



SPECIFICATIONS

24 SEPTEMBER 2013

GENERAL

All works will comply with the requirements of the New Zealand Building Code and in particular sections E2 water Tightness and to all relevant Council codes bylaws and regulations. A 10 year Classic Masterbuild Guarantee will be provided.

HEATING AND WATER

- Under tile heating to bathroom
- Econoheat low wattage wall heaters to bedrooms
- Wall mounted electric direct heater 2.5Kw with thermostat and timer to living room
- Electric hot water cylinder
- Apartments will be pre-fitted with heat pump connections. Approved heat pumps models are to be supplied and installed at purchaser's expense

KITCHEN APPLIANCES

- Quality 4 element hob
- Under bench electric oven
- Stainless Steel range hood extract

KITCHEN JOINERY

- Stainless steel top mounted sink
- Laminate bench top with Melamine finishes to cabinetry
- Satin Chrome handles
- Concealed hinges and draw slides

BATHROOM FITTINGS

- Ceramic toilet and cistern
- Vanity unit with ceramic wash hand basin
- Chrome vanity mixer
- White shower enclosure with toughened glass door and satin chrome handles and hinges
- Chrome shower mixer, hose and slide
- Chrome heated towel rails
- Wall cabinet with mirrored doors

INTERIOR WALLS, DOORS & CEILING

- Walls – GIB board, stopped and painted
- Ceiling – GIB board stopped and painted
- Inter-tenancy walls to comply with the New Zealand Building Code for fire and Acoustic rating (STC 55)
- Apartment entry door solid core, fire rated and painted
- Internal doors hollow core with paint finish
- Lever handles, locks and latches hardware in satin chrome finish

FLOOR FINISHES

- Tiles to bathrooms on waterproof membrane
- Tiled floor to Kitchen
- Quality carpet in bedrooms and living/dining area

SERVICES

- Intercom and security code building entry door
- Individual electricity metering
- Telephone, TV, data and electric power points
- Recessed light fittings to living, ceiling mounted fittings to bedrooms, bathroom and kitchen
- Externally vented kitchen range hood and bathroom extracts
- All plumbing and drainage, electrical and mechanical extract designed to comply with the requirements of the New Zealand Building Code

EXTERIOR CONSTRUCTION AND FINISHES

Floor Construction

- Concrete slab to ground level and suspended concrete flooring system to upper levels

Wall Construction

- Concrete wall construction to lower levels and timber framing to top floor level

Windows & Doors

- Aluminium frames in selected powder coated finish
- All apartment glazing double-glazed

Wall Cladding

- Vertical cedar cladding system with penetrating oil/stain finish
- Schist stone work
- Painted plaster/concrete
- Expressed honed concrete block to building entrances

Roof

- Profiled longrun colour-coated steel roof on timber framing
- Membrane roofing with mineral chip coating to building entrances

Decks

- Concrete balcony slabs with aggregate top surface and toughened safety glass balustrading

Insulation

- Insulation to above New Zealand Building Code compliance requirements

Entry and Stair

- Large toughened glass door and sidelights
- Stairs and landings concrete construction with extra heavy-duty carpet
- Passage carpeted
- Walls plastered and painted

EXTERIOR

Drive and Carpark

- The drive and car park formation will be finished in 30mm asphaltic paving with areas of exposed aggregate concrete

Other Buildings

- A covered lock-up bike storage area is provided
- A 600mm wide storage/ski locker per apartment located at building entry

LANDSCAPING

- The site is fully planted with a mixture of native and exotic shrubs, grasses and trees
- The outdoor living areas will be developed with paving, grass lawns and shrubs
- Outdoor steps and stairs to be concrete with aggregate finish
- Paths linking apartments to the Frankton Track will be surfaced with gravel or concrete
- Bridge and handrails – timber construction

While the developer will use its best endeavours to ensure each unit is built in accordance with the plans and specifications contained in the marketing material, the developer reserves the right to change or vary the information at any time.