

SPECIFICATION & SELECTIONS

14 Memorial Drive, Christchurch

Unit 1 - 239  4  2  3  2 

Unit 2 - 215  4  2  3  2 

Unit 3 - 215  4  2  3  2 

Unit 4 - 240  4  2  3  2 

2026



GENERAL

Item Name	Description
Design, Drawings & Council Consent	Full working drawings and council consents
Insurance	Full contract works and liability insurance
Warranty	10-year HALO Guarantee
Clean	Builder's clean on works completion

CLADDING

Item Name	Description
Insulation	R7.0 Roof insulation R3.2 midfloor insulation 50mm R1.39 EXPOL Thermalslab R2.8 wall insulation Insulated garage door
Cladding	Cladding 1: 70 Series Brick Veneer Cladding 2: Cedar vertical weatherboards Cladding 3: Matching cedar weatherboard to garage door

ROOFING

Item Name	Description
Roofing	Roof 1: 0.55BMT Colorsteel Maxam Espan 470 Roof 2: Nuralite Nuraply TPO
Downpipes	COLORSTEEL® round downpipes

WINDOW JOINERY & GARAGE DOOR

Item Name	Description
Exterior Aluminium Window Joinery	Fairview TL40+ double-glazed, thermally broken powder-coated aluminium joinery; R0.50 minimum
Front Door & Hardware	Artus lockset Aluminium flush entry door
Garage Door	DOMINATOR garage door - cedar clad 5-year warranty on door and motor

KITCHEN, WARDROBE & LAUNDRY JOINERY

Item Name	Description
Kitchen, Wardrobe & Laundry Joinery	Engineered stone kitchen benchtop, scullery & laundry Melamine shelving & cabinet fitout throughout Allowance included

ELECTRICAL & HEATING

Item Name	Description
Electrical	PDL ICONIC switches and sockets in Vivid White throughout TV, data, fibre connections PIR alarm system Wireless interconnecting smoke detectors with wireless controller Underfloor heating to bathrooms Bollards Aurora 3 G-light at driveway
Heating	2 x internal heat pumps - downstairs 8kW and upstairs 6kW

APPLIANCES

Item Name	Description
Wall Oven	
Cook Top	
Range Hood	
Dishwasher	
Allowance included	

PLUMBING & BATHROOMS

Ensuite Bathroom

Item Name	Description
Shower	Tiled shower with glazing
Fan	Fan Shower 150mm clear flow
WC	Toilet Suite Torrent Zero Rim
Vanity	Allowance included for up to 1500mm, wall hung 4 drawer vanity unit
Mirror	LED mirror
Fixtures	Client to choose between the following gold spec colour choices ▪ Brushed brass ▪ Gun metal ▪ Brushed nickel

Bathrooms

Item Name	Description
Shower	Tiled shower with glazing
Fan	Fan Shower 150mm clear flow
WC	Toilet Suite Torrent Zero Rim
Vanity	Allowance included for up to 1200mm, wall hung vanity unit
Mirror	LED Mirror
Fixtures	Client to choose between the following gold spec colour choices ▪ Brushed brass ▪ Gun metal ▪ Brushed nickel
Bath	Allowance included for 1800mm bath in main bathroom

HOT WATER CYLINDER

Item Name	Description
Hot Water Cylinder	Allowance included for 300L cylinder

Laundry

Item Name	Description
Fixtures	Client to choose between the following gold spec colour choices ▪ Brushed brass ▪ Gun metal ▪ Brushed nickel

PAINTING & DECORATING

Item Name	Description
Painting & Plastering	3-coat paint system - colour to be confirmed by client Plastering square stopped ceiling junction
Soffits	3-coat paint system
Tiling	Full tiled bathrooms and ensuite, tiled shower, glass screens Client selection from Tile Warehouse Gold range
Curtains / blinds	Allowance included for client selection

FLOORING (FLOOR COVERING)

Item Name	Description
Pergo Laminate Flooring	Living, dining, kitchen / scullery, laundry and entry gallery – colour to be confirmed by owner
Tiles	Bathroom and ensuite. Tile Warehouse Gold range
Carpet	Hanning Victoria Carpet with 11mm underlay
Garage Carpet	Included

EXTERIOR HARDSCAPE

Item Name	Description
Driveway	Mixture of asphalt and decorative concrete
Driveway Crossing	Asphalt vehicle crossing included
Patio	Decorative concrete