



APT 15 Nugent St

QUESTIONS AND ANSWERS

Q 1) What is APT 15 Nugent?

A 1) APT 15 Nugent is a new development of 92 apartments dispersed over six storeys, on top of a two-storey basement of parking and service areas. The street face of the first level of apartments includes a commercial tenancy, suitable for a café.

The building is adjoining the elevated ridgeline area at both the Khyber Pass Road/Symonds Street locations with additional elevated views of Mt Eden in the south, the Waitakere Ranges to the west, cityscape views to the north with glimpses of the Harbour and Rangitoto Island towards the north-east depending on the level and orientation of each apartment. All the owners will share 360-degree views of the mentioned features from a dramatic rooftop garden.

Q 2) Who is the team carrying out APT 15 Nugent project?

A 2) Prime Resources Company Limited (**PRC**) is the development company that envisaged this project. PRC was established in New Zealand in 2003. Since that time PRC has successfully invested and developed forestry and sawmilling enterprises, land subdivisions rural lifestyle residential developments and home building. It is now bringing that wide range of business knowledge to city fringe residential developments. PRC has its own in-house team of experienced architectural and engineering design professionals for CAD modelling and planning. Our project management staff have decades of commercial and apartment construction experience and will oversee the day-to-day construction.

PRC has also assembled a team of 12 experienced and reputable consultants led by **Swan Railley Architects Australasia Ltd**, designers of luxury residences and apartments, commercial buildings and holiday resorts both in New Zealand and in the Pacific Islands, working together with **Lautrec Engineers Ltd** (Structural Engineering and Façade Engineering), **22 Degrees Services Engineers Ltd** (for Electrical, Mechanical, Hydraulics, Fire Protection), **WOODS Ltd** (Urban Design), **CMW Geosciences Ltd** (Geotechnical Engineering Service), **Flow Ltd** Transportation Specialists (Traffic and car parks), **MSC Consulting Group Ltd** (Civil Engineering), **Earcon Acoustics Ltd** (Acoustic Consultants), **VULCAN Fire Engineering Ltd** (Fire Consultants), **4SIGHT Consulting Ltd** (Resource Consenting) and **LA4 Landscape Architects Ltd** (Landscape Architects).

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This team has been bringing PRC's development vision to reality for the last 5 years. They will continue to be involved to oversee and work with the PRC construction team to complete the 90 apartments as per the building consent and to the high-end specification standards expected. Their continued involvement in monitoring of the construction phase will ensure that the quality of workmanship and materials are maintained throughout. For more details please click "ABOUT US" at www.15Nugent.com/about.

Q 3) Does APT 15 Nugent have Resource Consent?

A 3) Yes - The expiry date of resource consent is 29 November 2028.

Q 4) Does APT 15 Nugent have Building Consent?

A 4) Yes – building consent was granted.

Q 5) How about the pre-sales?

A 5) Pre-sales (off-the-plan) started in July 2021 but has been affected by COVID 19 lock down from Mid August 2021 followed by property market recession. However, we have achieved the presale with a reasonable number of apartments to date, and we expect we will soon achieve an acceptable number of sales by the lender.

Q 6) Is a pre-sales option common in New Zealand?

A 6) Yes; pre-selling of apartments off-the-plan is commonly accepted in NZ, like it is in other countries.

Q 7) What are the benefits of buying "off-the-plan"?

A 7) It's the best opportunity to secure an apartment at the initial pre-sales price with only 10% deposit needed and allows for more time during the construction period to arrange your personal finances as well as expecting the potential capital gain from the secured apartment. Your deposit is held in a solicitors trust account and all interest earned on it up until the settlement date is deducted from the balance you owe, so you lose no investment earnings by locking in your deposit to secure today's pricing.

Q 8) When will construction commence?

A 8) We are endeavoring to commence construction as soon as possible subject to suitable arrangement of finance and construction contracts currently being worked on.

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Q 9) How long will construction take?

A 9) This scale of development normally takes approx. 20 - 24 months to complete.

Q 10) Is 15 Nugent St apartment freehold?

A 10) Yes, the apartment will be a stratum in freehold title, also known as a unit title under the Unit Titles Act 2010. You will own your apartment (the principal unit) and any accessory unit shown on the unit title plans such as a car park space (If purchased additionally) and/or an exterior courtyard garden space for level one owners with an allocated garden.

