

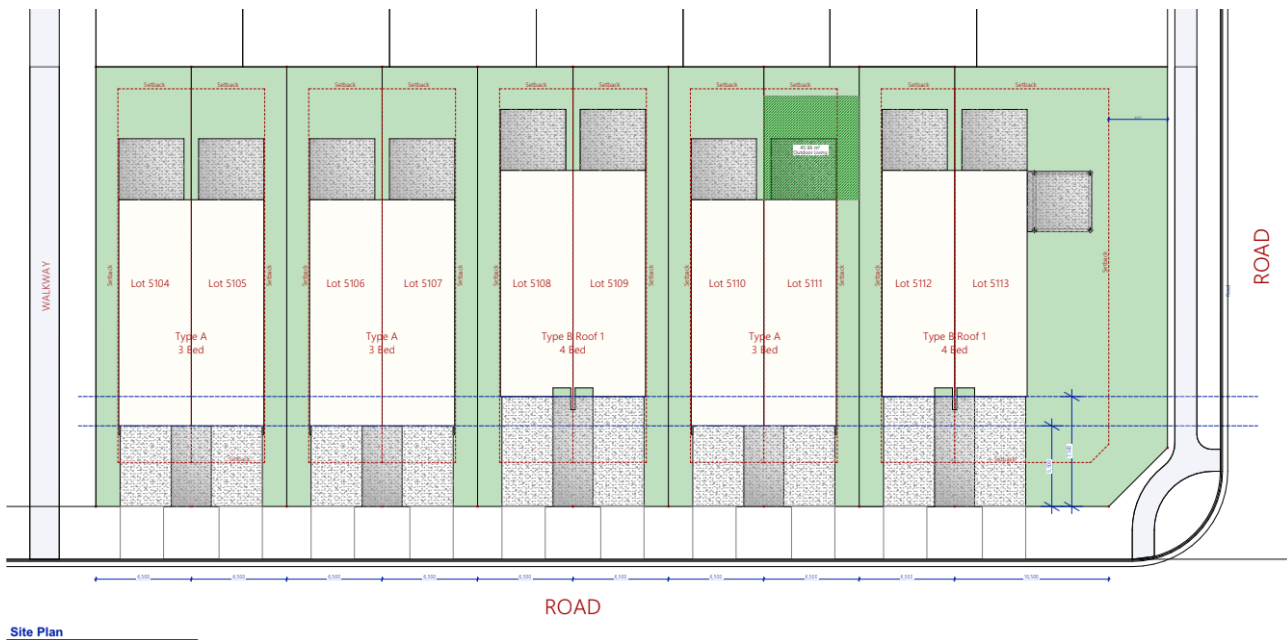
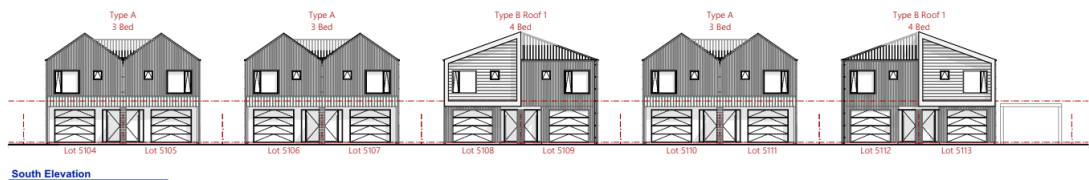
NORTHLAKE - WANAKA

Wanaka

Building Specifications

Duplex Phase 1

Date 30/04/2021
Revision V1

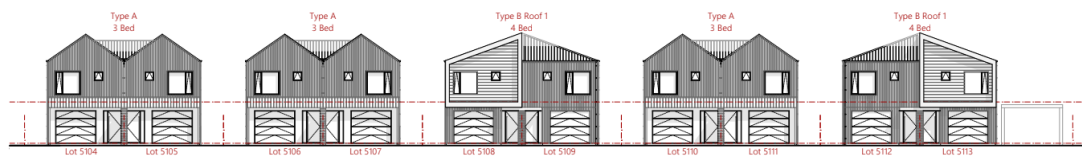


NORTHLAKE - WANAKA

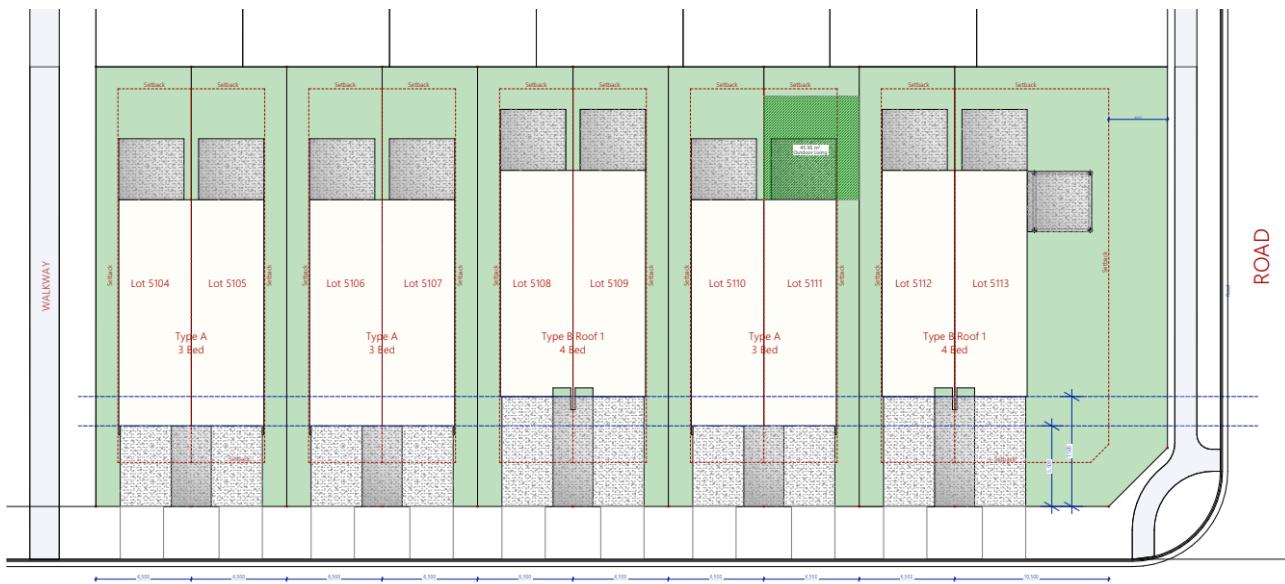
Lot Finishes Selection – Duplex Phase 1 Site Scheme

Residential development

Date 28/04/2021
Revision V1



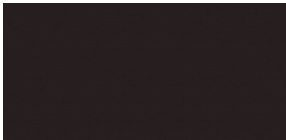
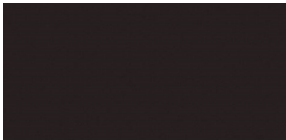
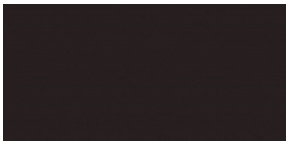
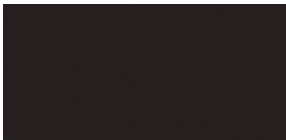
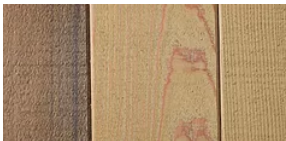


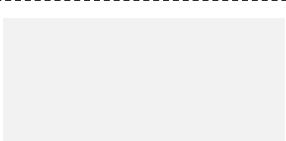
South Elevation



Site Plan

Lot 5104 - Duplex Type A

EXTERIOR COLOUR SCHEME - FLAXPOD

5-RIB ROOF, BARGE, GUTTERS, DOWNPIPES	PROFILED METAL	FLAXPOD (LRV 7%)	
5-RIB CLADDING	PROFILED METAL	FLAXPOD (LRV 7%)	
GARAGE DOOR	'VALERO' INSULATED DOOR	FLAXPOD (LRV 7%)	
ENTRY DOOR WINDOW & EXTERIOR DOOR JOINERY	PLASMA PLA00 ALTHERM RESIDENTIAL SERIES	MATT FLAXPOD	
VERTICAL TIMBER	HP60 PC1 CEDAR – OR EQUAL	WOOD X 'ASPIRING'	
HORIZONTAL TIMBER BATTENS (OVER SHEET CLADDING AS BELOW)	TIMBER TBD	WOOD X 'ASPIRING'	
TITAN BOARD	PAINT FINISH CLADDING SYSTEM	DULUX BLACKWOOD BAY (LRV 5%)	
SOFFIT	FLUSH STOPPED PAINTED	DULUX 'OKARITO'	

Lot 5104 - Duplex Type A

Interior Finishes Scheme 1

INTERIOR COLOUR SCHEME

FLOORING - GODFREY HIRST POLARIS VINYL PLANKING - 'STARLIGHT'

CEILINGS, TRIMS, ARCHITRAVES & SKIRTINGS - 'DULUX OKARITO'

INTERIOR WALLS ONLY - 'DULUX HALF HAAS'

CARPET - GODFREY HIRST PLEASANT POINT - 'PRAWN'

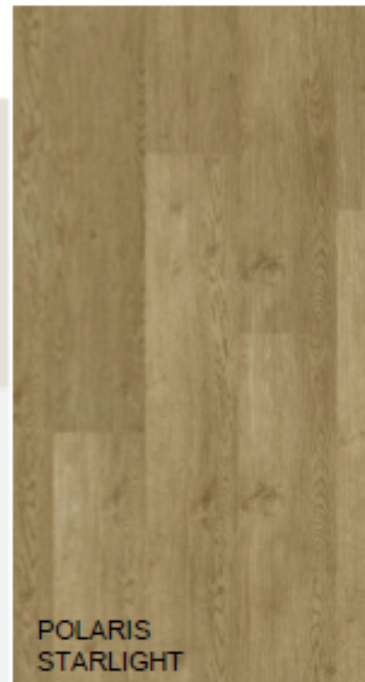
KITCHEN BENCHTOP - SILESTONE ENGINEERED STONE - 'BLANCO MAPLE'

