

Specification – Gloucester Green (Building 1) – Type B (1 Bedroom)

Foundation and Midfloor

Foundation construction	Gravel Raft
Ground floor slab	700mm deep waffle slab with steel reinforcing
Midfloor	Suspended Concrete Floor, generally consisting of 90mm insitu topping on 25 timber infills on 125/150 Interspan ribs.

Roof

Roof type and capping	Dimond Styleline and Associate Ridge and Barge Flashings. Colour: Colorcote Titania
Downpipes, spouting and associated roof sundries	Colour: Colorcote Titania

Exterior Cladding

Cladding – Cemintel Territory Cladding	Vertical Wood Grain Associated aluminium trims and vents: Powder coated in Dulux Matt Bronco
Cladding – James Hardie Stria/Oblique Cladding	Dulux Paint finish Colour: Titania
Soffits – Cemintel Territory	Vertical Wood Grain Associated aluminium trims and vents: Powder coated in Dulux Matt Bronco
Painted Concrete Apron and Soffit	Dulux Paint finish Colour: Titania
James Hardie Villaboard Soffits	Dulux Paint finish Colour: Titania
Patio Surface Finish	Insitu concrete paving with roller finish and Permacolour ‘Platinum’ colour, sealed

Exterior Joinery	
Aluminium windows, doors, and associated flashings	Altus Pacific, with Southern profiles to selected locations to meet H1. Powder coated in Dulux Matt Titania
External front entry door	Parkwood Duramax FV3W
Entry door hardware	Schlage Artus Smart Lock (Black) supplied with: • 3 key tags and • 2 back-up keys
Entry Door Canopy	Spectrum Stayed Entry Canopy Powder Coated in Dulux Matt Titania
Heat Pump Cover	Powercoated Aluminium in Dulux Matt Titania

Ceiling	
Type	13mm GIB standard except in bathrooms which are Aqualine
Finish (Paint finish)	Level 4 finish to all areas
Ceiling height	Floor to Ceiling Height 2.55m generally, 2.4m in bathroom.

Interior Walls	
Type	10mm GIB standard Wet areas include either 10mm or 13mm GIB Aqualine
Intertenancy walls	180mm Precast Concrete Walls with strapping, insulation and 10mm GIB standard.
Finish	Level 4 finish

Interior Joinery	
Internal Doors	Hollow core with Dulux Paint finish Colour: Dulux Treble Cone Half
Reveals and architraves	Dulux Paint finish Colour: Dulux Treble Cone Half

Wardrobe sliders	White/ Mirror
Internal door hardware	Lockwood Velocity Element Series in Satin Chrome

Interior Colours	
Walls	Dulux Low Sheen Colour Code: Dulux Treble Cone Half
Ceiling	Dulux Flat Sheen Colour Code: Dulux Treble Cone Half
Trims, Doors & Skirtings	Dulux Semigloss Sheen Colour Code: Dulux Treble Cone Half

Flooring	
Timber look Laminate - Entry, Living, Kitchen and Hall	Godfrey Hirst Fika 4V Laminate Flooring Colour: 'Otium Oak 345'
Carpet - Bedroom	Feltex - Okiwi Bay 'Nixon' Solution Dyed Nylon
Tiled Floors- Bathroom/Ensuite Tiled Walls - Showers/WC Wall only	Enzo MICROTEC Anti-slip Floor Tile 'Sand'
Laundry Tile	Enzo MICROTEC Anti-slip Floor Tile 'Sand'

Kitchen	
Kitchen Benchtop	20mm, Low Silica, Prime Stone 'Astra' Polished
Cabinetry - Woodgrain Effect	Melteca Classic Oak - Organic
Cabinetry - Plain	Melteca 'Warm White' Naturale

