

## Onehunga Mall Club – Finishes Specification

External		
	<b>Cladding :</b>  <b>Fenestration :</b>  <b>Balustrading :</b>  <b>Roof :</b>	Architectural finish pigmented precast concrete panels  Masonry Brick veneer  Aluminium composite panels to selected areas  Powder coated aluminium joinery with double glazing sized to suit  Epoxy coated galvanised metal frames with glass screening. Powder coated aluminium handrail  Torch-on roof membrane
Common Areas		
	<b>Lobby :</b> <b>Walkways :</b> <b>Ceilings :</b>  <b>Carparking:</b> <b>Lift :</b>  <b>Intercom :</b>  <b>Letterboxes :</b>	Inviting area designed by Ashton Mitchell  Concrete floors with internal grade carpet tiles.  Colorsteel tray with recessed light fittings  Plaster finish plasterboard to level 4 finish  Concrete floors with sealer coat  Stainless Steel / stainless steel to walls, mirror to back wall  Selected ceramic tile flooring  Located near entry, interconnected to security system and tenants cell phone  Within entry lobby

APARTMENT FINISHES		
<b>Lounge / Dining</b>	<b>Walls :</b>	<p>Inter-tenancy walls acoustically designed to meet code requirements.</p> <p>Set plasterboard, paint finish. Colour Resene Black Haze</p> <p><b>Skirting :</b> 65mm high radiata timber skirting, water based enamel paint finish to match plasterboard walls</p> <p><b>Floors :</b> Engineered Timber flooring.</p> <p><b>Ceilings :</b> Set plasterboard (Ultraline), paint finish. Colour Resene Black Haze</p> <p><b>Cornice :</b> Square stop</p> <p><b>Apartment Door:</b> Solid core fire rated door</p> <p>Approved fire door hardware</p> <p><b>Internal Doors :</b> Hollow core prefinished doors</p> <p>Satin Chrome hardware</p> <p><b>Lighting :</b> LED Recessed light fittings</p>
<b>Bathrooms</b>	<b>Walls :</b>	<p>Set wet-area plasterboard, paint finish. Colour Resene Black Haze</p> <p><b>Shower:</b> Proprietary fibreglass tray and aluminium framed glass doors.</p> <p>Tiles to walls in horizontal format</p> <p><b>Floors :</b> Selected ceramic floor tiles on acoustic underlay and waterproofing</p> <p><b>Ceilings :</b> Painted moisture resistant plasterboard. Colour Resene Black Haze</p> <p><b>Doors :</b> Hollow core pre-primed and painted</p> <p>Satin Chrome hardware</p> <p><b>Lighting :</b> LED Recessed light fittings</p> <p><b>Toilet :</b> Back to wall porcelain cistern and bowl</p>

<b>Kitchens</b>	<p><b>Splashback :</b> Glass splashback</p> <p><b>Floors :</b> Engineered Timber flooring</p> <p><b>Walls :</b> Set plasterboard, paint finish. Colour Resene Black Haze</p> <p><b>Appliances :</b> Fisher &amp; Paykel appliances, 1 x 6 function built in electric oven (OB60SC6LEB1), 60cm ceramic cooktop (CE604CBX2), 60cm stainless dishwasher (DW60FC2X1)</p> <p><b>Rangehood :</b> Extracted to exterior (HP60ICSX3)</p> <p><b>Lighting :</b> LED Recessed light fittings</p> <p><b>Sink :</b> Stainless steel twin sink undermount unit</p> <p><b>Lighting :</b> LED Recessed light fittings</p>
<b>Bedrooms</b>	<p><b>Walls :</b> Set plasterboard, paint finish. Colour Resene Black Haze</p> <p><b>Skirting :</b> 65mm high radiata timber skirting, water based enamel paint finish to match plasterboard walls</p> <p><b>Floors :</b> Heavy duty residential solution dyed nylon broadloom carpet, on underlay, perimeter fixing beads.</p> <p><b>Ceilings :</b> Set plasterboard (Ultraline), paint finish. Colour Resene Black Haze</p> <p><b>Cornice :</b> Square stop</p> <p><b>Doors :</b> Hollow core prefinished doors Satin Chrome hardware</p> <p><b>Wardrobes :</b> Shelf with hanging rail Sliding doors</p> <p><b>Lighting :</b> LED Recessed light fittings</p>
<b>Deck</b>	<p><b>Floor:</b> Concrete floor with waterproofing, deckjacks and deck paving</p> <p><b>Balustrade :</b> Epoxy coated galvanised metal frames with glass screening. Powder coated aluminium handrail</p> <p><b>Lighting :</b> LED Recessed light fittings</p>