KITCHEN CABINTRY - MELTECA 'SNOW DRIFT NATURALE'

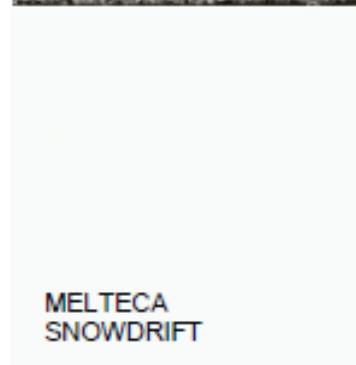
KITCHEN SPLASHBACK - MT0416 SEDA WHITE GLOSS (100x300MM (HORIZONTALLY BRICKED)) WITH MISTY GREY GROUT

BATHROOM & ENSUITE FLOOR & SHOWER WALL TILES - MT1582 DARK SHELL GREY SEMI-POLISHED 300x600MM WITH SLATE GREY GROUT

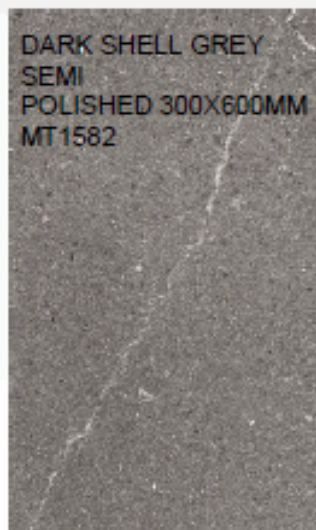
VCBC PARIS 800MM WIDE VANITY FINISH - WHITE PAINT GLOSS FINISH



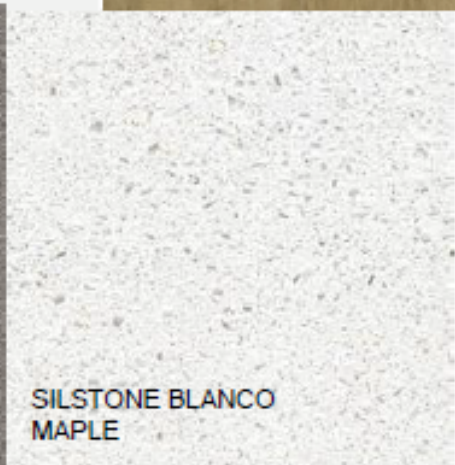
POLARIS
STARLIGHT



MELTECA
SNOWDRIFT



DARK SHELL GREY
SEMI
POLISHED 300X600MM
MT1582


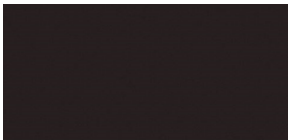
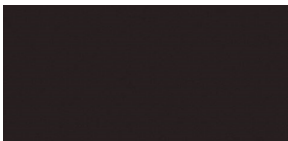
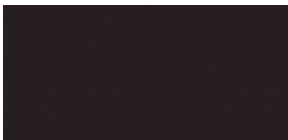
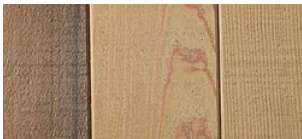


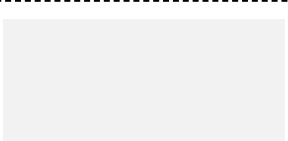


SILESTONE BLANCO
MAPLE

25-Feb-21
Colour Scheme _1

Lot 5105 - Duplex Type A

EXTERIOR COLOUR SCHEME - FLAXPOD

5-RIB ROOF, BARGE, GUTTERS, DOWNPIPES	PROFILED METAL	FLAXPOD (LRV 7%)	
5-RIB CLADDING	PROFILED METAL	FLAXPOD (LRV 7%)	
GARAGE DOOR	'VALERO' INSULATED DOOR	FLAXPOD (LRV 7%)	
ENTRY DOOR WINDOW & EXTERIOR DOOR JOINERY	PLASMA PLA00 ALTHERM RESIDENTIAL SERIES	MATT FLAXPOD	
VERTICAL TIMBER	HP60 PC1 CEDAR – OR EQUAL	WOOD X 'ASPIRING'	
HORIZONTAL TIMBER BATTENS (OVER SHEET CLADDING AS BELOW)	TIMBER TBD	WOOD X 'ASPIRING'	
TITAN BOARD	PAINT FINISH CLADDING SYSTEM	DULUX BLACKWOOD BAY (LRV 5%)	
SOFFIT	FLUSH STOPPED PAINTED	DULUX 'OKARITO'	

Lot 5105 - Duplex Type A

Interior Finishes Scheme 1

INTERIOR COLOUR SCHEME

FLOORING - GODFREY HIRST POLARIS VINYL PLANKING - 'STARLIGHT'

CEILINGS, TRIMS, ARCHITRAVES & SKIRTINGS - 'DULUX OKARITO'

INTERIOR WALLS ONLY - 'DULUX HALF HAAST'

CARPET - GODFREY HIRST PLEASANT POINT - 'PRAWN'

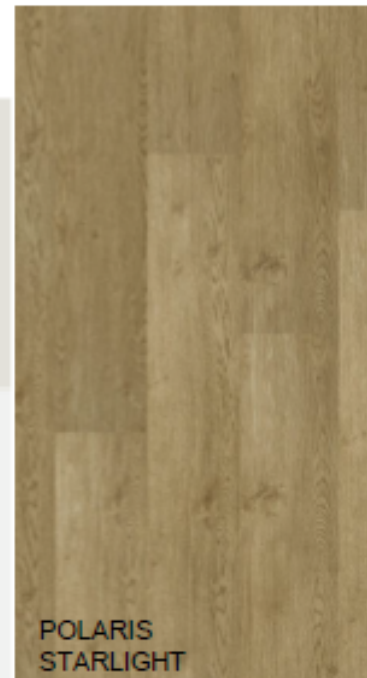
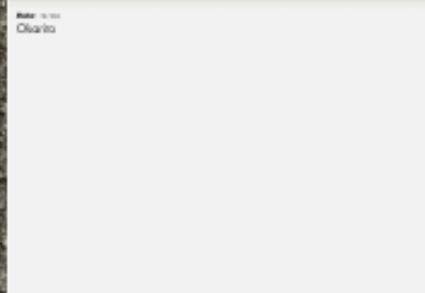
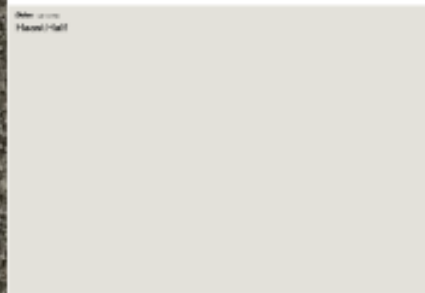
KITCHEN BENCHTOP - SILESTONE ENGINEERED STONE - 'BLANCO MAPLE'

KITCHEN CABINTRY - MELTECA 'SNOW DRIFT NATURALE'

KITCHEN SPLASHBACK - MT0416 SEDA WHITE GLOSS 100x300MM (HORIZONTALLY BRICKED) WITH MISTY GREY GROUT

BATHROOM & ENSUITE FLOOR & SHOWER WALL TILES - MT1582 DARK SHELL GREY SEMI-POLISHED 300x600MM WITH SLATE GREY GROUT

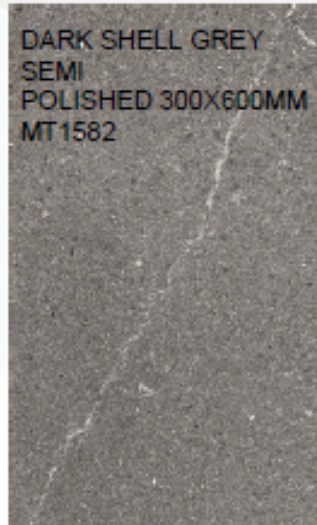
VCBC PARIS 800MM WIDE VANITY FINISH - WHITE PAINT GLOSS FINISH



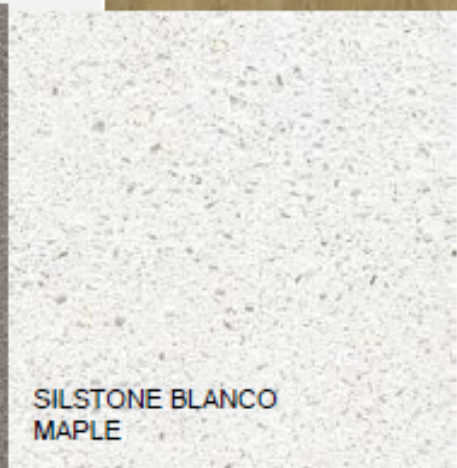
POLARIS
STARLIGHT



MELTECA
SNOWDRIFT



DARK SHELL GREY
SEMI
POLISHED 300X600MM
MT1582








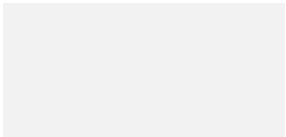


SILSTONE BLANCO
MAPLE

25-Feb-21
Colour Scheme _1

Lot 5106 - Duplex Type A

EXTERIOR COLOUR SCHEME - GREY FRIARS

5-RIB ROOF, BARGE, GUTTERS, DOWNPIPES	PROFILED METAL	GREY FRIARS (LRV 10%)	
5-RIB CLADDING	PROFILED METAL	GREY FRIARS (LRV 10%)	
GARAGE DOOR	'VALERO' INSULATED DOOR	GREY FRIARS (LRV 10%)	
ENTRY DOOR WINDOW & EXTERIOR DOOR JOINERY	PLASMA PLA00 ALTHERM RESIDENTIAL SERIES'	MATT GREY FRIARS (LRV 10%)	
VERTICAL TIMBER	PC1 CEDAR WEATHERBOARD - OR EQUAL	WOOD X 'DAMPER'	
HORIZONTAL TIMBER BATTENS (OVER SHEET CLADDING AS BELOW)	TIMBER TBD	WOOD X 'DAMPER'	
TITAN BOARD	PAINT FINISH CLADDING SYSTEM	COLOURMATCH 'GREY FRIARS'	
SOFFIT	FLUSH STOPPED PAINTED	DULUX 'OKARITO'	

