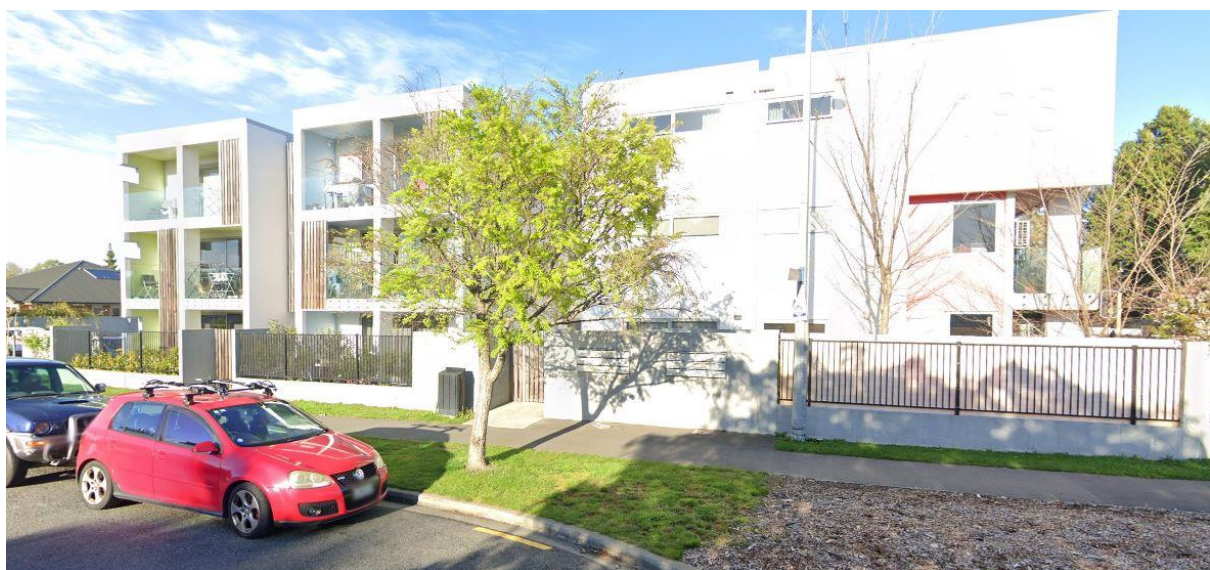


Body Corporate 462081
193 Riccarton Road, Riccarton,
Christchurch Newpark
Long Term Maintenance Plan
2025 to 2055



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Introductory Details

Prepared by:

Warren Frost, Frost Property Management Ltd.

December 19, 2024

Property:

Body Corporate Number:	462081
Site Name:	193 Riccarton
Physical Address:	193 Riccarton Road, Riccarton, Christchurch
Number of Units:	24
Site Completed:	2012
GST Registered:	No
Compliance Schedule:	WOF54530

Long-Term Management Plan Status:

Plan Status:	To be approved 2025 AGM
Start Date:	AGM 2025
Plan Term:	30 Years
Review Terms:	Every 2 years
Next Review:	AGM 2027

Funding:

A long-term maintenance fund will be maintained by the body corporate consistent with section 116 of the Unit Titles Act 2010, and section 30 of the Unit Titles Regulations 2011 (9 May 2023 version). The budgeted funds for the LTMF will be determined by agreement at the appropriate AGM.

Liability Limitation:

This long-term maintenance plan has been developed by Frost Property Management Ltd to exclusively aid the Body Corporate in effectively financing long-term works. Importantly, this plan should not be read as a report on condition concerning the quality and performance of any building element. Therefore, this plan should not be relied upon in lieu of a building inspection prior to purchasing a unit in this Body Corporate.

Notes:

1. This plan is for the period starting March 2025 and is to run for 30 years.
2. This plan covers the common property, building elements and infrastructure of the unit title development.
3. The body corporate has decided by ordinary resolution not to maintain the following items during the lifetime of this plan: Roller Doors, Aluminium PA Doors, Aluminium Windows. If there is an issue with any of these elements, replacement is to be a like for like replacement in keeping with other doors and windows on the site. [Suggested for discussion]

4. The estimated age and life expectancy of each item and the cost of maintenance and/or replacement for each item are shown in the table below.
5. The body corporate has a long-term maintenance fund.
6. The body corporate proposes to review and resolves to maintain the long-term maintenance fund at least every 2 years at the AGM.
7. The body corporate acknowledges this plan can be reviewed as frequently as it considers necessary. The body corporate must carry out a review at least once every 3 years. The plan must cover a period of at least 30 years from the date of this plan or its last review.
8. The next review is shown in the section titled plan status.
9. Some common elements are marked with replacement, (R). Unless it is determined to replace it sooner, these elements will be used until they fail. This means an indicative cost is ascribed to the element and its replacement, funds for any replacement elements provides a base point for the long-term maintenance fund.
10. Any elements that require regular maintenance (i.e. annual or bi-annual maintenance) are covered in the budget approved at the AGM. These elements are identified with an asterisk * and considered to be operational expenses.
11. Some plans for the building are held by the BC Manager.

