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Structure

1. Retaining Walls - Bored cast insitu reinforced concrete pile retaining with concrete infill or precast concrete panels to Structural Engineer's design.
2. Foundations - Bored reinforced concrete piles or conventional reinforced concrete spread foundations to Structural Engineer's design.
3. Floors
 - a. Generally - Reinforced insitu concrete topping over proprietary precast flooring systems.
 - b. Basement - Reinforced concrete slab on grade.
 - c. Floor slabs extended through decks. Step over sill onto elevated deck tiles - flush decks along north side of structure.
4. Columns - Insitu reinforced concrete or structural steel columns to Structural Engineer's design.
5. Beams
 - a. Structural steel beams to Structural Engineer's design.
 - b. Structural concrete beams to Structural Engineer's design.
6. Basement Walls - Precast reinforced concrete panels to Structural Engineer's design.

7. Internal Walls - Light weight Gib lined non-structural walls.
8. Roof - Galvanized steel purlins supported onto structural steel rafters and columns. Timber trusses supported onto structural timber frame load bearing walls, to Structural Engineer's design.

Exterior

1. Roof
 - a. Selected proprietary warm roof system with membrane waterproofing and insulation.
 - b. Membrane roof to level 3 penthouse.
2. Gutters
 - a. Internal gutters with roof membrane waterproofing to NZBC falls.
 - b. Metal gutters.
3. Downpipes
 - a. Exposed - Proprietary powdercoated galvanised steel downpipes with rainwater heads.
 - b. Internal - UPVC inside acoustic rated ducts with passive fire protection to all penetrations.
4. Walls
 - a. Multidek profiled metal cladding, over cavity with rigid air barrier, over timber

- framed walls with thermal insulation to NZBC and acoustic rated interior lined plasterboard finish.
- b. Brick veneer cladding, over cavity with rigid air barrier, over timber framed walls with thermal insulation to NZBC and acoustic rated interior lined plasterboard finish.
- c. Titanboard, over cavity with rigid air barrier, over timber framed walls with thermal insulation to NZBC and acoustic rated interior lined plasterboard finish.
- d. Concrete - Precast concrete panel walls paint finish.
- e. Block walls in selected paint finish in services areas in basement.
- f. Kaynemaile mesh screening with custom bracket system to basement carpark levels and for privacy screens on the internal courtyard units (D&D2).
5. Soffits
 - a. Shadowclad, over ceiling battens.
 - b. Powdercoated aluminium sunshading louvre screen.
6. Balcony - Nonslip homogenous deck tiles on deck jacks, on membrane waterproofing system.

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| <p>7. Balustrade</p> <p>a. Proprietary glass & aluminium balustrade system, frameless with stainless steel handrail.</p> <p>8. Windows - Proprietary powdercoated aluminium high-performance suite with awned openings, clear double glazed with acoustic and thermal rating.</p> <p>9. Doors - Proprietary powdercoated aluminium high performance sliding frames, clear double glazed with acoustic and thermal rating.</p> <p>10. Carpark entry gate - folding barrier arm.</p> <p>11. Landscaping - Feature landscaped courtyard with a mixture of flowering and fragrant trees and planting.</p> | <p>3. Floors</p> <p>a. Selected tiles to entry lobby with in laid entry matt system.</p> <p>b. Selected heavy duty carpet to corridors.</p> <p>4. Walls - Paint finish to plasterboard, finish to level 4, with selected feature colour walls.</p> <p>5. Glazing - Proprietary powdercoated aluminium frames, clear single glazed.</p> <p>6. Entry glazing - Proprietary powdercoated aluminium curtain walling system, clear single glazed.</p> <p>7. Ceilings - Paint finish to plasterboard, finish to level 4.</p> <p>8. Lighting;</p> <p>a. Feature in-ground lights and wall lighting to main entry.</p> <p>b. Surface mounted selected light fittings to walls and ceilings to Electrical Engineer's specification.</p> <p>c. Emergency lighting, as required to escape routes.</p> <p>9. Internal Corridor Stairs - Selected heavy duty nylon carpet with selected nosings and stainless-steel handrail complete with fixing brackets.</p> | <p>10. Internal Egress Stairs - Raw precast concrete stairs with selected nosings, paint finished precast concrete walls. Proprietary balustrades and handrails.</p> <p>11. Mail boxes - 1 x A4 sized powdercoated steel mailbox per apartment in secure mailbox room. 1 x Parcel box for building.</p> <p>12. Rubbish Room - Mechanically ventilated rubbish room and collection point within carpark level.</p> <p>13. Courtyard - Raised planters with landscaping surrounded by tiled decks.</p> |
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- Common Areas**
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| <p>1. Secure Entry - Double height secure entry space with digital door lock.</p> <p>2. Lifts - Two lifts to service all levels to Lift Consultant's specification. Selected finish as per lift supplier standard finishes. Selected feature floor tiles to match entry Lobby.</p> | <p>1. Secure car and bike storage space with wall hung racks serviced by lifts & stairs.</p> <p>2. Barrier controlled system and concrete ramp for vehicle entry.</p> <p>3. 71 designated basement carparks.</p> <p>4. Bike racks - 95 proprietary bike racks.</p> <p>5. Reinforced concrete floor, walls and ceiling.</p> <p>6. Lighting - LED lighting to provide a well-lit environment.</p> <p>7. Emergency lighting, as required to escape routes.</p> |
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Car park