Collectively you and the other unit owners will own (share) all common areas such as the elevators, corridors, service rooms, reception room, basement vehicle lanes and rooftop garden, etc. You will automatically become a member of the body corporate which will give you voting rights as to how the building is run and maintained.

Q 11) What are the common areas in APT 15 Nugent St?

A 11) Common areas are all other areas of the building except the individual apartments, individually owned car parks, and private courtyard gardens of level 1. It also excludes the commercial/retail café space on level 1.

Q 12) What does the Body Corporate do?

A 12) The body corporate ensures that the building and common areas are adequately maintained and repaired when necessary. They set and enforce the rules of operation such as whether or not residents can have pets in their apartment, etc. They also maintain and are responsible for the financial status and annual accounts.

Q 13) What are the Body corporate levies and what are they used for?

A 13) The Body Corporate levy is used for the cost of maintenance of the common areas of the entire apartment building, which includes regular cleaning, rubbish collection, garden maintenance, annual home insurance premiums (34.1%) for each apartment, contingency building fund (8.6%) and building management (11.5%) etc.

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Q 14) How much is the Body Corporate levy per annum?

A 14) The cost of the levy is relatively low compared to other apartment complexes, due to the efficiently designed structure of the apartment building, so the owners' liability is only to pay for the cost of regular cleaning, rubbish collection, roof garden maintenance, home insurance premiums (34.1%), contingency building fund (8.6%) and building management (11.5%), which will be shared pro-rata by the 90 apartment owners. The first-year levy will be estimated as below for example only for some apartments.

- Level-1: \$37.13 per m² e.g., **60 m² apartment** will be estimated \$2,300 per annum.
- Level-2: \$39.60 per m² e.g., **60 m² apartment** will be estimated \$2,400 per annum.
- Level-3: \$43.73 per m² e.g., **60 m² apartment** will be estimated \$2,700 per annum.
- Level-4: \$47.03 per m² e.g., **91 m² apartment** will be estimated \$4,300 per annum.
- Level-5: \$49.50 per m² e.g., **91 m² apartment** will be estimated \$4,550 per annum.
- Level-6: \$ 53.63 per m² e.g., **137 m² apartment** will be estimated \$7,400 per annum.

Q 15) What is influencing the current building pricing of new apartments?

A 15) The **MBIE** (Ministry of Business, Innovation & Employment) constantly reviews and updates Acceptable Solutions for building. The latest standards are requiring a higher performance in terms of criteria of air circulation, acoustics (noise protection), fire protection, thermal insulation and structural specifications etc. compared to older apartments that already exist in Auckland. Alongside these upgrades the cost of materials and construction have continuously increased for the last few years as well as the cost of land. These factors are then directly reflected in the cost of new apartment construction resulting in higher prices for new apartments especially in the centre of Auckland and the city-fringe as limited availability of land and higher land value. And this trend can only be expected to continue.

Q 16) What are the pricing levels of APT 15 Nugent?

A 16) Apartment prices throughout Auckland vary depending on the location and quality of the apartment building and what is included within the apartment price. These aspects all combine to determine the final sale price of each apartment.

The strategic location of 15 Nugent Street apartments, situated at the area of the intersection of Khyber Pass - Grafton Rd, makes the land value higher due to the close proximity of the city centre and major transportation nodes. The site is also in the heart of the

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proposed "**Uptown on the Rise**" generated by the development of the new Mt Eden **City Rail Link (CRL)** nearby, justifying our claim that it must be one of the best locations to live in Auckland City.

Apartment 15 Nugent Street has been consented with a higher quality construction method than many other apartments including reinforced concrete and Structural Steel beam construction for all structural and façade elements, higher-grade insulation, better protection against noise and fire, superior quality aluminium triple glazed windows, high spec security systems, convenient and large two-story basement car parks and dramatic rooftop garden.

The quality fit-out will be completed with home appliances produced by world-leading manufacturers including refrigerator, wall-mounted flat-screen TV, oven/cooktop, dishwasher, washing machine/dryer and Air-conditioning system (for warming and cooling). All these factors combined, are reflected in the cost of the whole development, which then translates into the current standard price inclusive 15% GST for each individual new apartment at 15 Nugent St.

Q 17) What school zone is APT 15 Nugent located in?

A 17) APT 15 Nugent is zoned for the prestigious Auckland (Boys) Grammar School and Auckland Girls Grammar School, Kowhai Intermediate and Newmarket (Primary) School. The Ministry of Education website lists other eligible nearby schools including St Peters College, Mt Hobson Middle School, Ficino School, Mind Alive, Northern Health School, Kadimah School and UP International College New Zealand. Tertiary institutions nearby include Auckland University and AUT (Auckland University of Technology).

