

# SPECIFICATIONS

# TERRACE

## COMMON AREAS:

Feature entry to neighbourhood

Well landscaped footpaths and roads

Street lighting

Designated carpark

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  
Suspended concrete midfloor or upper floor joists with particle board or ply flooring

### WALLS

Framed treated timber external walls  
Fire resistant gib barrier system to intertenancy walls  
Framed treated timber partition walls

### CLADDING

Bagged and painted blockwork or brickwork base  
Profiled metal cladding and/or vertical fibre cement or timber cladding

### ROOF

Profiled metal roofing with associated flashings on roof underlay

### SOFFITS

Fibre cement soffit with stopped joints

### FASCIA/GUTTERS

Timber or metal fascia, colorsteel downpipes and gutters

## 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)

VERDANT

DWELL/HAVEN

VERGE

OUTLOOK

MEWS

## INTERIOR LININGS:

### STUD HEIGHTS

Ground floor – 2.7m  
First floor – 2.4m

Ground floor – 2.7m  
First floor – 2.4m

Ground floor – 2.4m  
First floor – 2.7m  
Second floor – 2.4m

Ground floor – 2.7m  
First floor – 2.4m  
Second floor – 2.4m

Ground floor – 2.5m  
First floor – 2.4m

	VERDANT	DWELL/HAVEN	VERGE	OUTLOOK	MEWS
FLOORING:					
LOUNGE	Timber design luxury vinyl planks	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
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	Timber design luxury vinyl planks
KITCHEN	Timber design luxury vinyl planks	Timber design luxury vinyl planks	Timber design luxury vinyl planks	Timber design luxury vinyl planks on acoustic underlay	Timber design luxury vinyl planks
BEDROOMS	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	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
BATHROOMS	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	300mm x 600mm full bodied ceramic tiles on waterproofing membrane and 150mm tile skirting
LAUNDRY	Timber design luxury vinyl planks	Timber design luxury vinyl planks	Nautical/polypropylene carpet	Nautical/polypropylene carpet	300mm x 600mm full bodied ceramic tiles on waterproofing membrane
GARAGE	Nautical/polypropylene carpet	N/A	Nautical/polypropylene carpet	Nautical/polypropylene carpet	N/A
JOINERY AND DOORS:					
MAIN ENTRANCE DOOR	Powder coated aluminium door with digital combination lock and wired doorbell	Powder coated aluminium door with digital combination lock and wired doorbell	Powder coated aluminium door with digital combination lock and wired doorbell	Powder coated aluminium door with digital combination lock and wired doorbell	Powder coated aluminium door with digital combination lock and wired doorbell
GARAGE DOOR	Insulated automatic opening sectional door with two remotes and wall mounted hard wired switch	N/A	Insulated automatic opening sectional door with two remotes and wall mounted hard wired switch	Insulated automatic opening sectional door with two remotes and wall mounted hard wired switch	N/A
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)	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)	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	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 Satin chrome lever action handle	Hollow core doors with paint finish Satin chrome lever action handle	Hollow core doors with paint finish Satin chrome lever action handle	Hollow core doors with paint finish Satin chrome lever action handle

VERDANT	DWELL/HAVEN	VERGE	OUTLOOK	MEWS
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## JOINERY AND DOORS:

### WARDROBES

Wire shelf and hanging rail to bedrooms (master with walk through wardrobe) Pre-finished MDF sliding doors to bedrooms (except master) Wire shelving to linen cupboard	Wire shelf and hanging rail to all bedrooms Pre-finished MDF sliding doors Wire shelving to linen cupboard	Wire shelf and hanging rail to all bedrooms Pre-finished MDF sliding doors Wire shelving to linen cupboard	Wire shelf and hanging rail to all bedrooms Pre-finished MDF sliding doors Wire shelving to linen cupboard	Wire shelf and hanging rail to all bedrooms Pre-finished MDF sliding doors Wire shelving to linen cupboard
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## ELECTRICAL:

### LIGHTING

4 x recessed LED downlights to master bedroom 1 x recessed LED downlight to master walk through wardrobe 2 x recessed LED downlights to other bedrooms 5 x recessed LED downlights to lounge/entrance with two way switch 4 x recessed LED downlights to kitchen/dining with two way switch 1 x recessed LED downlight to bathrooms 1 x wall mounted vanity light to bathrooms	2 x recessed LED downlights to bedrooms 10 x recessed LED downlights to kitchen/lounge/dining 1 x recessed LED downlight to bathrooms 1 x wall mounted vanity light to bathrooms Recessed LED downlights to stairs and hallway as necessary, with two way switches 1 x wall mounted exterior light to entrance 1 x wall mounted exterior light to patio	2 x recessed LED downlights to bedrooms 4 x recessed LED downlights to lounge/dining 4 x recessed LED downlights to kitchen 1 x recessed LED downlight to bathrooms 1 x wall mounted vanity light to bathrooms Recessed LED downlights to entrance, stairs and hallway as necessary, with two way switches 4 x ceiling mounted lights to garage 1 x wall mounted exterior light to entrance 1 x wall mounted exterior light to patio	4 x recessed LED downlights to master bedroom 2 x recessed LED downlights to other bedrooms 4 x recessed LED downlights to lounge 7 x recessed LED downlights to kitchen/dining 1 x recessed LED downlight to bathrooms 1 x wall mounted vanity light to bathrooms Recessed LED downlights to entrance, stairs and hallway as necessary with, two way switches 3 x ceiling mounted lights to garage	2 x recessed LED downlights to bedrooms 2 x recessed LED downlights to lounge 2 x recessed LED downlights to kitchen/dining 1 x recessed LED downlight to bathroom 1 x wall mounted vanity light to bathroom Recessed LED downlights to entrance/hallway and stairs, with two way switch 1 x wall mounted exterior light to entrance 1 x wall mounted exterior light the balcony
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### POWER POINTS