Lot 5106 - Duplex Type A

Interior Finishes Scheme 2

INTERIOR COLOUR SCHEME

FLOORING - GODFREY HIRST POLARIS VINYL PLANKING - 'RADIANCE'

CEILINGS, TRIMS, ARCHITRAVES & SKIRTINGS - 'DULUX OKARITO'

INTERIOR WALLS ONLY - 'DULUX MT ASPIRING'

CARPET - GODFREY HIRST PLEASANT POINT - 'CAVIAR'

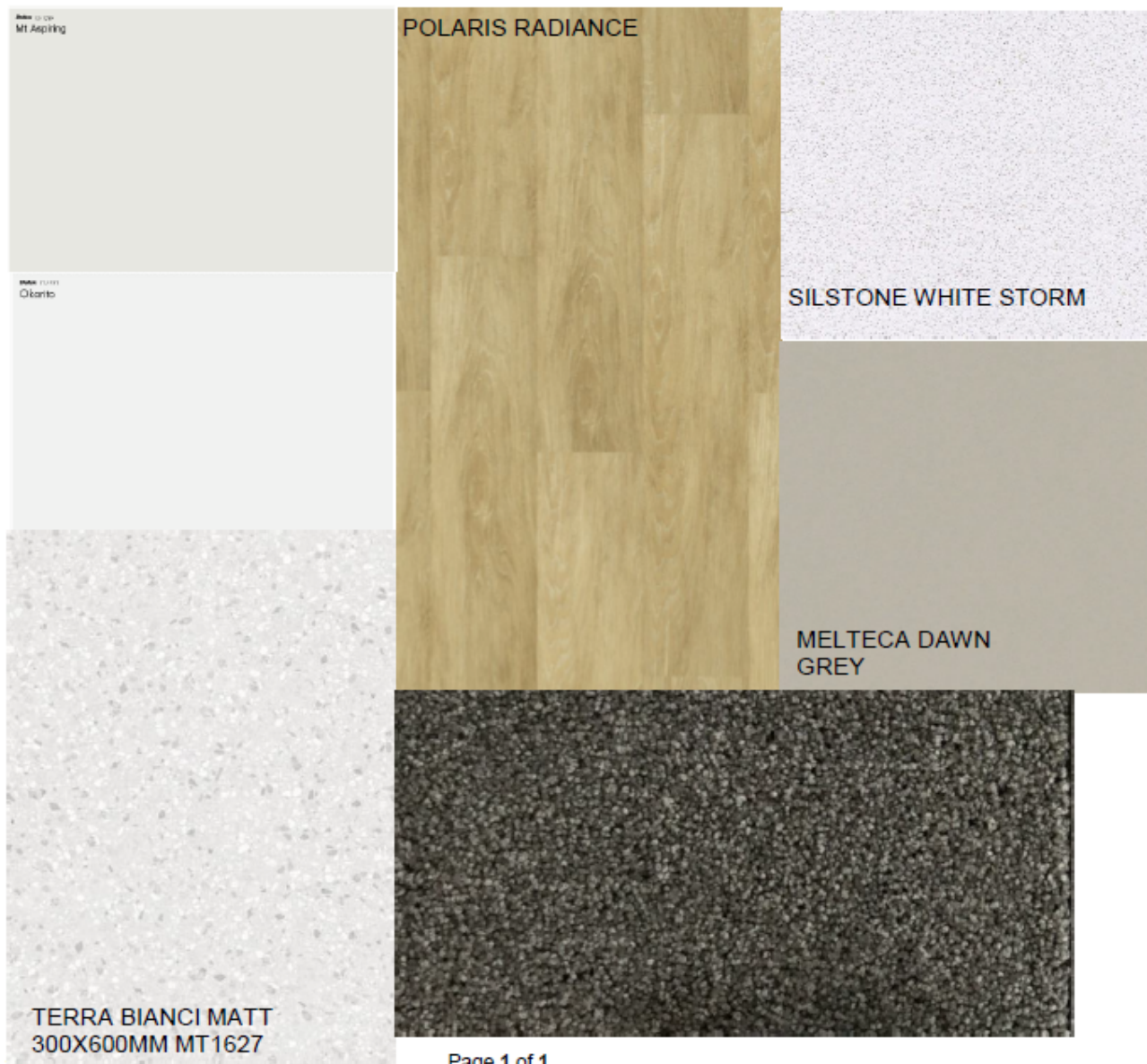
KITCHEN BENCHTOP - SILESTONE ENGINEERED STONE - 'WHITE STORM'

KITCHEN CABINTRY - MELTECA 'DAWN GREY NATURALE'

KITCHEN SPLASHBACK - MT0416 SEDA WHITE GLOSS 100x300MM (HORIZONTALLY BRICKED) WITH MISTY GREY GROUT

BATHROOM & ENSUITE FLOOR & SHOWER WALL TILES – MT1627 TERRA BIANCO MATT 300x600MM WITH MISTY GREY GROUT








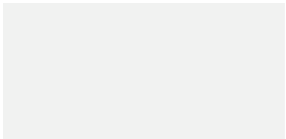
VCBC PARIS 800MM WIDE VANITY FINISH - WHITE PAINT GLOSS FINISH



Page 1 of 1

Lot 5107 - Duplex Type A

EXTERIOR COLOUR SCHEME - GREY FRIARS

5-RIB ROOF, BARGE, GUTTERS, DOWNPIPES	PROFILED METAL	GREY FRIARS (LRV 10%)	
5-RIB CLADDING	PROFILED METAL	GREY FRIARS (LRV 10%)	
GARAGE DOOR	'VALERO' INSULATED DOOR	GREY FRIARS (LRV 10%)	
ENTRY DOOR WINDOW & EXTERIOR DOOR JOINERY	PLASMA PLA00 ALTHERM RESIDENTIAL SERIES'	MATT GREY FRIARS (LRV 10%)	
VERTICAL TIMBER	PC1 CEDAR WEATHERBOARD - OR EQUAL	WOOD X 'DAMPER'	
HORIZONTAL TIMBER BATTENS (OVER SHEET CLADDING AS BELOW)	TIMBER TBD	WOOD X 'DAMPER'	
TITAN BOARD	PAINT FINISH CLADDING SYSTEM	COLOURMATCH 'GREY FRIARS'	
SOFFIT	FLUSH STOPPED PAINTED	DULUX 'OKARITO'	

Lot 5107 - Duplex Type A

Interior Finishes Scheme 2

INTERIOR COLOUR SCHEME

FLOORING - GODFREY HIRST POLARIS VINYL PLANKING - 'RADIANCE'

CEILINGS, TRIMS, ARCHITRAVES & SKIRTINGS - 'DULUX OKARITO'

INTERIOR WALLS ONLY - 'DULUX MT ASPIRING'

CARPET - GODFREY HIRST PLEASANT POINT - 'CAVIAR'

