

An outline of what is included with the unit. We understand that some of the options might not fit with your vision, so our service allows for some option to upgrade/customise where possible*.

DESIGN

- Exterior & Interior**
- Exterior completed to architects specification
 - Interior colours to thoughtfully composed modern colour schemes

BUILDING STRUCTURE

- Structural Integrity**
- Constructed to the highest standard to meet NZ Building Code earthquake design requirements. Encapsulating the wealth of seismic and structural knowledge brought by our internationally recognised engineers.
- Acoustic Performance**
- Incorporating Acoustic Engineers design and a high standard of sound insulation compliant with the NZ Building Code benchmarks for airbourne and impact sound control between units.
- Thermal Performance**
- The insulation specified for the roof, external walls, and glazing meet the requirements of the Building Code clause H1 "Energy Efficiency"
- Floor Construction**
- Concrete slab to ground level with damp proof membrane.
 - HD particleboard flooring over floor joists to other levels. Gib board ceiling to underside.
- Wall Construction**
- External - 90mm H1.2 treated pre-nailed frames with external cladding.
 - Intertency - A combination fire and sound rated wall. 30/30/30 two-way fire rated inter-tenancy wall. Two layers 10.0mm standard gib to inside face of wall framing. Sound infill to one side of double frame. STC rating 58.
- External Cladding**
- Contemporary appearance utilising a combination of cladding including metal and brick.
- Roof**
- Coloursteel roofing, to architects selected colour.
- External Windows and Doors**
- Powder coated thermally broken aluminium joinery to architect selected colour as per NZS 4223
 - Clear double-glazed glass to all external windows and doors.
- Front Door**
- Powder coated aluminium latitude LAT00 door with Urbo hardware, in architect selected colour.
- Security**
- Security alarm fitted to all units with one keypad, non-monitored. Sensors are PET type (small pet friendly).
- Fire Protection**
- Each unit to have smoke detectors to meet NZ Build Code.

INTERNAL FEATURES

- Wall Construction**
- Internal - 90mm H1.2 treated pre-nailed frames with 10mm gib board linings
 - All internal walls are level 4 plaster and paint finished.
 - Feature batten wall to stairs on living level.
- Internal Doors and Trims**
- Hollow core flush panel paint quality doors in timber frames and slimline jambs, paint finished.
 - Schlage Medio Rivera Satin Chrome lever set handles, privacy locks to bathrooms.
 - Skirting pine 85mm bevelled edge in paint finish.
 - Ceilings all to be tight stopped.
- Electrical and Lighting**
- Recessed white contemporary LED down lights to all areas.
 - All power points are double (excluding some appliance power points).
 - Fibre ready with two telephone/data RJ45 points with Cat 6 cabling
 - Exterior light to front and rear of unit.

Heating and Ventilation	<ul style="list-style-type: none"> • Heat Pump in open living area – 5-6kw high wall unit • Mechanical ducted extraction fans to all bathrooms and cupboard laundries, ducted to outside. • Kitchen extraction by rangehood, ducted to outside (see kitchen appliances for info)
Flooring Finishes	<ul style="list-style-type: none"> • Carpet – 100% solution dyed nylon loop pile carpet laid on 10mm foam underlay to living, bedrooms, stairs and hallway.* • Vinyl –Woodgrain luxury vinyl planks to entry, kitchen and dining.* • Tiles – Glazed porcelain 600x600 floor tiles to bathrooms <p style="text-align: right;"><i>*Type 1 units, dining area is carpet</i></p>
Wardrobes & Cupboard	<ul style="list-style-type: none"> • Wardrobes - Proprietary sliding wardrobe door system with white infill panels. • Wardrobes - Bedroom wardrobes fitted with ventilated white wire. • Cupboard - Ventiladed white wire linen shelving to one store cupboard.
Kitchen	<p>A contemporary kitchen comprising of the following items:</p> <ul style="list-style-type: none"> • Benchtop – Caesarstone Mineral 20mm with pencil edge profile. • Joinery fronts – Melteca LPL standard flat-panel with soft-close drawers & doors. • Splashback – Glazed ceramic 100x300 tiles, installed vertically stacked. • Sink - Undermounted stainless steel single 400x400 bowl sink. • Sink Mixer – Paini Parallel gooseneck chrome kitchen mixer • Handles – Modern satin chrome overlay pull handles
Kitchen Appliances	<p>Quality, modern and easy to use kitchen appliances comprising of the following items:</p> <ul style="list-style-type: none"> • Oven – Panasonic 600mm 7 function built-in electric HL-FN645SJPQ • Cooktop – Panasonic 600mm 4 zone ceramic touch control KY-R64ARLJPQ • Dishwasher – Panasonic 600mm stainless steel 12 place settings NP-6R2MUGNZ • Rangehood – Ariston 520mm integrated powerpack WRU52CX-LCOMM
Bathroom & Ensuite	<p>A modern considered bathroom design, including the following:</p> <ul style="list-style-type: none"> • Mirror – LED mirror with demister. • Shower – Newline Ankara 900x900 white corner mould standard profile. • Shower tapware – Paini P2 5 jet chrome slide shower and Paini Parallel chrome mixer. • Vanity – Unit type 1, 3, 5 & 6 - LeVivi Cibolo 750mm single drawer wall hung vanity, and Unit type 2 - - LeVivi Cibolo 900mm floor standing vanity • Vanity tapware – Paini Parallel chrome basin mixer. • Toilet – LeVivi Marbella rimless back to wall toilet suite with soft close quick release seat.
Miscellaneous	<ul style="list-style-type: none"> • Laundry – Robinhood Slim Supertub with gooseneck tap. • HWC – Rheem Electric Mains Pressure Vitreous Enamel 180L

EXTERNAL FEATURES

Landscaping	<ul style="list-style-type: none"> • Private rear courtyards enclosed with 1.8m metal/timber fencing, paving and planting to landscape design plan • Front yards include dedicated single car park, letterbox and separate bin enclosure. Selected units include semi-private paved terrace front yard to landscape design plan. • Hose tap to front & rear of unit • Dedicated single car park to each unit.
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Please note this outline specification was prepared prior to the completion of construction. There are instances in which legislative changes and Local Territorial Authorities require the Developer to make changes to abide by the contractual law, best practice at the time, or because certain materials are not available. The developer will strive to use the exact product specified however in this post covid environment with supply becoming an increasing issue. Therefore, the Developer has reserved the right to substitute similar products where the originally specified product is not readily available when required.