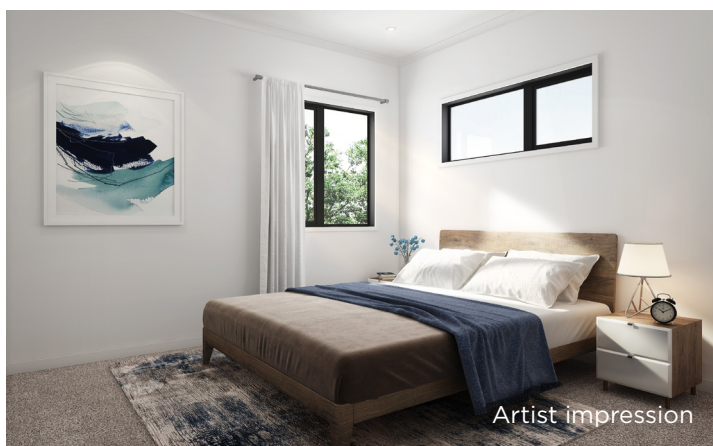


The Aviary

APARTMENTS



The Fletcher Living Advantage

MORE TIME FOR YOU

Built with care and attention to detail.

Our homes are low maintenance, easy to care for and come with modern appliances from trusted brands. We've even completed the landscaping for you, so you can spend less time working on your home and more time on the things you enjoy.

MODERN, COMFORTABLE HOMES

Feel at home the moment you walk through the door.

Packed full of quality features and modern appliances, our light-filled homes provide a welcoming sense of space. Double-glazed, well insulated, warm and dry, we pride ourselves on creating comfortable, healthy homes that New Zealanders love to live in.

DESIGNS INSPIRED BY LIFE

We design for modern living.

Our architecturally designed homes vary from compact, urban apartments to spacious family homes, reflecting the unique needs of our buyers. We consider how homes are lived in and create layouts that are versatile and adaptable. On-trend interior colours and finishes provide a blank canvas for you to add your own unique style.

A COMMUNITY YOU'LL BE PROUD OF

We carefully choose locations with access to amenities and services.

We're passionate about creating neighbourhoods that have a classic Kiwi identity and strong sense of community. We achieve this by incorporating the right balance of walkways, parks and playgrounds as well as considering access to the wider amenities that support our neighbourhoods like transport, schools and shopping.

BUY WITH CONFIDENCE

A team of experts, here to help.

Our New Home Consultants are knowledgeable experts who will walk you through our showhomes and the sales process, keeping you well informed along the way. Behind each home is a highly experienced team who has been involved from design through to your handover. We've been trusted homebuilders in New Zealand since 1909 so when we say we're here for you, we mean it.

Panmure

Affordable Units

Fletcher Living will make available for sale, six Affordable Housing Units to purchasers who meet the eligibility criteria.

These are one bedroom apartments.



Purchasers must meet the following eligibility criteria to purchase one of the Fletcher Living Affordable Units in The Aviary Apartments, Panmure.

➤ **ELIGIBILITY CRITERIA FOR EACH PURCHASER**

1. You must not own any estate in land in New Zealand or overseas.
2. You are a New Zealand citizen or permanent resident, or a person who is ordinarily resident in New Zealand as defined under the Overseas Investment Act 2005.
3. At the time of entering into an agreement your total gross household income* must not be more than:
(i) \$130,000 for a sole purchaser or
(ii) \$180,000 for multiple purchasers
4. You will own and occupy the apartment exclusively as your primary place of residence for a minimum of three (3) years. You cannot transfer or part with possession within the first 3 years.
5. You must purchase in your own right not as a trustee.

You will be required to sign a Statutory Declaration form with your lawyer confirming that you meet all the eligibility criteria and that all the information contained within your application is true, current and correct after signing a Sale & Purchase Agreement with Fletcher Living.

The Aviary

APARTMENTS

* Total gross household income means the combined income of all persons sharing the house as their primary place of residence other than those persons who are independent flatmates. Combined income includes every source of income received by the household residents however arising from wages, pensions, investments, rental incomes and money from any source and prior to any deductions for tax or other deductions/expenses.

