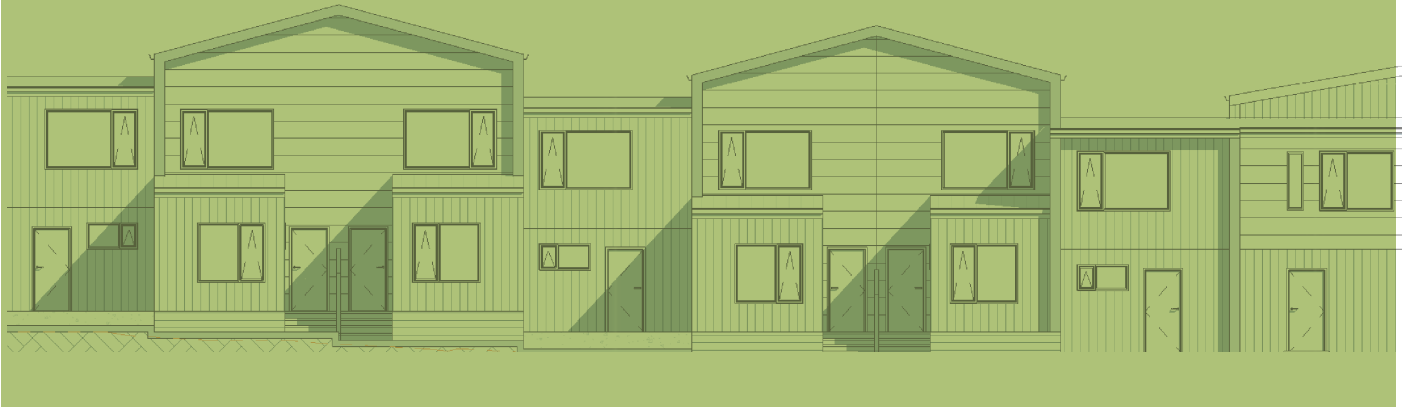


Specification

STAGE1D

Exterior



Floor Structure

- Concrete floor slab to ground floor
- Suspended upper floor joists with particle board or ply flooring

Cladding

- James Hardie fibre cement weatherboard on a cavity system as per architect drawing
- NZ made bricks as per architects' drawing (if applicable)

Roof

- Prefinished profiled metal or long-run roofing with associated flashings on roof underlay

Fascia

- Powder-coated steel fascia with steel gutters and PVC downpipes

Entry Door

- Feature front door in powder coated aluminum joinery
- Digital lock

Windows and Aluminum Joinery

- Selected powder-coated aluminum heavy residential sections

Yard

- Concrete entry footpath or selected paving
- Carpark space on private driveway in broom finish concrete
- Low maintenance ground cover, hedging and feature planting to gardens
- Clotheline as per builder's selection
- Letter box as per builder's selection

Fence

- Timber fence as per builder's selection

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Flooring

Lounge, Kitchen & Dining:

- Engineered wooden flooring to areas as defined on floor covering plans

Laundry & WC:

- Full bodied ceramic floor tiles with 55mm timber skirting or 150mm tiles skirting

Bedrooms and Stairs

- Residential heavy-duty carpet on 100kg underlay, with smooth-edging, to areas as defined on floor covering plans

Bathroom & Ensuite

- Full bodied ceramic floor tiles

Interior Linings

- Plasterboard walls and ceilings stopped and painted to level 4 finish
- Water resistant plasterboard to all bathrooms and wet areas
- Insulated to exceed current NZ Standards for thermal insulation
- Pine skirting - paint finish
- 55mm classic gib cove throughout paint finish

Doors

- Hollow core doors, paint finished
- Door Hardware
- Satin chrome lever action

Internal Hand Rails

- Timber or power-coated aluminium handrails

Electrical:

Lounge Area:

- Minimum 2x double power points

Dining Area:

- Minimum 1x double power points

All Double Bedrooms:

- Minimum 1x double power points

Kitchen:

- Minimum 1x double power points

Laundry

- Minimum 1x double power points

Bathroom:

- Minimum 1x double power points with RCD, 1x heater towel rail direct connection

TV:

- Minimum 1x wall outlet is provided in living area

Lighting

Lounge:

- Minimum 2x recessed LED downlights

Kitchen:

- Minimum 2x recessed LED downlights

Dining:

- Minimum 2x recessed LED downlights

Bedrooms:

- Minimum 2x recessed LED downlights

Entry Door and Courtyard:

- Minimum 1x exterior soffit downlight to wall light with motion sensor
- Minimum 1x exterior wall light

Mechanical Ventilation:

- Mechanical ventilation system available in each unit subject to council requirement
- 1x ducted extract from each bathroom, WC/ Laundry to external vent

Fire Protection

- Battery smoke alarm to meet code requirements

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Kitchens, bathrooms & laundry

Kitchen Fittings

Features:

- Pantry cupboard, storage cupboards and or drawers, hobs, oven, and cupboards, pull out drawer with proprietary bin inserts or undersink door mounted bin

Mechanisms:

- Metal cabinetry hinges, selected chrome finish pull handles

Cabinetry:

- Laminate finish

Bench Top:

- Engineered Stone, 20mm thickness

Sink:

- Stainless steel sink

Splash Backs:

- Tiled

Kitchen Tap:

- Englefield studio kitchen mixer

Plumbing Fixtures

Hot Water Cylinder:

- 180 litre hot water cylinder

Kitchen Appliance

TYPE A

Oven:

- Haier built in 60cm stainless steel wall oven

Hobs:

- Haier 60cm, 4 hobs electric cooktop

Rangehood:

- Fisher and Paykel built-in stainless steel ducted extraction power pack

Dishwasher:

- Haier 45cm stainless steel

TYPE B

Oven:

- Fisher and Paykel built in 60cm stainless steel wall oven

Hobs:

- Fisher and Paykel 60cm, 4 hobs electric cooktop

Range Hood:

- Fisher and Paykel built-in stainless steel ducted extraction power pack

Dishwasher:

- Fisher and Paykel 60cm stainless steel

Bathroom Fittings

WC:

- Englefield wall hung or free standing white vanity

Shower:

- Frameless shower panel and door
- Englefield studio shower slider with Englefield studio shower mixer

Misc Fittings:

- Toilet roll holder in polished chrome

Heated Tower Rail:

- Chrome finish heated tower rail to each bathroom

Mirror:

- Fixed mirror mounted above vanities in all bathrooms and WC

Vanity:

- Englefield wall hung or free-standing vanity with Englefield studio basin mixer

Laundry:

- Laundry areas incorporate services connections for washing machine

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1. Electric Cooktop

Haier 60cm 4 hob, Electric Cooktop (HCE604TB2)

Key Features:

- Touch controls
- 9 Heat settings
- Child lock
- Spillage auto off

2. Dishwasher

Haier 45cm stainless steel (HDW9TFE3SS2)

Key Features:

- Stainless steel
- 9 place setting
- Delay start function
- 7 clean programs

3. Rangehood

Fisher & Paykel 60cm built-in Integrated (HP60ICSX3)

Key Features:

These integrated rangehoods are hidden from view. They are easy to install and efficiently remove steam, smoke, and lingering odours.

- Brushed Stainless Steel

4. Built-in Oven

Haier 60cm Single Built-in Oven (HWO60S4MX1)

Key Features:

- Stainless steel
- 4 cooking functions
- Triple glazed door
- 120min mechanical timer
- Vented cavity

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1. Electric Cooktop

Fisher & Paykel 60cm 4 Zone, Dual Element (CE604CBX2)

These Fisher & Paykel dial control 60cm 4 zone electric cooktop is designed for easy everyday cooking.

- A compact cooking area with four cooking zones including a dual element
- High speed ribbon elements heat up quickly for ideal heat distribution
- Elements that glow red until they are safe to touch
- Ceramic glass with black glass

2. Dishwasher

Fisher & Paykel 15 Place Settings (DW60FC2X1)

This Fisher & Paykel Dishwasher provides a superior wash with 3 phase filtration and is designed to match the Fisher & Paykel family of kitchen appliances.

- 6 wash programs to suit any load from Delicate to Heavy
- Auto-sensing option for easy operation
- Stainless Steel

3. Rangehood

Fisher & Paykel 60cm built-in Integrated (HP60ICSX 3)

These Fisher & Paykel integrated rangehoods are hidden from view. They are easy to install and efficiently remove steam, smoke, and lingering odours.

- Brushed Stainless Steel

4. Built-in Oven

Fisher & Paykel 60cm 85L, 5 Function (OB60SC5CEX1)

This Fisher & Paykel 60cm, 85L built-in oven with five functions gives you a spacious cavity to suit your cooking needs.

- 85L total capacity
- Five oven functions including Fan Bake and Pastry Bake
- Cool Touch door effectively keeps in heat to improve energy efficiency
- Brushed Stainless Steel with black glass

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