3 x double power points to bedrooms (1 with USB in master) 4 x double power points to kitchen (1 with USB) 1 x fridge power point 1 x microwave power point Power as necessary for dishwasher, waste disposal, oven, cooktop, rangehood 3 x double power points to lounge 1 x double power point with RCD to bathrooms Power as necessary for heated towel rail (with eco timer) 1 x double power point to laundry cupboard for washer/dryer 1 x car charging power point to garage 2 x double power points to garage	3 x double power points to bedrooms (1 with USB in master) 3 x double power points to kitchen (1 with USB) 1 x fridge power point 1 x microwave power point Power as necessary for dishwasher, waste disposal, oven, cooktop, rangehood 4 x double power points to lounge 1 x double power point to dining 1 x double power point with RCD to bathrooms Power as necessary for heated towel rail (with eco timer) 1 x double power point to laundry cupboard for washer/dryer	3 x double power points to bedrooms (1 with USB in master) 2 x double power points to kitchen (1 with USB) 1 x fridge power point 1 x microwave power point Power as necessary for dishwasher, waste disposal, oven, cooktop, rangehood 4 x double power points to lounge/dining 1 x double power point with RCD to bathrooms Power as necessary for heated towel rail (with eco timer) 1 x double power point to laundry for washer/dryer 1 x car charging power point to garage 2 x double power points to garage	2 x double power points to bedrooms (1 with USB in master) 3 x double power points to kitchen (1 with USB) 1 x fridge power point 1 x microwave power point Power as necessary for dishwasher, waste disposal, oven, cooktop, rangehood 3 x double power points to lounge 1 x double power point with RCD to bathrooms Power as necessary for heated towel rail (with eco timer) 1 x double power point to laundry for washer/dryer 1 x car charging power point to garage 1 x double power point to garage 1 x double power point to entrance	2 x double power points to bedrooms (1 with USB in master) 3 x double power points to kitchen/dining (1 with USB) 1 x fridge power point 1 x microwave power point Power as necessary for dishwasher, waste disposal, oven, cooktop, rangehood 3 x double power points to 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 for washer/dryer 1 x double power point to entrance
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### TV

Digital TV aerial and satellite dish outlet to lounge, master and bedroom 2	Digital TV aerial and satellite dish outlet to lounge and master	Digital TV aerial and satellite dish outlet to lounge and master	Digital TV aerial and satellite dish outlet to lounge and master	Digital TV aerial and satellite dish outlet to lounge
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	VERDANT	DWELL/HAVEN	VERGE	OUTLOOK	MEWS
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## ELECTRICAL:

DATA	Fibre installed to building Patch panel to garage with CAT6 cabling to data outlet in lounge, master and bedroom 2	Fibre installed to building Patch panel with CAT6 cabling to data outlet in lounge and master	Fibre installed to building Patch panel to garage with CAT6 cabling to data outlet in lounge and master	Fibre installed to building Patch panel to garage with CAT6 cabling to data outlet in lounge and master	Fibre installed to building Patch panel with CAT6 cabling to data outlet in lounge
HOT WATER CYLINDER	3kW, 240 litre hot water cylinder	3kW, 180 litre hot water cylinder	3kW, 180 litre hot water cylinder	3kW, 180 litre hot water cylinder	3kW, 180 litre hot water cylinder
MECHANICAL VENTILATION	Ducted extraction fans from kitchen, bathrooms, and laundry (condenser type dryers are mandatory)	Ducted extraction from kitchen, bathrooms, and laundry (condenser type dryers are mandatory)	Ducted extraction from kitchen, bathrooms, and laundry (condenser type dryers are mandatory)	Ducted extraction from kitchen, bathrooms, and laundry (condenser type dryers are mandatory)	Ducted extraction from kitchen, bathrooms, and laundry (condenser type dryers are mandatory)
FIRE	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	Wired smoke detectors to meet code requirements