Pricing Schedule



Address	House Type	No. of Bedrooms	No. of Bathrooms	Carparks	Floor Area (m ²)	Patio/ Balcony Area (m ²)	Total Area (m ²)	Price
Apt G03 5 Tobruk Road	Apartment	1	1	1	51.5	9.0	60.5	\$650,000
Apt G04 5 Tobruk Road	Apartment	1	1	1	51.5	9.0	60.5	\$650,000
Apt 103 5 Tobruk Road	Apartment	1	1	1	52.3	9.0	61.3	\$650,000
Apt 104 5 Tobruk Road	Apartment	1	1	1	52.7	9.0	61.7	\$650,000
Apt 203 5 Tobruk Road	Apartment	1	1	1	52.4	9.0	61.4	\$650,000
Apt 204 5 Tobruk Road	Apartment	1	1	1	52.9	9.0	61.9	\$650,000

The specifications, details and information (including size and layout) set out in the unit plan are indicative only and may be subject to change. The area of the unit is measured from the external face of the external walls to the centreline of any shared walls and to the finished surface of walls shared with common facilities (eg risers) and common areas. (Note: This measurement is in accordance with the Property Council's Guide for the Measurement of Residential Properties).

Panmure

The Aviary
APARTMENTS

The Aviary Apartments

Inclusions

Exterior & Structure

Foundation & ground floor	Reinforced concrete masonry foundation walls and floor slab
Intertenancy wall	Reinforced concrete masonry (Ground Floor); GIB intertenancy system (Level 1 & 2)
External wall structure	Reinforced concrete masonry (Ground Floor); Timber framing (Level 1 & 2)
Level 1 floor structure	Reinforced concrete
Level 2 floor structure	Proprietary acoustic floor system over plywood and engineered timber
Level 1 balconies	Timber decking on joists over waterproofing membrane on reinforced concrete floor structure Prefinished aluminium balustrade
Level 2 balconies	Timber decking on joists over waterproofing membrane on timber floor structure Prefinished aluminium balustrade
Roof structure	Lightweight timber truss and framing
Roof	Prefinished metal profiled roofing Prefinished flashing to match roof colour Roof insulation to NZBC H1
Soffit	Painted fibre cement soffit
Fascia	Painted timber fascia and barge boards
Spouting	Prefinished external gutter and downpipes to match roof colour
Wall cladding	Painted plaster system over reinforced concrete masonry (Ground floor) Painted fibre cement weatherboards over cavity battens and rigid air barrier (Level 1 & 2) External wall insulation to NZBC H1
Window and door joinery	Double glazed windows, doors, sliders and openings in prefinished aluminium joinery to NZBC H1
Street entry door	Glazed aluminium entry door with security access

The Aviary Apartments

Inclusions

Landscape & Hardscape

Outdoor living	Concrete patio (ground floor only)
Carpad/Driveway	Concrete, exposed aggregate or brushed
Footpath	Concrete, exposed aggregate or brushed
Garden/landscaping	Low maintenance garden as per landscape plan
Fencing	Timber paling and/or prefinished metal fencing
Retaining walls	Mix of timber and keystone retaining walls
Letterbox	Proprietary numbered letterbox

Building Services

Space heating	Selected heat pump in main living space, outdoor unit on balcony
Hot water	Individual hot water cylinder
Lighting	Selected LED lights
Power	Double power points
Communication	MATV television system. Fibre ready phone and data outlets
Ventilation	Ducted extract fans to bathrooms & laundries, rangehood to kitchen
Fire Safety	Smoke detectors and fire alarm call points
Security	Access control to main entry door

Interior General

Paint General	Dulux paint where applicable
Floor finishes	Mix of solution dyed nylon carpet and vinyl flooring. Refer to individual apartment plans for extent
Wall finish	Painted plasterboard, level 4 Painted timber skirting
Ceiling finish	Painted plasterboard, level 4 Painted proprietary coving
Bathroom	Vinyl flooring
Apartment entry door	Fire rated door with closer
Interior doors	Painted proprietary polycore door Selected door hardware and accessories

