

1. BUILDING STRUCTURE

- Reinforced concrete foundations and piling
- Steel frame with insitu and precast concrete columns, floors and core walls
- Steel frame roof

2. EXTERIOR FACADE

- Precast concrete and rain sheet cladding (trespa or similar)

3. EXTERIOR JOINERY DOORS AND WINDOWS

- Prefinished powder coated aluminium and steel joinery

4. ROOF

- Metal roofing with membrane gutters

5. STAIRWELLS

- Precast concrete fire egress stairs with handrail system

6. SECURITY

- Audio security system linked to main entrance
- Hotel locking to each apartment

7. SOUND PROOFING

- The building has been specifically designed to meet the requirements of Local Authority
- Division walls between apartments have been designed to meet the local authority requirements to STC 55 rating
- The floors on the bathroom and kitchen areas are acoustically treated to minimise impact noise
- The floors on the bathroom areas are waterproofed under the floor finish

8. ELEVATORS

- 2 passenger lifts

9. FIRE PROTECTION

- The building is fully sprinkler protected throughout with direct fire service connection to NZ standards
- Emergency lighting to NZ standards

10. VENTILATION

- Self contained ventilation systems servicing all areas and air-conditioning servicing the living areas are provided within each apartment

11. ELECTRICAL

- Quality fittings to suit Ramada standards

12. RUBBISH

- A central rubbish collection area is provided with disposal provided by the local Authority or privately through the Body Corporate

13. HOT WATER

- A hot water Plant System will distribute hot water to each apartment

14. CAR PARKS

- Car parking for apartments is provided within the basement

15. APARTMENT FINISHES

- Floors
Ceramic tiles or timber alternative to kitchen, bathroom
Selected carpet to living and bedroom areas
- Walls - 3 Coats semi gloss paint finish
- Ceilings - 3 Coats flat paint finish
- Trim - 3 Coats semi gloss paint finish

16. KITCHENS

- All kitchens consist of a selected stone bench top with a selected tile splash back and a single integrated sink
Kitchens include:
 - a) Dishwasher Trieste Stainless Steel Dishwasher
 - b) Cook top Trieste Stainless Steel Hob (in selected units)
 - c) Refrigerator Indesit Stainless Steel Fridge/freezer
 - d) Rangehood Trieste Integrated Rangehood (in selected units)
 - e) Microwave Indesit Stainless Steel Microwave

17. BATHROOM

- All bathroom walls are gib board lined, stopped and paint finished
- Selected ceramic tiles to floor
- The toilet and cistern is a selected Vitra Renovaire S suite
- Selected porcelain wash hand basin with chrome single lever mixer and pop-up waste
- Shower head and mixer. Shower walls comprise acrylic sheets in white
- Heated towel rail
- Washing machine & dryer

SPECIFICATIONS

RAMADA VICTORIA HOTEL AND SUITES - SERVICED APARTMENTS