Section 1 – Site Considerations

1.1 Buildings – Units 1 to 24

These units are a tilt slab construction with a residence on each floor, each building has a ground floor, first floor and second floor. Each unit has a lounge that opens onto a balcony area. A common stairwell adjoins between Blocks A&B, C&D, E&F and H&G.

The 24 units are across 7 buildings with a gross floor area of approximately 604m² per level. The buildings are three-story precast tilt-up structures founded on strip footings. The roof consists of a metal roof over the bedrooms falling to a central Butynol gutter, with a mirrored roof over the lounge/kitchen. Cold formed steel purlins spanning across the panels and unpainted long run tray metal roofing is in place as described above. Rainwater is discharged along the fall of the Butynol gutter to a metal rainwater head gutter to a central large downpipe. The covered stairwells are covered by a mono pitch long run tray metal roofing discharging rain to a metal gutter and downpipe.

The units are plastered and painted on all exterior surfaces.

Each unit has an entry fire door on a closer, with aluminium sliding doors to a balcony. All windows are double glazed aluminium. Some windows are set back in the concrete panel relying on sealant and the concrete overhang for weatherproofing, opening awning windows in the bedrooms are installed with timber framing and a hardies like product.

1.2 History

The buildings were completed in 2012. They were constructed post-quake and to the regulations of that time. Shortly following completion, the company that developed the buildings went into liquidation.

Toward the end of 2021 it was discovered that there was insufficient fire separation between units in a common cavity for services. This necessitated engaging a fire engineer and ensuring that the floors were protected from each other. All units were worked on and this work was completed with a PS3 by the end of February 2022.

In 2022, after negotiations with EQC by engaging an engineer to advocate on behalf of the BC a claim was settled. Over the early months of 2023 work was completed on the external concrete tilt slabs, to grind out cracks, inject epoxy resin and then plaster to a fair-faced finish. Following which the whole site was painted externally except for the main doors to each unit. Stairwells, fences etc were also included in this work. As part of the EQ work it was discovered that some wiring irregularities had originally been installed at the time of construction. The original electrician returned to site and rectified the issue at his own cost.

Toward the end of 2022, a leak was discovered with respect to the inset windows on the southern face of F & H blocks. By engaging the original architect, we were able to ascertain an appropriate repair that was consented by council. This work was incorporated into the same time as the EQ work and repainting of the exterior.

1.3 Infrastructure

Town water is supplied to each unit via a back flow preventer which is tested annually as part of the Building Warrant of Fitness. The back flow preventer is located by the water meters.

Septic waste is connected to the town waste water system.

Stormwater is collected in the catch pits in the driveway prior to being discharged into the town stormwater system via a large filtered sump by the carpark entrance gate.

1.4 Common Areas

The common area is as shown on the title for each unit, consisting of a large asphalt driveway on the southern boundary of the property, stairwells and common space between buildings. Carparks are designated to individual units as per the title plan and demarcated by line markings and unit numbers.

Section 2 – Building Elements

2. Building Elements

2.1. Roof

The roof is long-run trapezoidal steel. Each unit is well flashed to a parapet wall along the side of each unit and to the front and rear of each unit. The long-run iron falls to a large butynol gutter in the approximate centre of the building.

Care of the roof is important particularly with respect to any trades accessing the roof. There is evidence of where the peaks have been creased by careless foot placement. For a roof that is only 12 years old, it looks worse for wear than it should. The roof over blocks D & E have been completely replaced around 2018, work has been undertaken on the parapet flashings on F block, and the western roof on H block was replaced in December 2023. This cost \$9,381 (GST included).

Regular cleaning of the gutters is important for operational maintenance, although we have installed cats' whiskers into each of the gutters over the stairwell, and these seem to be operating well.

The Body Corporate is responsible for roof maintenance

The body corporate agrees that as a common element the roof is an element that the body corporate will manage, maintain and replace when needed. An exception to this would be in the instance of an owner damaging the roof by installation of any asset which penetrates the roof.

