



LUMI GENERAL FEATURES

Structural System

Reinforced concrete.

Façade

Pre-cast and in-situ formed concrete with applied finish to colour nominated.

Aluminium composite panels to colour nominated (compliant to AS 1530.1).

Colorbond roof sheeting to colour nominated.

Roof

Colorbond roof sheeting to colour nominated.

Insulation to roof cavities as per Building Code of Australia requirements.

Windows & Glass Sliding Doors

Thermally broken double glazed window suite to achieve the requirements of EER rating.

Fly screens to sliding doors.

All external glazing to balconies generally 2400mm high.

Integrated blind pelmets to all windows and sliding glass doors.

Balconies

Steel balustrade or glass balustrade to selected areas.

Pre cast or off-form concrete balustrades to selected areas with applied finish to colour nominated.

External porcelain tile or pavers to nominated colour.

Lighting to Architectural details.

Feature panelled bulkhead over external doors to conceal services.

Mechanical Services

Reverse cycle split air conditioning systems integrated to living and primary sleeping areas.

Externally ducted rangehoods. Mechanical exhaust to bathrooms, ensuites and laundries.

Heat Recovery unit to provide continuous supply of fresh air.

Basement ventilation system to meet Building Code of Australia requirements.

Electrical Services

All apartments individually metered & connected.

Emergency lighting in accordance with relevant Australian Standards.

Fire Services

Smoke alarms to all apartments and smoke detection to common areas in accordance with the Building Code of Australia.

Fire sprinkler system to all apartments and common areas in Tower 1 in accordance with the Building Code of Australia.

Fire sprinkler system to basements.

Tower 2 common areas and apartments fitted with fire protection system as required by the BCA. Evacuation warning system in accordance with the Building Code of Australia.

Hydraulic Services

Individually metered hot water to each apartment via central gas-fired systems.

Security

Electronic access to basement carpark & ground floor lobbies. Lift car access control to individual floors.

CCTV Cameras to ground floor lobbies and carpark entries.

Visitor access points controlled from each apartment via video intercom.

Communications

NBN infrastructure provided to all residences for voice & data.

One lockable letterbox per apartment located inside the ground floor foyer.

Master Antennnae System (MATV).

Waste Management

Waste disposal room accessible at every floor level containing garbage chute for soiled waste and collection bay for recycling facilities.

Lift Services

2 passenger lifts in each tower accessing all levels.

Secure lift car access control to individual floors.

Car Parking & Storage Facilities

Residential car parking spaces are located in basement levels.

Located in basement and allocated as per basement floor plans.

Lockable storage units.

All visitor parking at ground podium level.

Common Area Foyers & Corridors

100% wool tufted loop Carpet and/or vitrified tile finish to floors.

Walls & ceilings generally plasterboard or profiled board with selected feature panelling.

Common Walls (Fire & Acoustics)

Fire & acoustic rated party wall to Building Code of Australia requirements.

All common walls to comply with Building Code of Australia acoustic requirements.

Building Thermal/Energy Efficiency:

To exceed Building Code of Australia requirements of min. 6 stars average NATHERS.

Internal Walls

Metal stud construction with plasterboard lining to colour scheme selected.

Internal Ceilings

Plasterboard lining to nominated colours. All joints square set with access panels as required.

Plasterboard bulkheads as required.

Ceiling heights generally 2700mm to living areas and 2400mm to wet areas/bulkheads.

Common Outdoor Entertaining Areas

Outdoor entertaining area to first floor of Tower 1 to Architect's design. Outdoor area accessible to Tower 1 residences only.

Landscaping

Architectural landscaping to all common areas.

Landscaped Australian native 'pocket' park to ground floor adjacent Tower 2 with communal areas and accessible walking paved path centred on 300 year old Yellow Box tree.

Access to adjacent Gundaroo Road heritage trail.

All planter beds are owned and maintained by the body corporate.

Lighting

Architectural lighting to all common and landscaped areas.



LUMI APARTMENT FEATURES

Entry

Floor finish – 100% wool tufted loop carpet, tiles or engineered timber as per finishes scheme.

Fire rated entry door to colour nominated with quality door furniture and hardware.

Minimum 1 light fitting to Architectural design.

Joinery in selected apartments as per finishes scheme selected.

Living/Dining Area

Floor finish – 100% wool tufted loop carpet, tiles or engineered timber as per finishes scheme. Lighting to Architectural design.

Minimum 2 double power outlets.

NBN ready data outlet and free-to-air TV outlet at television location.

Linen and other storage joinery as per finishes scheme selected.

Kitchen

Floor - Vitrified tiles or engineered timber as per finishes scheme selected.

Sanitary Fixtures - Franke double bowl stainless steel sink with drop in drainer or equal. Quality Caroma kitchen mixer or equal.