The Aviary Apartments

Inclusions

Wardrobes	Prefinished sliding doors Selected shelving/wardrobe system
Common area & stairs	Mix of proprietary carpet tiles and porcelain tiles

Kitchen

Refer to individual apartment addendum

Kitchen cabinet	European style kitchen with soft-closing cabinets in melamine finish
Benchtop	High pressure laminate
Splashback	Selected tiles
Sink	Single large bowl sink with WELS rated mixer tap
Bin	Pull-out bin drawer
Appliances	Proprietary ceramic cooktop Proprietary stainless steel finish 60cm built-in single oven Proprietary integrated rangehood Space only for dishwasher

Bathroom & Ensuite

Vanity	Floor-standing vanity with acrylic basin WELS rated basin mixer Selected tile splashback
Mirror	Mirror with LED downlight over
Toilet	WELS rated back-to-wall toilet suite Wall mounted toilet roll holder
Shower	Proprietary acrylic shower tray and liner with glass door Wall mounted slide rail and WELS rated shower mixer
Towel holder	Wall mounted towel rail

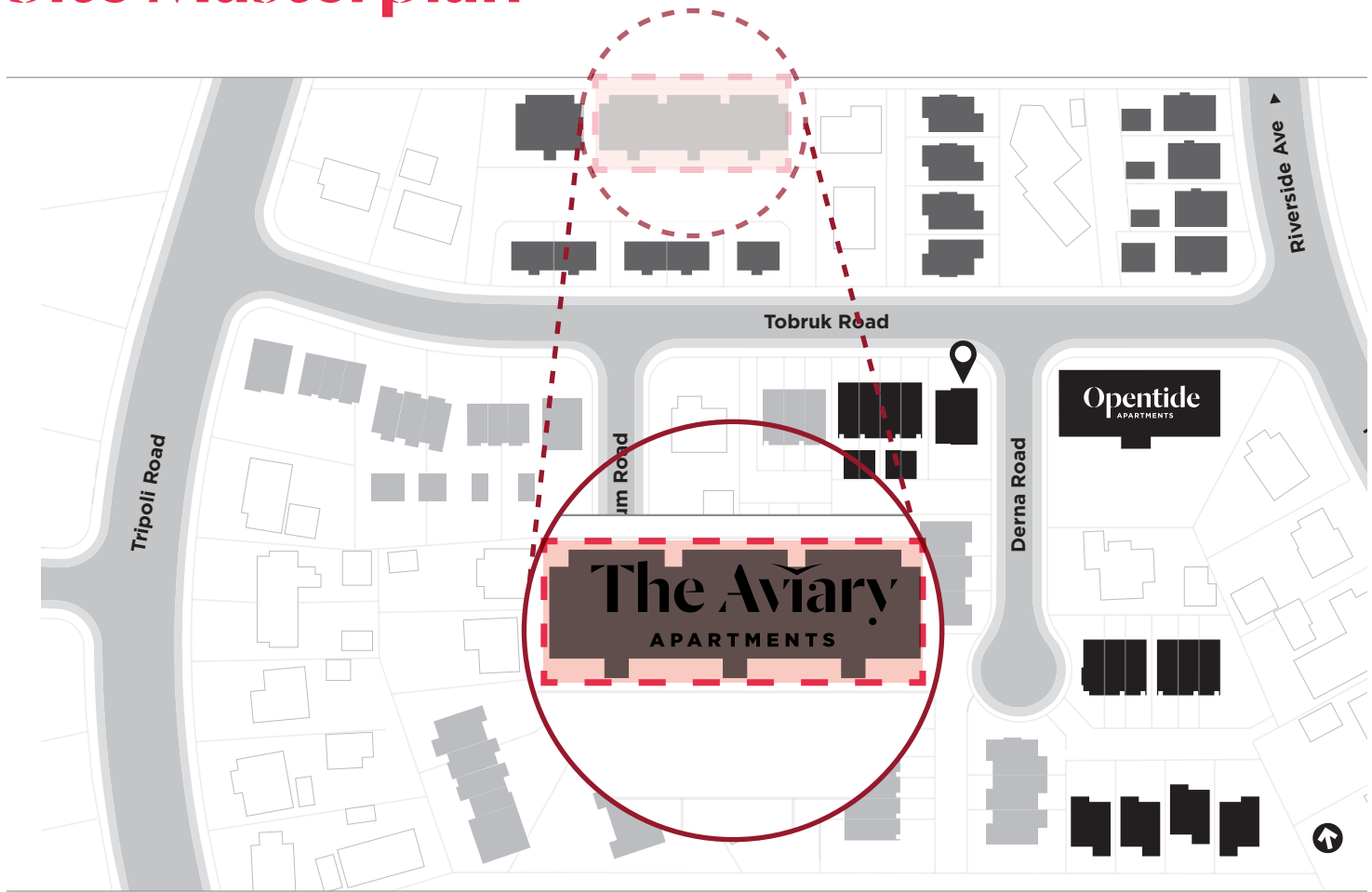
Laundry

Laundry cupboard	Space for washing machine and dryer (stacked configuration)
------------------	---

Storage

Storage locker (on patio or balcony)	Concrete block or plywood walls with lockable painted polycore door Garage carpet to floor
--------------------------------------	---