Therefore, the body corporate owners are discouraged from installing any additional items on the roof surface. The reason being that contractors are most likely to cause damage (creasing of the ribs) by walking on the roof carelessly or making penetrations with insufficient flashings. If an owner is of the opinion that they have no other alternatives they are required by the operating rules to obtain the body corporate's approval. Each request will be considered by the committee on its own merits and on a case-by-case basis.

2.2. Doors & windows

Each unit has a fire door (that is solid timber with stainless steel fittings) and a closer. Each unit also has a sliding door to the balcony area. The sliding doors and windows are manufactured from powder coated aluminium (Gull Grey).

It is the responsibility of the owner to maintain these elements in good working order. If there is a need to replace these elements, they should be replaced with a like for like to maintain consistency across the site.

Contrary to the above, should the windows leak because of installation then the following will apply. The windows are either recessed in the tilt slab and is a non-opening window. The awning sash windows are set into a Monotek fibre cement sheet on a timber frame as an infill. These have been installed over a drained and ventilated cavity. This system is not as durable as the concrete panels requiring consistent maintenance and inspections to ensure they continue to perform as expected. Given that block F & H south facing windows were removed and reinstated with a more effective system it is reasonable to anticipate that the body corporate will manage these windows should others fail in the future.

2.3. Concrete Panels

Buildings are constructed with pre cast concrete tilt slab panels. All concrete panels have been painted. The maintenance anticipated on panels is to refresh the paintwork, ensure seals are maintained between the panel joints. The AGM will determine whether a building wash is warranted/ required. Allowance is made in the plan for a repaint.

The paint colour is provided in the appendices. The paint colours supplied on the schedule were used for the repaint in 2023 but the painting of each block colour was continued rather than the colours as scheduled.

Anti-graffiti paint has been applied up to about 2.5m around the base of all buildings.

2.4. Balconies

Each unit on the first and second floors have a balcony with a glass balustrade and cedar as a form of privacy. The cedar are made up of various lengths and configurations across the blocks, but in general 8 pieces of cedar timber at 40mm x 90mm. The glass balustrades are generally in 4 different sizes and are shown in the appendices for the configuration over the site. Each glass balustrade is frameless and secured to the extended concrete slab floor dividing the two units.

The body corporate when carrying out a building wash will clean the exterior of the glass, it is up to each owner to clean their balcony area and interior side of the balustrade.

2.5. Common Areas

- a) **Garden areas** are maintained by a contracted gardener on behalf of all owners and is an operational cost. This includes the occasional treatment for mould build-up on the paths.
- b) **Stormwater** – the catch pits are monitored annually for build-up of silt and water quality. Water from the catch pits run into a sump just outside the carpark gate which has filter pods before discharging to the council stormwater system. The installation of the filters mean it is difficult to remove them for servicing. The catch pits will be vacuumed as required. (Usually every 2 or 3 years). There are also small catch pits between each block on the footpath. These are also to be monitored and cleaned as needed.
- c) **Septic system** – shouldn't require any long-term maintenance, if there were an issue it would be dealt with as an operational issue. Unless in the process of resolving a short-term issue the committee were advised of significant work that may be required.
- d) **Backflow preventer** – this is checked annually as part of the Building Warrant of Fitness. When a backflow preventer fails it is fixed as part of the operational budget.
- e) **Electrical** – the site has been through a process of upgrading the meter boxes for each unit in 2023/24. The common lighting is paid for by the BC as part of operational costs, as is replacing bulbs or emergency lights as part of the BWOF.
- f) **Car Parks** – The car parks are secured behind an automatic gate and constructed with asphalt to a drainage channel and catch pits through to the sump before discharging. The Asphalt is in good condition.
- g) **Line Markings** are in reasonable condition, these will deteriorate not so much as a function of time but owing to the number of times the lines are run over by tyres (friction). This is allowed for in the LTMP, however the timeline for reinstating lines is very subjective and can be altered depending on other costs at the time.
- h) **Fencing & Gates** –