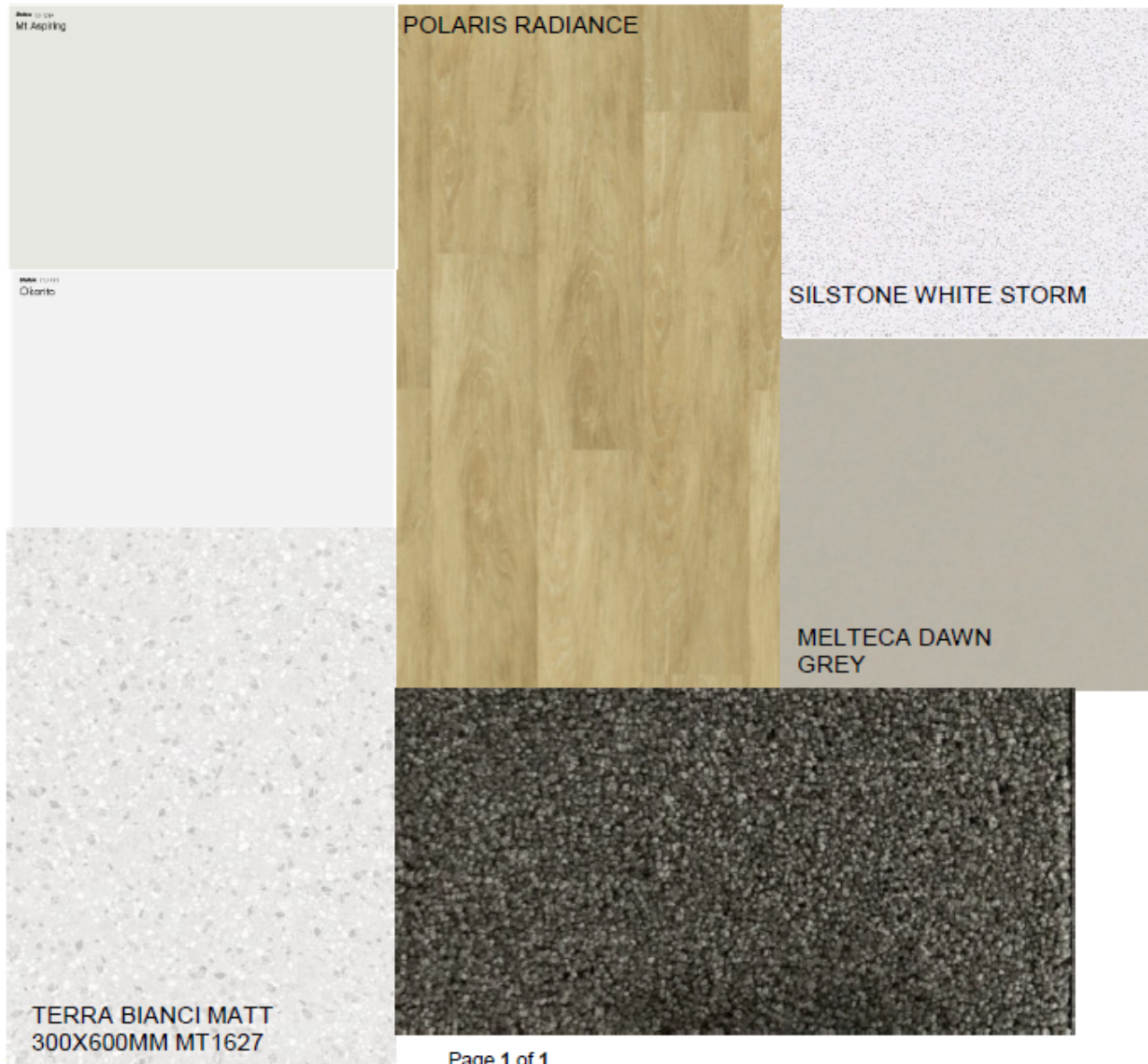
KITCHEN BENCHTOP - SILESTONE ENGINEERED STONE - 'WHITE STORM'

KITCHEN CABINTRY - MELTECA 'DAWN GREY NATURALE'

KITCHEN SPLASHBACK - MT0416 SEDA WHITE GLOSS 100x300MM (HORIZONTALLY BRICKED) WITH MISTY GREY GROUT

BATHROOM & ENSUITE FLOOR & SHOWER WALL TILES – MT1627 TERRA BIANCO MATT 300x600MM WITH MISTY GREY GROUT






VCBC PARIS 800MM WIDE VANITY FINISH - WHITE PAINT GLOSS FINISH



Page 1 of 1

Lot 5108 - Duplex Type B

EXTERIOR COLOUR SCHEME - SANDSTONE GREY

5-RIB ROOF, BARGE, GUTTERS, DOWNPIPES	PROFILED METAL	SANDSTONE GREY (LRV 27%)	
5-RIB CLADDING	PROFILED METAL	SANDSTONE GREY (LRV 27%)	
GARAGE DOOR	'VALERO' INSULATED DOOR	SANDSTONE GREY (LRV 27%)	
ENTRY DOOR WINDOW & EXTERIOR DOOR JOINERY	PLASMA PLA00 ALTHERM RESIDENTIAL SERIES'	MATT SANDSTONE GREY (LRV 27%)	
VERTICAL TIMBER	PC1 CEDAR WEATHERBOARD - OR EQUAL	WOOD X 'SHALE'	
HORIZONTAL TIMBER BATTENS (OVER SHEET CLADDING AS BELOW)	TIMBER TBD	WOOD X 'SHALE'	
TITAN BOARD	PAINT FINISH CLADDING SYSTEM	COLOUR MATCH COLOURSTEEL: SANDSTONE	
SOFFIT	FLUSH STOPPED PAINTED	DULUX 'OKARITO'	

Lot 5108 - Duplex Type B

Interior Finishes Scheme 2

INTERIOR COLOUR SCHEME

FLOORING - GODFREY HIRST POLARIS VINYL PLANKING - 'RADIANCE'

CEILINGS, TRIMS, ARCHITRAVES & SKIRTINGS - 'DULUX OKARITO'

INTERIOR WALLS ONLY - 'DULUX MT ASPIRING'

CARPET - GODFREY HIRST PLEASANT POINT - 'CAVIAR'

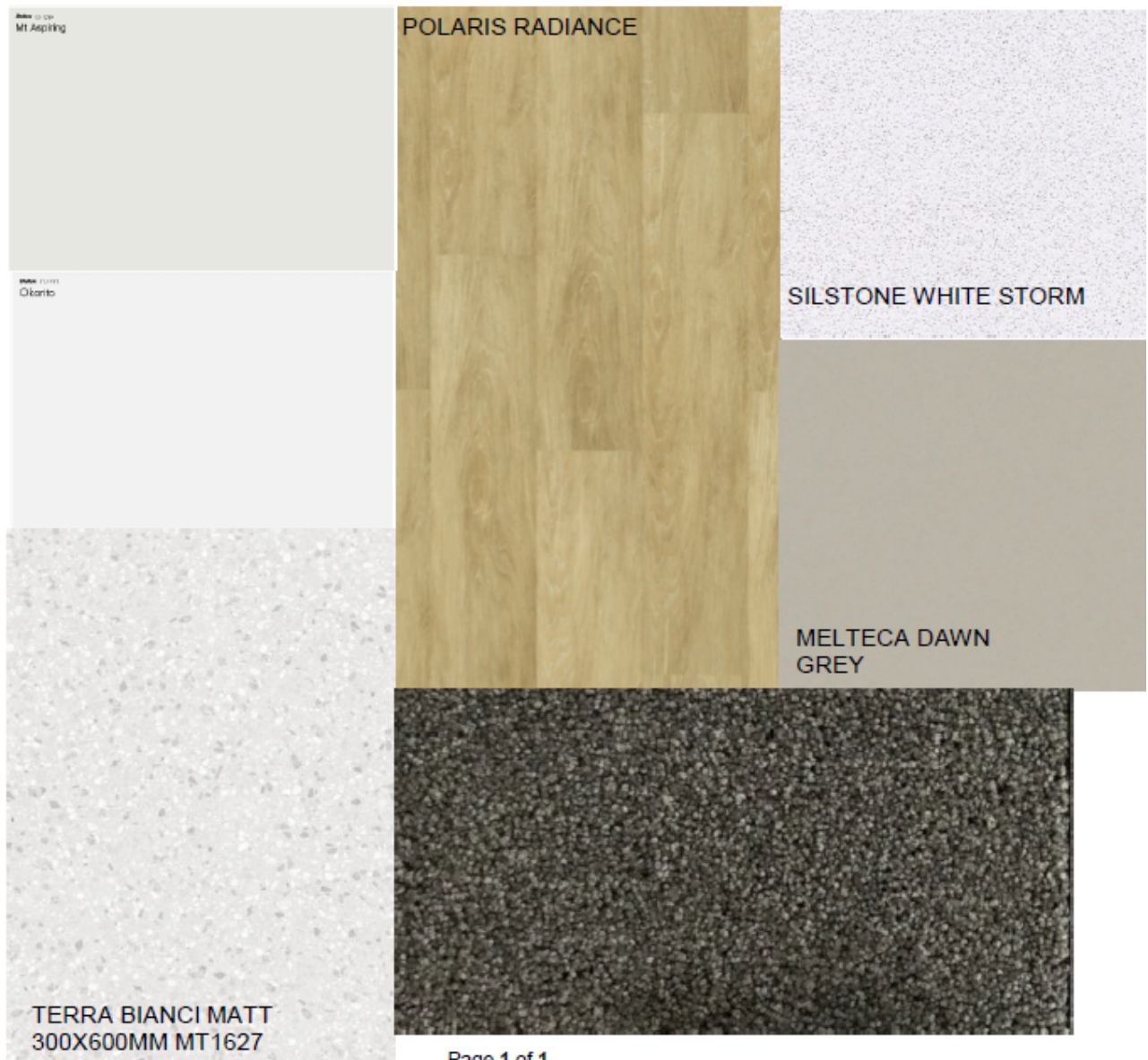
KITCHEN BENCHTOP - SILESTONE ENGINEERED STONE - 'WHITE STORM'

KITCHEN CABINTRY - MELTECA 'DAWN GREY NATURALE'

KITCHEN SPLASHBACK - MT0416 SEDA WHITE GLOSS 100x300MM (HORIZONTALLY BRICKED) WITH MISTY GREY GROUT

BATHROOM & ENSUITE FLOOR & SHOWER WALL TILES – MT1627 TERRA BIANCO MATT 300x600MM WITH MISTY GREY GROUT

VCBC PARIS 800MM WIDE VANITY FINISH - WHITE PAINT GLOSS FINISH



Page 1 of 1

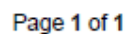
Lot 5109 - Duplex Type B

EXTERIOR COLOUR SCHEME - SANDSTONE GREY

5-RIB ROOF, BARGE, GUTTERS, DOWNPIPES	PROFILED METAL	SANDSTONE GREY (LRV 27%)	
5-RIB CLADDING	PROFILED METAL	SANDSTONE GREY (LRV 27%)	
GARAGE DOOR	'VALERO' INSULATED DOOR	SANDSTONE GREY (LRV 27%)	
ENTRY DOOR WINDOW & EXTERIOR DOOR JOINERY	PLASMA PLA00 ALTHERM RESIDENTIAL SERIES'	MATT SANDSTONE GREY (LRV 27%)	
VERTICAL TIMBER	PC1 CEDAR WEATHERBOARD - OR EQUAL	WOOD X 'SHALE'	
HORIZONTAL TIMBER BATTENS (OVER SHEET CLADDING AS BELOW)	TIMBER TBD	WOOD X 'SHALE'	
TITAN BOARD	PAINT FINISH CLADDING SYSTEM	COLOUR MATCH COLOURSTEEL: SANDSTONE	
SOFFIT	FLUSH STOPPED PAINTED	DULUX 'OKARITO'	