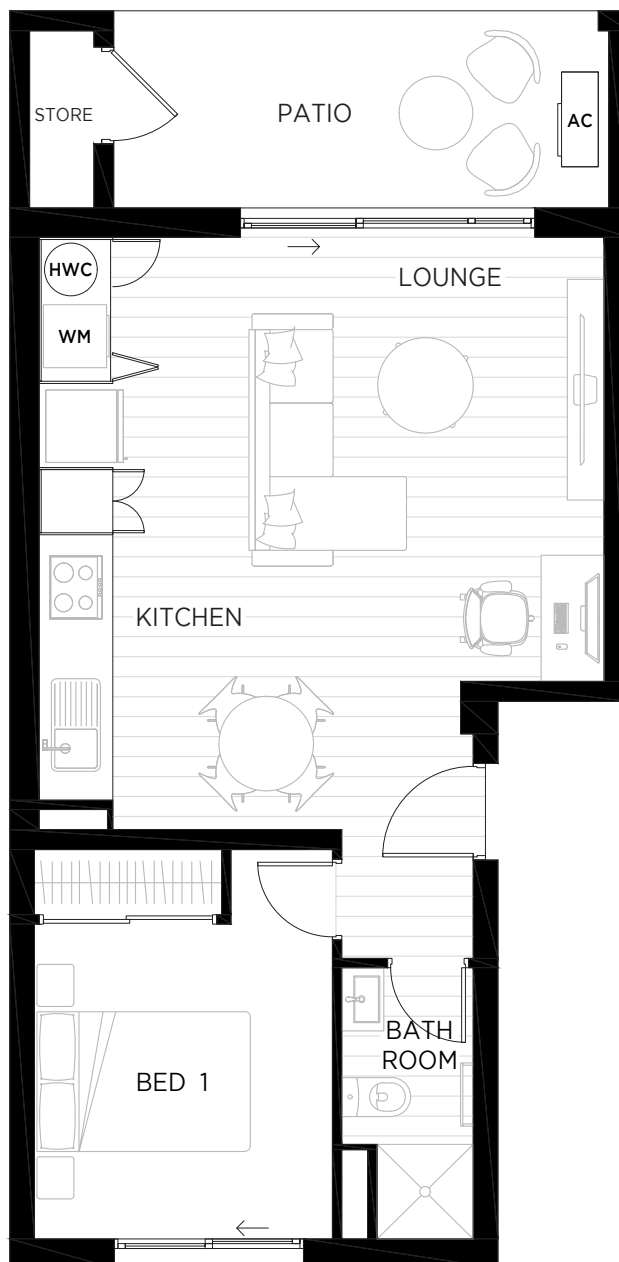
Site Masterplan



 Affordable Homes

Apt G03

1 Car Park

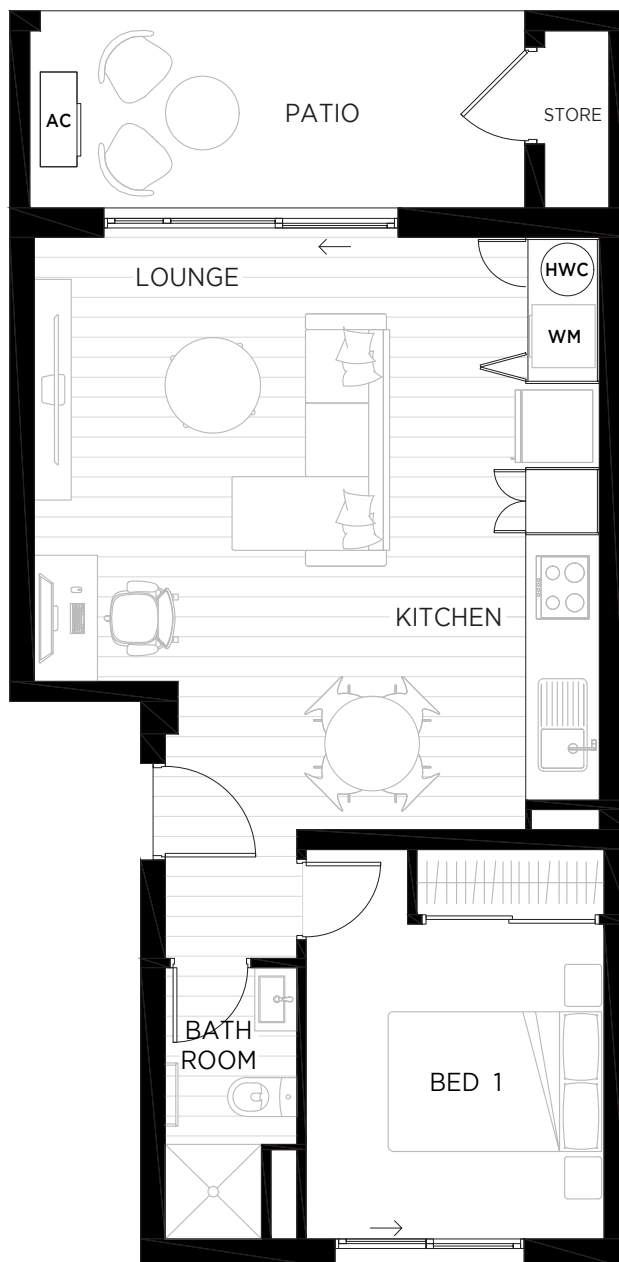


G03/5 Tobruk Road, Panmure

The specifications, details and information (including size and layout) set out in the unit plan are indicative only and may be subject to change. The area of the unit is measured from the external face of the external walls to the centreline of any shared walls and to the finished surface of walls shared with common facilities (eg risers) and common areas. (Note: This measurement is in accordance with the Property Council's Guide for the Measurement of Residential Properties).