- i. Carpark Gate - the site has a double remote-controlled gate to gain access to the carpark. The gate is a black powder-coated square rods similar to the infill panels on the block fence. The drive units are checked annually or as needed as part of the operational budget.
- ii. Pedestrian Gates – there are 3 pedestrian gates with 7 or 8 cedar timber lengths. The galvanised gate frame is at 1865mm high with three rails, each cedar length is about 2m. The gates have been variously discussed at times by owners as whether a coded entry system should be used. At this time, it has been decided to leave them as they are.
- iii. Fencing – Fencing is either block work, aluminium infill panels or cedar on a galvanised frame. Block fencing details are provided in the appendices as are the other elements. The block fencing will need to be repainted as time progresses. A decision on what to do with the cedar is yet to be made, at the time of the repaint in 2023 it was decided to defer this due to costs.
- i) **Stairwells** - A stairwell services two blocks of units on the first and second floors. That is, between A&B, C&D, E&F, H&G blocks. The stairs are pre-cast concrete with tiled surfaces on each landing. Handrails and protective mesh are galvanised – details of quantity are in the appendices. Operationally, all galvanised nuts have been tightened and marked to indicate any movement.
- j) **Fire Protection** – A 2F manual call point system was installed late in the development’s construction programme. There are manual call points at each level of the stairwells. In each unit there are smoke detectors and an audible sounder to advise residents to evacuate. The system is not connected to FENZ. The control panel is on Riccarton Road pedestrian gate entrance. The site has a emergency evacuation plan and does evacuation trials every six months. The IQP manages the BWOF with monthly and annual inspections. In addition, each unit has a fire extinguisher by the front door.

Section 3 – Budget Assumptions

Assumptions for budgeting

- The roof has a lifespan of 50 years, but given its current condition it may be worth developing a contingency replacement programme should leaks worsen.
- Concern is expressed about the integrity of the windows in the Monotek fibre cement sheets has been shown to be less than satisfactory in two instances. A contingency repair programme may be warranted if leaks increase.
- The gutters and downpipes will be regularly inspected and cleaned when needed.
- The building is painted and will be maintained to a good standard.

Common area

- Car park markings are to be refreshed when needed
- Opening mechanism for car park gate to be regularly maintained and replaced when needed.

Exclusions

- Individual owners are responsible for doors and windows
- Individual owners must seek permission from the Body Corp before undertaking any roof penetrations.

Operational Maintenance Undertaken by the BC – covered in the Annual Budget

- Garden
- Storm water check annually and clean as required
- Building BWOF annually
- Building Backflow prevention certificate annually
- Roof inspection every year with a drone 2 yearly a direct visual inspection by a building professional as indicated by the survey.
- Building washes will be determined at the AGM or by the committee.

Costs for LTMP determination.

The costs shown in the following tables of section 4 are generally derived with quantity surveying software, where possible market rates are used and are indicated in the table.

A QS approach is probably the worst-case scenario cost wise, the costs in the table relate both the element being replaced and the current labour rates at time of publishing. Meaning that repair costs should be around the mark shown or less.

Section 4 – LTMP

Table 1: LTMP showing elements at time of installation, quantity, life expectancy and replacement cost.

