

# Schedule of Materials and Work

**Date: 21/06/2023**

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**Client: 15a LOWRY ST, HOUSE AND LAND PACKAGE**

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**Concept plan number: 22144 (CO2) HBO 25.03.22**

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**Site address: 15a Lowry Street, Richmond, 7020**

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**LOT/DP number:**

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**House Type: 3 bedrooms, 2 bathrooms, single garage**

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**Contract Price:**

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**Less Deposit: N/A**

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**Balance:**

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**Home Consultant: Julian Kett**

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# Client Approval

We are so excited for you to get to this stage with us. Now that you have made all of the decisions, we can sign off on them and get moving towards getting you into your new home.

This agreement will form the foundation for building your new home. All previous discussions you have had with our team members at Homes by Orange about the specifications and details of your home are superseded by this document. This document is the final representation of what you agree on for your new home.

Attached to this document are specifications from contractors undertaking work on behalf of Homes by Orange. Please work through the checklist below and go through these documents, initialling and dating these as you work through them.

- ☐ Kitchen Joinery – Orange Joinery Quote - **\$14,674.75 including GST**
- ☐ Floor coverings - **Hubbers**
- ☐ Windows and doors – **GWS**
- ☐ Electrical plan – **Paul Morris Electrical**

To ensure that you acknowledge all aspects of this schedule, we will tick each specification as we work through this document and initial the bottom of each page.

This acknowledgement states that you fully understand what you are signing off on. If for any reason you don't understand anything you are initialling, please ask your consultant to explain. Don't sign it until you understand and you are happy with the specifications.

After all, we want to make sure you get exactly what you want!

Customer's Initial \_\_\_\_\_  
 Consultant's Initial \_\_\_\_\_

Date: \_\_\_\_\_  
 Date: \_\_\_\_\_

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# General

- ☐ This schedule and works should be read in conjunction with the plans. Where any ambiguity occurs, this schedule shall take precedence.
- ☐ All work is to be completed in accordance with the schedule of materials and works best industry practice, including the NZ building code and the relevant acceptable solutions. Additional costs incurred as a result of changes in the building code or conditions over the contract period will be charged to the owner.
- ☐ The pictures shown in this schedule are an example only to give an indication of the product and the wording is to take precedence over any image.
- ☐ It is the clients responsibility to highlight any covenants.
- ☐ Master Builders 10 year guarantee included
- ☐ Includes full working drawings
- ☐ Includes a provisional sum of **\$7,251.38 including GST** for the building consent fees BRANZ levy and the department of housing levy
- ☐ Development contributions levy and service connection fees by any council are not included
- ☐ Includes Network Tasman new load policy fee, this will be included as part of your electrical
- ☐ Resource consent fees are not included
- ☐ Maintenance period shall be 365 days from the procession date
- ☐ From accepting and signing a variation to contract, an invoice shall be created. All payments of variations are due within seven working days of the date the invoice is issued. If there is a delay in payment, this could result in a delay of your build.
- ☐ Builders All Risk and liability insurance cover whilst under construction for good and services by Homes by Orange only.
- ☐ Homes by Orange have an active health and safety policy in place and is committed to this policy

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# Foundations and Excavations

This agreement makes provision for the excavation of the area covered by the building floor slab including an area **140m<sup>2</sup>**.

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Excavations	Flat & level site assumed. This quotation includes a Provisional Sum of <b>\$1,500 including GST</b> for site correction. NOTE: No allowance for soft ground conditions.	Raft floor prep allows for stripping 300mm topsoil (to be left on site) & 150mm compacted hard fill with crusher dust blinding.	
Retaining walls	None.		
Top soil stockpiling	Onsite for owner to spread or dispose of.		
Floor	Cupolex raft foundation with thermal wrap.		1
Veranda floor	Allowance of <b>\$2,173.50 including GST</b> for plain concrete patio included.		
Finish to foundation	Fair face concrete as poured by contractor.		
Steps	None in this design.		
Engineering	<b>\$690.00 including GST</b> for engineer costs included in quotation.		

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# Exterior and Framing

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Cladding	Specialised Caviteclad 50mm EIFS Plaster System Three coat light weight plaster system.	Colour: TBC	2
Feature Cladding	James Hardie Stria Board – Vertical	Colour: TBC	3
Columns/pillars	No columns in this design.		
Gable and Head Board	Hip and gable roof.		4
Framing	MSG8 H1.2 KD frames and trusses.		
Driveways	Allowance of <b>\$3,829.50 including GST</b> for plain concrete driveway included.		
Landscaping	Not included		
Decks	Not included		

