

Terraced Housing

Outline Specification

General

Materials and workmanship	The proposed works will comply with the following requirements: a) Statutory laws and regulations b) The Building Act 2004 c) New Zealand Building Code d) WCC Bylaws e) Health and Safety in Employment Act 1992 f) Appropriate NZ Standards
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Ownership structure	The Terraced units will be fee simple, general title.
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Exterior structure and fabric

Floors	Foundations as determined in the Structural Engineering Report. Ground floors insitu reinforced concrete slabs over polystyrene insulation and DPC membrane. Suspended floors insitu reinforced ComFlor slabs (subject to final engineering detailing). Ceramic tile porch paving or raw concrete. Abodo or similar decking on Nurajack decking pedestals or similar to roof terraces. Xlam AirStair cross laminated timber or similar (subject to final engineering detailing).
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Roofing	Steel and timber light weight framing. Profiled longrun metal roof assembly and skylights where optioned (refer to plans). Colour matched metal spouting and downpipes.
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Walls	150/200mm precast concrete panel walls. Perimeter walls strapped and GIB lined with PIR thermal insulation or similar. Off-board concrete finish to exterior face of walls with Boncote or Resene Aquashield mineral paint finish. Ceramic tile feature walls to rear yard external walls. Timber boarding to porch wall and soffit.
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External windows and doors	APL double glazing windows and external doors with selected anodised or powdercoat finish. Clear double glazing. APL Proprietary front door. Galvanised steel plate window reveals with Micobond paint finish or similar.
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External elements	Suspended floors insitu reinforced ComFlor slabs with exposed aggregate finish. Concrete stairs. Anodised aluminium webgrate screens and blustrades. Fletcher Wire Products (Cyclone) chainlink trellis.
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Internal elements	
Walls	150mm precast concrete intertenancy walls with clear sealer. Perimeter walls strapped and lined with paint finish GIB – Resene Black White colour. Ceramic tiles on Aqualine (or similar) substrate to bathrooms. Ceramic tiles to kitchen splashbacks.
Ceilings	Paint finish 13mm GIB – Resene Black White colour. Paint finish Aqualine GIB to bathrooms.
Floor coverings	
Floors	Bedrooms/hallways (where applicable) – wool carpet on underlay – refer separate options schedule. Living areas – refer separate options schedule. Ceramic tiles in bathrooms. 2.5mm rubber on stair treads and landings/or raw timber dependent on spec.
Doors	Full height hollow core doors (five options) – refer separate options schedule. Lever handle door hardware.
FF&E elements	
Appliances	Base spec Bosch pyrolytic oven, induction cook top, dishwasher, insinkerator and vented rangehood. Note DK units will come with a compact appliance package.
Bathroom fixtures and fittings	
Tapware	European chrome tapware
Basin vanity	European porcelain vanity
Toilet	European porcelain toilet pan with soft close seat
Shower	Tiled
Hot water heating	Energy efficient on demand electric water heaters
Other	Energy efficient heated towel rail
Accessories	Chrome finished toilet roll holder, towel ring, robe hook
Kitchen joinery	
Cabinetry carcasses	Melteca
Cabinet fronts	Five selections – refer separate options schedule
Benchtop	Stainless steel/engineered stone
Electrical and comms fixtures and fittings	
Lighting generally	LED lamps including recessed downlight and strip lights
Dining table pendant	Refer separate options schedule
Switches and plugs	PDL Iconic or similar
Data	Home distributor box and cat.6 cabling to RJ45 data outlets
Smoke detectors	Mains wired smoke detectors
Heating	Energy efficient electric radiators
Extract ventilation	In-line extract fan and ducting system to bathrooms and kitchens
Supplementary bedroom ventilation	Energy efficient heat recovery units to bedrooms

Note DK and LW terraces will come with a split power supply

This information has been provided for marketing purposes only and has been prepared prior to the commencement of construction. Whilst every attempt has been made for the accurate preparation of the information, purchasers must make their own enquiries regarding the development and the units and must rely on their own enquiries should they wish to proceed with the purchase of any home/s. No responsibility will be taken for any difference between the depiction in the marketing material and the completed development or home/s. The developer reserves the right to make changes to the outline specification if necessary, without notice provided there is no appreciable difference in value.