Item #	Element	Year Installed	Remedial Work	Quantity	Measure	Life Expectancy	Replacement Date	Cost	Determined by:	Note
1	Long Run Roofing	2013	2024	496	m2	50	2063	\$ 40,076.80	QS	H3 - west side replaced with flashings \$9,400
2	Roofing Underlay	2013		496	m2	50	2063	\$ 7,291.20	QS	
3	Butynol Gutters	2013		86	m2	30	2043	\$ 13,596.60	QS	
4	Gutters	2013		8	m	20	2033	\$ 1,220.00	QS	
5	Rain Water Head	2013		14	No.	25	2038	\$ 4,396.00	QS	
6	Downpipes 75x75mm	2013		30	m	35	2048	\$ 6,840.60	QS	10 pipes at 8.6m long or @3m lengths = 30 lengths
7	Scaffolding of full site				m2			\$ 67,000.00	EQ works 2023	Past work
8	Glass Balustrades	2013		76	m	40	2053	\$ 38,000.00	QS	See Balustrade Table - cost estimate \$300 - 700 per lineal metre.
9	Stairwell Steel	2013		10	No.	40	2053	\$ 30,000.00	PC Sum	1,100mm balustrade above FFL, 228 Galv Mesh welded to 40x40mm Angle
10	Stairwell Balustrade	2013		55	m	40	2053	\$ 41,800.00	QS	almost 14m rail from GF to 2F with returns and welds.
11	Stairwell Tiles on landings	2013		30	m2	40	2053	\$ 5,580.00	QS	
12	Stormwater Catch Pits	2013		2	No.	50	2063	\$ 6,000.00	QS	PC Sum, incl. cast iron grate and frame
13	Stormwater System	2013				65	2078	\$ -	PC sum	
14	Wastewater pipes	2013				65	2078	\$ -	PC sum	
15	Water supply pipes	2013				40	2053	\$ -	PC sum	
16	Pedestrian Gates	2013		3	No.	25	2038	\$ 4,500.00	QS est.	Galvanised \$1460 each
17	Carpark Gate	2013		1	No.	25	2038	\$ 3,651.50	QS est.	1710 (h) x 3770 (w); does not include motors (operational budget)
18	Painting External	2013		0	m2	15	2038	\$ 48,800.00	QS	Cost in 2023 + CPI of 3.3%
19	Painting Stairwell	2013		0	m2	15	2038	\$ 4,350.00	QS	Cost in 2023 + CPI of 3.3%
20	Painting Block Walls	2013		0	m2	15	2038	\$ 9,900.00	QS	Cost in 2023 + CPI of 3.3%
21	Painting Balconies	2013		0	m2	15	2038	\$ 5,516.00	QS	Cost in 2023 + CPI of 3.3%
22	Concrete Paving	2013		240	m2	50	2063	\$ 41,448.00	QS	Estimated area from plans
23	Asphalt in Carpark	2013		578	m2	40	2053	\$ 18,438.20	QS	Estimated area from plans
24	Line Marking	2013		330	m	25	2038	\$ 1,089.00	QS	23 lines at 4.8m
25	Car park numbers	2013		24	No.	25	2038	\$ 446.40	QS	
26	Fences blockwork	2013		216	m2	40	2053	\$ 80,965.44	QS	Blocks 140(w)x 180(h) x 390(L); Low fence 400mm high, std 1800 high.
27	Fences blockwork - core filling	2013		216	m2	40	2053	\$ 9,382.18	QS	
28	Fences Infill Panel	2013		31	m	40	2053	\$ 4,836.00	PC Sum	Website - Mitre10; 77m of panels / 2.4m = 31 panels - no labour allowance
29	Fences infill Posts	2013		29	No.	40	2053	\$ 1,537.00	PC Sum	Website - Mitre10; posts @ \$53 each - no labour allowance
30	Mailboxes	2013				40	2053	\$ 5,000.00	PC Sum	A real guess, would need to be made specifically I suspect sheet metal worke
31	Vents & Shrouds	2013		48		35	2058	\$ 3,584.00	PC Sum	Mitre 10 \$33 each grille (No. 48), Shrouds Galvanised
32	Bulkhead Lights on Buildings & Carpark	2013		17	No.	25	2038	\$ 1,625.00	PC Sum	Allowed \$65 per light, and the same to install 2 lights
33	Cedar	2013		860	m	35	2048	\$ 15,480.00	PC Sum	@ \$18 plm, no labour cost included. 860lm
34	Galvanised frame for cedar	2013		364	m	40	2053	\$ 14,560.00	PC Sum	Angle Galvanised Steel for framing/support of cedar @ \$40 plm
Replace as required BWOE Elements										
35	Emergency Lighting	2013		28		20	2033	\$ -	\$ -	Replaced as required by BWOE inspections
36	Fire Protection System	2013				20	2033	\$ -	\$ -	Replaced as required by BWOE inspections, some owner responsibility
37	Backflow Preventers	2013				15	2028	\$ -	\$ -	Replaced as required by BWOE Inspections
38	Sounders in buildings	2013				15	2028	\$ -	\$ -	Replaced as required by BWOE Inspections

Table 2: LTMP by year of anticipated replacement.

Item #	Element	2033	2038	2043	2048	2053	2058	2063
4	Gutters	\$ 1,220						
5	Rain Water Head		\$ 4,396					
16	Pedestrian Gates		\$ 4,500					
17	Carpark Gate		\$ 3,652					
18	Painting External		\$ 48,800					
19	Painting Stairwell		\$ 4,350					
20	Painting Block Walls		\$ 9,900					
21	Painting Balconies		\$ 5,516					
24	Line Marking		\$ 1,089					
25	Car park numbers		\$ 446					
32	Bulkhead Lights on Buildings & Carpark		\$ 1,625					
7	Scaffolding of full site		\$ 67,000					
3	Butynol Gutters			\$ 13,597				
6	Downpipes 75x75mm				\$ 6,841			
33	Cedar				\$ 15,480			
8	Glass Balustrades					\$ 38,000		
9	Stairwell Steel					\$ 30,000		
10	Stairwell Balustrade					\$ 41,800		
11	Stairwell Tiles on landings					\$ 5,580		
23	Asphalt in Carpark					\$ 18,438		
26	Fences blockwork					\$ 80,965		
27	Fences blockwork - core filling					\$ 9,382		
28	Fences Infill Panel					\$ 4,836		
29	Fences infill Posts					\$ 1,537		
30	Mailboxes					\$ 5,000		
34	Galvanised frame for cedar					\$ 14,560		
18	Painting External					\$ 48,800		
19	Painting Stairwell					\$ 4,350		
20	Painting Block Walls					\$ 9,900		
7	Scaffolding of full site					\$ 67,000		
31	Vents & Shrouds						\$ 3,584	
1	Long Run Roofing							\$ 40,077
2	Roofing Underlay							\$ 7,291
12	Stormwater Catch Pits							\$ 6,000
22	Concrete Paving							\$ 41,448
	Total	\$ 1,220	\$ 151,274	\$ 13,597	\$ 22,321	\$ 380,149	\$ 3,584	\$ 94,816

