

Specification - Gloucester Green (Building 3&5) - Type C	
Foundation and Midfloor	
Foundation construction	Gravel Raft
Ground floor slab	400mm deep waffle slab with steel reinforcing
Midfloor	Plywood on timber framing, generally consisting of up to 240/45 SG8 timber framing with 19mm plywood sarking

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

Exterior Cladding	
Cladding - Cemintel Territory Cladding	Colour Code: EPS492 Associated aluminium trims and vents: Powdercoated in Duralloy Plus, Colour - Matt Bronco (20S2253M)
Cladding - James Hardie Stria Cladding	Dulux Paint finish Colour: Matt Flaxpod (20S9218M)
Cladding - Resene Rockcote Plaster System (Integra)	Colour A (light) - Half Thorndon Cream Colour B (Mid) - Thorndon Cream Colour C (Dark) - Double Thorndon Cream
Soffits - Cemintel Territory	Colour Code: EPS492 Associated aluminium trims and vents: Powdercoated in Duralloy Plus, Colour - Matt Bronco (20S2253M)
Soffits - Villaboard	Dulux Paint finish Colour: Matt Flaxpod (20S9218M)
Soffits - Timber Slats below balcony	Dulux Paint finish Colour: Pauatahunui Half

Exterior Joinery	
Aluminium windows, doors, and associated flashings	Altus Pacific, with Altus Southern profiles to selected locations to meet H1. Powdercoat: Dulux Duralloy Plus Colour: Matt Flax Pod (20S9218M)
External front entry door	Parkwood Door in powdercoated aluminium frame. Door Panel Colour: Paint Dulux Matt Flaxpod Frame Colour: Matt Flax Pod 20S9218M Powdercoat: Dulux Duralloy Plus
Entry door hardware	Schlage Artus Smart Lock
Shroud (end units only)	Spectrum window shroud system Powdercoat: Dulux Duralloy Plus Colour Code: Matt Flax Pod (20S9218M)
Aluminium Balustrades	Spectrum Seamless Face Fixed Aluminium Balustrade with partial solid panel. Matt Flax Pod (20S9218M)

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/ ensuite and ground floor passage.

Interior Walls	
Type	10mm GIB standard. Wet areas include either 10mm or 13mm GIB Aqualine
Intertenancy walls	13mm GIB standard (or Braceline) and 50mm Hebel intertenancy wall system installed as per 1929.
Finish	Level 4 finish

Interior Joinery	
Internal Doors	Hollow core with Dulux Paint finish Colour: Dulux Treble Cone Half - NZ9G1
Reveals and architraves	Dulux Paint finish Colour: Dulux Treble Cone Half - NZ9G1
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 - NZ9G1
Ceiling	Dulux Flat Sheen Colour Code: Dulux Treble Cone Half - NZ9G1
Trims, Doors & Skirtings	Dulux Semigloss Sheen Colour Code: Dulux Treble Cone Half - NZ9G1

Flooring	
Timber look Laminate - Entry, Passage, Stairs, Dining & Kitchen	Godfrey Hirst Fika 4V Laminate Flooring Colour: 'Otium Oak 345'
Carpet -Bedrooms, Living.	Godfrey Hirst Feltex - Okiwi Bay 'Nixon'
Tiled Floors- Bathroom & Ensuite Tiled Walls - Shower and WC Wall only	Enzo MICROTEC Anti-slip Floor Tile 'Sand'
Laundry Tile	Enzo MICROTEC Anti-slip Floor Tile 'Sand'

Kitchen	
Kitchen Benchtop	20mm Prime Stone 'Astra Polished' Low Silica

Cabinetry - Woodgrain Effect	Melteca Classic Oak - Organic
Cabinetry - Plain	Melteca - Warm White - Naturale
Cabinetry Handles	Extrusions: Novara G Profile in Matt Chrome Finish. Product Code: 8897 Rebated Handles: Elite Top Mount - Matt Chrome, Hole Centre 192mm Product Code: 2043
Kitchen Splashback Grout	White Matt 100x100mm Wall Tile with white grout
Sink type	Mercer PR130 - Single Bowl Undermounted
Kitchen tapware	Oliveri SS2525 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 Built-under Dishwasher - DW60FC1X2
Rangehood (Powerpack)	Fisher and Paykel Integrated Insert Rangehood, 60cm - HP60ICSX4

Bathroom & Ensuite	
Vanity including sink	St Michel 2407-W/WG City 46 - 900 Wall - 2 Drawer
Vanity tapware	Caroma 98608C6A Urbane II Basin Mixer - Chrome
Shower	Caroma 99631C4E Urbane II Rail Shower - Chrome
Shower mixer	Caroma 99648C Urbane II Bath/Shower Mixer - Round Cover Plate - Chrome

Mirror	Trendy LEDCFR750 Round LED Mirror With Demister 750mm
Toilet	Adesso 729193 Form Back to Wall Toilet Suite Rimless
Toilet roll holder	Caroma 99620C Urbane II Toilet Roll Holder - Chrome
Heated Towel Rail	Heirloom WG510 Genesis 510 Towel Warmer Chrome 600w x 510h x 122d
Shower Shelf	Quadrant/Corner Glass Shelf
Undertile heating	Yes (Warmup System)

Laundry

Laundry outlet box	Allproof LOB LRGT Laundry Outlet Box Large Kit with Taps
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Insulation

Generally	Pink Batts; ceiling, walls. Slab edge insulation
Floor	Calculated net R-value R1.7-R3.6
External walls	Calculated net R-value R2.7-R3.4
Roof	Calculated net R-value R4.8
Acoustics	Building Code Compliant

Plumbing

Hot water heating system (Sized for Unit)	Rheem MPVE 31225015 250L 1555 x 580mm 3KW
Water supply	Mains pressure
Dishwasher Plumb	Yes

Electrical

Mains (Single phase only)	Yes
Switchboard	Sized to suit unit
Internal lights	<ul style="list-style-type: none"> • Recessed LED downlights • LED striplight to underside of kitchen cabinetry • Vynco Diaz VST 1 LED steplight

External Lights	<ul style="list-style-type: none"> • Halcyon LED Down Wall Luminaire • Halcyon Exterior Steplight
Data points	Living room, Bedroom 1
Entry Door Bell	SimX D534 with lit pushbutton
TV Outlets	Living room and Bedrooms
Bathroom/laundry extractor fan	Yes
Fire /smoke alarm	Yes
EV charger	Conduits in ground between car park and main Distribution Board

Heating	
Living Room High Wall Heat Pump	4.9 kw Mitsubishi High Wall Heatpump MSZ-GS60VFD-A1 with patio mounted outdoor unit MUZ-GS60VFD-A1
Bedrooms	Goldair GPH250
Bathroom	Goldair GBH500 - Stainless Steel
Ventilation System	Mitsubishi Lossnay VL-350

Note: The above specifications are correct as of 14 October 2024, please note that some products specified may change due to availability.



Purchaser 1

First Name
Surname

Purchaser 2

First Name
Surname

Postal address
Phone
Email
Solicitor
Title out: <input type="checkbox"/> Yes <input type="checkbox"/> 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