Bench tops - Engineered stone (or folded stainless steel to cooktop side in galley kitchens) as per scheme selected.

Splashback - Colour backed glass as per finishes scheme.

Kickboard - Laminate as per finishes scheme selected.

Handles - Stainless steel handles as per finishes scheme selected or equal.

Appliances - Bosch or equivalent appliances –multi-function electric oven (Series 8), 3 (hot zone) induction cooktop, semi-integrated dishwasher, and integrated microwave (series 6).

Lighting - Lighting to Architectural design.

Power Outlets - Minimum 2 double outlets.

Joinery - Laminate and timber veneer features as per finishes scheme selected.

Drawers - Soft close drawers.

Bedrooms

Floor finish - 100% wool tufted loop carpet as per finishes scheme.

Lighting to Architectural design.

Minimum 2 double power points.

NBN ready data outlet and free-to-air TV outlet at television location in primary bedroom.

Wardrobe (where shown on plan) to Architect's detailed design as per finishes scheme selected.

Bathrooms/Ensuites

Floor - Vitrified tiles as per finishes scheme selected.

Walls - Ceramic wall tiles as per finishes scheme selected (full height).

Vanity/Bench - Engineered stone bench to vanity.

Basin - Caroma wall basin with shroud to vanity or equal.

Shampoo/Soap shelf

Toilet Suite - Stylus back-to-wall toilet suite with soft close lid or equal.

Bath - Caroma steel pressed bath in selected apartments. Dorf bath waste outlet or equal. Caroma Bath mixer or equal.

Shower Screen - Toughened glass to Architect's detail.

Basin Tap Ware - Quality Dorf Basin mixer or equal.

Shower Tap Set - Caroma Shower mixer and hand held shower rose on rail or equal.

Toilet Roll Holder - Caroma chrome plated towel rail (2 of per bathroom/ensuite).

Towel Rails - Caroma chrome toilet roll holder.

Hand towel ring - Caroma chrome hand towel ring to each vanity.

Robe hooks - Caroma chrome robe hooks (2 of per bathroom/ensuite).

Mirror - Wall mounted above basin.

Lighting - Minimum 2 light fittings to Architectural design.

Power Outlets - Minimum 1 double GPO.

Joinery - Laminate as per finishes scheme selected.

Laundry

Floor - Vitrified tiles as per finishes scheme selected.

Walls - Ceramic wall tiles and painted plasterboard lining as per finishes scheme selected.

Tub - Clark 30L stainless steel tub or equal.

Tap Ware - Dorf sink mixer. Washing machine cocks provided and connected to appliance.

Dryer - Dryer supplied by owner.

Washing Machine - Bosch or equivalent 7kg front loader washing machine.

Heat Recovery unit - Wall-mounted Heat Recovery Unit.

Lighting - Lighting to Architectural design.

Power Outlets - Minimum 2 double GPO.

Joinery - Laminate as per finishes scheme selected.

Study Area

Floor finish – 100% wool tufted loop carpet, tile or timber as per finishes scheme.

Lighting to Architectural design.

Minimum 1 double power points.

Single NBN ready data outlet.

Joinery in laminate as per finishes scheme selected.

Carpark

Residential car parking spaces are located in basement levels.

PURCHASERS SELECTIONS

Purchasers will be given the choice of three finish schemes.

Scheme 1:

TASMANIAN OAK

Scheme 2:

BRUSHBOX

Scheme 3:

SPOTTED GUM

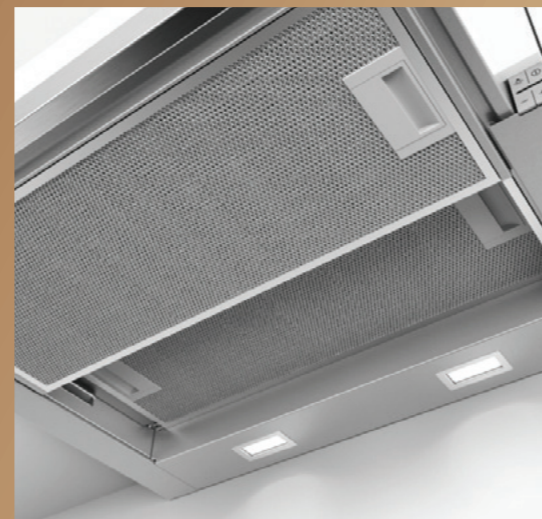


LUMI APARTMENT FEATURES



**Caroma
Cosmique Wall
basin**

**Bosch Semi
Integrated
Dishwasher**



**Bosch Ducted
Rangehood**

**Stylus Back-
To-Wall Toilet
Suite With Soft
Close Lid**



**Bosch Series 8
Wall Oven**



**Quality
Caroma + Dorf
Products**



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