## KITCHEN FITTINGS:

FEATURES	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). Note built in island dining table is optional upgrade	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, door hung bin	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 hung bin	Island unit, walk in pantry with shelving, drawers and under bench cupboards with 18mm melteca fronts and 2mm pvc clashing, soft close drawer runners, brushed nickel handles, moulded cutlery tray, door hung bin	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)
FRIDGE SPACE	800mm wide x 1800mm high	800mm wide x 1800mm high	800mm wide x 1800mm high	970mm wide x 1800mm high	700mm wide x 1800mm high
MICROWAVE SPACE	Under bench, 600mm wide x 400mm high	Under bench, 600mm wide x 400mm high	In pantry, approx. 600mm wide x 400mm high	Under bench, 600mm wide x 400mm high	Over bench, 600mm wide x 400mm high
BENCHTOP	30mm engineered stone with breakfast bar	30mm engineered stone with breakfast bar	30mm engineered stone	30mm engineered stone with breakfast bar	30mm engineered stone
SPLASHBACK	Feature splashback tiles behind cooktop	Feature splashback tiles behind cooktop	Feature splashback tiles behind cooktop	Feature splashback tiles behind cooktop	Feature splashback tiles behind cooktop
SINK	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	Undermounted 1.5 stainless steel sink with waste disposal	Undermounted single 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	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	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	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	90cm stainless steel canopy rangehood	Built in stainless steel ducted extraction power pack

	VERDANT	DWELL/HAVEN	VERGE	OUTLOOK	MEWS
KITCHEN APPLIANCES:					
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	Delonghi 45cm 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	Under sink residential waste disposal unit
BATHROOM FEATURES:					
VANITY	900mm timber grain melteca vanity with drawer and handle, polymarble top and pop up waste	750mm timber grain melteca vanity with drawer and handle, polymarble top and pop up waste to Dwell ensuite and Haven II main bathroom, 900mm to all other bathrooms	750mm timber grain melteca vanity with drawer and handle, polymarble top and pop up waste to main bathroom, 900mm to ensuite	750mm timber grain melteca vanity with drawer and handle, polymarble top and pop up waste to ensuite and downstairs bathroom, 900mm to main bathroom	750mm 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	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	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	Mirrored wall cabinet to match vanity width
SHOWER	900mm x 900mm shower with acrylic tray and walls, toughened safety glass door to ensuite	900mm x 900mm shower with acrylic tray and walls, toughened safety glass door to all ensuites, and main bathroom to Dwell only	900mm x 900mm shower with acrylic tray and walls, toughened safety glass door to ensuite	900mm x 900mm shower with acrylic tray and walls, toughened safety glass door to ensuite and downstairs bathroom	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	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	Grohe single lever mixer in chrome finish
BATH	Acrylic bath, easy clean acrylic walls with toughened safety glass screen to main bathroom	Acrylic bath, easy clean acrylic walls with toughened safety glass screen to main bathroom in Haven I/II	Acrylic bath, easy clean acrylic walls with toughened safety glass screen to main bathroom	Acrylic bath, easy clean acrylic walls with toughened safety glass screen to main bathroom	N/A
BATH MIXER	Grohe bath spout and dual mixer in chrome finish (works shower head also) to main bathroom	Grohe bath spout and dual mixer in chrome finish (works shower head also) to main bathroom Haven I/II only	Grohe bath spout and dual mixer in chrome finish (works shower head also) to main bathroom	Grohe bath spout and dual mixer in chrome finish (works shower head also) to main bathroom	N/A
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	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	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	Toilet roll holder in chrome finish

VERDANT	DWELL/HAVEN	VERGE	OUTLOOK	MEWS
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## LAUNDRY FEATURES:

<b>TUB</b>	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	Seamless stainless steel slimline super tub with single lever faucet
<b>WASHER/DRYER SPACE</b>	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	Allowed for 600mm wide stacked washing machine and condenser type dryer
<b>CLOTHESLINE</b>	Foldup clothesline to garage	Foldup clothesline to patio	Foldup clothesline to patio and garage	Foldup clothesline to garage	N/A

## OUTDOOR FEATURES:

<b>ENTRANCE</b>	Concrete path and steps	Concrete path and steps as necessary Feature tree and low maintenance ground cover planting	Concrete path Fruit tree and low maintenance ground cover plating	Concrete path and steps up to precast concrete pavers Fruit tree and low maintenance ground cover planting	Concrete path Fruit tree and low maintenance ground cover planting
<b>PATIO</b>	Precast concrete pavers to front of home enclosed by 1.2m-1.8m high timber fence	Precast concrete pavers to rear of home enclosed by 1.4m-1.8m high timber fence Fruit tree and low maintenance ground cover planting	Precast concrete pavers to rear of home enclosed by 1.8m high timber fence Low maintenance ground cover planting	N/A	Precast concrete pavers to rear of home enclosed by 1.4m high timber fence
<b>BALCONY</b>	N/A	N/A	N/A	Stained timber decking with pergola and aluminium balustrade	Membrane deck enclosed by linea clad wall
<b>TAP</b>	Mains pressure hose tap to exterior	Mains pressure hose tap to exterior	Mains pressure hose tap to exterior	Mains pressure hose tap to exterior	Mains pressure hose tap to exterior
<b>LETTERBOX</b>	Letterbox to boundary	Letterbox to boundary	Letterbox to boundary	Letterbox to boundary	Letterbox to boundary
<b>PARKING</b>	Double car garage	Designated stacked carpark in laneway	Single car garage and external carpark space* (lots 13-16 external carpark optional)	Single car garage with carpark space behind	Outside carpark space