Apt G04

1 Car Park

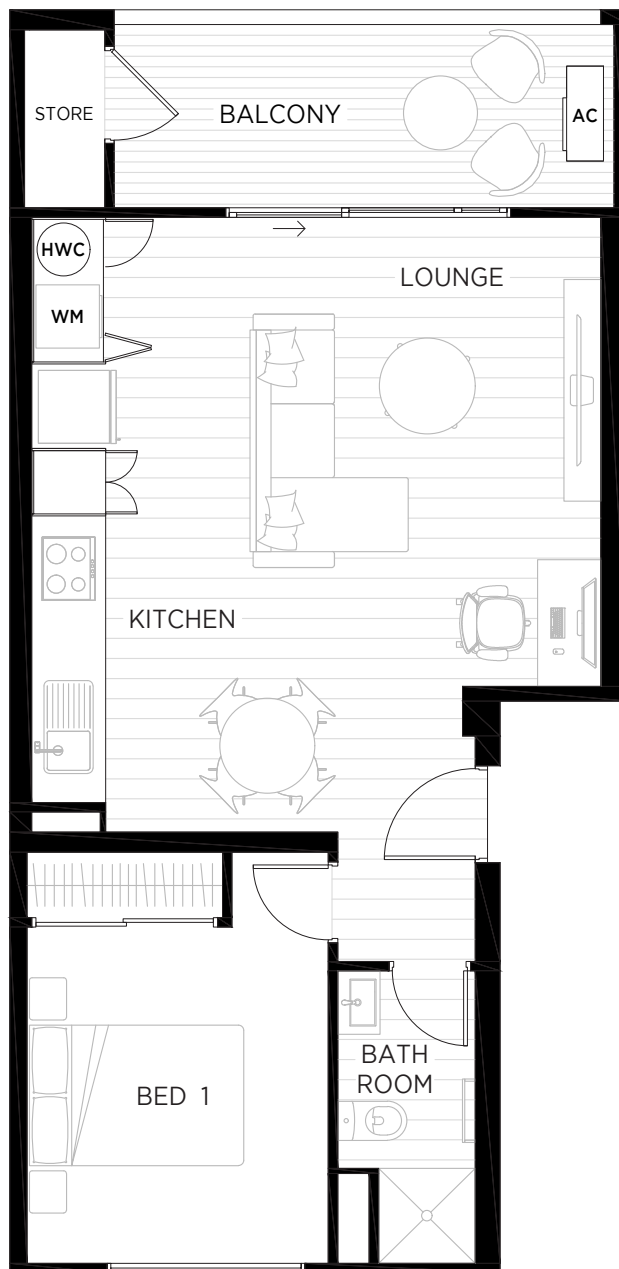


G04/5 Tobruk Road, Panmure

The specifications, details and information (including size and layout) set out in the unit plan are indicative only and may be subject to change. The area of the unit is measured from the external face of the external walls to the centreline of any shared walls and to the finished surface of walls shared with common facilities (eg risers) and common areas. (Note: This measurement is in accordance with the Property Council's Guide for the Measurement of Residential Properties).