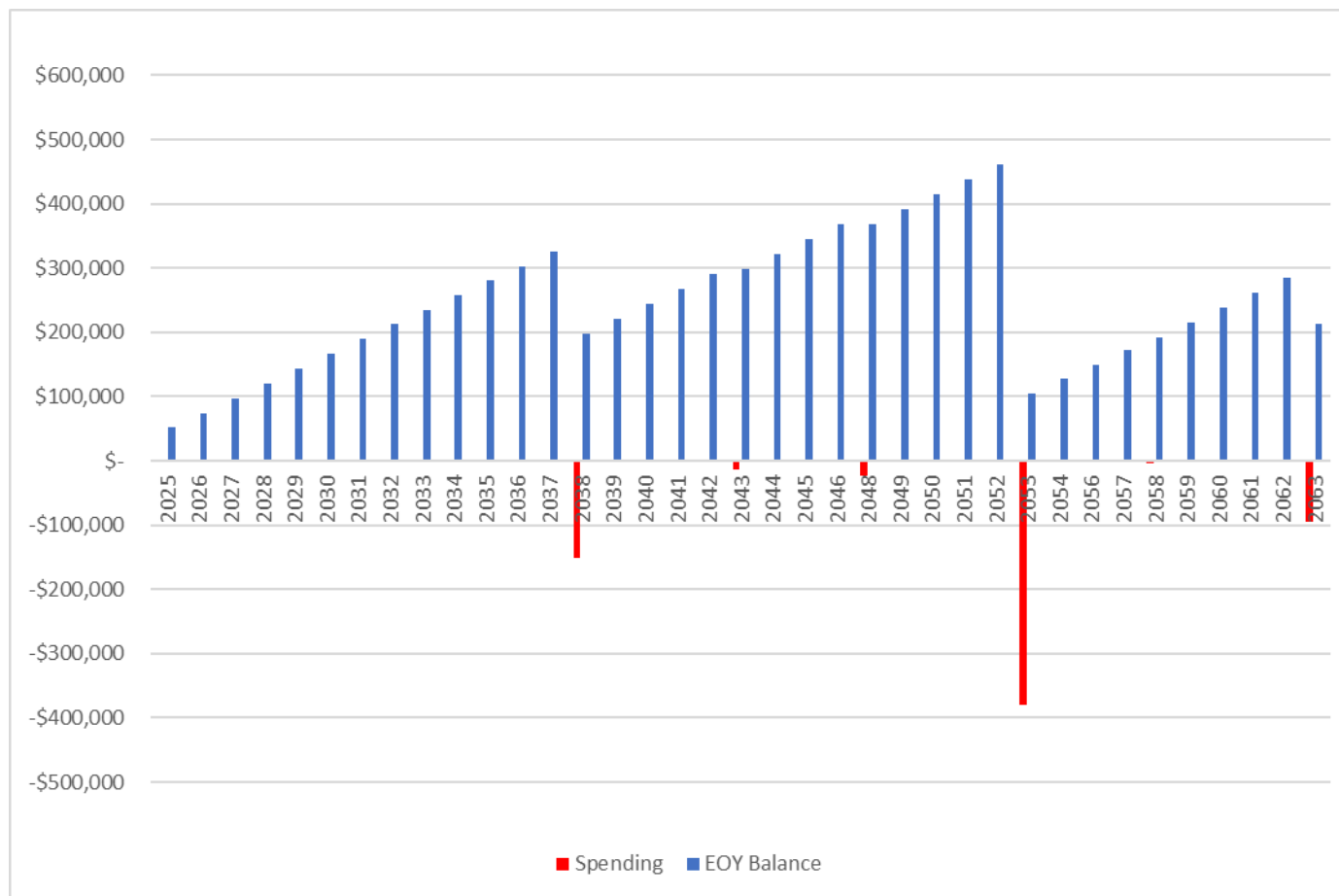


Fig. 1: Graph showing LTMF saving & spending 2025 - 2063.

