

► EXTERIOR STRUCTURE

Floor Structure – Concrete floor slab to the ground floor. Timber joists particle board, or ply flooring, to the first floor.

Walls – Framed treated timber walls. Fire-resistant barrier system to intertenancy walls.

Cladding – A combination of James Hardie or similar.

Roofing – Powder-coated corrugated steel roof.

Windows – Powder-coated aluminium window joinery.

Front Door – Aluminium door with Yale digital lock.

Fencing – Timber paling fences, or similar, as per landscape plan.

Courtyards – A mix of concrete and grass, turf or similar, as per landscape plan.

► INTERNAL FINISHES

Stud/Ceiling Height

– Ground floor 2700mm

– First floor 2700mm

Walls & Ceilings – Painted plasterboard, finished to a Level 4 plaster finish (Dulux colour paint or similar)

Flooring

– Living/Dining/Kitchen/Hallway: Veneer SPC Flooring

– All Bedrooms/Stairway: Nylon carpet.

– Bathroom/Laundry: Porcelain or Ceramic tiles.

Bedroom Robes – Built-in wardrobes with in-built shelving and sliding doors where shown.

Lighting – Quality LED downlights throughout.

► KITCHEN

Bench Cupboards/Draws – Selected ColourPanel Melteca cabinetry with soft close doors & drawers.

Handleware – Quality Hettich fitting or similar.

Benchtops – 30mm Engineered Stone Benchtop

Splashback – Engineered Stone Porcelain or Ceramic tiles or similar.

Lighting – LED Recessed strip lighting to underside of overhead cupboards.

Sink – Under mount sink with waste disposal unit.

Tapware – Pull-out kitchen faucet.

Rubbish – Sliding concealed rubbish bin.

► KITCHEN APPLIANCES

Oven – Fisher & Paykel Built-In Oven

Cook Top

– Fisher & Paykel Induction Cooktop

– Bosch Gas Cooktop in Stainless steel (fitted at 20, 22, 24, 26, 28, 30 Yellow Pear Lane)

Dishwasher – Fisher & Paykel Freestanding Dishwasher

Rangehood

– Fisher & Paykel Integrated Insert Rangehood

– Bosch Powerpack Rangehood (fitted at 20, 22, 24, 26, 28, 30 Yellow Pear Lane)

Waste Disposal – Switch activated waste disposal unit

► BATHROOMS & ENSUITES

Tiling – Fully shower floor and walls.

Toilet Suite – Back to wall WC suite

Mirror – LED mirror above vanity

Cabinet Vanity – Varies as per size of bathroom

Toilet Roll Holder – Toilet roll holder

Towel Rail – Heated towel ladder

► SECURITY & SMART HOME

Security System

– Security floodlight with Wi-Fi camera.

– App controlled alarm system.

– App controlled master light switch.

– Intercom.

► SERVICES, HEATING, COOLING

Heating/Cooling – Heat pump installed to the living room and master bedroom in every unit. Daikin wall split system or similar.

Mechanical Ventilation – Ducted extraction from kitchen, bathrooms, and laundry (Note laundry designed for condenser type dryers) or depends upon the unit type.

Fire Safety – Smoke detectors fitted to NZ Building Code standards.



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