

ESTATE

Redwood



SPECIFICATIONS

ARTIST IMPRESSION OF LIVING AREA*



*artist's impression may include upgrades

ARTIST IMPRESSION OF LIVING AREA*



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ARTIST IMPRESSION OF APARTMENT*



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FINISHES

TOP - UPGRADED SPECS
ATLAS QUARTZ - SIRIUS



WHITE SUBWAY TILES ARE AN
OPTIONAL EXTRA

TOP - BLACK GRANITE FORMICA TOP



CUPBOARDS - UPRGRADE OPTIONS

LUNAR ASH MELAMINE



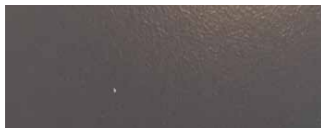
SAHARA MELAMINE



TERRA NOVA MELAMINE



VERMONT SLATE MELAMINE



AGED STONE MELAMINE



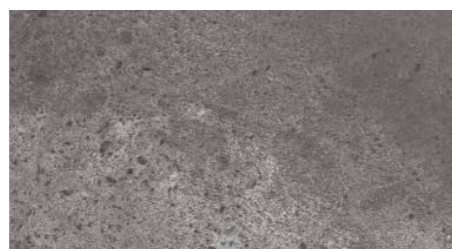
WINDSOR GREY MELAMINE



CUPBOARDS - WHITE MELAMINE -
PEEN FINISH



WALL & FLOOR TILES
TRIBECA RIVERSIDE CHARCOAL



WALL & FLOOR - UPGRADED SPEC
ASPEN OAK VINYL FLOORING



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ARTIST IMPRESSION OF BEDROOM*



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PLUMBING & SANITARY WARE

VORTEX MIXED TIDE SOLID HANDLE
SINK MIXER



VORTEX MIXED TIDE SOLID HANDLE
BASIN MIXER



VORTEX MIXED TIDE SOLID HANDLE
CONCEALED MIXER FOR BATH AND SHOWER



SHOWER ARM



WATERSAVING SHOWER ROSE



VORTEX MIXED TIDE
NIKKI SPOUT



ARTIST IMPRESSION OF BATHROOM*



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BUILDING SPECIFICATIONS

HOUSE STRUCTURE:	Exterior	Maxi Cement Brick, plastered and painted with one plaster primer coat and two coats Sabre Flexi Seal. Colour - As per Developers Choice
	Interior	Maxi Cement Brick, plastered and painted with one filler coat and two coats Sabre Inex - Colour - As per Developers Choice
ROOF:	Shade of Grey Colourbond IBR roof sheeting	
EXTERIOR TILE:	Communal Area - Tribeca Riverstone Charcoal Slip-Resistant 430 x 430 (Code: OTRA810018A)	
RAIN WATER GOODS:	White aluminium with PVC down pipes	
	Down pipes painted - As per Developers Choice	
WINDOWS:	Powder coated aluminium	
DOOR FRAMES:	Front	Fire doorframe, 90 x 70 x 813 with 25mm rebate, Painted - As per Developers Choice
	Interior	Standard doorframe, painted. Colour - Developers Choice
	Patio	Powder coated aluminium
DOORS:	Front	Wood - Semi-exterior ½ Hour Rated Horizontal Slat, painted - Developers Choice
	Interior	Hollowcore, painted - Developers Choice
IRONMONGERY:	External doors	3 x lever locks - Coupé Umea
	Internal doors	3 x lever locks - Coupé Umea
CEILINGS:	Hollowcore decking painted white	
	Skimmed rhino board, painted - White	
	75mm cove cornice, painted - White	
PAINT SPECIFICATION	Outside walls	One coat SABRE masonry primer All horizontal surfaces get one coat of SABRE Fibre-shield Two coats of colour SABRE Flexi-seal
	Inside walls	One coat Acrylic Poly skim walls One coat of SABRE masonry primer Touch up imperfections with polyfilla and re-apply SABRE masonry primer Two coats of colour SABRE IN/EX Acrylic