Q 18) What choices do I have for interior colour schemes and materials?

A 18) The purchaser will be given the opportunity to select the colour of materials for the Principal Unit by reviewing the sample of available materials prepared by the vendor before the start of the interior work. The vendor will notify the purchaser of when these are available for inspection.

Q 19) How are the car parks allocated?

A 19) There are 58 car parks on the lower basement level (B2) of which 12 are paired as tandem parks for two vehicles (one behind the other). There are a further 47 car parks on the upper basement level (B1) of which another four are paired as tandem parks. That means

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all 90 apartments can be allocated at least one car park or two tandem car parks, however car parks will be sold as optional accessory units to each apartment unit title, so it is advantageous to purchase early if you wish to buy one or more car parks.

Q 20) How do I use and access the EV power points?

A 20) EV charging points are proposed to be distributed amongst the car parks allowing for shared use between two or three owners. EV chargers (to be supplied by the Owner) are wired to a separate meter from the apartment meters. Swipe card access will be used to ensure the electricity consumed will be apportioned pro-rata to the individual apartment owner according to their usage.

Q 21) What is the Flexi-room (flexible room)?

A 21) Most of the apartments include flexible rooms which can be used for a home office, overflow guest space, TV or media room, kids play area, gaming or chill-out lounge, library, study or hobby room, formal dining room, bedroom or used for storage. These rooms have large sliding glazed doors to borrow natural light from the living spaces, so the flexi-room can be opened up as an extension of the daily living areas or used as a completely separate room as per the new owner's preference.

Q 22) What is a loggia room?

A 22) Most of the apartments have a good-sized loggia room, which is a multi-function outdoor deck that can be closed in to become part of the interior living spaces. The loggias are surrounded in triple glazed aluminium joinery with sliding windows situated just in front of the living room, which can either simply be opened up to extend part of the living areas, or used for a dining area, depending on the owner's preference. The Architectural Series triple glazed aluminium joinery window is finished with a powder coating, which is both durable and solid in its nature. The outer glazing slides back to an exterior aluminium railed balustrade, which turns the room into a covered exterior deck or balcony for outdoor living.

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Q 23) What are the ceiling heights?

A 23) All apartments have a 2.55m raised ceiling feature above the principal living room, with the remaining ceilings stand at 2.5m high. The only exception to this will be apartments 102, 202, 302, 402, 502, and 602 where the structural beams and services concealed within the ceiling space do not provide sufficient clearance to achieve the 2.55m feature ceiling. However, it should also be noted that the apartments all have floor-to-ceiling glazing to ensure they are as light and airy as possible even with a 2.4m ceiling height.

Q 24) What view will my apartment have?

A 24) Apartments have been priced according to their location, size, and outlook.

Apartments from level 3 to the penthouses on level 6 are both more generous in size and have additional options to view significant city landmarks. These include Mt Eden, Mt Hobson, Waitemata Harbour, Rangitoto Island, Auckland's cityscape, the Sky Tower and the Waitakere Ranges. The apartment building is adjoining the elevated ridgeline area at both Khyber Pass Road/Symonds Street locations offering excellent elevated views.

As the building is located on the fringe of the CBD it is natural that buildings nearby may obscure views for some apartments where others on the same level in the building have a clear view.

Q 25) Will my apartment be noisy?

A 25) Earcon Acoustics have been engaged by the developer to measure the levels of ambient noise in the existing environment and then advise on the composition of the walls, roof, and floors to ensure that the internal environment of each apartment is quiet, particularly in the sleeping areas.

The superior Autoclaved Aerated Concrete (AAC) paneling sandwiched within the wall assemblies between apartments provides the highest performance inter-tenancy wall options. These have been tested at Auckland Universities Acoustic laboratory and shown to provide the levels of noise attenuation required between cinemas. You can rest assured that we have selected to best noise blocking solutions, so you are not disturbed by neighbour or corridor noise. All floors are poured concrete with suspended and resiliently mounted ceilings below, with the ceiling cavity packed with mineral wool slabs and glass wool insulation for the best inter-storey sound blocking.

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These structural sound barriers are supplemented by premium triple-glazed aluminium joinery and noise blocking solid core apartment entry doors. All apartments have been provided with a quiet mechanical fresh-air supply so that occupants can keep all windows and doors closed to block the sound levels passing into any one apartment from either adjacent apartments or environmental noise from neighbouring properties and traffic.

