

# SPECIFICATIONS

# APARTMENT

## COMMON AREAS:

Feature entry to neighbourhood

Well landscaped footpaths and roads

Street lighting

Designated carparks

Centralised waste collection area with separation for general waste and recycling

Community gym

Linear pocket park

## BUILDING STRUCTURE:

### FLOOR STRUCTURE

Concrete floor slab to ground floor and upper floors

### WALLS

Precast concrete and/or framed treated timber external walls  
Precast concrete and/or fire resistant gib barrier system to intertenancy walls  
Framed treated timber partition walls

### CLADDING

Textured precast concrete walls, profiled metal cladding, linea cladding

### ROOF

Profiled metal roofing with associated flashings on roof underlay

### SOFFITS

Fibre cement soffits with stopped joints

### FASCIA/GUTTERS

Timber or metal fascia, colorsteel downpipes and gutters

### PATIO/BALCONY

Precast concrete pavers with timber fence and entrance gate to Nest  
Stained deck balcony with glass or textured concrete balustrade to Horizon

## CIRCULATION AREAS:

### ENTRANCE

Precast concrete pavers to exterior  
Centralised lobby mail boxes  
Polished concrete to lobby floor  
Double glazed entrance doors in powder coated aluminium frame (safety glass where appropriate)  
Swipe card access control system for residents of upper levels  
Intercom for guests to upper levels  
Exterior lighting

### STAIRCASE

Centralised timber staircase to upper levels, with powder coated steel handrail  
Commercial carpet to upstairs hallway floor

### HALLWAY

Combination of painted plasterboard and precast concrete panels to lobby and hallway walls  
Painted plasterboard finish to ceilings

## INTERIOR LININGS:

### GENERAL

Plasterboard walls and ceilings stopped and painted to a Level 4 finish  
Pine skirtings with paint finish  
Square stopped throughout  
Insulation to exceed current NZ standards - R3.6 to roof and R2.6 to external walls

### BATHROOM

Aqualine plasterboard walls and ceiling stopped and painted to a Level 4 finish  
Waterproofing membrane to selected walls (where required)

