

GENERAL

Energy Efficiency	LED lighting throughout Exterior Wall insulation - R2.4 Ceiling insulation - R3.6 Double glazed joinery Natural Ventilation optimized Heated Towel with Rail Timer Dual Flush Toilet
Guarantee	Independent 10 Year Building Warranty
Maintenance	12mth maintenance period

EXTERIOR ENVELOPE AND STRUCTURE

Ground Floor	Waffle concrete floor with pod insulation
Framing	Treated timber framing. 2.55m ceiling to ground floor and 2 nd floor in 3 level units, 2.4m to level 1 of the 2 level homes, and pitched to 3 rd level (where applicable)
Intermediate Floor(s)	20mm T&G Strand board with H3.1 strand board in wet areas, supported on timber joists (approx. 315mm overall thickness typically)
External Wrap	ThermaKraft Breathable Wall Underlay Building Wrap (or RAB Board or 7mm H 3.2 Structural ply barrier) as specified by building designers
Brick Cladding	70mm wide bricks (from NZ Bricks) on 50mm cavity, in 3 colours, plus a mix: Rockhampton (Light), Umber/Stimulate (Mid), Leisure (Dark)
Vertical Cladding	James Hardie Oblique 300mm (Fibre Cement) on 20mm cavity with paint finish to match roofing colour
Roofing	Metalcraft MC760 in Flaxpod
Roof Trims	Coloursteel (or similar) Flashings, Gutters and Downpipes
Windows/Joinery	Powdercoated aluminum sliding door and window frames (colour Matt Flaxpod), double glazed, venting sash handles
Front Door	Fibreglass entry door with Sidelight in 3 colours (Resene off white, grey and blackjack in semigloss). Complete with electronic door lock

INTERIOR

Insulation	Exterior Wall insulation R2.4, 90mm thick typically Roof Ceiling insulation R3.6, 180mm thick typically
Linings Walls & Ceilings	Plasterboard wall linings to all areas stopped and painted to a level 4 finish
Wet Area Walls	Water resistant plasterboard, stopped and painted to a level 4 finish
Skirting	60x10mm timber, paint finish. 100mm tile skirting to bathroom(s)
Wardrobes	Sliding doors and proprietary shelving system
Stairs	Interior stairs particle board, carpet finish

FINISHES

Paint	Acrylic paint to internal wall surfaces, and acrylic enamel paint to timber finishing lines and wet areas
Living/ground floor	Bonie Ceramic Vinyl Engineered flooring with timber effect finish
Upper floor(s)	Godfrey Hirst Carpet, Detroit (Solution Dyed Nylon), on 10mm underlay with smooth-edge to rooms, direct stick carpet to wardrobe floors
Kitchen	
<i>Benchtop</i>	Engineered stone/quartz bench top with breakfast bar overhang, 30mm edges
<i>Sink Unit</i>	Stainless steel under-mount sink
<i>Cabinetry</i>	Two tone, prefinished with timber texture finish to standard cabinetry and smooth finish to pantry and fridge surround
<i>Hardware</i>	Soft close doors and integrated soft close drawers
<i>Tapware</i>	Vogue Linear Kitchen Mixer Chrome
<i>Misc.</i>	In-cupboard rubbish bin Cutlery drawer insert Overhead cabinets Integrated vented rangehood
<i>Appliances included:</i>	Oven – Brandt Wall Oven 7 Function 60cm Cooktop – Vogue Induction Cooktop 600mm 4 zones Rangehood - Vogue Slimline 520mm Grey Dishwasher - Orion Slimline Freestanding 9 Place Stainless Steel Fridge - Midea Fridge Freezer 315L Frost free Stainless Steel
Laundry	All in one washer dryer included – MIDEA Crown ALL-IN-ONE Washer & Dryer - 7kg Wash / 4kg Dry
Bathrooms	
<i>Fittings</i>	Vogue Linear Chrome, lever action tapware
<i>Flooring</i>	600x300mm tiles to Bathroom
<i>Vanity</i>	Vogue Floor Vanity 750mm, with shelf under and integrated top.
<i>Vanity Mirror</i>	Wall Cabinet with mirror, 750mm wide to match vanity.
<i>Toilet</i>	Vogue Tino Toilet Suite P Pan, dual flush, soft close seat, close coupled, back to wall
<i>Towel Rail</i>	Vogue Stainless Steel Heated Towel Rail, with eco timer
<i>Accessories</i>	Robe hook, toilet roll holder, hand towel ring, towel rail
<i>Shower</i>	900x900 Acrylic tray. Black Framed Glass Wall and Door Tiled wall within Shower Vogue Linear Chrome Vogue 55 Series Slide Shower 3 Function Chrome

ELECTRICAL

Hot water	135L 3kW hot water cylinder (180L to the 3bed 2bath homes)
Power Outlets	Includes USB outlets within the fixture to 5 of the outlets in 2bed homes and 6 of the outlets in 3bed homes
Lights	Recessed LED lights
Exterior Lights	Sensor Exterior Light to Front, Wall light to rear patio
Vanity Mirror Light	Wall mounted LEDLUX Kron 600mm 18W 4000K
TV/Phone/Data	Home hub system with ethernet cable points Sky/Television points to Living area & Master Bedroom, wired to roof. No dish provided. \$150 Voucher to appliance shop on settlement for owner selected TV gadget (ie Apple TV, Google Chrome or otherwise)
Data/Telephone outlets	2x data outlets
Smoke Detectors	Included
Heating	Panel heaters: (1x to each bedroom) Goldair - GEC0270, Wifi 425W (1x to living room) Goldair Platinum - GPPH730, Wifi 2000W

SERVICES

Power	Connected
Water	Connected, exterior tap to front and rear of the home
Phone	Fibre connection provisioned to home

INTER TENANCY PROTECTION

All intertenancy walls between adjacent homes are typically double stud wall construction including 25mm thick Gib Barrierline, with an overall wall thickness of 300mm
The double stud wall has a design STC of 61 (code requires just 55) and is fire rated as required by the New Zealand Building Code

EXTERNAL FIXTURES

Rubbish and recycling	Communal Bins provided within designated areas
Landscaping	Rear yard fencing (including gates where appropriate), letterbox, washing line, path(s), planting and concrete patio to private outdoor space at rear.

This specification has been prepared at a point in time in the design process, and as such it is as definitive as is possible. Products may become unavailable or deemed unsuitable in the final design the Developer reserves the right to make changes/substitutions at the Developers discretion to another product of similar quality or as near as reasonably practicable.