Q 26) What home appliances are included in the apartment?

A 26) On completion, apartments will be fitted out with the latest model of electrical appliances available at the time including air-conditioning (warm & cool function), a wall-mounted TV, integrated 60cm under-bench ovens with cooking hob, dishwasher, refrigerator, extractor range hood, washing machine and condensing dryer in a stacking front load washer/dryer combination. All home appliances will be from worldwide, highly respected manufacturers.

Q 27) Does my apartment have air conditioning?

A 27) All apartments have high-wall heat pump units in the living area for both heating and cooling as well as a separate fresh air supply and extractor system throughout the apartment.

Q 28) Am I allowed to have pets?

A 28) This will be decided at the first annual meeting of the body corporate and specified in the body corporate rules. You can propose this at the meeting as you are a member of the Body Corporate for your building.

Q 29) How secure is my apartment?

A 29) Entrances to the apartment building are all controlled with electronic door locks. Security access and CCTV monitoring will be provided for all common areas with the provision of cabling for optional CCTV systems within apartment living spaces. An audio and video intercom system will provide communication between the main entrance doors and each apartment so that guests can call their host's apartment to be let in.

Individual apartment entry doors are a solid core timber 55mm thick, fire rated door with quality entrance locks and will also include eye viewers for additional peace of mind, all ensuring fire and noise protection as well as high security.

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Q 30) What fire protection will my apartment have?

A 30) APT 15 Nugent has an automatic sprinkler system to all levels and all apartments and common areas. There is an automatic smoke detection system throughout, as well as a building fire hydrant system in the stairwells that the fire service has access to for connecting fire hoses and firefighting. Hand-held fire extinguishers will also be located on every floor at the lift lobbies.

Fires don't spread if the building materials can't be burnt, so the building is also designed as a non-combustible structure to resist fire by passive means, particularly with respect to the use of concrete or large structural steel members for all floors, structural and façade elements. There is no external combustible cladding, just painted or cement rendered precast concrete panels, stone facings, and metal window joinery. Walls between apartments (known as inter-tenancy walls) are all made from aerated cellular concrete panels with a 90-minute fire resistance rating, with additional fireproof steel framed partitions either side, insulated with 650-degree C rated rockwool slabs and lined with gypsum cored plasterboard. This non-flammable composition of materials has been laboratory tested to achieve the best fire and acoustic ratings specified by the respective consultants.

There are no timber frames in the building. All partition framing is cold formed steel stud and tracking, and all ceiling framing is rolled steel channel and frame, so the only wooden features are the decorative cedar planked loggia ceilings and soffits, kitchen and bathroom cabinets and interior doors and trim. We've kept the combustible items to an absolute minimum, so the fire risk is extremely low to begin with, plus we've put in the highest performing fire barrier insulation and active fire-fighting sprinklers and wet-risers, so you and you, your family and your home asset are safe.

Q 31) How many lifts and stairs are there?

A 31) There are two good size modern lifts and two stairs, serving between two basement levels and up to level 6 apartment, which is more than enough for a six-level building.

Q 32) What is the ceiling height of main entrance of the basement car park?

A 32) The height under the entry beams is 2.5m high, so that normal sized furniture and moving trucks can enter the basement car park. Only a few carparks below the access ramps and transformer room have slightly lower clearance, but greater than 2.0m even in those select spaces.

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Q 33) How is rubbish removed?

A 33) Waste management will be handled at the upper basement level (B1) with a room dedicated to wheelie bins for both rubbish and recycling, serviced by a contract between the Body Corporate and Rubbish Direct Limited. The structure has been designed to take Rubbish Directs 8.7 tonnes (loaded) truck of 2.2 metres in height with enough maneuverability for the truck to enter and exit the Nugent Street in a forward motion, rather than having to reverse, as well as leaving room for resident's cars to pass while the truck is loading up. Having this process happen internally is far superior to having unsightly bins put out on the kerbside or blocking pedestrian access.

Q 34) Will I have an internet fibre optic connection?

A 34) Yes. Each apartment will have a data box to house all telecommunications, fibre optic home services equipment, with Cat 6 data cables to phone and data outlets.

Q 35) What makes APT 15 Nugent special?

a) Great location, amenities, and transportation:

APT 15 Nugent St is in the perfect situation for easy access to the best Auckland has to offer. It is adjacent to the intersection of Khyber Pass Road, Grafton Road, and Nugent Street; close to Southern, Northern and Western motorway connections as well as major arterial roads, so if you are driving, you are only minutes away from the primary highways.

