

Specification - Gloucester Green (Building 9 - Type D) (2 Bedroom)	
Foundation and Midfloor	
Foundation construction	Gravel Raft
Ground floor slab	700mm deep waffle slab with steel reinforcing
Midfloor Level 1	90mm insitu topping on 25 plywood infills on 150 Interspan ribs.
Midfloor Level 2	Batten and cradle floor system over 240 mm deep timber floor joists

Roof	
Roof type and capping	Dimond Styleline and Associate Ridge, Barge and apron Flashings. Colour: ColorCote Horoeaka
Downpipes, spouting and associated roof sundries	Colour: ColorCote Horoeaka

Exterior Cladding	
Cladding - Cemintel Territory Cladding	Vertical Wood Grain Associated aluminium trims and vents: Powder coated in Dulux Matt Bronco
Cladding - Render Systems	Ground Floor Concrete Walls: Resene Construction System (RCS) Xtherm Gold Masonry Overlay System incorporating 75mm insulation panel Ground Floor timber Frame Walls: Xtherm Gold Insulated Facade System incorporating 75mm insulation panel All Other Walls: RCS Integra Lightweight Concrete cladding system incorporating 50mm AAC panel. Colour: Resene Thorndon Cream.
Cladding - James Hardie Stria/Oblique Cladding	Dulux Paint finish Colour: Matt Flaxpod
Soffits - Cemintel Territory	Vertical Wood Grain Associated aluminium trims and vents: Powder coated in Dulux Matt Bronco
Patio Surfacing (Ground Floor Apartments)	Insitu concrete paving with roller finish and Permacolour 'Platinum' colour, sealed

Balcony Decking (Upper Floor Apartments)	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 Flax Pod
Aluminium Balustrades	Spectrum Seamless Face Fixed Aluminium Balustrade. Powder coated in: Dulux Matt Flax Pod
Heat Pump Cover	Powercoated Aluminium in Dulux Matt Flax Pod

Ceiling	
Type	13mm GIB standard except in bathrooms which are Aqualine Level 1 includes an additional 2 layers of 13mm Fyreline as part of the fire and acoustic rated mid floor system. This is installed to the underside of the floor structure. Level 2 bedrooms use 1 layer of 13mm GIB Noise line.
Finish (Paint finish)	Level 4 finish to all areas
Ceiling height	Floor to Ceiling Height 2.55m generally, 2.4m in toilets/ bathrooms and passage spaces.

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
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Interior Joinery	
Apartment Entry Doors	Acoustic and Fire Rated Solidcore door.
Apartment Entry Door Hardware	Lockwood 1370 Series Door Handles - Lever 101 - Supplied with two keys per Apartment (Master-keyed System)
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 Dulux Treble Cone Half
Ceiling	Dulux Flat Sheen Dulux Treble Cone Half
Trims, Doors & Skirtings	Dulux Semigloss Sheen Dulux Treble Cone Half

Flooring	
Timber look Laminate - Entry, Living, Kitchen, Hall	Godfrey Hirst Fika 4V Laminate Flooring Colour: 'Otium Oak 345'
Carpet - Bedrooms	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 Rebated Handles: Elite Top Mount - Matt Chrome
Exposed Steel Kitchen Frame	40x40 SHS powder coated in Dulux 'Warm White Satin'
Kitchen Splashback Grout	Jacobsen's 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 Freestanding Dishwasher - DW60FC1X2
Rangehood (PowerPak)	Fisher and Paykel Integrated Insert Rangehood, 60cm - HP60ICSX4

Bathroom/Ensuite/WC	
Bathroom/Ensuite vanity including sink	Bathroom: St Michel City 35 - 600 Wall - 2 Drawer - Classic Oak Organic Ensuite: St Michel City 46 - 900 Wall - 2 Drawer - Classic Oak Organic
Bathroom/Ensuite/WC vanity tapware	Caroma Urbane II Basin Mixer, Chrome
Bathroom/Ensuite Shower	Caroma Urbane II Rail Shower, Chrome

Bathroom/Ensuite Shower mixer	Caroma Urbane II Bath/Shower Mixer - Round Cover Plate, Chrome
Bathroom/Ensuite/WC Mirror	Bathroom: Propel TITAN ROUND-60 LED Mirror with Demister 600mm Ensuite: Propel TITAN ROUND-75 LED Mirror with Demister 750mm
Toilet	Adesso Form Back to Wall Toilet Suite Rimless
Toilet roll holder	Ensuite: Caroma Urbane II Toilet Roll Holder - Chrome
Bathroom/Ensuite Heated Towel Rail	Bathroom: Heirloom Genesis Slimline Towel Warmer, Chrome Ensuite: Heirloom Genesis Towel Warmer, Chrome
Shower Shelf	Caroma Luna Bathroom Shelf, Chrome
Undertile heating	Yes (Warmup System)

Insulation	
Generally	Pink Batts; ceiling, interfloor, walls. PIR Slab edge insulation PIR Ground floor Masonry walls
Floor	Calculated net R-value R1.2
External walls	Calculated net R-value R1.2 - R4.7
Roof	Calculated net R-value R6.8
Acoustics	Building Code Compliant

Plumbing	
Hot water heating system (Sized for Unit)	Rheem 250L
Water supply	Mains pressure
Refrigerator Plumb	No
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 • Climene 1800mm suspended LED batten Pendant light
External Lights	<ul style="list-style-type: none"> • Level G-1 – Recessed LED balcony downlight • Level 2 Halcyon LED Up/Down Wall Luminaire Black
Data points	Living Room
USB points	Master Bedroom & Kitchen
Intercom	Audio Intercom with Entry door unlock function.
TV Outlets	Living room and Bedrooms
Bathroom/laundry extractor fan	Yes
Fire /smoke alarm	Yes
EV Charging	Dedicated circuit for EV charging provided on common area supply for owner to supply and install charger (with permission from the Body Corporate)

Heating	
Living Room High Wall Heat Pump	3.6kw Cool/ 3.7kw Heat Mitsubishi High Wall Heat Pump MSZ-GS50VFD-A1 with patio/balcony mounted outdoor unit MUZ-GS50VFD-A1
Bedrooms	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 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