	NEST	HORIZON I	HORIZON II	HORIZON III
INTERIOR LININGS:				
STUD HEIGHTS	2.5m to living / dining / kitchen and 2.4m to bedroom and bathroom	2.7m to living/dining/kitchen and 2.4m to bedrooms and bathroom	2.7m to living/dining/kitchen and 2.4m to bedrooms and bathroom	2.7m to living/dining/kitchen and 2.4m to bedrooms and bathroom
FLOORING:				
LIVING	Timber design luxury vinyl planks	Residential extra heavy-duty solution dyed nylon carpet on underlay, with smooth-edging	Residential extra heavy-duty solution dyed nylon carpet on underlay, with smooth-edging	Residential extra heavy-duty solution dyed nylon carpet on underlay, with smooth-edging
DINING	Timber design luxury vinyl planks	Timber design luxury vinyl planks	Residential extra heavy-duty solution dyed nylon carpet on underlay, with smooth-edging	Residential extra heavy-duty solution dyed nylon carpet on underlay, with smooth-edging
KITCHEN	Timber design luxury vinyl planks	Timber design luxury vinyl planks	Timber design luxury vinyl planks	Timber design luxury vinyl planks
BEDROOM/S	Residential extra heavy-duty solution dyed nylon carpet on 10mm underlay, with smooth-edging	Residential extra heavy-duty solution dyed nylon carpet on 10mm underlay, with smooth-edging	Residential extra heavy-duty solution dyed nylon carpet on 10mm underlay, with smooth-edging	Residential extra heavy-duty solution dyed nylon carpet on 10mm underlay, with smooth-edging
BATHROOM	300mm x 600mm full bodied ceramic tiles on waterproofing membrane and 150mm tile skirting	300mm x 600mm full bodied ceramic tiles on waterproofing membrane and 150mm tile skirting	300mm x 600mm full bodied ceramic tiles on waterproofing membrane and 150mm tile skirting	300mm x 600mm full bodied ceramic tiles on waterproofing membrane and 150mm tile skirting
LAUNDRY	300mm x 600mm full bodied ceramic tiles on waterproofing membrane	Timber design luxury vinyl planks	Timber design luxury vinyl planks	300mm x 600mm full bodied ceramic tiles on waterproofing membrane
JOINERY AND DOORS:				
MAIN ENTRANCE DOOR	Powder coated aluminium door with digital combination lock	Internal fire rated door with card access key lock	Internal fire rated door with card access key lock	Internal fire rated door with card access key lock
BALCONY/PATIO DOORS	Ranch slider with double glazing in powder coated aluminium frame (safety glass where appropriate)	Ranch slider with double glazing in powder coated aluminium frame (safety glass where appropriate)	Ranch slider with double glazing in powder coated aluminium frame (safety glass where appropriate)	Ranch slider with double glazing in powder coated aluminium frame (safety glass where appropriate)
WINDOWS	Double glazing in powder coated aluminium frame (safety glass where appropriate)	Double glazing in powder coated aluminium frame (safety glass where appropriate)	Double glazing in powder coated aluminium frame (safety glass where appropriate)	Double glazing in powder coated aluminium frame (safety glass where appropriate)
STAIRS		Carpeted staircase with painted stringer Powder coated steel handrail	Carpeted staircase with painted stringer Powder coated steel handrail	Carpeted staircase with painted stringer Powder coated steel handrail
INTERNAL DOORS	Hollow core doors with paint finish Satin chrome lever action handle	Hollow core doors with paint finish	Hollow core doors with paint finish	Hollow core doors with paint finish
WARDROBES	Walk through wardrobe with wire shelf and hanging rail	Wire shelf and hanging rail Pre-finished MDF sliding doors	Wire shelf and hanging rail Pre-finished MDF sliding doors	Wire shelf and hanging rail Pre-finished MDF sliding doors
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	NEST	HORIZON I	HORIZON II	HORIZON III
<b>ELECTRICAL:</b>				
<b>LIGHTING</b>	2 x recessed LED downlights to bedroom 1 x recessed LED downlight to walk through wardrobe 6 x recessed LED downlights to kitchen/dining/lounge 1 x recessed LED downlight to bathroom/laundry 1 x wall mounted vanity light to bathroom 1 x wall mounted exterior light to balcony	2 x recessed LED downlights to bedrooms 8 x recessed LED downlights to kitchen/dining/lounge 1 x recessed LED downlight to bathroom 1 x wall mounted vanity light to bathroom Recessed LED downlights to entrance/stairs, with two way switch 1 x wall mounted exterior light to each balcony	2 x recessed LED downlights to bedrooms 8 x recessed LED downlights to kitchen/dining/lounge 1 x recessed LED downlight to bathroom 1 x wall mounted vanity light to bathroom Recessed LED downlights to entrance/stairs, with two way switch 1 x wall mounted exterior light to balcony	2 x recessed LED downlights to bedrooms 8 x recessed LED downlights to kitchen/dining/lounge 1 x recessed LED downlight to bathroom 1 x wall mounted vanity light to bathroom Recessed LED downlights to entrance/stairs, with two way switch 1 x wall mounted exterior light to balcony
<b>POWER POINTS</b>	2 x double power points to bedroom (1 with USB) 1 x double power point with USB port to kitchen 1 x fridge power point 1 x microwave power point in pantry Power outlets as necessary for dishwasher, waste disposal, oven, cooktop, rangehood 3 x double power point in dining/lounge 1 x double power point with RCD to bathroom Power as necessary for heated towel rail, with eco timer 1 x double power point to laundry cupboard for washer/dryer	2 x double power points to bedrooms (1 with USB in master) 2 x double power points in kitchen (1 with USB) 1 x fridge power point 1 x microwave power point in pantry Power outlets as necessary for dishwasher, waste disposal, oven, cooktop, rangehood 1 x double power point in dining lounge 3 x double power points in lounge 1 x double power point with RCD to bathroom Power as necessary for heated towel rail, with eco timer 1x double power point to laundry cupboard for washer/dryer 1 x double power point to entrance	2 x double power points to bedrooms (1 with USB in master) 2 x double power points in kitchen (1 with USB) 1 x fridge power point 1 x microwave power point in pantry Power outlets as necessary for dishwasher, waste disposal, oven, cooktop, rangehood 4 x double power points to dining/lounge 1 x double power point with RCD to bathroom Power as necessary for heated towel rail, with eco timer 1 x double power point to laundry cupboard for washer/dryer 1 x double power point to entrance	2 x double power points to bedrooms (1 with USB in master) 2 x double power points in kitchen (1 with USB) 1 x fridge power point 1 x microwave power point in pantry Power outlets as necessary for dishwasher, waste disposal, oven, cooktop, rangehood 4 x double power points to dining/lounge 1 x double power point with RCD to bathroom Power as necessary for heated towel rail, with eco timer 1 x double power point to laundry cupboard for washer/dryer 1 x double power point to entrance
<b>TV</b>	Digital TV aerial and satellite dish outlet to lounge	Digital TV aerial and satellite dish outlet to lounge	Digital TV aerial and satellite dish outlet to lounge	Digital TV aerial and satellite dish outlet to lounge
<b>DATA</b>	Fibre installed to building CAT6 cabling to data outlet in lounge and bedroom	Fibre installed to building CAT6 cabling to data outlet in lounge and bedroom	Fibre installed to building CAT6 cabling to data outlet in lounge and bedroom	Fibre installed to building CAT6 cabling to data outlet in lounge and bedroom
<b>HOT WATER CYLINDER</b>	3kW, 135 litre hot water cylinder	3kW, 180 litre hot water cylinder	3kW, 180 litre hot water cylinder	3kW, 180 litre hot water cylinder
<b>MECHANICAL VENTILATION</b>	Ducted extraction fans from kitchen, bathroom, and laundry (condenser type dryers are mandatory)	Ducted extraction fans from kitchen, bathroom, and laundry (condenser type dryers are mandatory)	Ducted extraction fans from kitchen, bathroom, and laundry (condenser type dryers are mandatory)	Ducted extraction fans from kitchen, bathroom, and laundry (condenser type dryers are mandatory)
<b>FIRE</b>	Wired smoke detectors to meet code requirements	Wired smoke detectors to meet code requirements	Wired smoke detectors to meet code requirements	Wired smoke detectors to meet code requirements
<b>HEAT PUMPS</b>	Pre-piped for heat pump to living area	Pre-piped for heat pump to living area	Pre-piped for heat pump to living area	Pre-piped for heat pump to living area