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# Roofing

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Roof type	Colorsteel Endura (standard colours)	Colour: <a href="#">TBC</a>	
Profile	Corrugated* .40 Colorsteel Endura	Profile: <a href="#">Corrugated</a> Colour: <a href="#">TBC</a>	5
Underlay	Heavy duty roofing underlay.		
Roof pitch and wind zone.	25° pitch. High wind zone allowance included.		
Fascia and gutter	F180 fascia system gutter with PVC downpipes.	Profile: <a href="#">Quarter Round</a> Colour: <a href="#">TBC</a>	6
Soffits	BGC Durasheet	Colour: <a href="#">TBC</a>	7
Downpipes	Coloured Marley downpipes	Colour: <a href="#">Choose from standard colours</a>	

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# Exterior Joinery

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Window type	12 window units. 1 hinged door unit. 3 sliding door units. Colour match handles on aluminium doors.	Refer attached quote and specs sheet for detail and initial.  Finish / colour: Powder coat - (standard colours). TBC	
Window/door liners	Paint grade flat pine window liners		
Rebated doors	All external doors rebated.	(Excluding sliding garage access door)	
Garage Door/s	4800mm Dominator Sectional Garage Door (Standard colour range)	Colour: TBC Profile: TBC	8
Front door	Parkwood Duramax FVS panel 860mm Door leaf with Apex 2pt mini lever lock set & 600mm pull handles in Brushed Nickel finish.	Colour: TBC	9
Cat door	Not included.		
Tint glass	Not included.		
Double glazing	Included (excluding garage).		
Pergolas	No allowance has been made.		

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# Insulation and Heating

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Floor	Moist stop 250micron polythene moisture barrier.		
Walls	R2.4 pink batts	No batts to garage exterior walls.	
Ceiling	R7.0 pink batts	Excluding garage.	
Heating	Fujitsu ASTG22KMTC (Hi Wall)	Heating capacity: 7.2kw Cooling capacity: 6.0kw	
Fire	Not within this plan.		

# Flooring

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Carpet	<b>"Watch Hill Carpet"</b> to living, dining, bedrooms including robes and passage including linen.	See Hubbers quote	
Vinyl planking	<b>"Expona Domestic Vinyl Plank"</b> to bathroom, WC, ensuite, kitchen and entry.	See Hubbers quote	
Tiles	<b>"Builders Range 600x600"</b> bath splash, apron and cradle.	See Hubbers quote	

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# Interior Details

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Ceiling Battens	Steel		
Lining	10mm Gib Wall Lining 13mm Gib Ceiling Lining throughout Aqualine to bathroom ceilings and walls		
Garage	10mm Gib board		
Stopping	Level 4 Paint Grade stopping throughout		
Corners	Square Corners		
Coving	55mm Gib Cove	Includes kitchen. Cabinets to 2.1m in kitchen.	10
Ceiling Heights	2.4m		
Skirting	90 x 12mm Bevelled MDF with Pine in 'wet' areas		11
Architrave	60 x 12mm Bevelled MDF to all windows and doors with Pine in 'wet' areas		12
Doors	Flush panel interior doors with paint finish, in MDF flat jambs.		13
Internal door hardware	Miles Nelson S Range	Profile: <a href="#">Shiloh Chrome</a>	14 & 15
Door jambs	MDF flat with pine to wet areas		
Cavity Sliders	Not in this design.		
Roof Access	Ceiling access hatch in garage		

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Paint	Dulux	Quotation allows for White Based paint selection and up to four colours on the interior	
Drapes	No allowance.		
Linen Cupboard	4 MDF Shelves in hall linen cupboard		
Wardrobes	Fully fitted by ReSpace.		16
Wardrobe Doors	Flush panel interior doors with paint finish		13
Glass Splashback	900mmx750mm Diamante Low Iron	Colour: <a href="#">TBC</a>	

## Miscellaneous

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Power Distance Main	Provisional Sum of <b>\$560.00 including GST</b> allowed for in quote		
Electric Mains Connection	Included		
Temporary Power Supply	Included		
Meter Box	Included		
Telephone Cable/Wire	Builder to arrange laying of cable and trenching, plus interior wiring for phones	Final connection arranged and paid for by <b>owner</b>	
Sewer/Storm water	Provisional Sum of <b>\$4,939.25 including GST</b> allowed for in quote		
Back-filling	Drains back filled with on-site material only		
Home Interior Clean	Full interior clean prior to hand over including the interior and exterior of the windows		
Scaffolding	Provisional sum of <b>\$3,047.50 including GST</b>		

