roll Holder (Chrome finish)
Vanity:	NewTech 400mm Eva Mini Vanity - Wall hung
Tapware:	Ion Basin Mixer (Chrome finish)
Mirror:	Polished Edge. Measured to Fit Vanities 400 x 750mm High

EXTERIOR PLUMBING:

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Exterior Plumbing: 2 x Exterior Taps. Round Colorsteel Downpipes

WALL TILES & SPLASHBACK

Wall Tile: Tiled Shower Walls 2.0m High to Ensuite. **MGH Standard Silver Range of Tile Note: Pricing may vary if alternative tiles sizes or multiple selections are made**

Hob Splashback: **Not Included**

FLOORING

Tiles: Tile Flooring to Ensuite. Install Included in Contract. **MGH Standard Silver 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, Laundry, WC and bathroom. MGH Standard Range.

Carpets: Godfrey Hirst: Windsor Twist Range Carpet over 90kg Underlay to Living, Dining, Lounge, Hallway, Beds 1, 2, 3 & 4 including WIR and linen/ stores (excluding Garage).

LANDSCAPING

General Landscaping: Landscaping package to the value of **\$20,000.00 Incl GST**

Driveway & Path: Exposed Aggregate 72m²

Patio: Colored Concrete with Decorative Cuts 47m²

Boundary Fence: 1.8m Standard Timber Paling Fence (87.5 l/m) to the Boundaries - 1/2 Share

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