<b>KITCHEN FITTINGS:</b>				
<b>FEATURES</b>	Pantry, drawers, under bench cupboards and over bench cupboards with 18mm melteca fronts and 2mm pvc clashing, soft close drawer runners, brushed nickel handles, moulded cutlery tray, door mounted bin	Island unit, pantry, drawers, under bench cupboards and over bench cupboards, with 18mm melteca fronts and 2mm pvc clashing, soft close drawer runners, brushed nickel handles, moulded cutlery tray, pull out bin (not soft close)	Pantry, drawers, under bench cupboards and over bench cupboards with 18mm melteca fronts and 2mm pvc clashing, soft close drawer runners, brushed nickel handles, moulded cutlery tray, pull out bin (not soft close)	Pantry, drawers, under bench cupboards and over bench cupboards with 18mm melteca fronts and 2mm pvc clashing, soft close drawer runners, brushed nickel handles, moulded cutlery tray, pull out bin (not soft close)
<b>FRIDGE SPACE</b>	800mm wide x 1800mm high	800mm wide x 1800mm high	800mm wide x 1800mm high	800mm wide x 1800mm high
<b>MICROWAVE SPACE</b>	In pantry, approx. 600mm wide and 400mm high	In pantry, approx. 600mm wide and 400mm high	In pantry, approx. 600mm wide and 400mm high	In pantry, approx. 600mm wide and 400mm high
<b>BENCHTOP</b>	30mm engineered stone	30mm engineered stone	30mm engineered stone	30mm engineered stone

