

# General Specifications

Stage 6 – Duplex and Freehold Units

## I. GENERAL STRUCTURE

- Concrete slab foundation
- Steel beam and column
- Timber framed walls

IT wall (when applicable):

- Sandwich panel system (Gib, Korok, Speedwall or Hebel)

## II. GENERAL EXTERIOR

Roof:

- Pre-painted profiled metal roofing over timber truss framing
- Pre-painted flashing and gutter
- PVC downpipe and accessories

Wall Cladding:

- James Hardie Linea Oblique Weatherboard vertical or horizontally as per approved plan, painted in selected colour or similar non-combustible product
- James Hardie Titan Facade sys as per approved plan – Panels painted finish
- Vertical or horizontal Timber weatherboard as per approved plan painted in selected colour
- External wall insulation as per approved plan

Ceiling Soffit:

- Fibre cement soffit with painted finish

Main Door:

- Selected aluminum door panel
- Yale digital lock or similar selected by developer
- Hardware and other door accessories

Doors and Windows:

- Powder coated aluminium window/door joinery with double glazed glass

## III. GENERAL INTERIOR

Standard electrical wiring, lighting, gas supply, gas water heater

Floor Finish:

- Standard carpet flooring with underlay for bedroom, stairs and first floor areas (excluding bathrooms)
- Standard ceramic tiling for laundry, bathrooms and W/C areas

\* Specifications are indicative until building consent / working drawings stage are finalized and approved.

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- Laminated timber-alike flooring for ground floor kitchen, dining, living and hallway areas

Wall Finish:

- Gib plasterboard lining (standard, fyrelined or aqualine) with paint finish
- Standard 60mm skirting and architrave
- Full height selected tile by developer finish for bathrooms

Ceiling Finish:

- Gib plasterboard lining (standard, fyrelined or aqualine) with paint finish

Interior Doors:

- Selected timber veneer finish on door panel
- Door hardware and accessories

Stairs:

- Timber or metal handrail
- LED side lights

IV. INTERNAL AREAS

Living:

- Selected CA/IC down light or LED light
- TV outlet
- Network outlet
- Telephone point
- Double power point

Dining:

- Selected CA/IC down light or LED light
- Double power point

Kitchen:

- Kitchen design by local designer;
- Selected CA/IC down light or LED light
- Double power point on bench
- Standard kitchen cabinet with engineered stone benchtop
- Stainless steel sink and mixer
- Gas hob, oven, integrated rangehood, dishwasher and food waste disposal
- Above appliance brands selected by developer

W/C:

- Small scale vanity with ceramic bowl
- Basin mixer
- Standard mirror above vanity
- Standard toilet and toilet roll holder
- Extractor fan

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Bedrooms:

- Selected CA/IC down light or LED light
- Double power point
- Wardrobe with clothes organiser

Bathrooms & Ensuites:

- Vanity with ceramic bowl
- Standard mirror above vanity
- Standard toilet and toilet roll holder
- Tiled shower box with glass shower screen
- Shower pipe with single lever mixer
- Double power point
- Heated towel rails
- Extractor fan
- Heating light
- Four tile flange bath-tub as per approved plan

Laundry:

- Extractor fan

V. SECURITY AND FIRE PROTECTION

- Fire alarm as per approved plan
- Smoke detector as per approved plan

VI. GARDEN AND LANDSCAPING

- Standard gardening with landscaping
- Decking and hardscape pavement as per approved plan
- Garden tap
- Standard mailbox with street number
- Timber boundary fence as per approved plan

VII. PRIVATE/PUBLIC DRAINAGE SYSTEM

- Stormwater tanks or pumps as per approved plan

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