



**CHT**  
DEVELOPMENTS  
CLIENT FOCUSED RESULTS DRIVEN



## **SPECIFICATIONS**

12 Ruakiwi Road, Hamilton Lake

021 252 9648  
63 Vickery Street Te Rapa  
[info@chtd.co.nz](mailto:info@chtd.co.nz)



# GENERAL

## Specification

### **Permits/Plans**

All architectural and engineering included. All council building consent fees included

### **Insurance**

Full builders risk insurance included while under construction

### **Excavation**

Includes removal of excessive soil. Supply & place compacted sand to required levels

### **Foundations**

Concrete Slab. Geotec engineer's report to sign off ground conditions and earthworks

### **Frames**

All exterior & Interior 90x45 H1.2 treated precut timber frames. 2400mm stud with flat ceilings throughout

### **Roof Framing**

Gang nailed engineer designed trusses H1.2 treated timber

### **Building Guarantee**

Masterbuild 10-Year Standard Guarantee



# EXTERIOR

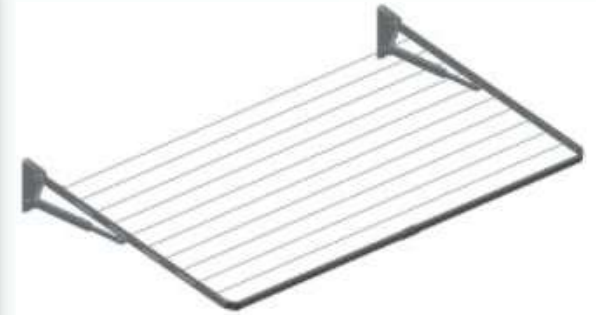
## Specification

<b>Joinery Type</b>	35mm architectural suite, powder-coated finish
<b>Cladding One</b>	Midlands Classic range - Terracotta
<b>Cladding Two</b>	James Hardie linea weatherboard - painted
<b>Feature Cladding</b>	50mm x 50mm Timber battens
<b>Fascia &amp; Spouting</b>	150 Coloursteel fascia and ¼ round spouting
<b>Downpipes</b>	80mm round PVC
<b>Roofing &amp; Soffits</b>	Metal longrun trimform, James Hardie soffits painted
<b>Windows</b>	Double-glazed, aluminium joinery
<b>Parking</b>	Single off-street parking
<b>Front Entry Door</b>	Aluminium panel
<b>Entrance Hardware</b>	Schlage digital entry lock



# EXTERIOR FINISHES

## Specification



### Landscaping

Hydroseed lawn and planting as per LUC plan

### Fencing

1.8m timber pailing, 1.2m high pool fence to roadside

### Concrete

Natural grey concrete driveway and patios as per plan

### Clothesline

Single fold included

### Letterbox

Included - Standard metal letterbox

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# INTERIOR

## Specification

### **Insulation**

R2.2 wall and R3.6 ceiling batts

### **Interior Lining**

Standard 10mm Gib® plasterboard to walls, with 13mm to ceilings Gib® Aqualine plasterboard to wet areas

