

### COMMON AREAS

#### ROADING & PATHS

- Asphalt / exposed aggregate concrete finish to main accessways.

#### GARDENS

- All common areas by House of Orange Design, please refer detailed plans for planting schedules and specifications.

### HOUSE FINISHES

#### ROOF

- Ceiling Insulation - 245mm R6 Pink Batts Superbatts.
- Truss / 3604 SG8 Rafter Roof Framing.
- Corrugate Profiled Metal Roofing with Coloursteel Finish. Trapezoidal Coloursteel.

#### EXTERNAL EAVES, TRIMS, SOFFITS, FLASHINGS

- Metal flashings to match colour of cladding / roofing.
- Soffits – fibre cement sheet.

#### WALLS – EXTERNAL

- Exterior cladding – mixture of plaster and linea weatherboard and 70 series brick veneer depending on typology (refer unit plans).
- 90mm Timber framed wall construction.
- Wall insulation – minimum 90mm Pink Batts R2.2 (some higher due to acoustic requirements).

#### ALUMINIUM JOINERY

- All aluminium to be powdercoat finish.
- Glazing to all units to be double glazed with low e coating to inside of exterior pane and argon gas to the air gap.
- Safety glass where required.
- Refer exterior colour specification per unit for colouring.

#### FOUNDATION

- 3604 Concrete slab with cupolex foundation system.

#### WALLS - INTERNAL

- 90mm timber framing, lined with GIB standard plasterboard, finished to level 4 paint finish.
- Wet areas (bathrooms and kitchens) lined with GIB Aqualine plasterboard where required.

#### INTERNAL MOULDINGS AND TRIMS

- Skirtings – paint finish.
- Tiled kitchen backsplash.
- Tiled vanity backsplash.
- Tiled bath backsplash.

#### FLOORS

- Godfrey Hirst Tundra Plains 100% NZ loop pile wool carpet on underlay to all bedroom floors, hallways and living areas.
- Godfrey Hirst hard flooring (planks) to entry, kitchen, bathrooms, some dining.
- All floors to be on engineered concrete slab system.

#### DOORS

- Aluminium entry doors.
- Internal timber doors with paint finish.
- Sliding doors to be top hung with guides and fitted with soft stop closing.

#### CEILINGS

- Interior ceilings are lined with 13mm plasterboard, finished to level 4, and painted.
- Aqualine to bathrooms.
- Floor to ceiling heights: All areas 2400mm.

### PRIVATE OUTDOOR AREAS

- Boundary fence to neighbours – 1.8 high rough sawn close boarded timber fence.
- Proprietary fixed folding clothesline mounted to boundary fences.
- Concrete patio area.
- Various other elements such as hedges, trees, and lawn.
- Refer to HOOD landscape plans for more details.

## FIT-OUT

### ELECTRICAL/DATA

- Fibre optic network termination. Meter/distribution.
- Power outlets.
- Data outlet/ONT (Optical Network Terminal).
- Extract Fan in bathroom and laundry.
- Oven/HOB extraction in kitchen.
- Power outlet for Fridge and Dishwasher.
- Towel Rail outlet for heated towel rail.

### KITCHEN APPLIANCES

- **Rangehood and extraction.** Cabinet undermount rangehood, with 3 power levels, sliding switch controls and LED lights.
- **Panasonic in-built oven** with easy LED dial controls, 7 cooking functions and a black glass exterior finish, dual interior lighting for even brightness. 5 shelf positions.
- **Panasonic ceramic cooktop:** easy to clean, with a smooth, flat surface to wipe away spills and splatters effortlessly. 4 cooking zones, 9 power levels, turbo function, residual heat indicator, childlock.
- **Panasonic Dishwasher:** 12-place setting capacity, 7 smart pre-set wash programmes (plus child lock, express dry or extra wash), economical use of energy and water).
- **Panasonic Fridge/Freezer** combo.

### LAUNDRY

- Laundry Tub.
- Extract fan.
- Panasonic Washing Machine and Dryer.

### MECHANICAL

- All ducting of extraction fans to exterior.

### HEATING/COOLING

- Energy efficient high wall heat pump – Panasonic (heating and cooling).

### HOT WATER

- Carrier blue hot water heat pump (supplied by KE KELIT).

### BATHROOM FITTINGS/FIXTURES

- Wall mounted vanity with drawer.
- Mirror: Polished edge.
- Toilet Suite - LeVivi.
- Basin mixer - LeVivi.
- Shower mixer - LeVivi.
- Proprietary frameless shower, acrylic lining.
- Sliding shower with hose and detachable head - Le Vivi.
- Bath - LeVivi Lucca.
- Toilet roll holder.
- Towel hook.
- Heated bar towel rail.

### INTERNAL JOINERY

- 20mm Engineered stone kitchen benchtop.
- Kitchen joinery doors/fronts with soft closing drawers/cupboards (except any 165mm hinges).
- Kitchen carcasses/internals.
- Fridge cabinetry.

### MISCELLANEOUS

- Letter box and unit number to be provided.
- Window furnishings provided. Blackout blinds to lounge and bedrooms only.
- Smoke alarms to be provided.

## EXCLUSIONS OR DISCLAIMERS

- Furniture and furnishings are not provided as part of the general specification unless specifically noted.
- Visuals are artist illustrative representation only.
- The developer reserves the right to make all or any substitutions at its discretion. Where there is a material substitution, the substitution will be a comparable or better alternative - both in specification and quality of material.