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# Bathroom One – Ensuite

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Shower	Clearlite – Sierra 2-sided flat wall white	1000 x 1000 shower tray Centre waste. White frame.	17
Toilet	Adesso Edge BTW rimless toilet suite	White	18
Toilet roll holder	Cosmo toilet roll holder	Chrome	19
Vanity	Newtech Citi 900mm Wall Hung Vanity with 2 Drawers	Colour: TBC	20
Mirror	900x1100mm frameless polished edge	Above vanity	21
Shower Mixer	Savon Shower Mixer	Chrome	22
Slide Shower	Adesso Urban 3 FCT Slider Shower	Chrome	23
Basin Mixer	Savon Basin Mixer	Chrome	24
Towel Rail	7 Bar Ladder Heated Towel Rails by Electrician	Chrome as standard. Alternative colours to be confirmed with electrician at time of walk-through.	25
Bath	Not in this design		
Extras	N/A		

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## Bathroom Two – Main Bath

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Shower	Clearlite Sierra –2-sided flat wall shower	1000 x 1000 shower tray White trim. Centre waste	17
Toilet	N/A		
Toilet roll holder	N/A		
Vanity	Newtech Citi Wall Hung 900mm Vanity with 1 Drawer	Colour: TBC	20
Mirror	900x1100mm frameless polished edge	Above vanity	21
Shower Mixer	Savon Shower Mixer	Chrome	22
Slide Shower	Adesso Urban 3FCT Slide Shower	Chrome	23
Basin Mixer	Savon Basin Mixer	Chrome	24
Towel Rail	7 Bar Ladder Heated Towel Rails by Electrician	Chrome as standard. Alternative colours to be confirmed with electrician at time of walk-through.	25
Bath	Caroma Luna	Gloss White	26
Bath Spout	Savon bath spout	Chrome	27
Bath Mixer	Savon Bath Mixer	Chrome	22

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# Separate Toilet

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Toilet roll holder	Cosmo toilet roll holder	Chrome	19
Vanity	Not in this design		
Mirror	Not in this design		
Toilet	Adesso Edge back to wall toilet with soft close seat	White	18
Basin Mixer	Not in this design		
Towel Rail	Not in this design		

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# Plumbing and Laundry

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Tub	Robinhood ST3703 Supertub II	White	28
Joinery	N/A		
Mixer	Included in the above		
Water supply	Town supply	Approx 10m distance allowed for in quotation	
Water connection	20mm		
Hot Water Cylinder position	In linen cupboard		
Hot Water Cylinder	250L	Electric mains pressure, solar ready cylinder	
Dishwasher	Plumbing included		
Waste Disposal	Plumbing included		
Sink	One and Half Bowl and Drainer		
Kitchen Sink Mixer	Savon Mains Pressure kitchen mixer	Chrome	29
Exterior Taps	2 included		
Interior pipe work	Polybutylene pipework		
Plumbing to fridge	Not in this design		

Customer's Initial \_\_\_\_\_

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# Appliances

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Cook Top	Inalto 60cm ceramic cooktop	Stainless Steel Surround	30
Oven	Inalto 60cm single oven 5 function	Stainless Steel	31
Rangehood	Inalto 60cm Canopy Rangehood	Stainless Steel	32
Waste Disposal	Applico waste disposal	Chrome switch	33
Dishwasher Type	Inalto 60cm freestanding dishwasher	Stainless Steel	34

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# Other Contract Exclusions

- ☐ Valuation fees
- ☐ Surveyors fees
- ☐ Water or drainage connection fees
- ☐ Water rates used during the build
- ☐ Drapes
- ☐ Spoil removal
- ☐ Fencing
- ☐ Letterbox
- ☐ Clothesline









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# Image Library

Image 1	Image 2	Image 3	Image 4
			
Image 5	Image 6	Image 7	Image 8
<p>Corrugated:</p> 	<p>Quarter round:</p> 		

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Image 9	Image 10	Image 11	Image 12
			
Image 13	Image 14	Image 15	Image 16
			





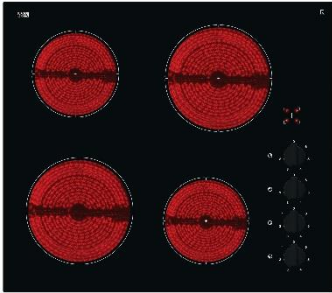

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Image 17	Image 18	Image 19	Image 20
			
Image 21	Image 22	Image 23	Image 24
			

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Image 25	Image 26	Image 27	Image 28
			
Image 29	Image 30	Image 31	Image 32
			

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Image 33	Image 34
	

Customer's Initial \_\_\_\_\_  
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Date: \_\_\_\_\_

# Agreement

I \_\_\_\_\_ have had the contents of this document explained to me and I am signing this to say that I understand and agree with all of the contents within this document and all attached documents as outlined on page two.

Signature \_\_\_\_\_

Date \_\_\_\_\_

## Homes by Orange Staff Member

Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Customer's Initial \_\_\_\_\_

Consultant's Initial \_\_\_\_\_

Date: \_\_\_\_\_

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