BUILDING SPECIFICATIONS

SANITARY WARE:	White throughout
Toilets	Tamarin Close couple with angle valve
Baths	1700 Tamarin bath with handle, Nikki spout & Clicker waste & Giraffe overflow
Basins	Guernsey Basin & pedestal with clicker waste
SHOWER - IF APPLICABLE:	Watersaving shower Rose and Crancked shower arm White epoxy coated shower doors
TAPS:	All internal taps to be mixers with solid handles - Vortex Mixed Tide
SINK:	Double S/Steel, as per plan
GENERAL:	Washing machine point (cold water) where indicated on plan
WALL TILES:	Kitchen 300mm tiled splashback above countertop - Tribeca Riverside Charcoal 430 x 430 (Code: OTR810018A) Bathroom 300mm tiled splashback to vanity & bath - Tribeca Riverside Charcoal 430 x 430 (Code: OTR810018A) Shower Tiled 1.8m high
FLOOR TILES:	To kitchen, living area, passage, bedrooms and bathroom(s)
FLOOR UPGRADE:	Vinyl Flooring - Aspen Living - Aspen Oak
SKIRTING:	75mm skirting to all rooms, except bathroom(s) and kitchen Pine - painted same as interior walls - Colour - As per Developers Choice
CUPBOARDS:	Kitchen Cupboards were indicated on plan - White Melamine (Peen finish), 32mm Black Granite Formica tops Doors with 1mm impact edging, melamine white interior and white backing (Peen Finish) Bedrooms Cupboards were indicated on plan - White melamine (Peen finish) Doors 16mm white melamine with 1mm impact edging (Peen Finish), melamine white interior and white backing
TOP UPGRADE:	Kitchen - 20mm Surius Atlas Quartz Tops
CUPBOARD UPGRADE:	Kitchen & Bedroom options Lunar Ash Melamine Sahara Melamine Terra Nova Melamine Vermont Slate Melamine Aged Stone Melamine Windsor Grey Melamine

BUILDING SPECIFICATIONS

LIGHT FITTINGS:	One light to each room - Alabaster (Code: CF008S) Watertight light fittings to bathroom(s) (Code: CH004S) Outside lights, watertight - Half Eyelid
TELEPHONE/TV AND ELECTRICAL POINTS:	As per plan
INCLUDED:	Transfer fees (Developers cost) NHBRC fees (Developers cost) Municipal Plan approval fees (Developers cost) Water connection (Developers cost) Defy Slimline 600 Under counter oven (Code: DBO482) & Solid hob (Code: DHD332) - Black
INCLUDED IN APARTMENTS:	Electricity connection Fibre ready (Includes DSTV connectivity point) The above can however be added for Duplexes as an upgrade.
UPGRADE:	Smeg 60cm Build in Oven (SF6385XSA) 60cm Gas Hob (PS60GHC) 60cm Chimney (KDE600EX) Including Gas Connection but excl. Gas Bottle
NOT INCLUDED:	Bond registration fees Curtain rails Bathroom Fittings

GENERAL:

1. If necessary, the contractor shall be entitled to amend or substitute materials or equipment, without reference to the employer, with replacement materials, which materials shall be of the same or greater quality, and the employer shall have no claim against the contractor for this.
2. It is the intention of the contractor to construct the works materially in accordance with the plan and finishing schedule. however, in the event of the contractor having to make changes to the plan as a result of an engineering, architectural, statutory, regulatory or other requirement imposed by the local authority or any other governing or regulatory bodies, the contractor reserves the rights and may at its discretion, contingent upon the approval of the employer, to redesign the plan and or layout thereof pursuant to which event the employer shall have no recourse to and/or against the contractor.
3. The contractor shall specifically be entitled to vary the levels of elevation as indicated in the plan, if in the contractor's discretion, such variance or change is necessary and/or pursuant to any requirement by the contractor, in order to address and/or meet any technical, practical and/or legal issues pertaining to the works, to which event the employer shall have no recourse to and/or against the contractor.
4. The employer is not permitted to do any work on site while construction is under way without the permission of the seller and/or the contractor.
5. Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

NOTE: Should the above-mentioned specification differ from the final plan specification, then this specification will be the final ruling document.

ARTIST IMPRESSION OF EXTERIOR*



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