

9/4/2022

Specification -Harry & Jessica Lo House-- 2 Raperg street, Falcon Landing

[Signature] JSR -P

GENERAL	
Insurance	Builders risk insurance
Council Fees	by owners
Builders Guarantee	Registered master Builders guarantee
Dwelling Insurance	No Dwelling Insurance
Warranty Period	2 Years
Drawing Copyright	Owner

FOUNDATION	
Foundation Type	TC 1
Site Survey	By Builder
Ground Floor Slab	Concrete Floors
Erosion and Sediment Control	Included in costing to meet any Council costs/requirements
Reinforcement Steel in Ground Floor	Engineer Design Reinforcement
Soil investigation Report	Supplied by Owner

ROOF	
Fabricator and Colour	Metalcraft Roofing—Metal Tile Profile Colourcote: Flaxpod
Facias and Downpipe	Coloursteel round 75mm – 7 nos. colour same as roof

Exterior Cladding	
Bricks	Canterbury Clay Bricks. "Aoraki" Designer Bricks with corresponding coloured mortar
Second cladding	James Hardie Linea Oblique

Exterior JOINERY	
Window Type	Hagley Aluminium Joinery with Thermal Broken windows and doors
Window handles	std Hagley handles to sliding doors (No Key lock)
Window reveals	19mm pine paintgrade treated
Architrave to window reveals	Not required. Grooved jambs included
Window glazing	Double glazed to all windows and doors
Argon filled or standard	Standard
Obscure glazing to where	All Bathrooms & ensuite
Obscure glazing type	milk white laminate
Number of garage door	1
Garage door 1 width	4.8m

Garage door 1 type	insulated 0.95 Flatline smooth panel (colour Max Flaxpod)
Garage door 1 height	Standard
Number of garage door openers & Remotes	1 Opener & 2 Remotes
window frame colour	Max Flaxpod
Front door frame type	Single door 910mm with aluminium frame
Front door style	AXIS AX00 2035mm x 910mm Panel and Apex 4pt Lockset
Front door height	2200mm
Front door material	Powder coated aluminium
Front door frame colour	Matt Flaxpod
Front door colour	Mannex Wasp
Front door handle type	with ASSA 143(600mm) Pull Handle

Internal Joinery	
Interior door type	Everest (vertical groove) hollow core door
Interior door height	standard high 1980mm
Door reveals type	MDF paintgrade reveals
Architraves to Interior doors	Not required. Grooved jambs included
Interior door handles type	Ferarro Hamburg 504 lever Brushed Nickel with key lock
NO of Hinged privacy doors required	4 hinged privacy doors
Cavity slider type	Flush fit-with end pulls
wardrobe door types	MDF Panels 2.4m high -Wardrobe reveals included
wardrobe door types	2 bedrooms wardrobe -1 side is glass mirror included
wardrobe shelving	MDF shelf with rail
Cupboard shelving	Painted MDF shelving
Skirtings	60x12mm MDF Bevel PP
Timber Skirting to non-tiled wet areas	Timber skirting to non wet area
Tiled skirting to tiled wet area	N/A
Attic ladder and Attic truss	Included




Insulation	
Exterior walls-included garage	PINK BATTs R2.6 WALL ULTRA
Ceiling-included garage	Pink BattS R3.6 Ceiling
Sound insulation BattS	To walls Marked on plan
Building wrap	Uni buiding wrap

CEILING	
Nominal ceiling ht-ground floor	2.455 m
Ceiling at kitchen	flat ceiling
Ceiling type	Std Gib 13mm
Ceiling finish	level 4 paint finish
Ceiling Cove or Square stopped	Square stopped
Garage	Square stopped
Soffit Material	4.5mm Hardies
Ceiling Battens	Timber Battens

INTERIOR WALLS	
Interior wall type (excl bathroom)	Std Gib 10mm
Ceiling	Std Gib 13mm
All Bathroom wall Type	Gib Aqualine 13mm