2025-2063 – Contribution \$23,000 annually. Note a full repaint scheduled again 2053. Final balance at end of 2063 = \$212,627

Section 5 – Recommendations

- The funding level of \$23,000 pa is about right, allowing for exceptional works like window with a leaking issue to be addressed. (2023 cost around 14k per stack of 3 windows). This level of funding protects the BC for planned works – some of which may not be pursued at the time.
- Regular reviews of the LTMP are advised (every 2 or 3 years) – the simplest method is to apply the construction CPI to the overall figures. A more detailed element approach can be undertaken if the BC considers it necessary.
- Consideration should be given to a review of the cedar management. I have been working with The Cedar Guys on another project, and they have been very helpful in developing a long-term approach. It will ensure the cedar lasts longer than accounted for at this stage.

Section 6 – Appendices

Background notes, plans and calculations

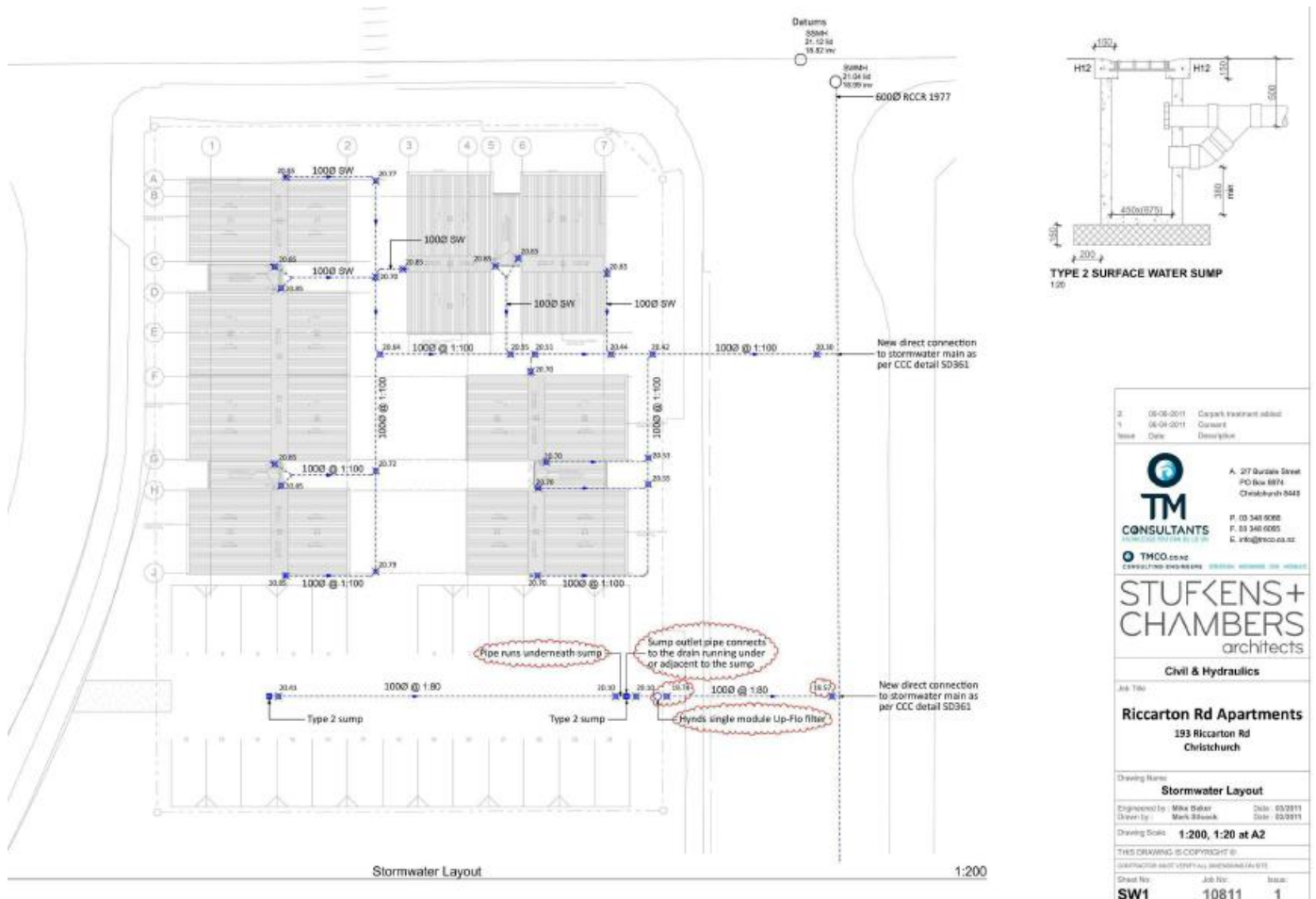
Glass Balustrades

Unit	Large	Medium	Small	Xsmall	
A3		2		1	
A2		2	1	2	
B3		1	2	1	
B2		1	2		
D3		2		1	
D2		2			
E3		2		1	
E2		1	2		
F3	1	1			
F2		2		1	
G3		2		1	
G2		2		1	
H3	1	1			
H2		2	1		
TOTAL	2	23	8	9	Total
Fixings	28	230	64	54	400
Lineal m	4.8	41.4	12	9	76
C3	2 @ 2.2m - 12 Fixings				
C2	2 @ 2.2m - 12 Fixings				
	Key:				
	Description	Length m	Fixings		
	Large	2.4	14		
	Medium	1.8	10		
	Small	1.5	8		
	Xtra Small	1	6		
	* Panels are 1,050mm above floor level with about 230mm for fixing at 400ccrs Max, and 100mm from the edges.				

Cedar

<i>Cedar @ 193 Riccarton Road</i>						
Block	Elevation	Note	Length	No	Lineal Metre	LM
A	Riccarton Road	A3	2850	8	22800	22.8
A/B	Riccarton Road	Stairwell	5500	14	77000	77
A/B	Riccarton Road	Fence	1800	14	25200	25.2
B	Riccarton Road	B2/B1	5348	8	42784	42.784
B/C	Riccarton Road	Gate/Fence	1800	14	25200	25.2
C	Shands Cres	C3	2548	8	20384	20.384
C/D	Shands Cres	Stairwell	5500	14	77000	77
C/D	Shands Cres	Fence	1800	14	25200	25.2