	NEST	HORIZON I	HORIZON II	HORIZON III
KITCHEN FITTINGS:				
SPLASHBACK	Feature splashback tiles	Feature splashback tiles	Feature splashback tiles	Feature splashback tiles
SINK	Undermounted single stainless steel sink with waste disposal	Undermounted 1.5 stainless steel sink with waste disposal	Undermounted 1.5 stainless steel sink with waste disposal	Undermounted 1.5 stainless steel sink with waste disposal
TAP	Grohe gooseneck single lever with polished chrome finish	Grohe gooseneck single lever with polished chrome finish	Grohe gooseneck single lever with polished chrome finish	Grohe gooseneck single lever with polished chrome finish
KITCHEN APPLIANCES:				
OVEN	Bosch 60cm five function stainless steel built in oven under bench	Bosch 60cm five function stainless steel built in oven under bench	Bosch 60cm five function stainless steel built in oven under bench	Bosch 60cm five function stainless steel built in oven under bench
COOKTOP	60cm four zone induction cooktop	60cm four zone induction cooktop	60cm four zone induction cooktop	60cm four zone induction cooktop
RANGEHOOD	Built in stainless steel ducted extraction power pack	Built in stainless steel ducted extraction power pack	Built in stainless steel ducted extraction power pack	Built in stainless steel ducted extraction power pack
DISHWASHER	Bosch 60cm stainless steel built under dishwasher	Bosch 60cm stainless steel built under dishwasher	Bosch 60cm stainless steel built under dishwasher	Bosch 60cm stainless steel built under dishwasher
WASTE DISPOSAL	Under sink residential waste disposal unit	Under sink residential waste disposal unit	Under sink residential waste disposal unit	Under sink residential waste disposal unit
BATHROOM FEATURES:				
VANITY	900mm timber grain melteca vanity with drawer and handle, polymarble top and pop up waste	900mm timber grain melteca vanity with drawer and handle, polymarble top and pop up waste	900mm timber grain melteca vanity with drawer and handle, polymarble top and pop up waste	900mm timber grain melteca vanity with drawer and handle, polymarble top and pop up waste
VANITY TAP	Grohe single lever with polished chrome finish	Grohe single lever with polished chrome finish	Grohe single lever with polished chrome finish	Grohe single lever with polished chrome finish
SPLASHBACK	White painted glass splashback to match vanity width	White painted glass splashback to match vanity width	White painted glass splashback to match vanity width	White painted glass splashback to match vanity width
MIRROR	Mirrored wall cabinet to match vanity width	Mirrored wall cabinet to match vanity width	Mirrored wall cabinet to match vanity width	Mirrored wall cabinet to match vanity width
SHOWER	900mm x 900mm shower with acrylic tray and walls, toughened safety glass door	900mm x 900mm shower with acrylic tray and walls, toughened safety glass door	900mm x 900mm shower with acrylic tray and walls, toughened safety glass door	900mm x 900mm shower with acrylic tray and walls, toughened safety glass door
SHOWER SLIDER	Grohe slide shower head in chrome finish	Grohe slide shower head in chrome finish	Grohe slide shower head in chrome finish	Grohe slide shower head in chrome finish
SHOWER MIXER	Grohe single lever mixer in chrome finish	Grohe single lever mixer in chrome finish	Grohe single lever mixer in chrome finish	Grohe single lever mixer in chrome finish
TOWEL RAIL	Heated towel rail with eco timer in chrome finish	Heated towel rail with eco timer in chrome finish	Heated towel rail with eco timer in chrome finish	Heated towel rail with eco timer in chrome finish
TOILET	American Standard back to wall toilet with easy clean soft close seat	American Standard back to wall toilet with easy clean soft close seat	American Standard back to wall toilet with easy clean soft close seat	American Standard back to wall toilet with easy clean soft close seat
ACCESSORIES	Toilet roll holder in chrome finish	Toilet roll holder in chrome finish	Toilet roll holder in chrome finish	Toilet roll holder in chrome finish
LAUNDRY FEATURES:				
TUB	Seamless stainless steel slimline super tub with single lever faucet	Seamless stainless steel slimline super tub with single lever faucet	Seamless stainless steel slimline super tub with single lever faucet	Seamless stainless steel slimline super tub with single lever faucet
WASHER/DRYER SPACE	Allowed for 600mm wide stacked washing machine and condenser type dryer	Allowed for 600mm wide stacked washing machine and condenser type dryer	Allowed for 600mm wide stacked washing machine and condenser type dryer	Allowed for 600mm wide stacked washing machine and condenser type dryer