Cabinetry Handles	Extrusions: Novara G Profile in Matt Chrome Finish.
Kitchen Splashback Grout	Jacobsen TM White Matt 100x100mm Wall Tile with White Grout
Sink type	Mercer PR130 - Pressato Single Bowl Undermounted
Kitchen tapware	Oliveri Essente Stainless Steel Goose Neck Pull Out Mixer
Appliances	
Oven	Fisher and Paykel Built in Oven 5 Function 85L 600mm - OB60SC5CEX3
Cooktop	Fisher and Paykel Induction Cooktop, 60cm, 4 Zones - CI604CTB1
Dishwasher	Fisher and Paykel Single DishDrawer™ Dishwasher - DD60SAX9
Rangehood (PowerPak)	Fisher and Paykel Integrated Insert Rangehood, 60cm - HP60ICSX4

Bathroom/Ensuite/WC	
Bathroom vanity including sink	St Michel City 46 - 700 Wall - 2 Drawer in 'Classic Oak' Organic
Bathroom vanity tapware	Caroma Urbane II Basin Mixer - Chrome
Bathroom Shower	Caroma Urbane II Rail Shower - Chrome
Bathroom Shower mixer	Caroma Urbane II Bath/Shower Mixer - Round Cover Plate - Chrome
Bathroom Mirror	Trendy Frost LED Round Mirror with Demister 750mm
Toilet	Adesso Form Back to Wall Toilet Suite Rimless.
Toilet roll holder	Caroma Urbane II Toilet Roll Holder - Chrome
Bathroom Heated Towel Rail	Heirloom WG510 Genesis 510 Towel Warmer - Chrome

Shower Shelf	Caroma Luna Bathroom Shelf - Chrome
Undertile heating	Yes (Warmup System)

Insulation	
Generally	Pink Batts; ceiling, interfloor, walls. Slab edge insulation
Floor	Calculated net R-value R1.1.5-3.6
External walls	Calculated net R-value R1.3
Roof	Calculated net R-value R4.8-6.8
Acoustics	Building Code Compliant

Plumbing	
Hot water heating system (Sized for Unit)	Rheem 180L
Water supply	Mains pressure
Refrigerator Plumb	No
Dishwasher Plumb	Yes

Electrical	
Mains (Single phase only)	Yes
Switchboard	Sized to suit unit
Internal lights	• Recessed LED downlights (Warm White) • LED striplight to underside of kitchen cabinetry • Bulkhead Lights to Store Cupboard and Laundry
External Lights	• Halcyon LED Up/Down Wall Luminaire White • Recessed downlight below balcony
Data points	Living Room
USB points	Bedroom and Kitchen
Entry Door Bell	SimX D534 with lit pushbutton
TV Outlets	Living room and Bedroom

Bathroom/laundry extractor fan	Yes
Fire /smoke alarm	Yes

Heating	
Living Room High Wall Heat Pump	2.2 kW (Cooling)/2.5kW (Heating) Mitsubishi High Wall Heat Pump Model MSZ-GS35VFD-A1 with patio mounted outdoor unit model MUZ-GS35VFD-A1
Bedroom	Goldair GPH250 1 kw electric panel heater (white)
Bathroom	Goldair GBH550 2.4kw electric bathroom heater (Stainless Steel)
Ventilation System	Mitsubishi Lossnay VL-350CZPVU

Note: The above specifications are correct as of 14th August 2024, please note that some products specified may change due to availability. Where change to specification is unavoidable, every effort will be made to procure substitute products of equal or better value.



Purchaser 1

First Name
Surname

Purchaser 2

First Name
Surname

Postal address
Phone
Email
Solicitor
Title out: ☐ Yes ☐ No If no, then estimated date of title issue:

IMPORTANT

The Purchaser acknowledges that the specification takes precedence over any other information. Unless otherwise noted, this specification solely relates to work carried out on the subject property. The Purchaser has read and understood the specification. Fletcher Living Canterbury (FLC) have the right to approve all colours and change at FLC discretion. All products to FLC specifications unless otherwise stated. FLC reserves the right to clarify any items in this specification.

Name	Signature	Date
Name	Signature	Date

IMPORTANT

The Purchaser/s confirms that they have sighted the Exterior & Interior Finishes samples boards for the Gloucester Green development located at the One Central Sales Centre

Name	Signature	Date
Name	Signature	Date