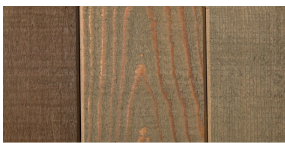
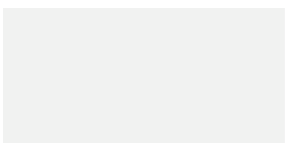
Interior Finishes Scheme 2

VCBC PARIS 800MM WIDE VANITY FINISH - WHITE PAINT GLOSS FINISH



Lot 5110 - Duplex Type A

EXTERIOR COLOUR SCHEME - IRONSAND

5-RIB ROOF, BARGE, GUTTERS, DOWNPIPES	PROFILED METAL	IRONSAND (LRV 7%)	
5-RIB CLADDING	PROFILED METAL	IRONSAND (LRV 7%)	
GARAGE DOOR	'VALERO' INSULATED DOOR	IRONSAND (LRV 7%)	
ENTRY DOOR WINDOW & EXTERIOR DOOR JOINERY	LATITUDE LAT00 ALTHERM RESIDENTIAL SERIES'	MATT IRONSAND (LRV 8%)	
VERTICAL TIMBER	HP60 PC1 CEDAR – OR EQUAL	WOOD X 'BOULDER GREY'	
HORIZONTAL TIMBER BATTENS (OVER SHEET CLADDING AS BELOW)	TIMBER TBD	WOOD X 'BOULDER GREY'	
TITAN BOARD	PAINT FINISH CLADDING SYSTEM	COLOURMATCH RESENE 'HALF IRONSAND'	
SOFFIT	FLUSH STOPPED PAINTED	DULUX 'OKARITO'	

Lot 5110 - Duplex Type A

Interior Finishes Scheme 1

INTERIOR COLOUR SCHEME

FLOORING - GODFREY HIRST POLARIS VINYL PLANKING - 'STARLIGHT'

CEILINGS, TRIMS, ARCHITRAVES & SKIRTINGS - 'DULUX OKARITO'

INTERIOR WALLS ONLY - 'DULUX HALF HAAS'

CARPET - GODFREY HIRST PLEASANT POINT - 'PRAWN'

KITCHEN BENCHTOP - SILESTONE ENGINEERED STONE - 'BLANCO MAPLE'

KITCHEN CABINTRY - MELTECA 'SNOW DRIFT NATURALE'

KITCHEN SPLASHBACK - MT0416 SEDA WHITE GLOSS (HORIZONTALLY BRICKED) WITH MISTY GREY GROUT

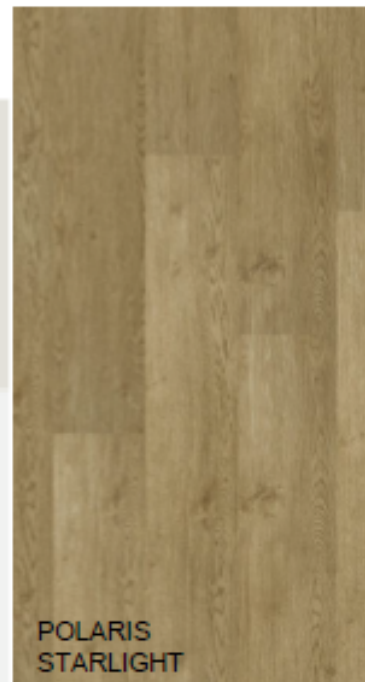
BATHROOM & ENSUITE FLOOR & SHOWER WALL TILES - MT1582 DARK SHELL GREY SEMI-POLISHED 300x600MM WITH SLATE GREY GROUT

VCBC PARIS 800MM WIDE VANITY FINISH - WHITE PAINT GLOSS FINISH

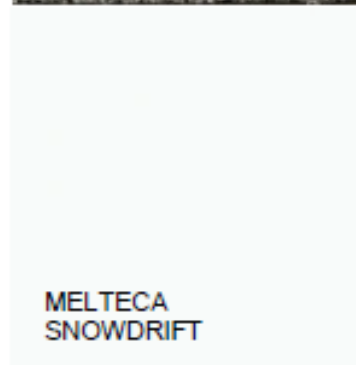


Half
Haas/Half

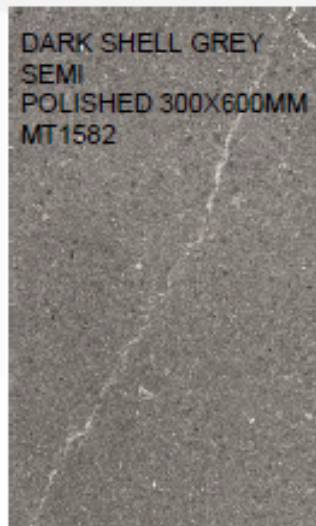
Okarito
Okarito



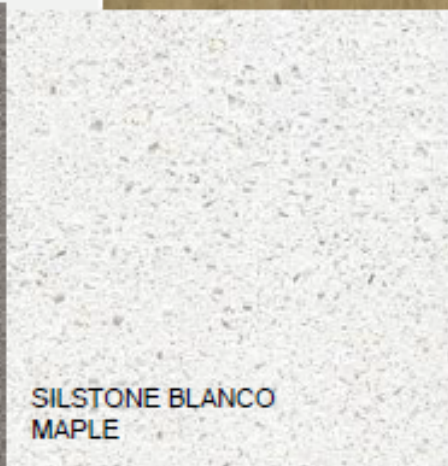
POLARIS
STARLIGHT



MELTECA
SNOWDRIFT



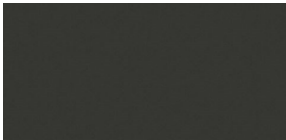
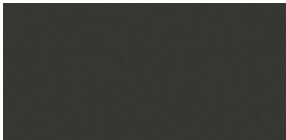
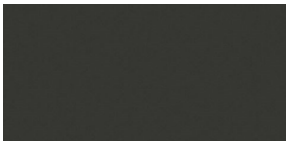
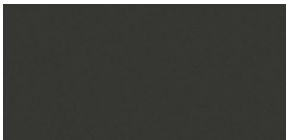



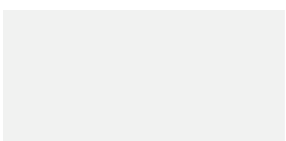
DARK SHELL GREY
SEMI
POLISHED 300X600MM
MT1582



SILSTONE BLANCO
MAPLE

25-Feb-21
Colour Scheme _1

Lot 5111 - Duplex Type A

5-RIB ROOF, BARGE, GUTTERS, DOWNPIPES	PROFILED METAL	IRONSAND (LRV 7%)	
5-RIB CLADDING	PROFILED METAL	IRONSAND (LRV 7%)	
GARAGE DOOR	'VALERO' INSULATED DOOR	IRONSAND (LRV 7%)	
ENTRY DOOR WINDOW & EXTERIOR DOOR JOINERY	LATITUDE LAT00 ALTHERM RESIDENTIAL SERIES'	MATT IRONSAND (LRV 8%)	
VERTICAL TIMBER	HP60 PC1 CEDAR – OR EQUAL	WOOD X 'BOULDER GREY'	
HORIZONTAL TIMBER BATTENS (OVER SHEET CLADDING AS BELOW)	TIMBER TBD	WOOD X 'BOULDER GREY'	
TITAN BOARD	PAINT FINISH CLADDING SYSTEM	COLOURMATCH RESENE 'HALF IRONSAND'	
SOFFIT	FLUSH STOPPED PAINTED	DULUX 'OKARITO'	

Lot 5111 - Duplex Type A

Interior Finishes Scheme 1

INTERIOR COLOUR SCHEME

FLOORING - GODFREY HIRST POLARIS VINYL PLANKING - 'STARLIGHT'

CEILINGS, TRIMS, ARCHITRAVES & SKIRTINGS - 'DULUX OKARITO'

INTERIOR WALLS ONLY - 'DULUX HALF HAAST'

CARPET - GODFREY HIRST PLEASANT POINT - 'PRAWN'

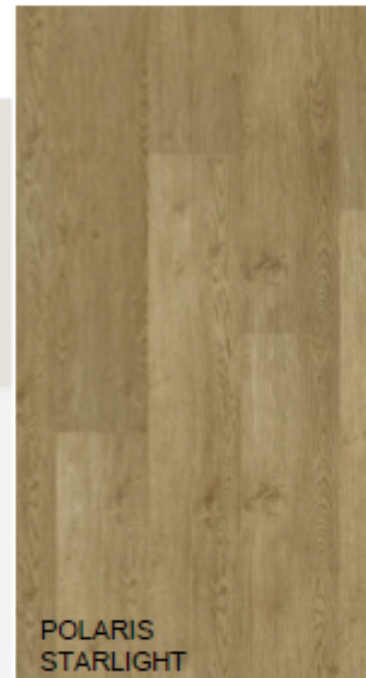
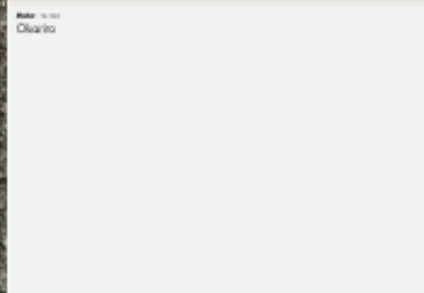
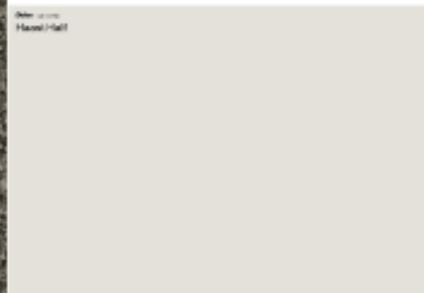
KITCHEN BENCHTOP - SILESTONE ENGINEERED STONE - 'BLANCO MAPLE'

