

THE VULCAN – PRELIMINARY SPECIFICATION

THE BUILDING

General Construction & Materials

Concrete and steel structure designed to exceed the building code with a high level of seismic performance

Selected bronze colour anodised aluminium cladding

Solid concrete intertenancy walls which provide superior thermal and acoustic properties which exceed the building code. One side of the concrete intertenancy wall is expressed within selected units (the concrete finish is exposed)

Concrete intertenancy floors together with acoustic insulation

Architectural aluminium window and door joinery finished with a durable protective powder coating. Double glazing throughout with high quality hardware

Clear glass balustrades to Halsey Street frontage with decorative frit in selected panels solid at the base, graduating to 600mm above balcony floor level and clear above. Glass fixed to structure with proprietary fixings concealed with bronze coloured anodised cover plates. Opaque glass balustrades fixed to structure with proprietary fixings to Dock Street frontage. The top edge of the glass is protected with purpose made aluminium capping and fixings to comply with all building codes.

One fast and quiet elevator to service both basement levels together with all apartment levels

Coloursteel and membrane roofing with acoustic and thermal insulation

Carpark

There are two levels of basement car parking with vehicle entry off Dock Street

Entry to the car parking levels is via an access controlled car lift. The car lift is a high quality, German unit which is fast, quiet and safe

Individual dedicated car parking spaces are marked out on each level

The car parking structure is concrete and fully secure with extensive lighting, monitored by CCTV and mechanically ventilated

Dedicated storage and bicycle parking is available on each of the two basement car parking levels

The two levels of basement car parking are serviced via a stairwell and the elevator

Entry Foyer & Courtyard

Access to the entry foyer is from Dock Street and is access controlled for security. There is no access from Halsey Street

The entry foyer features high quality porcelain tiles together with feature lighting which provides an impressive, welcoming entry

Each apartment has its own individual mailbox located inside the entry foyer

A communal courtyard area featuring a selection of NZ native planting is located on the ground floor level just inside the entry foyer

Water

Mains pressure hot and cold water to each apartment

Water heating is achieved via a centrally located gas boiler unit removing the need for individual hot water cylinders in each apartment which increases the internal storage available within each apartment

Each apartment is individually metered. Each apartment will require its own water supply account

Power

Electricity is supplied to each apartment via individual meter and distribution boards. Each apartment will require its own electricity supply account

Fire Safety

Each apartment is fitted with smoke detectors

The building is fitted with a fully automatic sprinkler system, heat detectors and emergency lighting

The fire safety systems will ensure compliance with all relevant building code requirements

Security

Security card readers located at primary access points including controlled and restricted access to each level

Two way video intercom (audio and video) connected to entry doors for remote entry access

Key locks to each apartment

CCTV to common areas including basement car parking

MATV, Data & Telephone

The building is connected to a fibre network which will be connected to each apartment to provide for a high speed internet connection

A MATV (Master Antenna Television) system provides full HDTV to each apartment with outlets to living rooms and bedrooms

Rubbish & Recycling

There is a dedicated room on the ground floor level which contains both rubbish and recycling bins

The rubbish and recycling will be collected by a waste management contractor

Storage & Bike Parking

Allocated storage units are located throughout the carpark

Generous parking for push bikes is provided throughout the carpark

THE APARTMENTS

Flooring

Bedrooms - Premium heavy duty solution dyed nylon residential carpet on foam underlay

Foyer / Kitchen / Living - High quality selected timber veneer flooring on acoustic underlay

Bathrooms - Large format (600 x 600) porcelain tiles over electric underfloor heating and waterproof membrane

Balconies - Large format (600 x 600) anti slip concrete tile on pedestals

Internal Walls & Doors

Internal walls stopped and painted plasterboard to achieve an F4 finish and meet fire and acoustic requirements

Concrete feature wall to selected units. The concrete intertenancy wall is expressed (exposed) within selected units

Durable and washable low-sheen paint to plasterboard walls

Painted timber skirting and architraves

Paint finish full height hollow-core timber doors with matching slimline frames

Solid core quality entry door to meet the fire and acoustic requirements of the building code with peephole, selected lever door hardware and door stops

Ceilings

Proprietary plasterboard, stopped and finished to provide an F4 finish

Finished with a durable and washable low sheen paint

Square stopped cornices

Kitchens

20mm honed Italian Carrara Marble benchtops

Cabinetry & Joinery: High quality kitchen mixer
 Hardwearing laminate available in a choice of light or dark
 Soft close drawers
 Stainless steel under mount sink
 Integrated pull out waste bin system
 Utensil tray
 Recessed LED strip lighting to the underside of the front of the island (where applicable)
 and under selected overhead cabinetry

The kitchen within unit type B includes a scullery (benchtop/shelving – no sink)

Porcelain tile splashback

Appliances: Miele 60cm, 76 ltr Oven
 Miele 57cm 4 Zone Electric Cooktop
 Miele 60cm Dishwasher
 Extractor Fan
 Inksinkerator Waste Disposal Unit with Airswitch

Bathrooms

Flooring - Large format (600 x 600) porcelain tiles over electric underfloor heating and waterproof membrane

Walls - Feature porcelain tiles to vanity and shower walls with durable low-sheen paint finish to the remaining walls

Vanity - 600mm – 900mm wide wall mounted vanity unit with 20mm engineered stone top, ceramic basin, integrated drawer(s)

Shower - Large format (600 x 600) tiles on fully integrated shower base with toughened glass and central waste

Mirror - Wall mounted mirror above vanity with recessed LED lighting strip

Fittings: High quality European Vado and Elementi kitchen and bathroom fittings including:
 Ensuite shower fitted with adjustable column slide shower and rainhead (type A, A.1, B only)
 All other showers fitted with adjustable column slide shower
 Shower mixer
 Wall mounted mixer or basin mounted mixer
 Close couple back to wall WC pan with soft close seat
 Heated Towel Rail, ladder style
 Toilet roll holder

Mechanical air extraction (ducted)

Laundry

Laundry areas incorporate service connections for owner supplied washing machine and condenser dryer

Engineered stone top with built in stainless steel sink and laminate cabinetry for apartment types A, A.1 and B

Mechanical air extraction (ducted) where required

Wardrobe

Laminate shelf with satin chrome hanging rail

Lighting & Electrical

Recessed high quality ECC LED downlights

Feature surface mounted LED track lighting (down lights) by ECC

Dimmer switches to living areas and bedrooms

PDL or similar plated light switches and power outlets throughout including integrated USB ports in the kitchen and bedrooms

A mechanical ventilation system supplies filtered fresh air is supplied to each of the apartments

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