### **Scotia, Skirting & Architraves**

55mm GIB cove 'Classic' throughout, 60mm bevelled skirting & architraves

### **Interior Doors**

1980mm MDF hollow core doors, Smooth finish

### **Gib Stopping**

To a level 4 paint finish

### **Painting**

All interior. Exterior: Soffits where required

### **Hot Water**

Natural gas

### **Electrical**

Includes LED downlights & power outlets throughout

### **Heating**

High wall heatpump in living



# INTERIOR FINISHES

## Specification



### **Kitchen Cabinetry**

18mm coloured Melteca with 1mm PVC edges

### **Benchtop**

37mm laminate benchtop

### **Splashback**

City White fully tiled to the kitchen behind hob/two tiles high above vanities

### **Carpet**

3kg Casa Bella solution dyed nylon on 12mm luxury underlay

### **Flooring**

Moduleo Select PVC vinyl planking

### **Door Hardware**

Windsor Futura - Brushed Nickel finish

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# PLUMBING

## Specification



**Shower**

**Toilet**

**Mixers**

**Vanities**

**Mirror**

**Laundry Tub**

**HTR**

Robertson Elementi moulded wall acrylic showers

Robertson Uno back-to-wall toilet suite

Robertson Verona mixers. Elementi splash sliders, Robertson Lavare kitchen mixer

Robertson Novara 900mm wall-hung

5mm flat polish edge glass

Robinhood Supertub with gooseneck mixer

Included

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# APPLIANCES

## Specification



**Oven**

**Cooktop**

**Rangehood**

**Dishwasher**

**Waste Disposal**

RobinhooD OBD605K645SS 5-Function Built-in oven

RobinhooD HGA604FKSS 60cm Gas Cooktop

RobinhooD RWC3CL9SS 60cm Canopy Rangehood

RobinhooD DWM12P6FSS 60cm Dishwasher

Not Included

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# SHELVING

## Specification

**Wardrobes**

**Cupboards and Storage**

Single shelf with hanging, 18mm white Melteca, 300mm deep,

White wire ventilated shelves, 400mm deep,



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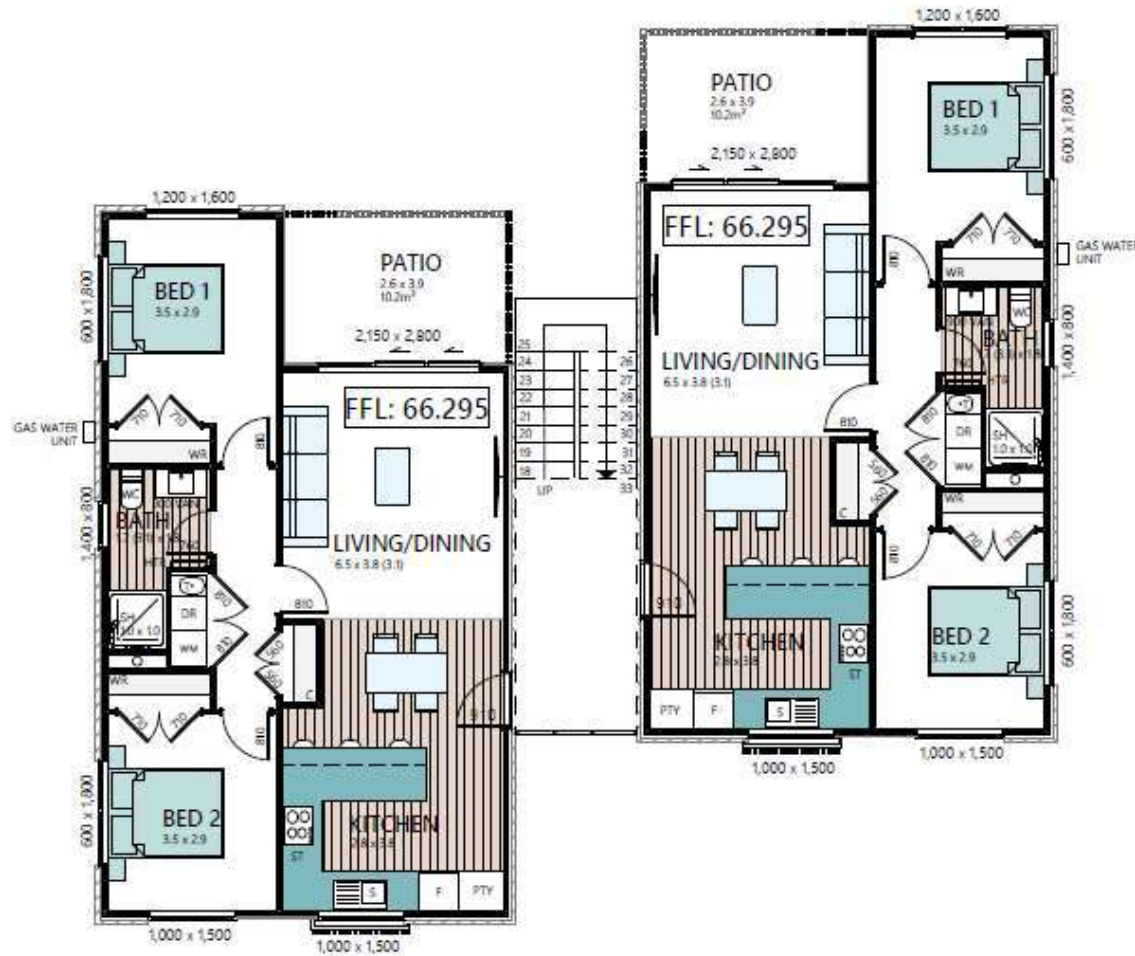
# FLOOR PLAN