Kitchen, pantry, laundry joinery, included wardrobe inside shelving	
	Installation & delivered to site by Silverfern Kitchen
Benchtop	20mm Engineering stone benchtop to kitchen, pantry and laundry
DOOR, PANEL & TOE KICK	Melamine Finish on 18mm MDF
CARCASE	Melamine White 16mm MDF Finish
FITTINGS & ACCESSORIES	Handle: Archant Pescara BN Hinge: Hettich soft-close
Sink Insert:	Under-mount Robiq 400/250-15RV
Rubbish Bin:	Oska 450
Hob splashback	Tiled splashback





Kitchen appliances:-	
Wall Oven	Bosch oven 5 Function
Steam Oven 600	Fisher & Paykel Steam oven
Cook Top	Fisher & Paykel 900mm induction 5 Zone cooktop
Dishwasher	Fisher & Paykel 60cm Double -white colour H820-880 x W 599 x D 582mm
Rangehood,powerpack	Schweigen 90cm P - UM-9S with external motor
Waste disposal unit	not included
Fridge	double by owner
Water Connection to Fridge	included
Mircowave	by owner

Laundry Appliances

Laundry tub	Build in Joinery
Laundry tapware	Methven Centique mixer
Laundry extractor	Laundry extractor
Washing machine	Not included
Clothes dryer	Not included
Ironing unit	Ironing unit Not included

Plumbing	
Council water supply	Yes
Storage tank and pump	No
Eco Chamber require	No
Hot water system	Rheem hot water cylinder 300L main pressure
second hot water system	No
HWC position	
Exterior Taps	4 nos.

Electrical	
Lights with switch	36
Lights without switches	44
LED Down light	64
2-way switches	6
Plugs	46
Plug on end of Kitchen Island	1
Waste disposal plug & switch	0
Wiring-Heated towel rail	4
Water proof plug/switch (fitting only) vanity	4
External waterproof plug	3
ELP circuit	5
Data hub plug	1
Garage door opener switch	1
Telephone/data jacks	10
TV/data jacks	6
HDMI cable	0
6 camera CCTV system	1 set (Wiring type Not wireless)
Door bell	1
Air Con-wiring s/w board to outside unit	1
Spa pool circuit (32amps)	1
360deg sensor	1
LED Sensor spot	1
Fibre Optic connection	1
2.4kw Bathroom heater	4
Bathroom Heater circuit	4
Security alarm	0



Handwritten signatures in black ink, likely initials or names, are placed to the right of the electrical table. There are three distinct sets of signatures.

Water Heater	1
Under tile heating circuit	0
Electric hob	1
Wall oven	2
Smoke detectors	4
Fan circuit and installation	5
150mm inline fan	5
Rangehood ducting & Grill	1
sLED 1200 batten	2
External wall lights	4
Kitchen Island pendant	3
Vanity lights	4
3ph mains switch	1
3ph switchboard up-grade (45-60way)	1
3ph cable up-grade from Meter box (15m)	1

Utility Mains	
Electrical mains	By JSR Construction on the behalf owner
Power cable distance allowed	To the House
Number of phases	3 Phase
Meter box type	Safepower -Smart Meter Box
Water mains	By JSR Construction on the behalf owner
Service mains power/water	Included
Telecom Cabling	Included







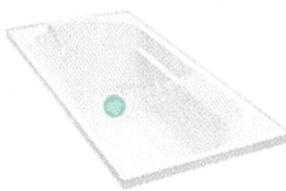
Flooring	
Carpet-Grade	Urban Elevate Extra Heavy Duty- 55 oz Solution Dyed Nylon Elevate colour to be chose
underlay	new 11 mm 105 kg premium foam
Vinyl planking	Signature Floors Kenzie colour to be confirmed Stock vinyl planking to the entry, laundry, dining, living, kitchen, pantry, store, bathroom and two ensuites.
Tiles	Tiling To bath cradle and bath splashback 300mm high

