

1 MAY 2008

## DESIGN SPECIFICATIONS (STANDARD ONLY)

### FOUNDATIONS AND FLOORING

Cupolex – Concrete Slab.

### BUILDING STRUCTURE

Timber Frame to NZS 3604 Building Code. All walls shall have a minimum of two rows of nogging. Framing shall be 90 x 45 kiln dried, H3.1 to bottom plate and H1.2 to remaining external walls and chemical free to internal walls, laser frame studs with trussed roof framing.

### EXTERIOR

- |                      |                                                                                                                                                                                 |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ROOF                 | <ul style="list-style-type: none"><li>Gerard Satin Shake Roofing: Smoke Grey.</li></ul>                                                                                         |
| CLADDING             | <ul style="list-style-type: none"><li>50mm Caviteclad with 20mm moisture cavity, fixed over building wrap.</li><li>Linea Weatherboard features as per plan: Cod Grey.</li></ul> |
| FASCIA               | <ul style="list-style-type: none"><li>Coloursteel Klass Fascia and Gutter (External 1/4 round).</li></ul>                                                                       |
| BARGE                | <ul style="list-style-type: none"><li>Coloursteel Klass Fascia.</li></ul>                                                                                                       |
| DRAINAGE             | <ul style="list-style-type: none"><li>100mm Diameter sanitary sewer drainage and stormwater drainage as per plan.</li></ul>                                                     |
| PERGOLA              | <ul style="list-style-type: none"><li>Stained 200 x 50 H3.2 timber (As per individual plan).</li></ul>                                                                          |
| SOFFITS              | <ul style="list-style-type: none"><li>4.5mm Hardiflex.</li></ul>                                                                                                                |
| WINDOWS              | <ul style="list-style-type: none"><li>Aluminum with clear glass: Titania.</li><li>Obscure glazing to bathrooms and ensuites.</li></ul>                                          |
| WINDOW LINERS        | <ul style="list-style-type: none"><li>Pine H3 Paint Quality ex 25mm.</li></ul>                                                                                                  |
| WINDOW HARDWARE      | <ul style="list-style-type: none"><li>Black.</li></ul>                                                                                                                          |
| FRONT DOOR           | <ul style="list-style-type: none"><li>1980 x 860 Lacquer coated Boulevard door, colour as plan option.</li></ul>                                                                |
| OTHER EXTERIOR DOORS | <ul style="list-style-type: none"><li>Aluminum and glass.</li></ul>                                                                                                             |
| GARAGE DOOR          | <ul style="list-style-type: none"><li>Garador Newport Woodgrain Finish : Titania.</li><li>Auto opener with 2 remotes.</li></ul>                                                 |