## Specification



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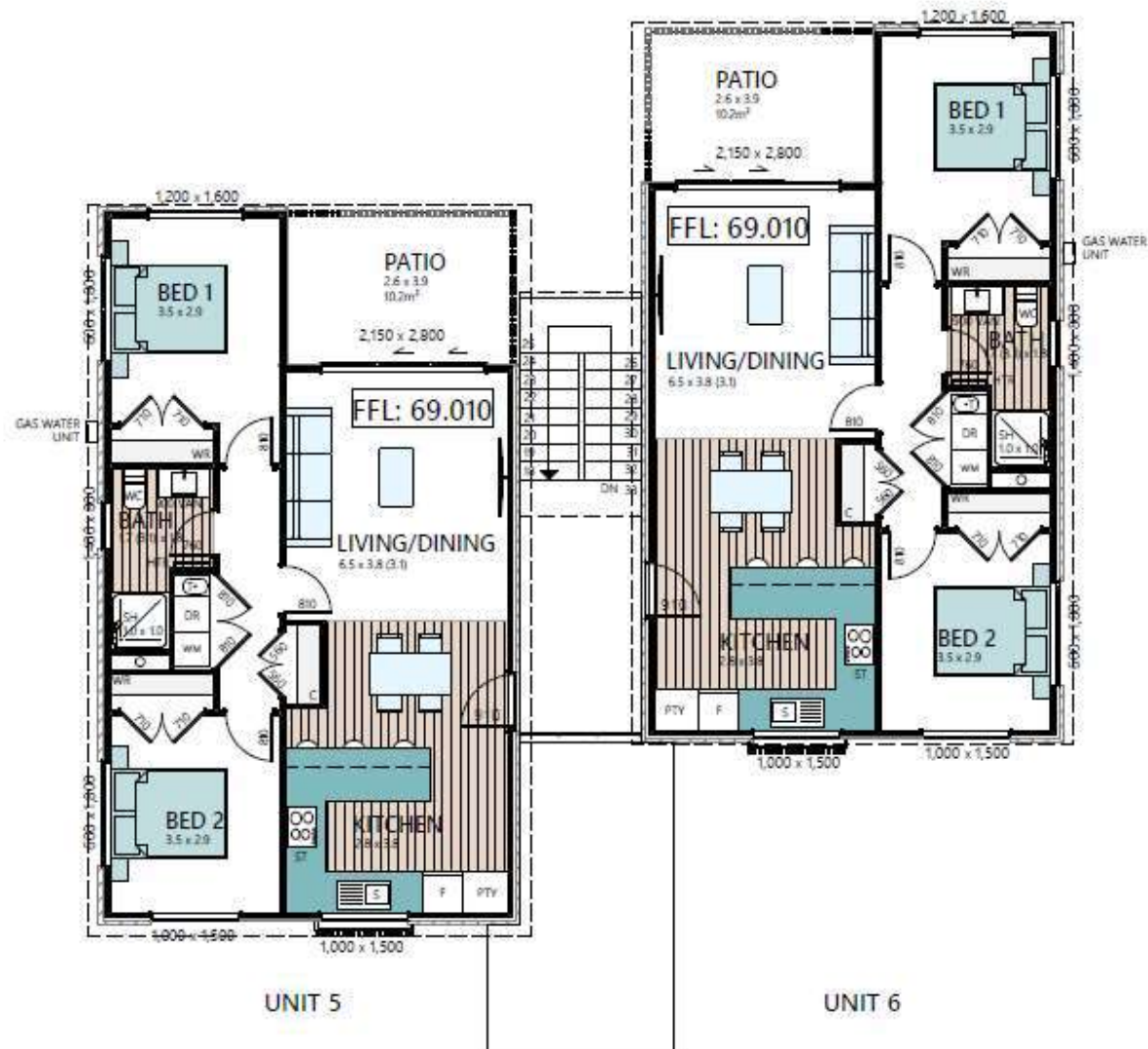
UNIT 3

UNIT 4



# FLOOR PLAN

## Specification



# Electrical Plan



## Legend Key

- LED Downlight
- Surface-Mounted LED
- X Feature pendant
- LED Exterior Wall Light
- Extractor Fan
- ▲ TV Outlet
- ▲ Data Outlet
- XX Double Power Outlet

**NB, Kitchen Appliance Outlets (including for Fridge & Microwave) have not been included on this plan.**



# ELEVATIONS

## Specification





# EXTERIOR

## Sample of Colours



***Colorsteel Ebony  
Roof/Spouting/Fascia***



***Matt Black  
Window & Door Joinery***



***James Hardie Linea  
Weatherboard - Painted Black***



***Midlands Classic  
Range - Terracotta***



***Resene All Black  
Soffits***



***PVC Downpipes***



# INTERIOR

## Sample of Colours



# Chattels

Included



***Robinhood 5 Function  
Built in Ovn***



***Robinhood 60cm  
Dishwasher***



***Robinhood Cooktop***



***Robinhood 60cm  
Rangehood***



***Daikin High Wall  
Heatpump with  
Remote***

**LED Light Fittings | Fixed Floor Coverings | Smoke Detectors | Heated Towel Rail**

Not Included

**Blinds | Furniture | TV Ariel | Alarm**





# Property View

Existing House (to be removed)









# Nearby Amenities