For those using public transport, it's just a few minutes' walk to either the Grafton or Mt Eden railway stations, with the new city rail link coming soon, and there are plenty of bus stops nearby. With the City CBD, Newmarket, Ponsonby, Parnell, and Mt Eden all within one to two kilometres, those who bike, scooter or walk will find the location makes for a very easy commute to work, shops, nightlife, dining, or recreational pursuits.

Amenities close by include the vast botanical gardens, grassy playing fields, woodland and exercise spaces of the beautiful Auckland Domain, stunning vistas and hill walking on the Mount Eden Reserve, sporting events at the famous Eden Park, major shopping centres in Newmarket and the city, well-respected universities and two grammar schools, hospitals and specialized medical clinics, cafes, restaurants, bars, pubs and nightclubs, cinemas, museum, galleries, and theatres.

This is an ideal location offering multiple opportunities including recreation, exercise, entertainment, education, employment, and shopping for your city lifestyle. The site is also in the heart of the proposed **Uptown project** generated by the development of the new Mt Eden **city rail link station** nearby, justifying our claim that it must be one of the best locations to live in Auckland City.

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b) Apartment 15 Nugent is to be constructed using poured concrete suspended floors and roof with precast concrete bracing structure throughout, including basement beams, columns, the lift shafts, stair cores and bracing shear walls on all levels. The primary skeleton of the building is heavy gauge structural steel universal beam and universal columns and steel framing to all partitions. The wall panels between apartments and corridor spaces are cellular aerated concrete precast panels and the building envelope is rendered aerated concrete for the highest thermal, acoustic and fire insulation and best strength to weight ratio. Many other apartment developers construct their infill partitioning with cheap timber frames, but we have eliminated them for fire rating and durability reasons.

This is a relatively expensive construction method and not common for Auckland apartment projects, however the developer chose this method because of the benefits of a solid, non-combustible, low maintenance, noise-reducing structure, outweighing any additional construction costs involved.

c) The building will be capped off with an extensive rooftop garden covering almost half of the roof, providing communal shared space with lush living plants, outdoor seating, decking, a separate children's rubber decked playground area, securely fenced from the meeting and lounging areas and an artificial lawn. Residents and their guests will be able to enjoy unobstructed sunshine and panoramic views, play games, exercise, and feel a sense of belonging in their own exclusive community. It will be your own space to enjoy a relaxing coffee or an evening al-fresco meal, meet with friends away from your home-space or let the children have some outdoors exercise in a safe environment.

d) The apartments are set out with a squared layout floor design for ease in arranging furniture and efficient use of the space. The central living /dining room is conveniently situated together with the kitchen, bathroom, bedroom and flexible room or home office, eliminating hallway or inefficient corridor areas, due to the optimized squared shape.

e) Most apartments have a convenient multi-purpose loggia room right in front of the lounge/dining room. The living spaces can be easily extended to the loggia room where you can have pleasant outdoor atmosphere with a stunning outdoor view. The loggia can either be an interior room or converted by sliding back the glazing to become a covered deck or balcony.

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f) All apartments come complete with well-respected international brands of air-conditioner (for warm or cool temperature-controlled interiors), wall-mounted TV, refrigerator, oven and cooktop, dishwasher, washing machine and dryer, etc. All you need is to just move in with minimum furniture to your taste.

g) Apartments will be completed superior quality construction with high-security structure and affordable body corporate fees for regular maintenance and home insurance so that owners can simply relax and enjoy comfortable city living with minimum cost and not worry about regular house maintenance or home security issues.

Q 36) Will there be parking for my guests?

A 36) Parking in the basement is provided for resident's use only, although some apartment owners will be able to purchase multiple car parking spaces, in which case they may invite a guest to use that space. Otherwise, there is parking available on the street and public car parks are within a short walking distance.

Q 37) What are the building materials?

