

# Home Specification Liana Lane Arbor Green V1

Foundation & Floor Structure	Note
Insulated Concrete slab	50mm under-slab insulation and 200mm in-slab insulation

Drainage & Services	Note
Electrical	Full installation included as per BC Design
Water	Installation included as per BC Design
Fibre & Data	Ready to connect via your provider with data points included
Drainage	Full installation included as per BC Design

Roof, Gutter & Spouting	Note
Roof	Hip and Gable Long-run Steel – Dimond VeeDek 0.55mm BMT; Coloursteel Maxam coating – Colour Flaxpod
Gutter & Spouting	Dimond Coloursteel 0.55mm BMT – Colour Flaxpod

External Walls & Claddings	Note
Windows	uPVC Starke Ambiance in Black, with Ug1.3 Low-E Glass, Argon filled, Tilt windows
Front Door	TBC – Either Starke Ambiance Door with Side-light. Colour Jet-black; OR Thermally Broken Aluminum faced door – Colour Black
Front Door Deadbolt	Keyed Door Handle
Front Door Handle	Starke Hinged Door Handle Black1 or similar
Cladding 1:	James Hardie Stria Cladding: 325mm wide, Painted Resene Element
Cladding 2:	Midland Brick Tipico Range Palamino with Grey Mortar; Bobal with Grey Mortar; Albillo with Grey Mortar

Internal Fixings	Note
Door Handles, stops, hardware	Schlage Medio Alba in brushed satin or similar
Wardrobe Doors	2100h, double sliding door
Internal Doors	Polycore flush panel, paint finish

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Skirting	Included and painted
Door Stops	Mounted stops
Privacy Locks	Included

Internal Fixings (cont.)	Note
Interior Linings	Painted GIB plasterboard.
Insulation	Designed to Homestar v5 standards, over and above Healthy Homes and minimum Building Code requirements. R values have been assigned using the Passive House Planning Package (PHPP) using the calculation method. This is a more holistic approach to increasing R values for the thermal performance of the entire assembly (cladding, insulation, framing, joinery etc), not solely the insulation blanket. <i>(The alternative schedule method often requires too much insulation in the ceiling and not enough everywhere else).</i>

Kitchen	Note
Cabinetry handles	Brushed Nickel profile handle or similar (TBC)
Splash back	Tiled Splashback: Shell White Arrow Mosaic OR Carrara Porcelain Chevron Mats
Kitchen Cabinetry	18mm Prime Qtr Thorndon Cream Velvet/ Northern Oak Timberland with matching pvc edging.
Kitchen Tap	Voda gooseneck mixer or similar TBC brushed or chrome
Kitchen Sink	Acero DV105 undermounted or similar
Bench top	Units 1-10 : 40mm HIMACS 'Steel Concrete'
Wall Oven	Built In Panasonic Oven HL-FN645JJPQ or similar
Cook top	Panasonic 600mm touch Induction Hob KY-W648CLJPQ or similar
Dishwasher	Panasonic Freestanding Dishwasher NP-6R2MUQNZ or similar
Rangehood	Ariston 52CM Undermount Rangehood or similar

Bathroom	Note
Bathroom Extractor Fan	Moisture MASTER HX – Balanced heat recovery ventilation system

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Toilets	Elementi Back to Wall Toilet Suite (4 Star WELS, 4.5/3.0L Dual Flush)
Toilet Roll Holder	Heirloom Heiko Toilet Roll Holder Chrome
Shower	Tiled walls and Newtech tile-over base
Mixers	Voda Soul Basin Mixer (6.0L/min (5 Star WELS)
Shower	Voda Shower Slide (9.0L/min / 3 Star WELS)
Vanities	Elementi 750mm wall hung handleless 2 drawer – Green Slate
Mirrors	Bathrooms type B – As per drawings or 900mm round mirror. TBD. Galaxy Homeware or similar
Towel Rails	Heated Heirloom Tempo Heated Towel Rail Round 7 Bar 825x600mm
Down flow Heater	Wall hung down flow heater
Hot Water Cylinder	Rheem Mains Pressure Electric Water Heater 3kW, 250L
Laundry Tub	Robinhood Standard or Slim Laundry Tub or similar

Electrical	Note
Downlights	Recessed – Vynco Jolie Downlight LED 8W - warm white or similar
Kitchen Overbench Light	3 x White Ceiling Can lights – model TBC
Outdoor Lighting	TBC
Heatpump	Appropriately sized for each space as per Homestar 6 and Healthy Homes requirements. Units 1-3 & Units 8-10 – Daikin min 4.32kW Units 4-7 Daikin min 5.7kW
Heaters	Bedrooms: Heater Panel - 2kW Stiebel Eltron or similar Bathroom: Goldair GBH100 White or Similar
Mechanical Ventilation (MHRV)	Moisture MASTER HX – Balanced heat recovery ventilation system

Floor Coverings	Note
Ground Floor (Kitchen, Dining, Living, Laundry)	Vinyl Plank – Oslo Robert Malcom , Colour: Godley or similar
Bedrooms, stairs, upper floor	Carpet - Godfrey Hirst – Cable Bay 36oz. Colour TBC

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hallways	
Tiles: Upstairs Bathrooms	French Stone Marseille Matt 60 or similar

<b>Chattels List</b>	<b>Note</b>
Smoke detectors	10 year standby battery - interconnected
Curtains/Blinds	Excluded
Washing Line	Included
Letter Box	Included
UHT TV Aerials	Included

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