



## Outline Specification

For homes delivered by Raukawa, in partnership with Ka Uruora.

### 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**

	<b>ELECTRICAL/DATA</b>	<ul style="list-style-type: none"><li>• Fibre optic network termination. Meter/distribution.</li><li>• Power outlets.</li><li>• Data outlet/ONT (Optical Network Terminal).</li><li>• Extract Fan in bathroom and laundry.</li><li>• Oven/HOB extraction in kitchen.</li><li>• Power outlet for Fridge and Dishwasher.</li><li>• Towel Rail outlet for heated towel rail.</li></ul>
	<b>KITCHEN APPLIANCES</b>	<ul style="list-style-type: none"><li>• <b>Rangehood and extraction.</b> Cabinet undermount rangehood, with 3 power levels, sliding switch controls and LED lights.</li><li>• <b>Panasonic in-built oven</b> with easy LED dial controls, 7 cooking functions and a black glass exterior finish, dual interior lighting for even brightness. 5 shelf positions.</li><li>• <b>Panasonic ceramic cooktop:</b> 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.</li><li>• <b>Panasonic Dishwasher:</b> 12-place setting capacity, 7 smart pre-set wash programmes (plus child lock, express dry or extra wash), economical use of energy and water).</li><li>• <b>Panasonic Fridge/Freezer</b> combo.</li></ul>
	<b>LAUNDRY</b>	<ul style="list-style-type: none"><li>• Laundry Tub.</li><li>• Extract fan.</li><li>• Panasonic Washing Machine and Dryer.</li></ul>
	<b>MECHANICAL</b>	<ul style="list-style-type: none"><li>• All ducting of extraction fans to exterior.</li></ul>
	<b>HEATING/COOLING</b>	<ul style="list-style-type: none"><li>• Energy efficient high wall heat pump – Panasonic (heating and cooling).</li></ul>
	<b>HOT WATER</b>	<ul style="list-style-type: none"><li>• Carrier blue hot water heat pump (supplied by KE KELIT).</li></ul>
	<b>BATHROOM FITTINGS/FIXTURES</b>	<ul style="list-style-type: none"><li>• Wall mounted vanity with drawer.</li><li>• Mirror: Polished edge.</li><li>• Toilet Suite - LeVivi.</li><li>• Basin mixer - LeVivi.</li><li>• Shower mixer - LeVivi.</li><li>• Proprietary frameless shower, acrylic lining.</li><li>• Sliding shower with hose and detachable head - Le Vivi.</li><li>• Bath - LeVivi Lucca.</li><li>• Toilet roll holder.</li><li>• Towel hook.</li><li>• Heated bar towel rail.</li></ul>
	<b>INTERNAL JOINERY</b>	<ul style="list-style-type: none"><li>• 20mm Engineered stone kitchen benchtop.</li><li>• Kitchen joinery doors/fronts with soft closing drawers/cupboards (except any 165mm hinges).</li><li>• Kitchen carcasses/internals.</li><li>• Fridge cabinetry.</li></ul>
	<b>MISCELLANEOUS</b>	<ul style="list-style-type: none"><li>• Letter box and unit number to be provided.</li><li>• Window furnishings provided. Blackout blinds to lounge and bedrooms only.</li><li>• Smoke alarms to be provided.</li><li>• Furniture and furnishings are not provided as part of the general specification unless specifically noted.</li><li>• Visuals are artist illustrative representation only.</li><li>• 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.</li></ul>

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