Apt 103

1 Car Park

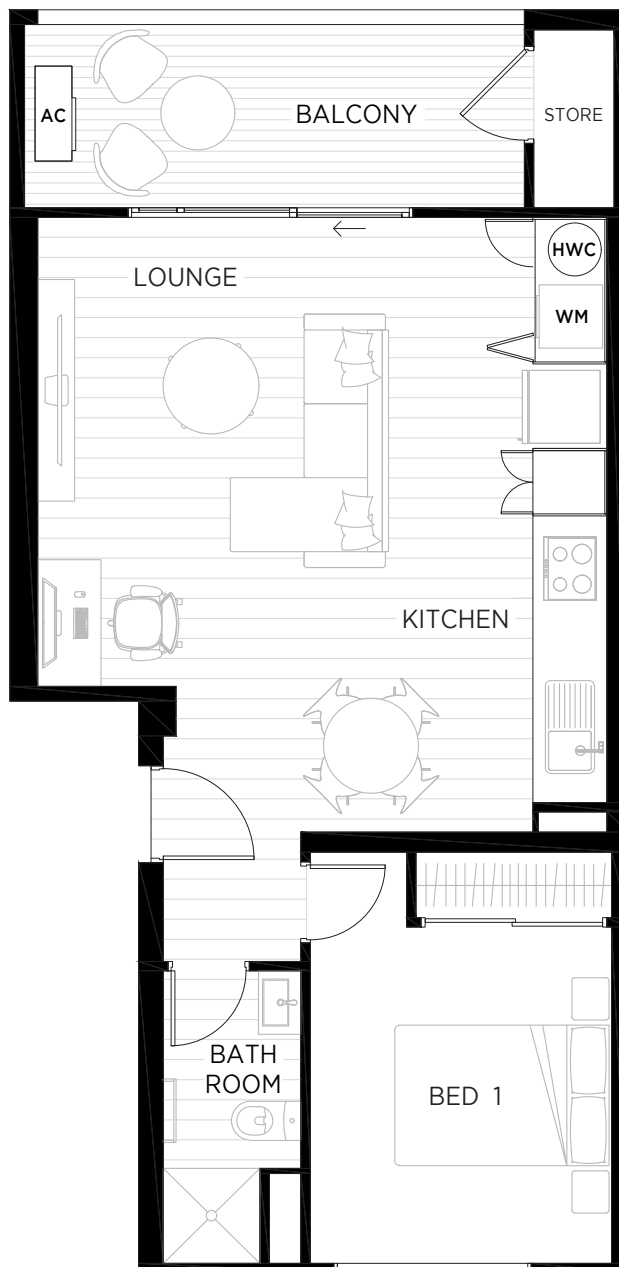


103/5 Tobruk Road, Panmure

The specifications, details and information (including size and layout) set out in the unit plan are indicative only and may be subject to change. The area of the unit is measured from the external face of the external walls to the centreline of any shared walls and to the finished surface of walls shared with common facilities (eg risers) and common areas. (Note: This measurement is in accordance with the Property Council's Guide for the Measurement of Residential Properties).

Apt 104

1 Car Park

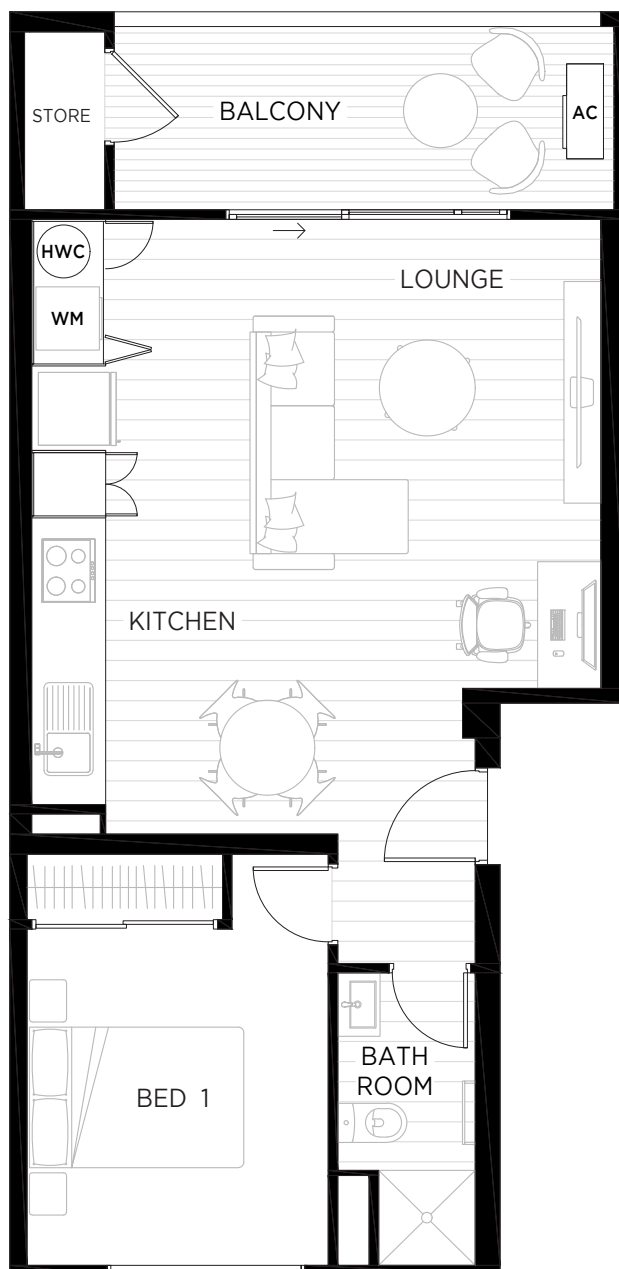


104/5 Tobruk Road, Panmure

The specifications, details and information (including size and layout) set out in the unit plan are indicative only and may be subject to change. The area of the unit is measured from the external face of the external walls to the centreline of any shared walls and to the finished surface of walls shared with common facilities (eg risers) and common areas. (Note: This measurement is in accordance with the Property Council's Guide for the Measurement of Residential Properties).