## GENERAL INTERIOR

|                                                                      |                                                                                                                                                   |
|----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CEILINGS</b>                                                      | <ul style="list-style-type: none"><li>• 13mm Standard Gib board with metal ceiling battens at 600mm centres.</li></ul>                            |
| <b>WALLS</b>                                                         | <ul style="list-style-type: none"><li>• 10mm Gib board (all walls to level 4 finish).</li></ul>                                                   |
| <b>WET AREA WALLS</b>                                                | <ul style="list-style-type: none"><li>• 10mm Aqualine Gib board (all walls to level 4 finish).</li></ul>                                          |
| <b>GARAGE</b>                                                        | <ul style="list-style-type: none"><li>• 10mm Gib board (all walls to level 4 finish).</li></ul>                                                   |
| <b>FLOOR COVERINGS</b>                                               |                                                                                                                                                   |
| <ul style="list-style-type: none"><li>• <b>CARPET</b></li></ul>      | <ul style="list-style-type: none"><li>• Knightsbridge 100% wool.</li><li>• Underlay spring tread 120kg density.</li></ul>                         |
| <ul style="list-style-type: none"><li>• <b>FLOOR TILES</b></li></ul> | <ul style="list-style-type: none"><li>• Tiling laid to entry, kitchen, bathroom, in front of fire &amp; toilet 450 x 450 ceramic tiles.</li></ul> |
| <b>SKIRTING</b>                                                      | <ul style="list-style-type: none"><li>• 60mm x 10mm MDF and pine to wet areas.</li></ul>                                                          |
| <b>SKIRTING PROFILE</b>                                              | <ul style="list-style-type: none"><li>• Single beveled.</li></ul>                                                                                 |
| <b>SCOTIA</b>                                                        | <ul style="list-style-type: none"><li>• Gib Cove 55mm.</li></ul>                                                                                  |
| <b>DOORS</b>                                                         | <ul style="list-style-type: none"><li>• MDF paint quality - hollow core pre-hung.</li></ul>                                                       |
| <b>DOOR JAMBS</b>                                                    | <ul style="list-style-type: none"><li>• Paint quality pine - flat architrave.</li></ul>                                                           |
| <b>ARCHITRAVES</b>                                                   | <ul style="list-style-type: none"><li>• 60mm x 10mm MDF and 60mm x 10mm pine for wet areas.</li></ul>                                             |
| <b>ARCHITRAVES PROFILE</b>                                           | <ul style="list-style-type: none"><li>• Single beveled.</li></ul>                                                                                 |
| <b>WARDROBES</b>                                                     | <ul style="list-style-type: none"><li>• Dimensions as per plan - Single shelf and wardrobe rail.</li><li>• Cupboard 4 shelves.</li></ul>          |
| <b>DOOR HANDLE</b>                                                   | <ul style="list-style-type: none"><li>• Legge Pacific - Regent Series.<br/>3 Options - Jupiter, Leonardo or Rubens</li></ul>                      |
| <b>FRONT DOOR HANDLE</b>                                             | <ul style="list-style-type: none"><li>• Interlock - Capri</li></ul>                                                                               |
| <b>DOORSTOPS</b>                                                     | <ul style="list-style-type: none"><li>• Guardsman G33 doorstops.</li></ul>                                                                        |

## PAINTING / WALL PAPER

|                       |                                                                                                                                                                                                               |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>EXTERIOR</b>       | <ul style="list-style-type: none"><li>• Soffits – Acrylic.</li></ul>                                                                                                                                          |
| <b>CLADDING</b>       | <ul style="list-style-type: none"><li>• Insuclad - Acrylic finish.</li><li>• Linea – Painted.</li></ul>                                                                                                       |
| <b>FRONT DOOR</b>     | <ul style="list-style-type: none"><li>• Lacquer coated.</li></ul>                                                                                                                                             |
| <b>INTERIOR</b>       | <ul style="list-style-type: none"><li>• Jambs, architraves, skirting, scotia and doors - semigloss enamel.</li><li>• Internal Doors - painted - semigloss enamel.</li><li>• Ceiling - flat acrylic.</li></ul> |
| <b>INTERIOR WALLS</b> | <ul style="list-style-type: none"><li>• Painted Walls - washable low sheen acrylic.</li></ul>                                                                                                                 |

## BATHROOM

- BATH
  - BATH TAPWARE
  - VANITY
  - BASIN MIXER
  - SHOWER
  - SHOWER TAPWARE
  - TOILET
  - FAN/HEATING
  - HEATED TOWEL RAIL
- Englefield Sorrento Bath (note bath dimensions vary for 2 & 3 bedroom plans).
  - Englefield Clip Mixer.
  - St Michel Cleo Vanity Unit – White. (note vanity dimensions vary for 2 & 3 bedroom plans).
  - Englefield Clip Basin Mixer.
  - Athena Sirrico Angle corner with recess (note shower dimensions vary for 2 & 3 bedroom plans).
  - Englefield Elevation Slide Shower and Clip Mixer.
  - Mirage Toilet Suite.
  - Manrose halogen fan lights to bathroom.
  - One in each bathroom as per electrical plan.

## KITCHEN

- EXTERIOR CABINETS,  
DRAWERS, AND DOOR  
FRONTS
  - INTERIORS
  - BENCH TOP
  - TOE KICKS
  - SINK
  - APPLIANCES
  - SINK MIXER
  - INSINKERATOR
- Melteca.
  - 60mm White Melteca.
  - 38mm Square edge high pressure Laminated bench top.
  - Low pressure laminated product.
  - Valore P150 1 1/2 bowl.
  - Rangehood 600mm Stainless Steel.
  - Westinghouse wall oven Stainless Steel.
  - Westinghouse ceramic cook top Stainless Steel.
  - Westinghouse dishwasher Stainless Steel.
  - Englefield Clip Kitchen Mixer.
  - Robinhood RWD12.

## HOT WATER

- GAS WATER HEATING
- Rinnai Infinity XR20 continuous heating system.

## INSULATION

- EXTERIOR WALLS —  
EXCEPT GARAGE
  - CEILING —  
EXCEPT GARAGE
- R1.8 wall batts.
  - R2.2 ceiling batts.

## ELECTRICAL

CONNECTION TO POWER  
SUPPLY

CONNECTION TO TELEPHONE SUPPLY - CONNECTION FEE TO BE MET BY  
PURCHASER

RETICULATE FOR MATV SYSTEM 2 X OUTLET POINTS – (NOTE SOME PLANS SHOW EXTRA  
POINTS BUT ONLY 2 ARE INCLUDED IN THE STANDARD PRICE)

- Reticulation includes Sky Digital + all free to air channels.
- Sky connection and subscription costs are at Purchasers expense.

LIGHTS, POWER POINTS, PHONES TV POINTS AS SHOWN ON ELECTRICAL  
PLAN

*(Please note - any upgrade to wall lights or specialty lights are to be supplied by the Purchasers. Any additional items added to the electrical plan are at the Purchasers cost.)*

## HEATING

INSTALLED IN LOUNGE AREA -

INBUILT GAS FIRE

- Rinnai Timberflame Radius.
- 1 standard flue kit only.

## GROUNDS / LANDSCAPING

COBBLES

- Hinuera Pavers as per individual landscaping plan.

POST BOX  
KERBING

- One per house will be provided.
- Concrete kerbing for garden edging.
- Quantity as per individual landscape plan.
- Exposed Aggregate as per landscaping plan.

DRIVEWAY

GARDEN SHRUBS

- As per landscaping plan.

GRASS

- Hydro seeding.

FENCING

- Fencing provided as per individual fencing plan.

*Please note –*

- *Hydro seed will be sown in areas as designated by the site plan.*
- *The hydro seeding will be sown in accordance with best industry practice best Industry practice having regard to soil and climate conditions at time of application.*
- *The Developer shall not have on going responsibility to nurture or repair the designated hydro seeded area.*

## ALARM SYSTEMS

### ALARM SYSTEM

- 1 x Power Series alarm panel.
- 1 x Executive keypad (Panic, Fire, Medical buttons).
- 2 x Pet immune passive infrared detectors (lounge and hallway).
- 2 x Four button remotes to set and unset system, activate panic & garage door opener.
- 1 x Hard wired building regulation smoke detector with sounder.
- One internal Piezo siren.
- One external siren and light unit.

## MISCELLANEOUS

### EXTERIOR TAPS

- 2 supplied.

### LAUNDRY TUB

- Laundra Tubbie.

### TOILET ROLL HOLDERS

- Heirloom Pastels.

### BATHROOM MIRRORS

- Mirror above vanity in bathroom and ensuites (where applicable).

### SPLASHBACK TILES

- Around bath sides and front 1 x row 200 x 200 white tile.

### CLOTHESLINE

- Hills Paraline Glide Lift Mono.

### COMMERCIAL CLEAN

- 1 x Clean prior to move in date.

### ***Disclaimer:***

- *If any materials specified are not reasonably procurable, the Developer may substitute or vary other materials of similar quality and nature.*
- *The Developer will consult the Owner before making a substitution.*