Apartment interiors

1. Floors:
 - a. Living / Dining Room - Selected engineered timber flooring, on acoustic underlay to concrete slabs.
 - b. Kitchen - Selected engineered timber flooring on acoustic underlay to concrete slabs.
 - c. Bathroom - Selected ceramic tiles, on waterproofing membrane, over acoustic underlay, on concrete slabs.
 - d. Bedrooms - Selected residential heavy duty, plush pile carpet, nylon blend, on acoustic underlay to concrete slabs.
 - e. Study - Selected residential heavy duty, plush pile carpet, nylon blend, on acoustic underlay to concrete slabs.
 - f. Laundry - Selected engineered timber flooring on acoustic underlay to concrete slabs. Refer to plans for specific floor finishes to laundry.
 - g. Wardrobes - Selected residential extra heavy duty, plush pile carpet, nylon blend, on acoustic underlay to concrete slabs.
 2. Walls:
 - a. Inter-tenancy walls - Paint finish to plasterboard to meet NZBC fire & acoustic requirements, finish to level 4.
 - b. Internal walls - Paint finished plasterboard, finish to level 4.
 - c. Bathrooms - Selected ceramic tiles, on waterproofing membrane to wet areas and paint finished plasterboard to all other walls.
 3. Skirtings:
 - a. General - Paint finished timber skirtings.
 - b. Bathrooms - Selected tile skirting.
 4. Ceilings:
 - a. Paint finish to plasterboard ceilings to meet fire & acoustic requirements.
 5. Doors & Trims
 - a. Apartment entry door - Paint finished, quality solid core doors, to meet NZBC fire and acoustic requirements with proprietary door viewer, selected lever door hardware, door closer and door stops.
 - b. Internal doors - Paint finish hollow core with selected lever door hardware and door stops.
 - c. Sliding study / bedroom doors - Glass in powdercoated aluminium frame with surface mounted tracks.
 - d. Sliding wardrobe doors - Paint finished hollow core doors on sliding multitrack system with rebated pull handles.
 - e. Architraves - Paint finished timber.
 - f. Door & window liners - Paint finished timber.
6. Wardrobes:
 - a. Custom melamine finished MDF board shelf and aluminium hanging rail.
 7. Kitchen
 - a. Selected engineered 20mm thick stone benchtop.
 - b. Selected undermount 1 1/4 stainless steel sink with overflow drain.
 - c. Selected chrome kitchen mixer.
 - d. Selected Insinkerator.
 - e. Selected Formica Melteca cabinetry with matching PVC edging on high moisture resistant MDF.
 - f. Selected soft open & close hinges on all wardrobes and drawers.
 - g. Selected feature tile splashback.
 - h. Selected toe kick to under bench cabinetry.

