

Specification - Gloucester Green (Building 8) - Type F (3 Bedroom)	
Foundation and Midfloor	
Foundation construction	Gravel Raft
Ground floor slab	700mm deep waffle slab with steel reinforcing
Midfloor	Timber floor joists

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
Soffits - James Hardie Villaboard	Dulux Paint Finish Colour: Titania
Soffits - Slatted Timber	Dulux Paint finish Colour: Pauatahunui Half
Patio Surfacing	Insitu concrete paving with roller finish and Permacolour 'Platinum' colour, sealed
Balcony Decking	Hardwood Timber decking 140x19mm Garapa Watershed profile

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: <ul style="list-style-type: none"> • 3 key tags and • 2 back-up keys
Aluminium Balustrades	Spectrum Seamless Face Fixed Aluminium Balustrade. Powder coated in Dulux Matt Titania
Sectional Garage Door	Windsor Flatline Smooth, Auto Sectional Garage Door Coloursteel: Matt Bronco Garage Door Opener supplied with two remotes
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 toilets/ bathrooms and ground floor bedroom 2.5m to the garage.

Interior Walls	
Type	10mm GIB standard. As per the structural design some walls include Plywood under GIB or GIB Braceline.

	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 system
Finish	Level 4 finish

Interior Joinery

Internal Doors	Hollow core with Dulux Paint finish: Dulux Treble Cone Half Polycore Internal Garage door
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

Engineered Timber - Entry, Ground floor hall and stair, Kitchen, Living, Dining,	Godfrey Hirst Engineered Timber Floor Chateau Oak Alpine Oak
Carpet - Level 1 stair, Bedrooms and Level 2 Hall.	Feltex - Okiwi Bay 'Nixon' Solution Dyed Nylon
Tiled Floors- Bathroom/Ensuite/WC Tiled Walls - Showers/WC Wall only	Enzo MICROTEC Anti-slip Floor Tile 'Sand'
Laundry Tile	Enzo MICROTEC Anti-slip Floor Tile 'Sand'

Garage Carpet	Godfrey Hirst, Garafloor 'Charcoal'
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Kitchen	
Kitchen Benchtop	20mm, Low Silica, Prime Stone 'Astra' Polished
Cabinetry - Woodgrain Effect	Melteca Chalet Ash - Organic
Cabinetry - Plain	Melteca 'Warm White' Naturale
Cabinetry Handles	Extrusions: Novara G Profile in Matt Chrome Finish Rebated Handles: Elite Top Mount - Matt Chrome
Kitchen Splashback Grout	'D-Segni OSSO' 100 x 100mm 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 Pyroletic Oven 11 Function 85L 600mm - OB60SD11PLX1
Cooktop	Fisher and Paykel Induction Cooktop, 60cm, 4 Zones with SmartZone - CI604DTB4
Dishwasher	Fisher and Paykel Integrated Dishwasher - DW60U212
Rangehood (PowerPak)	Fisher and Paykel Integrated Insert Rangehood, 60cm - HP60IDCHX3

Bathroom/Ensuite/WC	
Bathroom/Ensuite vanity including sink	Ground Floor Bathroom: BathCo Sumo 750mm, 2 drawer, T&G Finish - Kodura Top & Sleek round basin

	<p>Paint Finish: Dulux Treble Cone Half</p> <p>Second Floor Bathroom: BathCo Sumo 900mm, 2 drawer, T&G Finish - Kodura Top & Sleek round basin</p> <p>Paint Finish: Dulux Treble Cone Half</p> <p>Ensuite: BathCo Sumo 750mm, 2 drawer, T&G Finish - Kodura Top & Sleek round basin</p> <p>Paint Finish: Dulux Treble Cone Half</p>
Bathroom/Ensuite/WC vanity tapware	Caroma Urbane II Tower Basin Mixer - Brushed Nickel
Bathroom/Ensuite Shower	<p>Bathrooms: Caroma Urbane II Rail Shower - Brushed Nickel</p> <p>Ensuite: Caroma Urbane II Rail Shower with 300mm Overhead - Brushed Nickel</p>
Bathroom/Ensuite Shower mixer	Caroma Urbane II Bath/Shower Mixer - Round Cover Plate - Brushed Nickel
G/F Bathroom & Ensuite Mirror	Propel TITAN ROUND-75 LED Mirror with Demister 750mm
Second Floor Bathroom	Propel TITAN ROUND-90 LED Mirror with Demister 900mm
Toilet	<p>Adesso Form Back to Wall Toilet Suite Rimless</p> <p>Flush button: Parisi Dual Flush Set - Brushed Nickel</p>
Toilet roll holder	Caroma Urbane II Toilet Roll Holder - Brushed Nickel
Bathroom/Ensuite Heated Towel Rail	Heirloom Genesis 510 Brushed Nickel Towel Warmer
Shower Shelf	Caroma Luna Bathroom Shelf Brushed Nickel
Undertile heating	Yes (Warmup System)

Laundry	
Laundry joinery and toespace	Melteca Chalet Ash - Organic
Laundry joinery handles	Extrusions: Novara G Profile in Matt Chrome Finish
Laundry benchtop	Formica 'Fresh Snow' Naturale
Laundry splashback	'D-Segni OSSO' 100 x 100mm with white grout
Laundry tub	Mercer PR130 Pressato Single Bowl Undermounted
Laundry mixer	Oliveri Essente Stainless Steel Goose Neck Mixer

Insulation	
Generally	Pink Batts; ceiling, interfloor, walls Slab edge insulation
Floor	Calculated net R-value R1.5
External walls	Calculated net R-value R1.7-R3.4
Roof	Calculated net R-value R4.8
Acoustics	Building Code Compliant

Plumbing	
Hot water heating system (Sized for Unit)	Rheem 300L
Water supply	Mains pressure
Refrigerator Plumb	Yes
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 (Warm White) • LED striplight to underside of kitchen cabinetry • Vynco Diaz VST 1 LED steplight

	<ul style="list-style-type: none"> • Surface Batten LED in Garage • Round Bulkhead Light in Laundry
External Lights	<ul style="list-style-type: none"> • Halcyon LED Up/Down Wall Luminaire White • Halcyon Exterior Steplight
Data points	Living Room
USB points	Second floor Bedrooms, Kitchen & Living Room
Entry Door Bell	SimX D534 with lit pushbutton
TV Outlets	Living room and Bedrooms
Bathroom/laundry extractor fan	Yes
Fire /smoke alarm	Yes
Dedicated circuit for EV charger in garage	Dedicated circuit for EV charging provided for owner to supply and install charger

Heating

Ducted air-conditioning system - Living and Bedrooms	<p>End Units: 8.9kw Cool/ 7.4kw Heat Mitsubishi PEAD-M100JAAR1 Ducted air conditioning system. Outdoor unit - PUZ-ZM100VKA2-A</p> <p>Middle Units: 7.4kw Cool/ 6.15kw Heat Mitsubishi PEAD-M71JAAR1 Ducted air conditioning system. Outdoor unit - SUZ-M71VAD-A</p>
Bathroom	Goldair GBH500 2.4kw electric bathroom heater with WiFi (White)

Note: The above specifications are correct as of 15th May 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: <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

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