

General Specification.

House finishes

Roof	<ul style="list-style-type: none"> • Roof insulation Pink Batts or similar, to meet building code requirements. • Corrugate Profiled Metal Roofing with Coloursteel finish.
Walls – External	<ul style="list-style-type: none"> • Exterior cladding – refer units plans for specific cladding types by unit. • Timber framed wall construction. • Wall insulation – Pink Batts or similar, to meet building code requirements.
Aluminium Joinery	<ul style="list-style-type: none"> • All aluminium to be powder coat finish, refer exterior colour specification per unit for colouring. • Glazing to all units to be double glazed. • Refer exterior colour specification per unit for colouring.
Foundation	<ul style="list-style-type: none"> • Cupolex engineered pod system.
Walls and ceilings – Internal	<ul style="list-style-type: none"> • GIB standard plasterboard, finished to level 4. Paint finish. • Wet areas (bathrooms and kitchens) lined with GIB Aqualine plasterboard where required.
Internal mouldings & trims	<ul style="list-style-type: none"> • Skirtings – paint finish • Tiled kitchen backsplash • Tiled vanity backsplash • Tiled bath backsplash
Floors	<ul style="list-style-type: none"> • Godfrey Hirst Tundra 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.
Doors	<ul style="list-style-type: none"> • Aluminium entry doors • Internal timber doors, paint finish
Private outdoor areas	<ul style="list-style-type: none"> • Boundary fence to neighbours – finish, material, and colours as selected by landscape architect. • Proprietary fixed folding clothesline mounted to boundary fences. • Letterbox.

House fit out.

Electrical/data	<ul style="list-style-type: none"> • LED downlights refer electrical layout plan. • Fibre optic network termination. Meter/distribution. • Power outlets refer electrical layout plan. • 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.
Laundry (garage)	<ul style="list-style-type: none"> • Laundry Tub. • Extraction fan. • Panasonic washing machine and dryer (an AI driven smart washer dryer) or similar.



Kitchen appliances	<ul style="list-style-type: none"> ● Rangehood and extraction: cabinet undermount rangehood ● Panasonic in-built oven with easy LED dial controls, 7 cooking functions and a black glass exterior finish, dual interior lighting gives even brightness. 5 shelf positions. HL-CK632BJPQ or similar ● Panasonic ceramic cooktop: easy to clean, with a smooth, flat surface that wipes away spills and splatters effortlessly. 4 cooking zones, 9 power levels, turbo function, residual heat indicator, child lock. KY-R64ARLJPQ or similar ● 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. 6R2MUQNZ or similar ● Panasonic Fridge/Freezer combo (or similar).
Mechanical	<ul style="list-style-type: none"> ● Rangehood ducting to exterior. ● Extraction fans to bathrooms and laundry areas ducted to exterior.
Heating & Cooling	<ul style="list-style-type: none"> ● Energy efficient high wall heat pump - Panasonic (heating & cooling).
Plumbing – Hot water heating	<ul style="list-style-type: none"> ● Integrated hot water heat pump – IHA Carrier Ecoblue or similar.
Bathroom Fittings & Fixtures	<ul style="list-style-type: none"> ● 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	<ul style="list-style-type: none"> ● 20mm Engineered stone kitchen benchtop. ● Kitchen joinery doors/fronts Melteca with soft closing drawers/cupboards (except any 165mm hinges). Refer kitchen elevation and colourways for joinery options. ● Wardrobe systems, shelf and rail.
Miscellaneous	<ul style="list-style-type: none"> ● Window furnishings roller blinds. ● Smoke alarms to be provided.
Exclusions or Disclaimers	<ul style="list-style-type: none"> ● Furniture and furnishings are not provided as part of the general specification. ● 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.

