

MONTREAUX APARTMENTS – 164 THE TERRACE

Specifications as at the time of completion

Floor construction within dwellings

Reinforced concrete floors with steel columns and beams to all levels

External Cladding

Colourcoated profile steel cladding panels

Wall construction between apartments

Timber frame with 10mm and 13mm gib linings to each side complete with fibreglass insulation between. All to STC Acoustic rating 58

Wall construction within apartments

Timber framed with gib board linings

Windows and external door joinery

Powder coated aluminium joinery with clear glazing as per NZS 4223 Clear laminated glass to all apartment windows

Entry door to apartments

Fire and sound rated solid timber door

Scotia

Tight stop plaster finish

Internal doors

Hollow core paint quality to 2.3 high

Door hardware

Gainsborough Sophia Satin Chrome

Cupboard shelving

Shelf and hanging rail to all bedrooms

Shelving to linen cupboards

Kitchen

Benchtop formica snowdrift with negative detail complete with stainless steel undermount bowl. Joinery 16mm laminate, designer white gloss finish

Smeg SNZ S380x Oven Stainless Steel

Smeg SNZ 642 Dishwasher Stainless Steel

Insinkerator Waste Disposal

900 Stainless steel rangehood

2x FUC2SS ceramic cook tops

Bathrooms

Wall mounted "Vero" ceramic squareline wash basins, ceramic tapware and dark oak joinery units. Fully tiled shower walls and floor, with aluminium framed glass door. Villeroy and Boch ceramic close couplet suite toilet

Mirrors

Custom made polished edge 1025 x 350 complete with sand blasted feature and fluorescent light.

Laundry

Rotec 1400 supertub

Internal wall finish

All interior walls are paint finish

Flooring

Kitchen, bathrooms, WC, laundry and decks ceramic tile from specified range. Carpet 100% wool heavy duty hardtwist laid on rubber underlay to all living areas selected from specified range

Fire protection

Automatic fire sprinkler system complete with alarms and 24hr monitoring

Security

A high level of security is provided

Access to the building is via an intercom system with security access that will link each apartment to the main entry

A CCD security camera system operates in most common areas

ELECTRICAL

Lighting

Surface and wall mounted fittings to all areas

Power Points

All power points are double

Telephone

Two telephone points to each apartment

Television

Two television outlets to each apartments

Ventilation

Extractor fans to all bathrooms and laundries

Please note that the above was supplied by the Developer as per the plans. However many unit owners requested variations to the original specifications including internal wall configurations prior to construction so some units will differ from those stated above.

Please also note that as per BC rules, any proposed unit modifications must be reviewed and approved by the BCC prior to any work proceeding. No modifications to common areas are permitted without express approval by the BCC, and if contentious or large scale changes are proposed, these will be presented for a majority vote at an AGM.