KITCHEN CABINTRY - MELTECA 'SNOW DRIFT NATURALE'

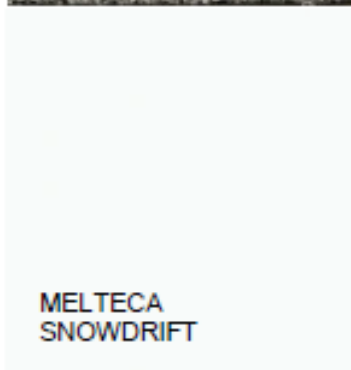
KITCHEN SPLASHBACK - MT0416 SEDA WHITE GLOSS (HORIZONTALLY BRICKED) WITH MISTY GREY GROUT

BATHROOM & ENSUITE FLOOR & SHOWER WALL TILES - MT1582 DARK SHELL GREY SEMI-POLISHED 300x600MM WITH SLATE GREY GROUT

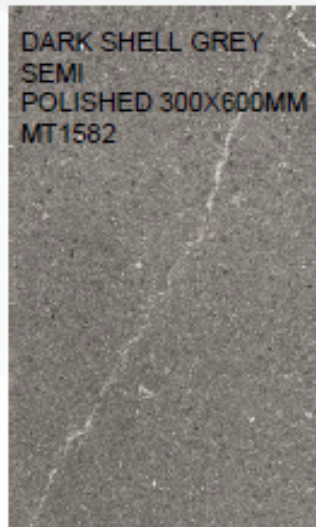
VCBC PARIS 800MM WIDE VANITY FINISH - WHITE PAINT GLOSS FINISH



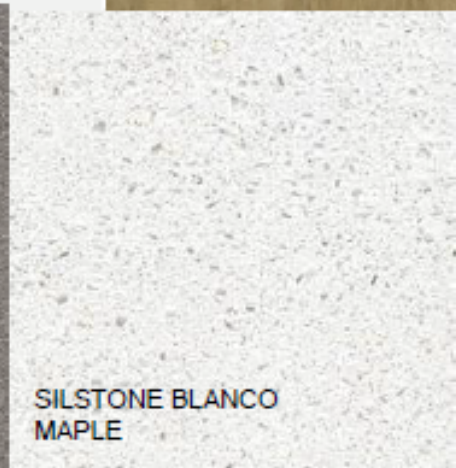
POLARIS
STARLIGHT



MELTECA
SNOWDRIFT



DARK SHELL GREY
SEMI
POLISHED 300X600MM
MT1582








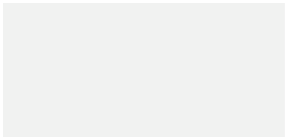


SILESTONE BLANCO
MAPLE

25-Feb-21
Colour Scheme _1

Lot 5112 - Duplex Type B

EXTERIOR COLOUR SCHEME - GREY FRIARS

5-RIB ROOF, BARGE, GUTTERS, DOWNPIPES	PROFILED METAL	GREY FRIARS (LRV 10%)	
5-RIB CLADDING	PROFILED METAL	GREY FRIARS (LRV 10%)	
GARAGE DOOR	'VALERO' INSULATED DOOR	GREY FRIARS (LRV 10%)	
ENTRY DOOR WINDOW & EXTERIOR DOOR JOINERY	PLASMA PLA00 ALTHERM RESIDENTIAL SERIES'	MATT GREY FRIARS (LRV 10%)	
VERTICAL TIMBER	PC1 CEDAR WEATHERBOARD - OR EQUAL	WOOD X 'DAMPER'	
HORIZONTAL TIMBER BATTENS (OVER SHEET CLADDING AS BELOW)	TIMBER TBD	WOOD X 'DAMPER'	
TITAN BOARD	PAINT FINISH CLADDING SYSTEM	COLOURMATCH 'GREY FRIARS'	
SOFFIT	FLUSH STOPPED PAINTED	DULUX 'OKARITO'	

Lot 5112 - Duplex Type B

Interior Finishes Scheme 2

INTERIOR COLOUR SCHEME

FLOORING - GODFREY HIRST POLARIS VINYL PLANKING - 'RADIANCE'

CEILINGS, TRIMS, ARCHITRAVES & SKIRTINGS - 'DULUX OKARITO'

INTERIOR WALLS ONLY - 'DULUX MT ASPIRING'

CARPET - GODFREY HIRST PLEASANT POINT - 'CAVIAR'

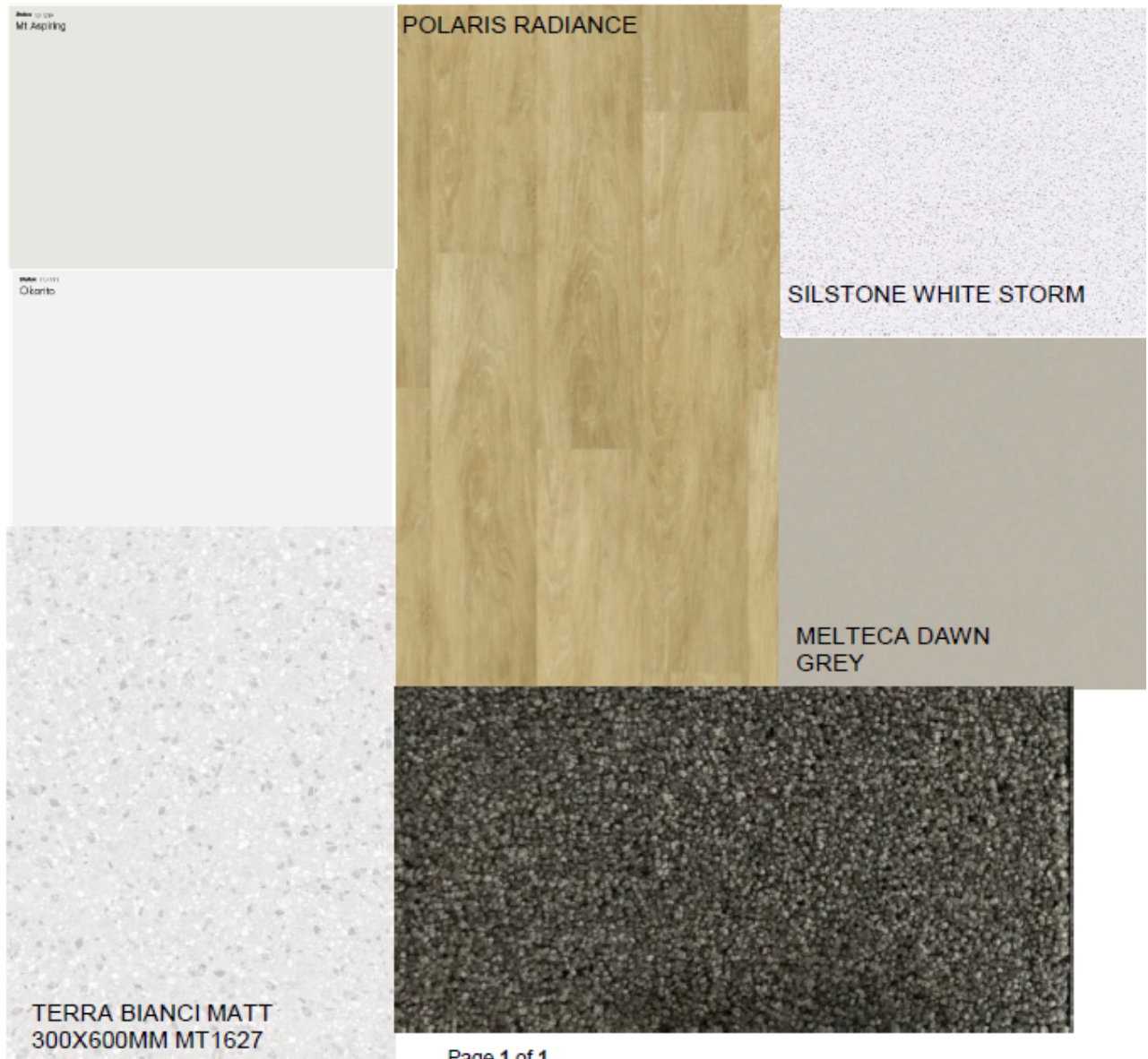
KITCHEN BENCHTOP - SILESTONE ENGINEERED STONE - 'WHITE STORM'

KITCHEN CABINTRY - MELTECA 'DAWN GREY NATURALE'

KITCHEN SPLASHBACK - MT0416 SEDA WHITE GLOSS 100x300MM (HORIZONTALLY BRICKED) WITH MISTY GREY GROUT

BATHROOM & ENSUITE FLOOR & SHOWER WALL TILES – MT1627 TERRA BIANCO MATT 300x600MM WITH MISTY GREY GROUT








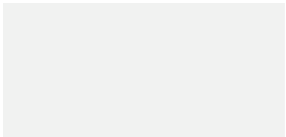
VCBC PARIS 800MM WIDE VANITY FINISH - WHITE PAINT GLOSS FINISH



Page 1 of 1

Lot 5113 - Duplex Type B

EXTERIOR COLOUR SCHEME - GREY FRIARS

5-RIB ROOF, BARGE, GUTTERS, DOWNPIPES	PROFILED METAL	GREY FRIARS (LRV 10%)	
5-RIB CLADDING	PROFILED METAL	GREY FRIARS (LRV 10%)	
GARAGE DOOR	'VALERO' INSULATED DOOR	GREY FRIARS (LRV 10%)	
ENTRY DOOR WINDOW & EXTERIOR DOOR JOINERY	PLASMA PLA00 ALTHERM RESIDENTIAL SERIES'	MATT GREY FRIARS (LRV 10%)	
VERTICAL TIMBER	PC1 CEDAR WEATHERBOARD - OR EQUAL	WOOD X 'DAMPER'	
HORIZONTAL TIMBER BATTENS (OVER SHEET CLADDING AS BELOW)	TIMBER TBD	WOOD X 'DAMPER'	
TITAN BOARD	PAINT FINISH CLADDING SYSTEM	COLOURMATCH 'GREY FRIARS'	
SOFFIT	FLUSH STOPPED PAINTED	DULUX 'OKARITO'	

