

OUTLINE SPECIFICATION.

COLLECTION 3: TE RAU TŪPUNA



GENERAL OVERVIEW & SCOPE

This master specification applies across Collection 3, covering House fitout types as noted below:

- FB (# 2,5,13,17,21)
- FC (# 1,3,4,6,14,18)
- HB (# 10,11,12)
- HA (# 7,8,9)
- GA (# 15,19)
- GB (#16,20).

1. GENERAL DETAILS:

- **Roof Profile & Material:** Stratco Superdek 0.4bmt.
- **Fascia & Spouting:** Stratco 185mm metal fascia with Stratco Quarter Round spouting.
- **Downpipes:** Marley PVC.
- **Aluminium Joinery & Entrance Door:** First Windows & Doors with Miro hardware; Latitude-LAT02 aluminium entrance door with lever handle. Double glazing to all windows.
- **Cladding 1:** Midland brick range, refer 2 below
- **Cladding 2:** Stratco S7-0.40bmt metal cladding, refer 2 below
- **Soffits:** 4.5mm Fibre cement sheet soffits.
- **Canopy & Shrouds:** Aluminium entrance canopy and shrouds detailed as per consented plans.
- **Insulation:** to external walls & ceiling (R-value as per consented plans).
- **Walls:** Timber framed wall Construction.
- **Foundation:** Cupolex Engineered Pod System
- **Interior linings:** 13mm GIB board standard to ceilings (GIB Aqualine in wet areas); 10mm GIB board to walls (GIB Aqualine in wet areas).
- **Finish & stopping:** Level 4 paint finish; square-stopped scotia and corners.
- **Doors & hardware:** 38mm Flush panel/hollowcore door leaves with Lockwood Velocity Std - Element L3 handles and 85mm wall-mounted round door stops in Satin Chrome Pearl.

2. LANDSCAPING & SITE ITEMS:

- **Back & Side Fencing:** 1800mm high Good Neighbour fencing, Slate Grey.
- **Front Fencing:** 1200mm high pool-style aluminium fencing, Black.
- **Clothesline:** Hills Compact 19m (2.4m x 0.85m), Monument.
- **Letterbox:** Mail Boss - Richmond Metal (310x260x90mm), Black.
- **Water Tank & Concrete:** Slate Grey water tank (sized per plan, if required);
- **Sponge finish concrete.**
- **Exterior & Security Lighting:** Bi Cube 6W 3000K IP sensor wall light and Ambius 2x15W LED Twin Spot Light with sensor.
- Please refer to the Landscaping Plan for each lot.

3. EXTERIOR FINISHES & COLOURS:

Exterior Feature	'Dark Ironsand' (HB, FB, GB): # 2,5,10,11, 12,13, 16,17,21,20.	'Light Ironsand' (HA, GA): #7,8,9,15,19.	'Sandscape/White' (FC): #,3,4,6,14,18.
Cladding 1 (Brick)	Midland Brick Aspire, Heritage Red, charcoal mortar	Midland Brick Tipico, Albillo, white mortar	Midland Brick, Tipico, Albillo, white mortar
Cladding 2 (Stratco S7)	Coloursteel Ironsand	Coloursteel Ironsand	Coloursteel Sandscape
Roof, Fascia & Spouting	Coloursteel Ironsand	Coloursteel Ironsand	Coloursteel Sandscape
Downpipes	Ironsand	Ironsand	White
Aluminium Joinery	Dulux Duralloy Ironsand	Dulux Duralloy Ironsand	Dulux Duralloy Matt Appliance White
Entrance Door	Dulux Protecture Ironsand	Dulux Protecture Ironsand	Dulux Protecture Matt Appliance White
Canopy	Powdercoated Ironsand	Dulux Ironsand	Powdercoated Matt Appliance White
Soffits	Dulux Ironsand (HB) / Dulux Mt Aspiring (FB, GB)	Dulux Ironsand (HA) / Dulux Ōkārīto (GA)	Dulux Ōkārīto
Garage Door	Superlift Flatline embossed in Dulux Ironsand (GB only, # 16,20)	Superlift Flatline embossed in Dulux Ironsand (GA only: (15,19)	N/A
Ext Lights	Black	Black	White

4. INTERIOR FITOUT:

Kitchen:

- **Benchtop:** Primestone composite stone 20mm
- **Base Cabinetry:** Melteca 18mm (white)
- **Handles:** Mardeco Barcelona 160mm in brushed nickel
- **Sink & Mixer:** Mercer (500x400x210) & Caroma Basis R3 gooseneck.
- **Backsplash:** Studio Sub 100x300 (Brick bond), white gloss/misty grey grout.
- **Extraction:** S/S Robinhood 52cm powerpack (RUM52XCOM or similar)
- **Oven:** Built-in Haier 12 function 60cm (HWO60S12EPX5 or similar)
- **Cooktop:** Ceramic, electric Haier 60cm (HCE604TB3 or similar)
- **Dishwasher:** S/S Haier (HDW13FOPS1 or similar).



