

# SPECIFICATIONS



## BUILDING STRUCTURE

- Ground floors – Reinforced concrete slab and foundations
- Suspended floors – reinforced concrete slab.
- Exterior walls - steel frame with commercial glazing.
- Roof – Structural steel frame.
- Balconies – Reinforced concrete slab within structural steel frame.

## EXTERIOR FINISHES

- Full height glazing to all apartments.
- Window joinery – powder coated aluminum joinery.
- Balustrades – Glass and aluminum.
- Balcony/Terrace flooring – Tiling on membrane to falls on concrete slab.
- Roof –Profiled metal sheet roof and/or membrane.

## SERVICES

- Entry system – Intercom from outside entry doors to apartments with controlled access to car access points and gates where required.
- Cat 5e or equivalent communication cabling.
- Wired for TV/sky to all units.
- Fire sprinklers to all areas.
- Emergency lighting to all common areas and exit ways to code requirements.

## INTERNAL FINISHES

### General

- Walls (adjoining apartments) steel or timber frame with plasterboard
- Lining utilizing appropriate acoustic mountings (all inter-tenancy, lobby services and duct wall to be built to New Zealand Building Code requirements for acoustic isolation).
- Walls (within apartments) – paint finish on plasterboard linings.
- Ceilings – generally plaster board painted.
- Front Door – fire-rated solid core door with dead latches
- Internal doors – painted flush doors.

## LIVING / DINING/ BEDROOMS/STUDY

- Carpet – high quality residential carpet in selected colour.
- Walls – Gib board walls in selected satin acrylic paint system
- Wardrobes - Storage systems to all master bedroom wardrobes.
- Door Hardware - Quality Satin chrome finished lever action hardware
- Ceilings - Gib board – paint finish.
- Ceiling heights will vary from 2.7m to 2.4m.

## KITCHEN

- Bench Tops - Stone
- Sink - Double stainless steel sink configuration
- Sink Mixer - Grohe or equivalent
- Waste Disposal
- Cabinetry Finish
- Selected 2-pot lacquer finish coordinated with Finishes options. With prefinished interior and shelving and cabinetry
- Cabinetry Hardware
- Selected satin chrome finished quality cabinetry handles.

## APPLIANCES

- Ovens - Fisher and Paykel
- Hobs - Fisher and Paykel
- Extractor Fans - Fisher and Paykel or equivalent
- Dishwasher - Fisher and Paykel
- Fridge - Fisher and Paykel

## BATHROOMS GENERAL

- Floor finish - Selected porcelain floor tile as per colour option.
- Walls - Selected white ceramic wall tile.

## VANITY UNITS

- Bench tops - Stone
- Cabinetry - Finished in selected 2 pot paint system.
- Hardware - Selected satin chrome finished quality cabinetry handles.
- Mirror - mirror above vanity
- Hand basins - Porcelain
- Hand basin mixer - Grohe or equivalent
- Shower rose - Grohe or equivalent
- Shower mixer - Grohe or equivalent

- Shower screen - Glazed
- Towel rail - Heated towel rail
- Toilet roll holder – satin chrome

## LAUNDRY CUPBOARD

- Floor finish – selected white floor tile.
- Walls – Aqualine Gib selected paint option.
- Washing Machine - Fisher and Paykel, 5.5kg
- Dryer – Fisher and Paykel

## ELECTRICAL / SERVICES

### Lighting

- Mix of quality recessed light fitting and Halogen lighting to all areas.

### Living room:

- Typically 5 double power outlets

### Bedrooms

- Typically double power outlets provided to each side of the bed
- 1 double for TV in master bedroom plus 1 additional double outlet.

### Kitchen

- Typically 3 single and 4 double outlets provided
- Externally vented extract to range hood.

### Bathroom

- Outlets provided for hairdryers and shavers and for heated towel rails in the larger bathrooms. Externally ventilated extraction to all bathrooms.

### Laundry

- Outlets provided for washers and dryer. Ducted extract provided to dryer.

### Telephone Data Outlets

- Typically provided to master bedroom and the living areas.

### TV outlets

- Provided to living areas and master bedroom.

### Hot water

- Provided from boilers and individually metered

### Air conditioning

- Split system provided to main living area.

## COMMON AREAS

### Parking

- Naturally finished concrete columns and concrete floors.
- Vehicle gates with security access system



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