Lot 5113 - Duplex Type B

Interior Finishes Scheme 2

INTERIOR COLOUR SCHEME

FLOORING - GODFREY HIRST POLARIS VINYL PLANKING - 'RADIANCE'

CEILINGS, TRIMS, ARCHITRAVES & SKIRTINGS - 'DULUX OKARITO'

INTERIOR WALLS ONLY - 'DULUX MT ASPIRING'

CARPET - GODFREY HIRST PLEASANT POINT - 'CAVIAR'

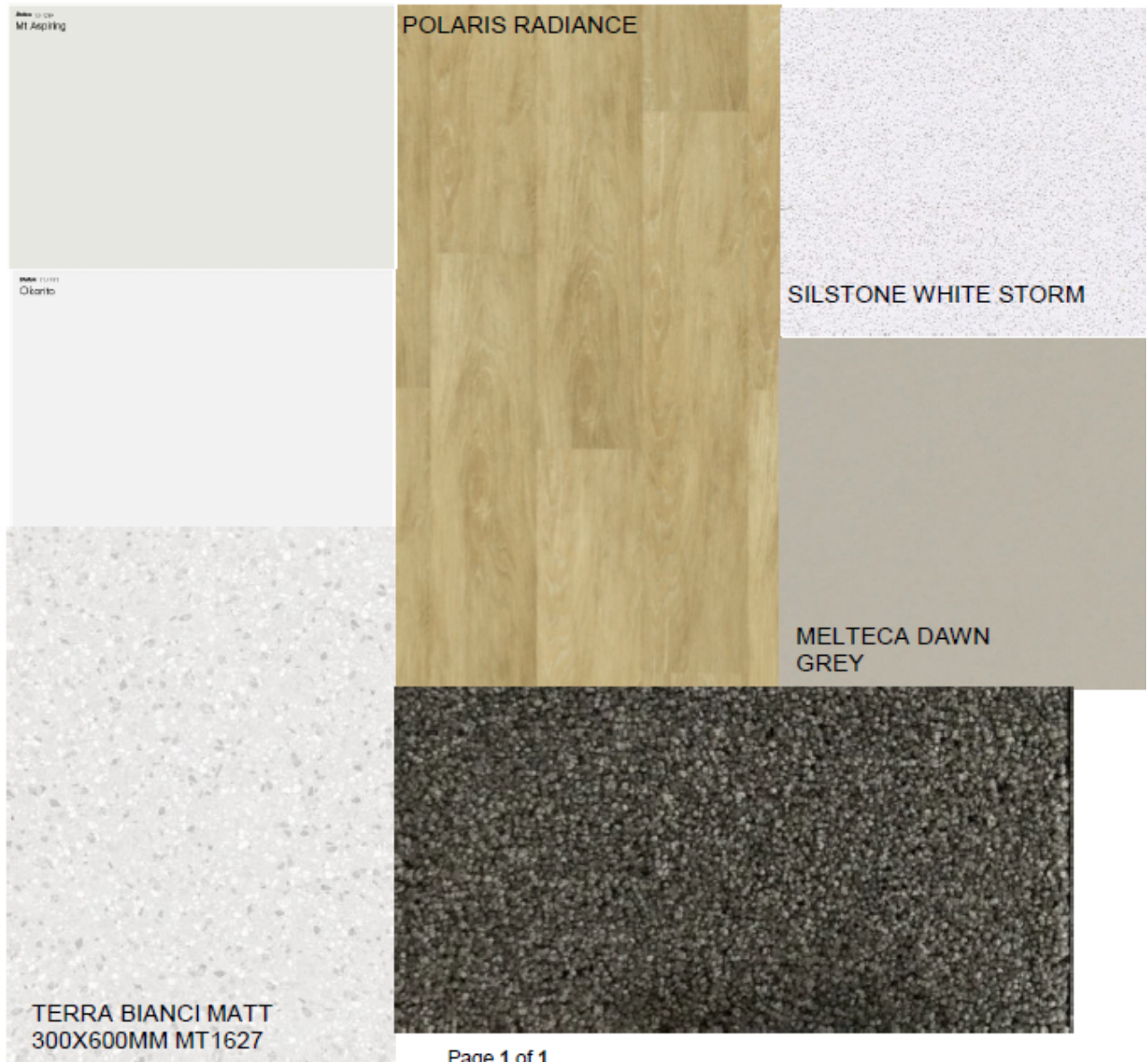
KITCHEN BENCHTOP - SILESTONE ENGINEERED STONE - 'WHITE STORM'

KITCHEN CABINTRY - MELTECA 'DAWN GREY NATURALE'

KITCHEN SPLASHBACK - MT0416 SEDA WHITE GLOSS 100x300MM (HORIZONTALLY BRICKED) WITH MISTY GREY GROUT

BATHROOM & ENSUITE FLOOR & SHOWER WALL TILES – MT1627 TERRA BIANCO MATT 300x600MM WITH MISTY GREY GROUT

VCBC PARIS 800MM WIDE VANITY FINISH - WHITE PAINT GLOSS FINISH



Page 1 of 1

KITCHEN INCLUSIONS

CABINETRY

20MM ENGINEERED STONE SILESTONE CABINETMAKER RANGE KITCHEN BENCHTOPS
18MM MELTECA MDF CABINETRY TO DOOR & DRAWER FRONTS & TALL PANELS
MARDECO HANDLES 4030/4026 - SATIN CHROME HANDLES - HORIZONTAL ON DRAWERS, VERTICAL ON CUPBOARDS
PREFINISHED 16MM WHITEBOARD SATIN WHITE CARCASS WITH 150MM HIGH KICKBOARD
SOFT CLOSE HINGES & DRAWER RUNNERS TO KITCHEN CABINETRY
1x CUTLERY INSERT INCLUDED
2x TANOVA TALL RUBBISH BIN IN INTEGRATED DRAWER

SINK AND TAP WARE

SINGLE STAINLESS STEEL SINK.
METRIX PAINI COX SQUARE GOOSENECK KITCHEN MIXER 78CR572SQ - CHROME FINISH

SPLASHBACK

TILED TO LENGTH OF BENCHTOP UP TO UNDERSIDE OF RANGEHOOD IN 'MT0416' SEDA WHITE GLOSS
100x300MM IN HORIZONTAL BRICKED PATTERN, WITH MISTY GREY GROUT & SATIN CHROME TRIM EDGING

APPLIANCES

FISHER & PAYKEL 60CM CERAMIC ELECTRIC COOKTOP; 4 Zone (CE604CBX2)
FISHER & PAYKEL 60CM STAINLESS STEEL BUILT IN OVEN, 5 FUNCTION, 85L Capacity (OB60SC5CEX1)
FISHER & PAYKEL 90CM STAINLESS STEEL FINISH RANGEHOOD, PYRAMID Chimney (HC90PLX4)
FISHER & PAYKEL 60cm Freestanding STAINLESS STEEL Dishwasher (DW60FC2X1)
WATER SUPPLY TO FRIDGE LOCATION (POSITION AS SPECIFIED IN KITCHEN DESIGN).
NO FRIDGE INCLUDED



BATHROOM INCLUSIONS

VANITY

VCBC PARIS 800MM WIDE WALL HUNG VANITY TO BATHROOM & ENSUITE - WHITE PAINT GLOSS FINISH.
FRAMELESS BEVELLED EDGE MIRROR - 1000MM HIGH TO LENGTH OF VANITY TO BATHROOM & ENSUITE.
VANITY TILED SPLASHBACK TO ENSUITE & BATHROOM (BY WIDTH OF VANITY).

TAPWARE + FIXTURES

METRIX COX CHROME RANGE TAPWARE & P2 SHOWER SLIDE.
HEIRLOOM CENTRO CHROME TOILET ROLL HOLDER
SF150 EXTRACTOR FAN TO BATHROOM, ENSUITE, & LAUNDRY.

SHOWERS

ATLANTIS QUUB (2&3 WALL) 1000x1000MM & ATLANTIS SANTIAGO LH FIXED PANEL 1400x900MM - WHITE
ARCYLIC BASE, WITH FLOOR TO CEILING 300x600MM TILES ON SHOWER WALLS (TILES AS PER NORTHLAKE
INTERIOR SCHEME SPECIFICATION).

TOILET

CAROMA CLARK ALTO II ROUND BACK TO WALL TOILET SUITE.

TILED FLOOR

300x600MM TILED FLOOR WITH TILED 100MM HIGH SKIRTING WITH SATIN CHROME TILE TRIM. (TILES AS PER
NORTHLAKE INTERIOR SCHEME SPECIFICATION).
UNDER-TILE HEATING INCLUDED TO BATHROOM & ENSUITE WITH 1x DIGITAL TOUCH SCREEN THERMOSTAT
TO EACH ROOM.