D	Shands Cres	D3/D2	5650	8	45200	45.2
D	Shands Cres	D2/D1	5348	8	42784	42.784
E	Shands Cres	E3	2850	8	22800	22.8
E	Shands Cres	E2	2800	8	22400	22.4
E/F	Shands Cres	Stairwell	5500	14	77000	77
E/F	Shands Cres	Gate/Fence	1800	14	25200	25.2
F	Shands Cres	F3	2850	8	22800	22.8
F	Shands Cres	F2/F1	5650	8	45200	45.2
H	Ratray St	H3	2850	8	22800	22.8
H	Ratray St	H2/H1	5650	8	45200	45.2
H/G	Ratray St	Stairwell	5500	14	77000	77
H/G	Ratray St	Fence	1800	14	25200	25.2
G	Ratray St	G3	2850	8	22800	22.8
G	Ratray St	G2	2800	8	22400	22.4
G/A	Ratray St	Gate/Fence	1800	14	25200	25.2
			Total		859552	859.552
Units with no Cedar		Double Cedar				
G1		D2				
A2						
A1						
B3						
C2						
C3						
E1						

Stormwater Nodes:



Green dots signify the nodes. One node is missing – that is a connection outside the carpark.



Wastewater pipes and nodes:



Water supply pipelines:



Colour Scheme:

CHC 0930

Riccarton Road Apartments

COLOUR SCHEDULE

EXTERIOR	NOTE	TYPE	COLOUR	BLOCK A	BLOCK B	BLOCK C	BLOCK D	BLOCK E	BLOCK F	BLOCK G	BLOCK H
<u>FLOORING</u>		ALL BLOCKS	ALL BLOCKS								
	Tiles (balcony)	t.k.a									
<u>ROOFING</u>											
Roof	Profiled metal roofing	Colour steel	Gull Grey								
Rainheads		Colour steel	Gull Grey								
Downpipes		Colour steel	Gull Grey								
<u>WALLS</u>											
	Ext paint colour with graffiti coat	Intergrain Stain	Kowhai								
	hardwood timber louvers	Dulux weathersmax HBR	Wairakei Quarter								
	Precast conc	Dulux weathersmax HBR									
Exterior walls (general)	Titan Board	Dulux weathersmax HBR		K Road	K Road	K Road	Island Bay	Island Bay	Mystery Creek	Island Bay	Mystery Creek
Exterior walls (feature panels)	Titan Board	Dulux weathersmax HBR		Mt Eden		Mt Eden					
Exterior walls (recesses)		Dulux weathersmax HBR									
Internal Balconies	Titan Board / Fibre Cement Soffits	Dulux weathersmax HBR		K Road	K Road	K Road	Island Bay	Island Bay	Mystery Creek	Island Bay	Mystery Creek
<u>JOINERY</u>											
Aluminium joinery		Powdercoat	Gull Grey								

Plans following for reference