- i. Selected Bosch electric under bench oven.
 - j. Selected Bosch ceramic / induction cooktop.
 - k. Selected Bosch stainless steel under bench dishwasher.
 - l. Selected Bosch rangehood, mechanically extracted to exterior.
 - m. Selected LED strip light under top cabinetry to large kitchens in level 3 penthouses.
8. Bathrooms
- a. Selected proprietary vitreous china wall mounted vanity basin with integrated prefinished cabinetry with drawer.
 - b. Selected mirror with LED edge lighting and demister.
 - c. Selected toilet suite with soft close seat.
 - d. Selected stainless steel heated towel rail.
 - e. Selected chrome toilet roll holder, robe hook and basin mixer.
 - f. Selected chrome shower column and mixer.
 - g. Selected bath.
 - h. Tiled shower completed with selected wall & floor tiles.
 - i. Selected porcelain tiled shower with step over threshold.
 - j. Selected proprietary toughened glass shower door and screen.
 - k. Waterproofing system, waterproofing to shower, walls and bathroom to NZBC complete with drainage to bathroom and shower.
 - l. Bathroom vent / ducting provided.
 - m. Electric under-tile heating.
9. Laundry:
- a. Space provided for installation of washing machine and dryer, Laundry vent / ducting provided to external balcony.
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- Services**
1. Mechanical:
- a. Mechanical ventilation to apartments.
 - b. Bathrooms mechanically ventilated to outside.
 - c. Ducting/extract for clothes dryer in laundry.
 - d. Kitchen range hood vented to outside.
 - e. Heat pump system to all apartments living rooms.
 - f. Apartments are Healthy Homes Act compliant (heating and ventilation)
 - g. Outdoor air ventilation in main lobby & common areas.
2. Security and Access:
- a. Proximity card access to front door and carpark.
 - b. Proximity card access control to main building entrance points, entrances to courtyard, plant services rooms, lift cars and carpark.
 - c. Guest access - video/audio intercom units in each apartment linked to master video/audio intercom units at the main entrance points, separate from phone lines.
 - d. CCTV Cameras - CCTV cameras located to cover the main entrance points to the building and the courtyard area.
 - e. Apartment security by individual apartment owners.
3. Telecommunications
- a. A Chorus Network Fibre Optic cable termination to each apartments ELV panel.
 - b. Category 6 UTP cabling terminated between the ELV panel and RJ45 outlets.
 - c. RJ45 type CAT 6 phone/data outlets to each apartment.
 - d. All connection to the network (livening) and any other telecommunications works and equipment shall be by the individual apartment owners, and their telecommunications service provider.

4. Fire Safety
 - a. Sprinkler fire system on Basement carparking levels to meet NZBC.
 - b. Smoke detection system in each apartment to meet NZBC.
 - c. Emergency lighting and egress paths to meet NZBC.
5. Hydraulic
 - a. Hot Water Wardrobe, space provided for hot water cylinder and drip tray.
6. Electrical
 - a. Lighting, selected recessed LED light fixtures throughout apartments and balcony.
 - b. Electrical distribution board to each apartment.
 - c. ELV panel to each apartment.
 - d. Power outlets throughout each apartment.
 - e. Heated towel rail to bathrooms and ensuites of each apartment.
 - f. Power for apartment kitchen appliances.
 - g. Power supply to apartment oven.
 - h. Power supply to apartment cooktop.
 - i. Power supply to apartment dishwasher.
- j. Power supply to apartment waste disposal unit.
 - k. Power supply to apartment rangehood.
 - l. Power supply to apartment electric hot water cylinder.
 - m. Power supply to apartment mechanical ventilation services including bathroom fan run on timers.
 - n. Light switches, power outlets and accessories shall be from the PDL Iconic range.
7. TV
 - a. Connection to the landlords centralised satellite dish and aerial system providing all available free to air digital channels and encrypted Sky Television, on a strong signal strength - minimum 65dB at outlets.
 - b. Apartment TV outlets wired from a central splitter within the apartment ELV panel to lounge and bedrooms.
 - c. Sky contract required by individual apartment owners.