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Bathrooms:

- **Shower Slide & Mixer:** Elementi Cura 3-Function, Caroma Basis universal in Chrome (BAS025CF+BAS028C or similar).
- **Vanity & Mixer:** St. Michel Riva Classic in White Velvet & Caroma Basis in chrome.
- **Toilet & Accessories:** Caroma Origin Back to wall Rimless in white, Heirloom Toilet paper holder in Chrome.
- **Shower:** Varies across typologies: HA & HB: 900x900mm 3-sided alcove acrylic showers. Types FB, FC, GB, GA: 1000x1000mm 2-sided acrylic showers.
- **Mirror:** Polished edge 1000x900mm mirror.
- **Half-Bathrooms (FB,FC,GA,GB):** additional St. Michel Riva Classic hand basin, Caroma Basis R3 mixer, 600x400mm mirror and Caroma Origin BTW (Back-to-Wall) rimless toilet.
- **Towel Rails:** Varies across typologies, all are Heirloom Tempo range: HA & HB: 510 Extended rails (WTR510E); FB & FC: 825 rails (WTR825), Type GA & GB: 8255 rails (WTR825S).

Laundry:

- **Tub:** Robinhood Super tub 560mm
- **Water Cylinder:** Rinnai +180L Mains Pressure (ST3101X / ME180488E30 or similar).

Heating:

Carrier Allure Heat pump to the Living Area.

Electrical & Data:

- **LED downlights** refer electrical layout plan (Ambius 12W 3k downlights).
- **Fibre optic network termination.**
- **Meter/distribution**
- **Power outlets** refer electrical layout plan.
- **Data outlet/ONT** (Optical Network Terminal)
- **Extract fan in bathroom(s) and laundry** (Vynco Inline extraction)
- **Oven/Hob/extraction** in kitchen.
- **Power outlet for Fridge and Dishwasher.**
- **Towel Rail outlet** for heated towel rail.

Storage:

- **Linen Cupboard:** 4x timber slat shelves (cleats & supports: 40x18mm; slats: 90x19mm 'clears') set at heights of 600mm, 1000mm, 1400mm, and 1800mm above finished floor level (FFL).
- **Wardrobes:** 1x 400mm-deep pre-finished shelf set 1.75m above FFL with a 90mm cleat; 1x hanging rail installed 1.75m above FFL and 300mm from the rear wall.
- **General Storage** (where applicable): 2x full-width prefinished shelves vertically spaced at 400mm, with the bottom shelf placed 1.25m above FFL.
- **Hot Water Cupboard:** 1x full-depth, full-width timber slat shelf made of screw-fixed 70mm x 20mm solid timber slats with 10mm gap.

Garages:

Garages in GA (#15 & 19) and GB (#16,20) are fitted out with Jazz 5000 Anthracite garage carpet.

5. INTERIOR FINISHES & COLOURS:

- **Paint:** All homes have ceilings, architraves, door leaves & skirtings painted in Dulux Ōkārīto (various finishes). Walls are painted in Dulux Mt Aspiring.
- **Window furnishings:** Included on all homes. Kitchen/Dining: slimline blinds (Types HB, HA) or block-out roller blinds in Lucerne (FB, FC, GA,GB) Living Room (Ranch Slider): block-out roller blinds in Lucerne (HB, HA) or 1x curtain in triple weave pencil pleat (70% fullness) on a White M-system track (Types FB, GB, FC, GA). Bedrooms: Curtain Studio block-out roller blinds in Lucerne across all homes.
- **Interior colours:** The table below outlines the various Collection 3 interiors. *Please refer 'Interior options'.*

Home Type	Carpet	Vinyl Plank	Kitchen Overhead Cabinetry
HA: #7,8,9	Detroit,Mist	Avvio Chenile	Burnished Wood Organic
HB: #10,11,12	Detroit,Oilskin	Avvio,Camlet	Danish Walnut Organic
FB: #2,5,13,17,21	Detroit,Oilskin	Avvio,Camlet	Burnished Wood Organic
FC: #1,3,4,6,14,18	Detroit,Mist	Avvio,Chenile	Danish Walnut Organic
GA: #15,19	Detroit,Mist	Avvio,Canvas	Burnished Wood Organic.
GB: #16,20	Detroit,Oilskin	Avvio,Canvas	Silvered Ash Organic

6. MISCELLANEOUS & DISCLAIMERS

Smoke alarms to be provided.

Furniture and furnishings other than window furnishings outlined are not provided as part of the general specification.

Visuals are artist illustrative representation only.

The developer reserves the right to make all or any substitutions at its discretion. Where there is a material substitution, the substitution will be a comparable or better alternative - both in specification and quality of material.