Apt 203

1 Car Park

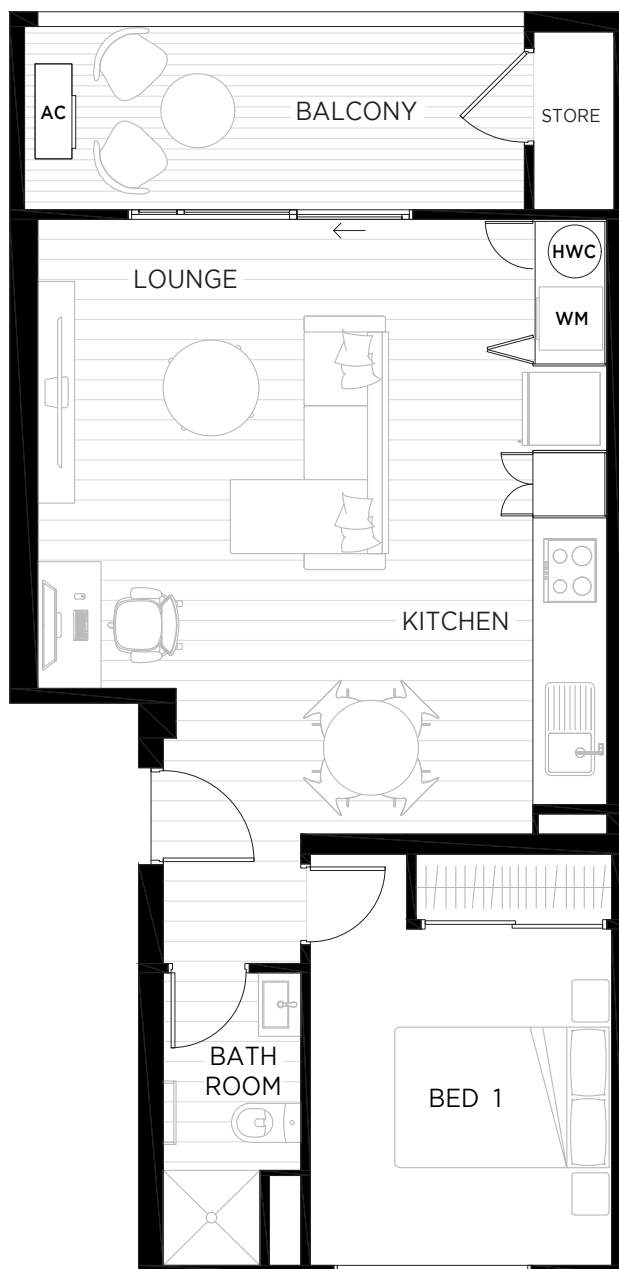


203/5 Tobruk Road, Panmure

The specifications, details and information (including size and layout) set out in the unit plan are indicative only and may be subject to change. The area of the unit is measured from the external face of the external walls to the centreline of any shared walls and to the finished surface of walls shared with common facilities (eg risers) and common areas. (Note: This measurement is in accordance with the Property Council's Guide for the Measurement of Residential Properties).

Apt 204

1 Car Park



204/5 Tobruk Road, Panmure

The specifications, details and information (including size and layout) set out in the unit plan are indicative only and may be subject to change. The area of the unit is measured from the external face of the external walls to the centreline of any shared walls and to the finished surface of walls shared with common facilities (eg risers) and common areas. (Note: This measurement is in accordance with the Property Council's Guide for the Measurement of Residential Properties).