

GENERAL CONSTRUCTION SUMMARY

BUILDING EXTERIOR	Reinforced concrete structure and concrete floors. Building facade system incorporating powder coated aluminum window joinery. Ceramic tiles and glass balustrades to decks.
GARDEN AREA	Garden area has ceramic tiles, seating, planting areas and a pool.
INTER-APARTMENT WALLS	All walls between apartments are framed, insulated and lined with Gibraltar boards to offer a high level of noise control.
ACCESS	Two lifts serve all floors . Two egress stairs.
ELECTRICAL	Individually metered with remote reading facility outside of the security of the apartments. Emergency lighting system in all egress routes.
SECURITY	Audio link from apartments to entry foyer. Security access locks to all external doors.
CARPARKING	For those who have purchased them, parking spaces are provided on the two basement levels
FIRE PROTECTION	Automatic sprinkler system with external monitoring.
MANAGER	A live in manager controls the building (5 days per week plus callout weekends) and is responsible for security cleaning and maintenance.

OUTLINE SPECIFICATION

ENTRY LOBBY	<ul style="list-style-type: none"> Walls - Acrylic paint finish. Ceilings - Acrylic paint finish. Floor - Ceramic tiles. Doors - Glass. Security - Voice intercom to each apartment.
MAIL	<ul style="list-style-type: none"> Boxes - Boxes with doors locks and numbered.
APARTMENT FOYERS	<ul style="list-style-type: none"> Walls - Acrylic paint finish. Ceiling - Acrylic paint finish. Floors - 40 oz wool carpet on underlay. Doors - Security lock to each apartment.
APARTMENTS	
LIVING AREAS	<ul style="list-style-type: none"> Walls - Acrylic paint finish. Ceilings - Acrylic paint finish. Floors - 40 oz wool carpet on underlay.
KITCHEN	<ul style="list-style-type: none"> Floors - European ceramic tiles. Walls - Painted walls with tile splash back. Ceiling - Acrylic paint finish. Bench Top - stone bench top with stainless steel sink. Cabinets - Metallic laminate finish externally with white laminate interiors. Tapware - Hansa ceramic disk mixer or similar. Waste disposal - Fisher and Paykel WD2002 or similar. Oven - Fisher and Paykel B1452R stainless or similar. Cook top - Fisher and Paykel CT560C stainless (4-hob) or similar. Refrigerator - Fisher and Paykel E249T Stainless Steel or similar. Dishwasher - Fisher and Paykel DS603 stainless or similar. Range hood - Fisher and Paykel Range hood. Washing Machine - Fisher and Paykel Washing machine with drier over.
BATHROOM	<ul style="list-style-type: none"> Floors - European Ceramic tiles. Walls - Painted walls with ceramic tile skirting. Ceiling - Acrylic paint finish. Shower - 900 x 750 (EAST) and 900 x 900 (WEST) acrylic shower base with hinged safety glass door and acrylic wall liners.
SERVICES	<ul style="list-style-type: none"> Shower slide - Hansa mixer and slide or similar. Vanity - Laminate top with Melteca to cabinet unit. Basin - Vitreous china. Tapware - Hansa ceramic disk mixer or similar. Toilets - Vitreous china WC with dual flush cistern. Towel rail - Heated towel rail.
	<ul style="list-style-type: none"> 2 Bedroom - 10 incandescent downlights. 8 power points. 1 TV outlets (main channels and sky aerial). 3 phone outlets.