Painting and Decorating	
External Painting	Included James Hardies & Soffits
Internal Painting	Walls, Ceiling and Doors included
Types of Paints	Dulux or Resene paints
No of extra colours	Maximum 3 colours

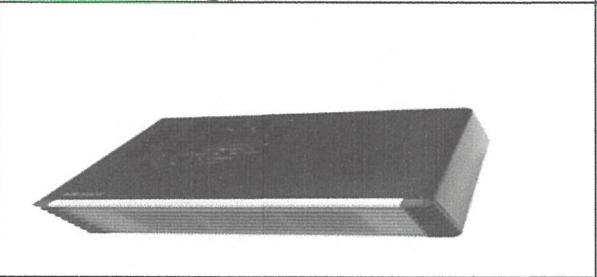
Heating	
Mitsubishi Multi units Heatpump system:	x2 AP20 2.5kw (Bed 3 & 4) x3 AP35 3.7Kw (Master bed, Bed 2 & Lounge) x1 AP71 8Kw (Main living area) Total Capacity -Class total 205 @ 22.9kw Outdoor units: x1 MXF-4F71VGD 8Kw – Class total 125 x1 MXF-4F80VGD 8.8kw – Class total 145 Total Capacity- 16.8Kw Included Mitsubishi Lossnay Ventilation system

Gas	
Gas water heater	N/A

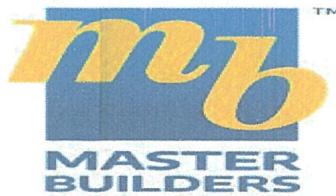
	11) Lennox-Shower Box - Eddy Series 3 Sides Wall (900x1200x900x1900mm) — Roller sliding door -moulded liner in middle
	12) Lennox-Shower Box - Eddy Series 2 Sides (1200x900mm) — Roller sliding door moulded liner in middle
	<u>Shower slider adjustable & rain head</u> <u>Combination Round -Mixer</u>

	<u>Astro Shower Mixer FB AP Greens</u>
	900mm ceramic top white wall hung vanity
	Astro Basin Mixer AP Greens
	Mondella Rococo Rimless Back To Wall Toilet Suite
	Bath Tub - Englefield Sorrento II Series 1670 with Astro Shower Mixer FB AP Greens & a bath spout



 <p>METHVEN CENTIQUE SINGLE LEVER HIGH SPOUT B. HEAD</p>	Methven Centique kitchen & Laundry mixer.
	Weiss 2.4 kw Bathroom wall mounted heater & separate Fan system
Heated towel rail	Heated Towel Rail 6 Bar Thick Square
Vanity Mirror	Standard Plain Mirror 900x900
Accessories	Toilet Roll-Square Hung Series 2100-07
Letter Box	Bricks post letter included



**Purchaser 1**

First Name: Kwok-Hung (Harry)

Surname: Lo

Phone: 02102824346

Purchaser 2

First Name: Sze Ping (Jessica)

Surname: Lee

Phone: 0223061760

Postal Address: 109A Suva Street, Upper Riccarton, Christchurch 8041

Email: harrykhlo@gmail.com & jlee2609@yahoo.com.hk**Solicitor**

Title out	Yes	No	If No, Then estimated date of Title date
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Builder : JSR Construction Ltd

Person In Charge: Chin Wey Wong (Ricky)

Phone: 0221018468

Address : 12 Ravenna Street, Avonhead, Christchurch 8042.

Important:-

The purchase acknowledges that the specification takes precedence over any other information. Unless noted, this specification solely relates to work carried out on the subject property. The Purchaser has read and understood the specification. JSR CONSTRUCTION LTD have the right to approve all colours and change at JSR CONSTRUCTION discretion. All products to these specifications unless otherwise stated. JSR CONSTRUCTION reserves the right to clarify any items in this specification.