A 37)

- The Basement walls, columns and beams are all high strength concrete, either precast, or poured on site.
- The suspended floor system is concrete slabs on a profiled metal decking, supported by Speedfloor steel ribs.
- The primary skeletal frame of the apartment levels is structural steel UB & UC sections, with AAC or intumescent fire protection.
- The façade and its exposed column and beam elements are Supercrete precast autoclaved aerated concrete slabs with a reinforced cement render finish.
- All windows on the North, East and South elevations will be triple glazed Architectural Series aluminium joinery etc. The windows on the West wall are fire rated steel framed windows due to proximity to the boundary.
- The concrete roof (level 7) will be overlaid with a PIR insulation warm roof system for thermal insulation and tanked with a TPO sheet membrane waterproofing. Almost half of this roof will be decked with timber planking, tiles, artificial lawn, with planter beds for live shrubs as a shared rooftop garden.
- Stairs are precast concrete with a selected floor covering and grip tread nosing
- Intertenancy walls are Supercrete aerated concrete panels for fire and acoustic separation, sandwiched between two steel framed partitions with Rockwool Safe n Sound slab insulation and Gib plasterboard linings



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- Bathroom and ensuite walls will have 9mm Hardies villa board lining over the intertenancy linings and as a substitute for plasterboard on the remaining internal partitions, to allow for floor to ceiling wall tiling. For more details, please refer to the outline specification in Buyer's Guide at www.15Nugent.com/buyers-guidance.

Q 38) Can the developer change the specifications?

A 38) The building consent requires any change in materials to be accepted by the council and recorded as an amendment to the consent before allowing that item to be changed. Whilst every endeavour will be made to construct using the materials specified, due to the time frame involved in building it is possible that some materials may no longer be available or considered best trade practice at the time they are needed, in which case substitutions may be necessary.

Q 39) Is there a warranty?

A 39) Construction warranties are required to be supplied to the developer by the contractors, their material suppliers and installers or applicators as appropriate. In addition to these specific warranties, a general weather tightness and water tightness warranty is required from the contractor covering the weather tightness of the complete building envelope and the water tightness of all liquid disposal systems and fittings from the date of achieving "Practical Completion" and obtaining the code compliance certificate. The warranties may then be assigned to the body corporate once it is up and running.

Q 40) What are the advantages of combining steel column & beam structure with concrete construction?

A 40) Both the developer and the architects of APT 15 Nugent were determined to construct the building with concrete and steel to take advantage of the robustness, longevity, noise-reducing, and fire protecting properties these materials have and to avoid many of the leaky building issues that have plagued other apartment developments where rotting and decaying materials such as solid timber, plywood, particle board, custom wood composites or other organic building products have been used.

Concrete is strong in compression, whilst steel is strong in tension, so each has a role to play, and we have optimized the high strength, but comparatively light steel skeleton for the above ground forces, with a heavy concrete basement dealing with the below ground

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forces and retaining. Diaphragm load transfer across the levels is achieved with suspended concrete floor slabs, but even these are the most efficient, using the intermediate support of Speedfloor steel ribs to reduce the required mass and stiffen the floors. Bracing for earthquake loads is taken care of by precast sheet walls on the west elevation, stair cores, lift shafts and selected corridor sections and IT wall positions.

We need the concrete to do different things in different places and whether it is made on site or in a factory is determined by the type of product we need and the best construction method. For instance, the boundary and foundation piles are formed by drilling into the sandstone, inserting a cage of reinforcing bars into the 13 to 20 metres deep holes and directly pouring the concrete in to form to foundation piles. Once we excavate the basement and expose the wall of separate piles around the boundary, it is made continuous as a flat wall by spray applied "Shotcrete" which is pumped into the gaps between the piles. The floor slabs, whether on ground or suspended are all cast in-situ. The term "in-situ concrete" means concrete that is poured "in situation", that is, poured in place on-site rather than precast in a factory and assembled on site.

For speed of installation, quality of surface finish and consistency of shape and form, the basement columns are all precast solid pillars, many with extended corbel tops to provide increased seating for the beams. These beams are also precast, typically as hollow shell beams, which are then filled on site to tie the reinforcing of column and beam together. This also reduces propping delays and ensures the best appearance of the beams. The shear walls are flat panel walls and again, these look best when made in a factory on a flat casting bed.

For highly insulated areas, like the external building envelope, or the dividing walls between apartments, a different type of precast concrete is used. This is the cellular, Autoclaved Aerated Concrete, which is full of millions of tiny air bubbles, like a man-made pumice. It is a quarter of the mass of traditional concrete, so reduces the load on the building, but it provides excellent thermal, acoustic, and extremely high fire ratings due to its low conductivity and resistance to the passage of heat and sound.

Concrete construction is an exceptionally durable construction material with low maintenance requirements and can be expected to last **far longer than** the 50- year minimum requirement of the NZ building code.

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