

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. L1: suspended floors insitu reinforced slabs on grade (subject to final engineering detailing). Levels 2 – 3: 140 mm CLT timber floors. Ceramic tile porch paving. Thermory Nordic pine or similar decking on Nurajack decking pedestals or similar to roof terraces and rear balconies. Xlam AirStair cross laminated timber or similar (subject to final engineering detailing).
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Roofing	Steel and timber light weight framing. Profiled PIR panel metal roof assembly and skylights where optioned (refer to plans) Colour matched metal spouting and downpipes.
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Walls	150mm precast concrete panel walls for intertenancy walls. Exposed concrete walls with aqua shield sealer between tenancies End units to have perimeter walls strapped and GIB lined with PIR thermal insulation. Front and Rear walls are timber framed with spanlock cladding Off-board concrete finish to exterior face of walls with Resene Aquashield mineral paint finish to match cladding. Smooth precast concrete panel with Aquashield painted to match cladding. Thermory Nordic pine timber boarding to porch wall and soffit.
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External windows and doors	APL double glazing windows and external doors with powdercoat finish. Clear double glazing. APL Proprietary front door. Dual Key units to have timber fire doors for Ground Level entry.
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External elements	Suspended floors insitu reinforced slabs. Concrete entry stairs. 5mm powdercoated aluminium privacy blinkers. 8mm folded steel plate balustrade on rear balcony. Metal balustrade 16mm diameter steel rods to rear balustrad, juliette balconies, and roof terrace.
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Internal elements	
Walls	150mm precast concrete intertenancy walls with clear sealer. Front and rear walls strapped and lined with paint finish GIB – Resene Black White. Ceramic tiles on Aqualine (or similar) substrate to bathrooms. Ceramic tiles to kitchen splashbacks. Mesh balustrade in stairwell.
Ceilings	Ground Level DK Units: Paint finish 13mm GIB – Resene Black White to ground floor. Live units: Ground floor ceiling is exposed concrete, sealed. Level 1 – 3: exposed CLT ceilings with grey wash stain. Paint finish Aqualine GIB to bathrooms.
Floor Coverings	Bedrooms/hallways (where applicable) – wool carpet on underlay (refer separate options schedule). Living areas - refer separate options schedule. Media room - wool carpet. Ceramic tiles in bathrooms. 2.5mm rubber on stair treads, nosings and landings.
Doors	Full height hollow core doors (five options) – refer separate options schedule. Lever handle door hardware.
FF&E Elements	Base specification.
Appliances	Standard specification is a Bosch pyrolithic oven, induction cook top, dishwasher and vented rangehood. Note DK/LW units come with a compact appliance package.
Bathroom.	
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 for Ground level DK/LW units. HWC for all other units.
Other	Energy efficient heated towel rail.
Accessories	Chrome finished toilet roll holder.
Kitchen joinery	
Cabinet carcasses	Melteca
Cabinet fronts	White for oslo and black and timber grain for kyoto.
Benchtops	Stainless steel/engineered stone
Electrical & comms fixtures/fitings.	
Lighting – general	LED lamps including recessed downlight, strip lights, and pendant lights.
Dining pendant	Refer separate options schedule
Switches & plugs	PDL Iconic or similar
Data	1 x Home distributor box and cat.6 cabling to RJ45 data outlets
Smoke detectors	Mains wired smoke detectors
Heating	Energy efficient panel heaters
Extract ventilation	In-line extract fan and ducting system to bathrooms and kitchens
Supplementary bedroom venilation	Energy efficient fresh air supply units to bedrooms.

Note: DK and LW terraces have one retail meter and a check meter. Two ONTs to be provided for separate internet connections, both ONTs to be located on the main tenancy comms cabinet.

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.