Name Harry Lo	Signature	Date 9 Apr 2022
Name Jessica Lee	Signature	Date 9/4/2022

GUARANTEE APPLICATION FORM

Guarantee No.

Office
Use Only

This is an application only. MBS is not liable for any claim unless this Guarantee Application has been accepted by MBS. Both you and your Registered Master Builder should read all the Terms and Conditions (including Definitions) of the Guarantee prior to completing and signing this Guarantee Application.

TYPE OF BUILDING WORK

New home Renovation If a renovation, does the building work include Leaky Building repairs? Yes No

REGISTERED MASTER BUILDER (the name of your company, NOT YOUR OWN name or a trading name)

RMBA Name: *JSR Construction Ltd.*ID No: *59997*

DWELLING or WORKS TO BE GUARANTEED

Address/Location: *2 Ruperæ Street
Falcon Landing, Rolleston*

Lot No: *663*DP No: *546564*

Builder Job No:

CONTRACTED WORK

Contract Price: (see definition) \$ *261m²* Size: (area of Dwelling or Works in m²) *261m²*

Estimated Start Date: *1st June 2022* Estimated Completion Date: *March 2023*

Deposit: *\$25,000* Type of Contract: Full Contract Spec>Showhome Builder's Own Home

List any work or materials being carried out either by the owner or by separate contract: (continue on extra page if necessary)

OWNER (Names MUST match exactly with those in the Building Contract)

Name(s): (Please list all owners or trustees, as per Building Contract) *Harry Kwok-hung Lo & Sze Ping Jessica Lee* Is the owner a developer? Yes No

Trust Name (if applicable): *Harry Kwok-hung Lo & Sze Ping Jessica Lee*

Postal Address: *109A Suma Street, Upper Riccarton, Christchurch 8044*

Phone: *03 967 9882* Email: *harryKhlo@gmail.com*

OPTIONAL REMOVAL OF LOSS OF DEPOSIT AND NON-COMPLETION COVERS (only the owner can complete this section)

The optional Loss of Deposit and Non-Completion components are to be excluded from the Terms & Conditions of the Guarantee.

Tick and sign here only if opting out of this cover: Yes, please remove this cover I understand and have read the Terms & Conditions

Signed by the owner(s):

Date:

ACKNOWLEDGEMENT AND REPRESENTATION

This Application form is part of the Guarantee. The owner must not sign below unless they have received and read the Guarantee, including the Terms and Conditions. By signing, the owner acknowledges that they have been given a copy of and have read the Guarantee and accept the Terms and Conditions set out in the Guarantee.

Both the owner and the Registered Master Builder acknowledge and represent that all details included in this Application Form are true and correct and that there are no pending claims or unresolved disputes between the owner and the builder and that they are not aware of any circumstance which could give rise to a claim under the Guarantee.

In signing this Guarantee application, the Registered Master Builder declares they are solvent, and able to meet all their debts and obligations for the duration of the contract.

Both the owner and the Registered Master Builder acknowledge that the truth of the representations set out above are essential to Master Build Services Limited.

Signed by the Registered Master Builder: (or authorised signatory)

Signature: *[Signature]* Date: *9/4/2022*

Signed by the owner(s): (each owner or trustee named above and in the Building Contract must sign)

Owner 1: *Harry* Date: *9 Apr 2022*

Owner 2: *debbie* Date: *9/4/2022*

Other Owners: Date:

PAYMENT (Please ensure ALL information required above has been supplied)

Total Fee Paid: \$ *03 0518 0144252 00** MBS Bank Account No: *03 0518 0144252 00** Building Contract attached

Card No: Payment made

Name on Card: Expiry Date: Late Application Fee

Please email this application and supporting documents to: help@masterbuilder.org.nz I authorise Master Build Services Limited to debit my card the total fee payable above.

Or post to: PO Box 1796, Wellington 6140 Signed: Date:

*When making payment, please include as reference the member ID of the Registered Master Builder and the address of the Property.

RESET FORM

PRINT FORM