JOINERY FINISHES	
<b>Kitchens</b>	<p><b>Carcass :</b> LPL (white / black)</p> <p><b>Bench top :</b> Engineered Stone (Quartz).</p> <p><b>Drawer &amp; Cupboard fronts:</b> Melteca LPL</p> <p><b>Edging:</b> Combination of colour matched clashing and Plywood look clashing as per kitchen drawings.</p> <p><b>Hardware :</b> Cutlery tray to top drawer. Soft closer to drawers</p>
<b>Bathroom Vanity</b>	<p><b>Carcass :</b> Melteca LPL</p> <p><b>Bench top :</b> Melteca LPL</p> <p><b>Drawer front:</b> Melteca LPL</p> <p><b>Edging:</b> Plywood look clashing as per vanity drawings.</p> <p><b>Hardware :</b> Push to open to drawers</p>
<b>Services</b>	<p>Ducted fresh air into living areas</p> <p>Kitchen Rangehood extraction</p> <p>Bathroom / Laundry extract</p> <p>Air Conditioning units to Types 1, 1B, 4, 5, 6, 7, 8, 9, 10.</p> <p>Electrical heating unit to Types 2 and 3.</p> <p>Electrical distribution board in each apartment</p> <p>Connection to Sky Digital and Freeview aerial (Sky contract required by apartment tenant)</p> <p>Ultra-fast fibre broadband to designated point in each apartment</p> <p>Sprinklers in each apartment to meet code</p> <p>Smoke detection as required by Code</p>

## Colour Options

<b>OMC – Light</b>	<p><b>Carpet :</b> Belgotex Delta Broadloom cut pile – Colour TBA</p> <p><b>Timber Flooring :</b> TBA</p> <p><b>Bathroom Tiles:</b> Floor Tiles - TBA Wall tiles - TBA</p> <p><b>Kitchen Joinery doors:</b> White LPL with combination colour coded clashing and Plywood look clashing</p> <p><b>Kitchen Benchtop:</b> Silestone Quartz (or similar) - colour TBA</p> <p><b>Splashback :</b> Glass backed in colour TBA.</p> <p><b>Wall colour:</b> Resene Black Haze</p> <p><b>Deck file :</b> TBA</p>
<b>OMC – Dark</b>	<p><b>Carpet :</b> Belgotex Delta Broadloom cut pile – Colour TBA</p> <p><b>Timber Flooring :</b> TBA</p> <p><b>Bathroom Tiles:</b> Floor Tiles - TBA Wall files - TBA</p> <p><b>Kitchen Joinery doors:</b> Black LPL with combination colour coded clashing and Plywood look clashing</p> <p><b>Kitchen Benchtop:</b> Silestone Quartz (or sim) - colour TBA</p> <p><b>Splashback :</b> Glass backed in colour TBA.</p> <p><b>Wall colour:</b> Resene Black Haze</p> <p><b>Deck file :</b> TBA</p>

**Laundry Upgrade Options – note not included in apartment specification**

- 1) 7.5 KG F&P Front Loader Washer / Dryer combo (WD7560P1) \$1,750 incl GST

**Kitchen Upgrade pack**

- 1) Fridge Freezer Stainless Steel F&P RF402BRPX6 or RF402BLPX6 \$1,750 incl GST