BATHROOM HEATING

NEWTECH 5-BAR 600MM HEATED TOWEL RAIL - CHROME FINISH TO BATHROOM & ENSUITE.
SERENE S2088 STAINLESS STEEL FINISH BATHROOM HEATER TO BATHROOM & ENSUITE.

LAUNDRY

LAUNDRY ROBINHOOD 3102 SUPERTUB





INTERIOR INCLUSIONS

INSULATION

PINK BATTS R2.8 INSULATION TO ALL EXTERNAL WALLS & R4.0 CEILING
INSULATION TO MID-FLOOR (WHERE APPLICABLE).

ROBE SHELVEING

ROBE SYSTEMS INCLUDED TO EACH BEDROOM - DESIGN TBC

DOOR HARDWARE

MILES NELSON S-RANGE - SARA PASSAGE SET LEVER HANDLE, SATIN CHROME FINISH. PRIVACY PASSAGE SET TO BATHROOM, ENSUITE & WC (WHERE APPLICABLE).
WINDSOR BRASS 5332-SS CAVITY-SUITE DOUBLE TURN SQUARE
FLUSH PULL WITH SQUARE EDGE PULL ON CAVITY SLIDER DOORS IN BATHROOM & ENSUITE APPLICATIONS (WHERE APPLICABLE) STAINLESS STEEL FINISH.
WINDSOR BRASS 5317 RECTANGLE FLUSH PULL FOR SLIDING ROBE DOOR APPLICATIONS - SATIN CHROME FINISH.
SATIN CHROME DOOR HINGES.
WINDSOR BRASS 5229 75MM DOORSTOP CONCEALED SKIRTING FIX - SATIN CHROME FINISH.
ALL INTERNAL STAIR HANDRAILS AS POWDER COATED ALUMINIUM.

INTERIOR LININGS & TRIMS

1x CEILING ACCESS PER HOUSE INCLUDED.
GENERAL INTERNAL WALLS LINED WITH 10MM STANDARD / AQUALINE/ BRACELINE GIB AS REQUIRED.
SQUARE STOPPED CEILING TO WALL JUNCTIONS
SKIRTING - 90MM X 12MM BEVELLED.
ARCHITRAVES - 60MM X 12MM BEVELLED PROFILE.

INTERIOR DOORS

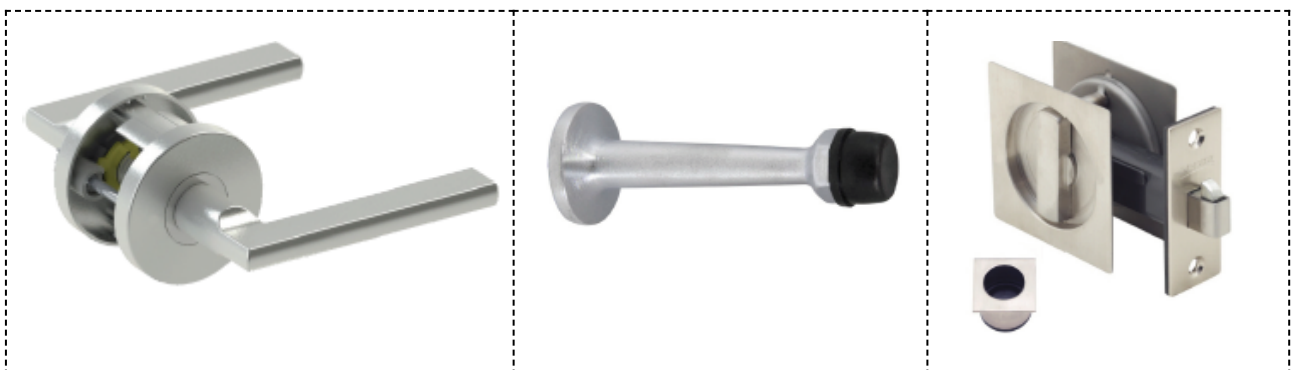
SMOOTH FLUSH, 810MM WIDE HOLLOWCORE INTERIOR DOORS TO 1980MM LEAF HEIGHT.
ROBEMAKER SLIDING ROBE DOORS WITH SMOOTH FLUSH, HOLLOWCORE DOORS - FLOOR TO CEILING MOUNTED TRACK SYSTEM.

INTERIOR PAINTING

ALL WALLS PAINT FINISH TO LEVEL 4 STOPPED PLASTERBOARD.
STANDARD PAINT PROCEDURE OF 1x UNDERCOAT & 2x TOP COATS.
1x PAINT COLOUR FOR ALL INTERIOR WALLS & 1x PAINT COLOUR FOR ALL CEILINGS, TRIMS, SKIRTINGS, ARCHITRAVES, DOOR JAMBS & INTERIOR DOORS (DULUX PAINT SYSTEM).

FLOOR COVERINGS

GODFREY HIRST - POLARIS VINYL PLANKING.
GODFREY HIRST - PLEASANT POINT 100% SOLUTION DYED NYLON CARPET.
90KG DENSITY CARPET UNDERLAY.
TILES TO BATHROOM & ENSUITE FLOOR WITH 100MM TILED SKIRTING (AS NOTED ABOVE)



EXTERIOR INCLUSIONS

SLAB

RIB RAFT SLAB TO FLAT 'GOOD' GROUND

GARAGE DOOR

DOMINATOR VALERO INSULATED SECTIONAL GARAGE DOOR
(TWO REMOTES PROVIDED)

ROOFING & GUTTERING

5-RIB PROFILED METAL ROOFING WITH ASSOCIATED FLASHINGS.
NO FASCIA IS INCLUDED, ALL BARGES TO BE PROFILED COLOURSTEEL.
HALF-ROUND COLOURCOAT STEEL GUTTERING
80MM DIAMETER ROUND COLOURSTEEL DOWNPIPES.

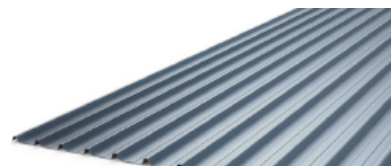
WINDOWS & EXTERIOR DOORS

ENTRY DOOR LATITUDE VERTICAL POWDER COATED ENTRY DOOR (LAT00)
WITH ICON ARCHITECTURAL LEVER HANDLE.
ALTHERM 'RESIDENTIAL SERIES' ALUMINIUM JOINERY INCLUDED IN STANDARD DURALLOY COLOUR RANGE
POWDER COAT FINISH
19MM FJ PINE LINERS WITH PAINT FINISH.
2150MM HIGH EXTERIOR WINDOW & DOOR JOINERY (INCLUDING ENTRY DOOR).
CLEAR DOUBLE GLAZED STANDARD GLASS WITH OBSCURE DOUBLE GLAZING TO BATHROOM & ENSUITE.
URBO WINDOW & EXTERIOR DOOR HARDWARE. SURFACE MOUNT
HANDLE/ LOCK ON SLIDING DOORS. POWDER COAT MATCH TO JOINERY (PC1 COLOUR RANGE).

CLADDING

CLADDINGS ARE INCLUDED AS PER PLANS;
VERTICAL HP60 PC1 CEDAR OR EQUIVALENT / HORIZONTAL HP54 PC1 CEDAR OR EQUIVALENT - WOOD X
STAIN FINISH.
TITAN BOARD PAINT FINISH PANEL CLADDING SYSTEM
5-RIB METAL PROFILED CLADDING TO HOUSE TYPE B (TO NON-STREET FRONTING ELEVATIONS).
CAVITY SYSTEM TO ALL CLADDINGS WITH RAB (OSB RAP) INCLUDED,
SOFFITS INCLUDED AS FLUSH STOPPED PAINTED HARDIES VILLA-BOARD.

ENTRY DOOR



ELECTRICAL + SITE INCLUSIONS

ELECTRICAL

1x FRIDGE SINGLE POWER POINT
1x DISHWASHER SINGLE POWER POINT
1x RANGEHOOD SINGLE POWER POINT
1x WALL OVEN & ELECTRIC COOKTOP POWER & ISOLATOR SWITCH
1x MICROWAVE SINGLE POWER POINT
1x HOT WATER SYSTEM POINT
1x AUTO GARAGE DOOR POWER POINT (IF APPLICABLE)
2x TV PORTS
2x DATA POINT
21X DOUBLE POWER POINT (USB PORTS NOT INCLUDED).
28X LED ORION WHITE FRAMED RECESSED DOWN LIGHTS - INTERIOR & EXTERIOR (IN SOFFIT) - 3000K WARM WHITE (CODE: 16598).
2x LED DAWN WHITE FRAMED, SURFACE MOUNT 35W GARAGE LIGHTS - 4000K COOL WHITE (CODE: 14827).
2x TWO-WAY SWITCHES
1x DATA BOX.
1x DISTRIBUTION BOARD.
SMOKE DETECTORS (AS REQUIRED UNDER THE BUILDING CODE).
VYNCO-FUSION STANDARD WHITE PLATE LIGHT SWITCHES & POWER PLUG COVERS.
SF150 EXTRACTOR FAN TO BATHROOM, ENSUITE, LAUNDRY/ LAUNDRY AREA IN GARAGE & INTERNAL WC (WHERE APPLICABLE).

HEATING

mitsubishi 6kw high wall heatpump msz - AP 50VGKD + WIFI.
1x WALL PANEL HEATER INCLUDED TO EACH BEDROOM.

LANDSCAPING

SOFT LANDSCAPING NOT INCLUDED.
EXTERNAL CONCRETE - BROOM & EXPOSED AGGREGATE FINISH INCLUDED AS PER PLANS PROVIDED.
TWO EXTERNAL GARDEN TAPS.
ALL RUBBISH REMOVED FROM SITE ON COMPLETION.
HOUSE CLEANED INTERNALLY & EXTERNALLY ON COMPLETION.



Key:

