



La Residence du Parc

SPECIFICATIONS 01 October 2017

GENERAL

All works will comply with the requirements of the New Zealand Building Code and in particular sections E2 water Tightness and to all relevant Council codes bylaws and regulations. A 10 year Builders Guarantee and a 10 year sub-contractors warranty will be provided.

HEATING AND WATER

- Electric under tile heating to bathrooms
- Ventilation system installed in individual units – MHRV Heat Recovery System
- Electric hot water cylinder
- Stylish RINNAI EVOLVE 951 Gas fire to each apartment in Living Room on feature wall
- Efficient , economic radiant wall heaters to bedrooms

KITCHEN AND LAUNDRY APPLIANCES

Supplied by BOSCH

- Ceramic hob
- Under bench electric oven
- Powerpack extractor fan
- Dishwasher
- Fridge/freezer
- Washer/Dryer

KITCHEN JOINERY

- Undermount sink
- Engineered stone benchtops and selected splash back
- Selected metal handle
- Under cabinet lighting

BATHROOM FITTINGS

- Porcelain toilet
- Wallmounted hand basin
- Selected vanity mixer
- Fully tiled bathrooms and showers with toughened glass door and selected handles
- Selected shower mixer and head
- Heated towel rails
- Wall cabinet or Vanity

INTERIOR WALLS, DOORS & CEILING

- Walls – GIB board, stopped and painted
- Ceiling – GIB board stopped and painted
- Insulated Concrete Form (ICF) Inter-tenancy walls to comply with the New Zealand Building Code .
- Apartment entry door solid core, paint finish
- Internal doors hollow core with paint finish
- Selected lever handles, locks and latch hardware

FLOOR FINISHES

- Heated tiles to bathrooms on waterproof membrane
- Tiles to kitchen .
- Selected carpet in dining , bedrooms , and living area.

SERVICES

- **Intercom** and security code to buildings lobby doors
- Individual electricity metering
- Telephone, TV, and electric power points
- Lightspeed ultra fast broadband available to each apartment – monthly fee at Owner's cost
- Recessed lighting throughout
- All plumbing and drainage, electrical and mechanical extract designed to comply with the requirements of the New Zealand Building Code

EXTERIOR CONSTRUCTION AND FINISHES

Floor Construction

- Concrete slab to ground level and suspended concrete flooring system to upper levels

Wall Construction

- 150mm to 200mm concrete core NUDURA ICF construction on Inter-tenancy and exterior structural walls, 90mm timber framed partition walls within units

Windows & Doors

- Split frame windows with aluminium throughout
- All apartment joinery will be double-glazed

Wall Cladding

- Cedar shingle cladding system
- Vertical Siberian Larch cladding system
- Painted concrete render to ICF construction

Roof

- Colour-coated steel roof on timber framing
- Membrane roofing to low pitched roofs

Decks

- Tile or selected decking to balcony with membrane and toughened framed safety glass balustrading

Insulation

- Insulation to exceed New Zealand Building Code compliance requirements

Entry and Stair

- Large toughened glass doors and sidelights to entrance doors
- Stairs and landings concrete construction
- Tiled floor or Carpet tiles to ground floor lobby, elevator and hallways , carpet elsewhere.
- Walls Gib stopped and painted

EXTERIOR

Drive and Carpark

- The drive and car park formation will be finished in 30mm asphaltic paving , curved concrete edging, cobbled crossings and exposed aggregate sidewalks.

Other Buildings

- Covered lock-up bike storage provided for each building
- A storage/ski locker provided for all upper floor apartment located at Carpark
- Shared rubbish and recycling area for each building

LANDSCAPING

- The site is fully planted with a mixture of native, grasses and trees
- The outdoor living areas will be developed with paving, grass lawns and shrubs

While the developer will use its best endeavours to ensure 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.