

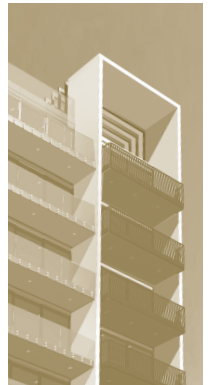
FITTINGS, APPLIANCES AND FINISHES :

Kitchen appliances : (supplied by Fisher and Paykel from their "Elba" brand of appliances)

- Ceramic cook top, 4 element with stainless steel surround – CE 60 4CX1
- Stainless steel built in under bench electric oven – 60 EX SS
- Stainless steel Dishwasher – EDW 125X1SS
- Range hood ducted externally – HS 60CSX1
- Waste disposal unit and waste bin

Kitchen joinery:

- Stainless steel flush mounted sink
- Selected laminate bench top (colour options available)
- Selected Melteca and Melamine finishes to cabinetry (colour options available)
- Natural anodized or satin chrome handles
- Quality hinges and drawer slides



KITCHEN AND BATHROOM FITTINGS :

- Glazed ceramic back to wall, floor mounted toilet suite.
- Glazed ceramic vanity basin.
- Chrome Vanity Mixer
- Glass doors to showers with acrylic base
- Chrome shower mixer, hose and slide
- Toilet Roll Holder: chrome
- Heated towel rail: chrome



SPECIFICATION:

FLOOR AND LININGS:

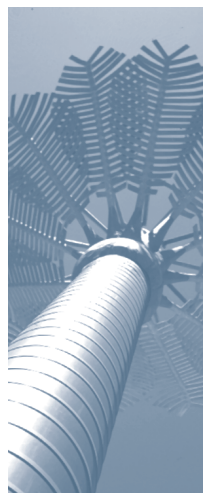
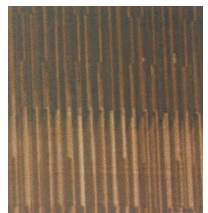
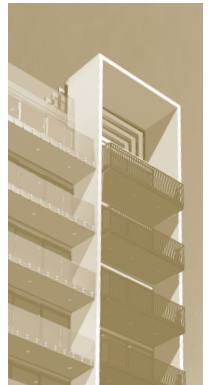
- Concrete construction floors
- Tiled flooring to bathrooms and ensuites on waterproofing membrane
- Timber flooring or similar to kitchens (colour options available)
- 100% wool carpet on underlay to bedrooms and living/dining (colour options available)

INTERIORS, WALLS AND DOORS:

- Timber or steel stud painted plasterboard partition walls to level 4 plaster finish
- Inter-tenancy walls to comply with N.Z.B.C. for fire and acoustic rating (STC 55)
- Apartment entry door painted solid core and fire rated.
- Internal doors, hollow core paint finish
- Selected door hardware with satin chrome finish

CEILINGS:

- Paint finish set plasterboard ceilings to level 4 plaster finish
- Ceilings at 2400 mm high generally to bedrooms, living and dining rooms. 2200mm to bathrooms. Lowered bulkheads where required for structure and services



SPECIFICATION:

SERVICES:

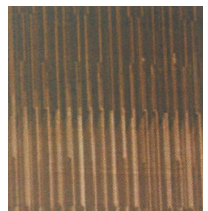
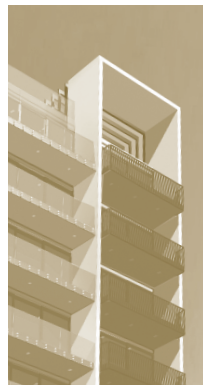
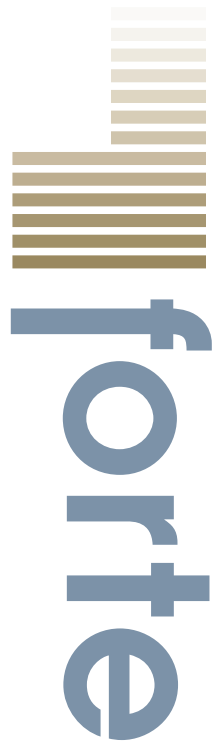
Mechanical, Electrical, Plumbing and Drainage:

- Quality recessed light fittings and switching.
- Telephone, TV, Data and Electrical outlets provided to each unit to electrical plan
- Externally vented extracts to bathrooms and kitchen range hoods to N.Z.B.C. requirements.
- Supply air ducted to bedrooms to Council code
- Central re circulatory gas hot water system
- Sky Digital capability through centralized single dish receiver
- Building will be Jet-Stream capable for internet access
- Individual electricity metering
- All plumbing, drainage, electrical and mechanical extract designed to comply with the requirements of the N.Z.B.C. and relevant codes and standards

EXTERIOR CONSTRUCTION AND FINISHES:

External walls and joinery

- Aluminium framed, selected powder coated finish to window and door joinery.
- Paint finish to pre cast concrete panels and/or light weight façade construction.
- Concrete balcony slabs with mix of metal and cantilevered glass balustrading.



SPECIFICATION:

ROOF:

- Bitumen membrane or profiled metal roof to falls.
 - Roof cavity to be insulated thermally and acoustically to the requirements of the N.Z.B.C.
-

SECURITY ACCESS

- Wireless remote control access to car entry door
 - Card or wireless access to pedestrian security door
 - Security lock to entry door from communal gardens
-

WASTE COLLECTION

- Refuse area and bins located for collection by private contractor.

All works will comply with the requirements of the New Zealand Building Code (N.Z.B.C.) and in particular section E2 water tightness and all relevant council codes, bylaws and regulations.

While the developer will use its best endeavors to ensure that 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.

