

Specifications

Structure

Reinforced concrete pads and strip footings with reinforced concrete beams and columns supporting the concrete podium level and concrete and steel posts and beams along with solid concrete walls supporting the suspended apartment concrete floors. All as specified by the Structural Engineer.

Exterior

Red Brick cladding generally with solid plastered expressed floor edges. The two feature open atria which overlook the courtyards are clad in a composite aluminium panel system and include roofing cutouts and are bisected by the glazed corridors.

Joinery

High quality powder coated aluminium windows and sliding deck doors with clear glass. Feature back painted glass panels have been specified at floor and wall junctions in the long section window joinery.

Decks

All decks are reinforced concrete with acoustic underlay and waterproofing membrane where required and finished in the selected high quality exterior grade ceramic tile. Balustrading is stainless steel rectangular post with semi cantilevered toughened clear glass to the architect's design.

Roof

A 2 layer membrane system is installed with falls to rainwater heads or downpipes.

Spouting & Downpipes

Large size spouting and downpipes are made from Zincalume or paint finish pipe where exposed.

Pergolas

Feature metal louvered freestanding aerofoil pergolas have been cantilevered above the penthouse level decks to the architect's design.

Insulation

External walls and ceiling spaces are insulated to code requirements with wool or polyester blanket insulation.

Party Walls

Party walls are generally solid concrete filled walls, while a few are double stud dependent on location. They have been designed to meet or exceed code requirements for sound rating of STC55 and fire rating of 30 to 60 minutes FRR and have been gib lined with skirtings.

Lifts

Two 13 person Schindler lifts of the latest high tech design service the entrance lobby and car park level and all apartment levels. The doors have been finished in stainless steel and the interiors finished in durable materials to the architect's specification and include touch screen panels. The lifts open onto large foyer landings with glass block floor sections on all levels for natural light to all levels from a large skylight in the roof.

Entrance and Lobby

The entrance lobby has been designed as a columnless space with a large glazed roof section. The exterior porch has a large cantilevered glazed verandah designed in a "fan" style on stainless steel spider fittings under metallic finish steel beams. Imported high quality European porcelain tiling finishes the lobby floor. Frameless entrance doors and glazed sidelights will allow access to the light filled lobby by camera monitored security card or intercom control from the apartments. An annexed secure mail lobby area houses the letterboxes.

Corridors

Over width corridors have been finished in heavy duty commercial grade carpet on commercial rubber underlay.

Fire

The building has a fully integrated, sophisticated multi zone fire sprinkler system in all the apartments and common areas and operates in a location specific manner.

Car Park

The car park is fitted with security fluorescent lighting with car space numbering, marking & directions and bike racks.

Security

All access to the car park, building, courtyards and tennis court and swimming pool is by a security card system with intercom control to the building and car park entrances. Digital security cameras cover and monitor the lobby, car park and other areas.

Common Facilities

On level one of the building there is a fully equipped gym, a spa and sauna room both with toilet facilities and externally the central courtyards have been finished with reflection ponds, paved areas, water fountains, tub planted specimen trees, raised grassed islands, a pergola, seating and relaxation areas and two substantial unique commissioned sculptures. The tennis court and swimming pool include a cabana with two changing rooms including toilet and shower facilities. Level 2 includes a large residents lounge furnished with lounge suites and coffee tables suitable for use by owners for private functions and as a meeting place.

Landscaping

The established trees (Himalayan Cedars) to the east of the building have been pruned for appearance and supplemented with considerable additional planting. An entrance footpath runs from the visitor car parking to the entrance and is covered with a glass canopy on metallic finish steel frames. Fencing along the eastern boundary is of a tall swimming pool type construction. The western boundary allows access to the adjacent reserve through a monitored, security card controlled gate.

Driveway

Planter strips have been established with hedging to the side of the raised footpath which is to be finished in exposed pebble aggregate and new solid fencing established along the western driveway side. The driveway is formed with asphalt and Virginia Creeper is establishing along the fence.

Internal Walls

Steel frame or timber walls (steel or H3 timber for exterior walls) has been lined with gib board, stopped and finished to level 4 with skirtings fitted. The ceiling junction is square stopped. Internal hollow core flush doors are installed with rebated jambs between the rooms and fitted with quality satin finish hardware. The surfaces have been finished in a high quality Resene paint system throughout.

Kitchen

The kitchen cabinets are finished externally with durable melteca panels and satin finished handles of the architect's selection and internally in white low pressure laminate. The bench tops are formed in the latest square edge 30mm solid Granite from Europe while the toe kicks are finished with a stainless steel melteca strip. Behind the gas hob the splashback is tiled in quartz like brick mosaics with feature coloured glass mosaic strip. The kitchen island has an inset stainless steel sink with drainer, German Hansa ceramic single lever tap and a waste disposal and the top and one side are asymmetrically finished. A pair of pendant lights hanging from the ceiling complimenting a floating wall that is adjacent which includes a feature display cut out, recess halogen lighting and glass shelf designed by the architect. The oven, gas hob, rangehood, dishdrawer and waste disposal are Fisher & Paykel appliances or similar in stainless steel finish. The floor is in quality porcelain tile.

Bathroom and Ensuite

Wall linings are gib aqualine and feature a large frameless mirror above quartz like brick mosaic tiling. A vanity cabinet of offset design by the architect is wall hung and has a semi recessed square vitreous china bowl. The shower walls are lined with white brick tiles and feature a quartz like mosaic tiling strip above a superior white acrylic tray. In some 3 bedroom apartments a separate acrylic bath is included in one of the bathrooms. A vitreous china toilet suite and German Hansa tapware along with a toilet roll holder, heated towel rails and ventilator complete the fittings. The floor is in quality porcelain tile.

Laundry / Hot Water

The ventilated laundry has a slimline supertub installed with connections for a washing machine and has a tiled floor. Each apartment has a mains pressure hot water cylinder and coated wire slatted shelves for linen.

Bedrooms

The generous bedrooms are sized to allow for additional furniture and include wardrobes with a proprietary shelving and clothes hanging system.

Floor Coverings

The non service rooms have been fitted with heavy duty all wool loop pile carpet selected by the architect laid over a rubber underlay.

Electrical

Each apartment is wired for Sky and Digital TV and Cat5 data and telecom capability is provided. The ceiling lights are recessed fittings except the laundry which is a surface mounted fixture. The following schedule outlines the fittings generally installed.

Entry	2 ceiling		
Kitchen	2 ceiling, 2 pendant	2 double power points (unallocated)	
Bathrooms	2 ceiling, 1 wall	1 double power point (RCD)	
Laundry	1 ceiling	1 double power point (RCD)	
Living / Dining	4-6 ceiling, 2 wall	3 double power points	1 phone 1TV
Bedroom 1	2 ceiling, 1 wall	3 double power points	1 phone 1TV
Bedroom 2	2 ceiling	2 double power points	1 phone
Bedroom 3	2 ceiling	2 double power points	1 phone
Study	1 ceiling, 1 wall	1 double power point	1 phone 1TV
Deck	1 wall		

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