

MAPLE LANE WAIKANAE

The Development

Maple lane will be a stylish, contemporary development, comprising of two architecturally high performance designed townhouses on freehold titles.

On a flat section, located within walking distance to Waikanae shops and train station. Close to bus stops and a 5-minute drive to the beach makes this an ideal location to enjoy a relaxed lifestyle.

These homes are on one flat level. Living/kitchen and dining are open plan design, exceptional natural light and indoor/outdoor flow to your own private courtyard garden. Kitchens will have oak flooring and stone benchtops. With bathrooms and ensuite will have tiled floors with under floor heating with the ensuite having a wet floor shower with tiled walls. Bedrooms are true doubles within built wardrobes

The following outline specifications, floor plans and the building Perspective Renderings show the intent of the final buildings. All works will comply with the requirements of the New Zealand Building Code and in particular sections E2 weather tightness and to all Council regulations.

Specifications

| Overview | |
|---------------------------|---|
| Materials and Workmanship | <p>The proposed works shall comply with the following requirements:</p> <ul style="list-style-type: none"> a) Statutory laws and regulations b) The Building Act c) Local Authority Bylaws d) New Zealand Building Code: Acceptable Solutions e) Health & Safety & Employment Act f) Appropriate NZ Standards |
| Ownership Structure | <p>The development shall be designed so that the following will be created:</p> <ul style="list-style-type: none"> • Both sections are on freehold titles. • 2 * 184 sqm Townhouses |
| Building Structure | |
| Floors | <ul style="list-style-type: none"> • Floor slabs are insitu insulated quick step concrete slab laid over polythene damp proof membrane • Structural steel as per engineers' requirements |
| Roof | <ul style="list-style-type: none"> • Roof to be constructed with either a timber truss system and timber roof rafter system vented • Roofing to be Tray deck style • Soffits are lined with fiber cement, |

| | |
|--------------------------|---|
| Walls | <ul style="list-style-type: none"> • Ex150x50 wall framing with Pink Batts Ultra R3.2 (or similar) insulation. • External wall cladding is a combination of vertical stained gum weatherboards and hardies 9mm with battens. All cladding to be fixed over a cavity drainage system. |
| External Windows & Doors | <ul style="list-style-type: none"> • Windows and external doors to be black powder coated thermally broken aluminum joinery. • Glazing to be clear double-glazed glass to all external windows and doors. |
| Internal Features | |
| Walls & Linings | <p>Intertenancy walls to garage to be concrete block</p> <ul style="list-style-type: none"> • Painted plasterboard 10mm linings to all areas), level 4 finish throughout • Kitchen Splash back tiled. • Bathrooms to have tiled floor partial tiling to walls and under floor heating • Ensuite to be tiled floor to ceiling • Plywood linings to garage |
| Ceilings | <ul style="list-style-type: none"> • Painted plasterboard 13mm ceiling linings • Moisture Resistant Plasterboard to all bathroom ceilings • MDF groove to lounge/kitchen |
| Floor Coverings | <ul style="list-style-type: none"> • Selected heavy-duty carpet laid on foam underlay to the hall and all bedrooms. • Kitchen and living room floors to be oak veneer overlay flooring • Bathroom floors to be tiled |
| Internal Doors | <ul style="list-style-type: none"> • Internal doors to be hollow core, paint finished over height grooved • Door frames to be solid timber with architrave jambs, paint finished • Doors provided with lever action handles, satin chrome finished. Satin chrome door stops to be provided • Proprietary hardware for sliding or bifold doors where shown • Wardrobes to client supplied |
| Trims | <ul style="list-style-type: none"> • Skirtings, architrave and window reveals – square dressed finger jointed pine with paint finish. • Ceilings shall be tight stopped apart from lounge kitchen these are to have scotia |
| Kitchen Joinery | <ul style="list-style-type: none"> • Modern contemporary melamine cabinetry – plumbing fittings client choice PC sum allowed of \$27,000.00 • Bench tops are Uniquartz stone with square nose detail to working bench • Tiled Splashback |
| Kitchen Appliances | <ul style="list-style-type: none"> • To be supplied by owner (we have a budget for \$2000.00) |
| | |
| Lighting and Electrical | <ul style="list-style-type: none"> • LED light fittings including recessed down lights to flat ceiling areas • Exterior lights to entry, rear yard and outdoor areas • All power points to be double plate • Cat 6E data cabling |

| | |
|-----------------------|--|
| Plumbing Fittings | <ul style="list-style-type: none"> As per client's choice PC sum of \$ 27,000.00 in contract |
| Ventilation | <ul style="list-style-type: none"> Natural ventilation to all bedrooms via opening windows In-line extract fan & ducted systems to bathrooms and laundry Electric opening skylights to Kitchen with rain sensors |
| External Works | |
| Driveway | <ul style="list-style-type: none"> Driveway shall be formed with exposed concrete Kerb, channel and silt traps to drain stormwater runoff into the stormwater drainage system |
| Landscaping | <ul style="list-style-type: none"> The site is planted with a mixture of plants and trees in accordance with the resource consent Exterior lighting to achieve a suitable lighting level to the road and along the wide driveway Separate letterbox |

Disclaimer and Notations to be read in conjunction with this Outline Specification

Please note that this Outline Specification replaces all earlier specifications prepared prior to the commencement of construction. While the developer will use its best endeavours to ensure each unit is built in accordance with the plans and specifications contained in the marketing material, the developer reserves the right to change or vary the information at any time.

The information contained herein is believed to be correct but is not guaranteed. Prospective purchasers must rely on their own enquiries. The Specification is for guideline only and does not constitute an offer or contract.