

FIXTURES & FITTINGS

Lot 126 Rose Manor, Blenheim
21/11/2023



Job Number ML0073
Plan Version Date 2/10/2023
Plan Version Number V2
Client Name MGH Spec
Site Address Lot 126 Bond Street
Bond Street, Rose Manor
Marlborough

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**.
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

Gas: **Not Included**

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SITE WORKS

Site Works:	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
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STRUCTURE

Foundation:	TC2 Firth Superslab System. Insulation to Perimeter
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
Additional:	Vaulted Ceiling to Lounge, Kitchen, Dining/Living. 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. Colorsteel Downpipes
	Fascia and Gutter:	Selected Colour Colorsteel Fascia and Quarter Round or Boxed Gutter
	Roof:	Selected Colorsteel Long run Colorcote. Corrugate or Roofdeck Profile
	Flashings:	Selected Colour Colorsteel Flashings to Match Roofing
Soffit Linings:		Cement Sheet Soffit 4.5mm
Cladding:	Main Cladding:	Resene Modified Plaster System
	Feature Claddings:	Vertical Genia GC01 Shiplap Weatherboards - Stain Finished
Exterior Windows and Doors:		Powder Coated Thermally Broken, Double Glazed Aluminium (Excluding Garage), Colour Matched Hardware and Double Tongue Latches. Etchlite Glass to Bathroom and Ensuite. MGH Standard Aeonox Finish 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, 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

INTERIOR WALL LININGS AND INSULATION

Insulation:		R2.6 Pink Batts to Exterior Walls, 2 x Layers of R3.6 Pink Batts to Ceilings (Excluding Garage)
	Additional:	Sound Rated Insulation to Walls as Indicated on Floor Plans (Bed 2 and Bed 1 Interior framing).

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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 (13mm to Walls if Shower is Tiled) 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
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
Cavity Sliders:	1980 High Flush Panel MDF Hollowcore Cavity Slider(s) to Pantry
Wardrobe/Cupboard Doors:	1980 Flush Panel MDF Hollowcore Wardrobe Slider(s) to Wardrobes and Cupboard
Reveals:	60 x 12 MDF Architraves to All Windows & Doors. Pine to Wet Areas
Hardware:	Miles Nelson Range Lever Sets (2 Privacy) & Milano Range Door Stops. Windsor Flush Pull Lock to Cavity Slider
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 Q003164 \$19,677.11 Incl GST
Shelving:	Melamine or Ventilated Shelving to Wardrobes and Linen Cupboards. Allowance as per ReSpace Quote 6502 \$2,209.15 Incl GST
Feature Shelving:	Not Included, By Owner
Window Furnishings:	Not Included, By Owner

ELECTRICAL

Lighting and Plugs:	Mike Greer Homes Standard Electrical Schedule
	27 x IC LED Downlights in White
	2 x LED Batten Lights to Garage
	6 x Stainless Steel Up/Down Lights

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3 x Hanging Lights above Kitchen Bench @ \$115 Incl GST Each

2 x Vanity Lights @ \$120 Incl GST Each

Garage Door Hardwired included

31 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:

2 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 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

Vircom Inspection:

Included

Mains Cable:

20m if 1/16 N/S Mains Cable Included. *Mains Cable Length is an Estimate Only*

HEATING

Heat Pump(s):

Fujitsu Heatpump ASTG34KMTC WALLINVR 9.4/10.3KW HIWALL
INVERTER to Living Room

Fujitsu Heatpump ASTG12KMTC WALLINVR 3.5/3.7KW HIWALL INVERTER
to Bedroom(s) Wing

APPLIANCES

Oven:

Samsung 60cm Wall Oven - (NV70K1340BS)

Hob:

Samsung 60cm Ceramic Cooktop - (CTR164NC01/XSA)

Dishwasher:

Samsung Dishwasher - (DW60M6055FS)

Rangehood:

Robinhood 90cm Canopy Rangehood - (RWE3CL9SSDC)

Waste Disposal:

Robinhood Waste Disposal SE390QA

PLUMBING

Laundry:

Aquatica Laundry Tub with Built in Mixer

Hot Water:

300 Litre 3kW Mains Pressure Cylinder - Solar Ready

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KITCHEN:

Kitchen: Ion Kitchen Mixer (Brushed Nickel)

ENSUITE:

Vanity: NewTech 900mm Eva One Drawer Vanity - Wall hung

Mirror: Polished Edge. Measured to Fit Vanities 900 x 1100mm High

Shower: 1.0m x 1.0m (2-Walled) Tiled Shower, Frameless Safety Glass Door and Return, 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 Mixer, Ion Basin Mixer and Splash Plus 3F Slide Shower (Chrome Finish)

BATHROOM:

Vanity: NewTech 900mm Eva One Drawer Vanity - Wall hung

Mirror: Polished Edge. Measured to Fit Vanities 900 x 1100mm High

Shower: 1.0m x 1.0m (2-Walled) Tiled Shower, Frameless Safety Glass Door and Return, Chrome Channel Waste, MGH Standard Tile Range

Bath: Indus Back to Wall Bath 1700mm- 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 (Chrome Finish)

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

EXTERIOR PLUMBING:

Exterior Plumbing: 2 x Exterior Taps. Round Colorsteel Downpipes

WALL TILES & SPLASHBACK

Wall Tile: Tiled Shower Walls to 2.0m High. MGH Standard Range of Tile (Silver Range 600x600) **Note: Pricing may vary if alternative tiles sizes or multiple selections are made**

Hob Splashback: 5mm Toughened Low Iron Glass - Painted 2700x750mm High (To Fit Below Rangehood). No Allowance for Glass Cutouts.

FLOORING

Tiles: Tile Flooring to Bathroom and Ensuite floors including shower floors. (Silver Range 600 x 600mm 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: Select Vinyl Plank to Entry, Kitchen, Pantry and Laundry. MGH Standard Range.

Carpets: Godfrey Hirst: Windsor Twist / Cable Bay Range Carpet over 90kg Underlay to Balance of Areas (excluding Garage)

LANDSCAPING

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Driveway & Path:	Exposed Aggregate 52.29m ²
Patio:	Colored Concrete with Decorative Cuts 28.55m ²
Site Levelling & Lawn:	Not Included, By Owner
Fencing:	1.8m high Timber Pailing Fencing to Boundaries (half share). No fencing to Front Boundary (paint finish - MGH standard colour)
Landscaping:	Basic Landscaping Package
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