

# Lumiere Specifications

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## Exterior Building Fabric

### EXTERNAL WALLS

Detailed elevations featuring a combination of rendered concrete, light-weight cladding and perforated metal.

### WINDOWS & SLIDING DOORS

Powder-coated aluminum frames and glazing. Full-height, external sliding doors and glazing. All glazing to satisfy acoustic and energy requirements.

### ROOFING

Concrete roof slab with water-proof membrane.

### FLOORS & CONCRETE SLABS

All floors and slabs to meet structural and acoustic requirements.

### BALUSTRADES

A combination of 1.0m high semi-frameless, safety-glass with laser-cut perforated metal or rendered concrete.

### BALCONIES, TERRACES & LANDINGS

Slip-resistant, ceramic or natural stone floor tiles.

### PRIVACY SCREENS

Full height, obscure glass privacy screens.

### BALCONY LIGHTING

High-quality, externally rated light fittings to all balconies.

### COMMON AREA LIGHTING

High-quality, energy rated light fittings to all balconies.

### LETTERBOXES

Generous lock-up letterboxes conveniently accessible from within the ground floor lobby.

### STORES

Storeroom provided to each apartment. (Refer to Strata Plan for allocation, size and location).

### CAR PARKING

Concrete floor with painted bay numbers.

### BICYCLE PARKING

Bicycle racks provided throughout parking levels.

## Lobbies & Corridors

### RESIDENTIAL ENTRY & FOYER

Glazed automatic entry doors to foyer. Slip-resistant, natural stone flooring throughout with custom, in-set rug carpets. Complete with designer-furniture, lighting and a feature ceiling.

### LIFTS

Two high speed large lifts dedicated for residential use. One additional lift serves the street-facing podium units. Stainless-steel doors, tiled floors with feature interior walls.

## Leisure Facilities

### PRIVATE LOUNGE & DINING

Air-conditioned, open-plan lounge and dining facilities with natural stone flooring and a custom, in-set rug carpet. Lounge equipped with custom, timber-veneer cabinetry, an integrated fireplace, designer-furniture and lighting. Feature ceiling with integrated LED lighting.

### COMMUNAL KITCHEN & SCULLERY

Fully-equipped kitchen and island-bench doubling as a breakfast-bar with an adjacent scullery.

### WINE CELLAR

Climate controlled Wine Cellar with a secure locker allocated to every apartment.

### SWIMMING POOL

15m heated lap pool with a spectacular infinity edge offers extended swimming season.

### POOL DECK

Premium quality timber-look decking with a 1.2m high frameless pool fence to be semi-frameless glass. Built-in bench seating with designer sun lounges and quality outdoor furniture including casual chairs and tables.

### HEATED POOL (SPA)

1.8 x 2.8m heated pool with spa jets.

### CABANA

Purpose-built outdoor kitchen equipped with two built-in gas BBQs with adjacent stainless-steel sinks, integrated drinks fridge and storage for cutlery. Hard-wearing benchtop and feature splash-back. Tiled planter-boxes with feature planting and lighting.

### SAUNA

Generous timber-lined sauna.

### THEATRE

Airconditioned theatrette equipped with an HD 16:9 format Projector Screen and high-quality sound-system.

### FITNESS CENTRE

Air-conditioned gymnasium with various equipment and features for residents' use. Equipment and features may include a Multi-Station Weight Training System, Incline/Decline Benches, Spin-bike, Treadmill, Exercise Mat(s), AB Toner, Anti-burst Fitballs, Elliptical Cross-trainer, Mirror Wall and TV.

## Services

### GPOs & LIGHT SWITCH PLATES

Generous provision throughout.

### LIGHT FITTINGS

High-quality down-lights or surface mounted fittings provided throughout.

### TV POINTS

Provided to living areas and bedrooms.

### PAY TV POINTS

Provided to living areas and bedrooms.

### DATA OUTLETS

Provided to living and study areas where applicable.

### NBN

Connection provided to the NBN fibre network in accordance with the prevailing government policy at the time of implementation.

### TELEPHONE POINTS

Provided to living and studies where applicable.

### FIRE ALARM

Fire Alarm system provided in accordance with the Australian Standards.

### SMOKE DETECTORS

Smoke detectors provided in accordance with the Australian Standards.

### FIRE SPRINKLER SYSTEM

Sprinklers provided in accordance with the Australian Standards.

### DUCTED EXHAUST FANS

Exhaust fans provided to all wet areas ducted to outside.

## Security & Refuse Disposal Systems

### ACCESS & READER SYSTEMS

Key-less electronic access to ground floor lobbies and facilities. Controlled lift access.

### SECURITY GATES

Powder-coated aluminium and remote-control driveway gates with a minimum of two remote-controls for each apartment included.

### SECURITY LIGHTING

High-quality, energy efficient light fittings included.

### SURVEILLANCE SYSTEM

Multiple camera security surveillance system for lobbies and common areas with a digital recorder to be reviewed by the Strata Body for security purposes.

### INTERCOM SYSTEM

Video intercom system for controlling access to the ground floor lobby.

### REFUSE DISPOSAL SYSTEM

Purpose-built bin-store discreetly located on the ground Floor.

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## Sustainable Initiatives

### GLAZING

Energy efficient glazing used to satisfy specific BCA energy requirements.

### EFFICIENT LIGHTING

LED and/or energy efficient lighting to all common areas. The carpark and common corridors are equipped with Motion Sensors to reduce energy consumption.

### EFFICIENT HOT-WATER SYSTEM

Centralised Hot Water-system with heat-pump technology and sub-metering.

### PASSIVE SHADING

Deep-set, external facing balconies provides significant shading to living areas.

### CROSS-VENTILATION

Where applicable, bedrooms and living areas are supplied with operable windows and doors to facilitate ventilation.

### WATER WISE FIXTURES & FITTINGS

Fixtures and fittings to comply with the Building Code for WELS star ratings.

### SOLAR PHOTOVOLTAIC SYSTEM

Purpose built system provided to help power communal lighting.

### EFFICIENT AIR-CONDITIONING

Energy efficient, ducted reverse cycle air-conditioning to living areas, bedrooms and communal areas.

## Apartment Interiors

### PARTY WALLS

Framed, lightweight acoustic and fire-rated walls lined with flush-plasterboard.

### INTERNAL WALLS

Flush-plasterboard on framing finished with low sheen acrylic paint.

### CEILINGS

Generally 2.70m high painted plasterboard. Dropped-ceilings for bathrooms and bulkheads will be required to accommodate airconditioning and other servicing.

### FRONT DOOR (TO APT.)

Flush paneled, fire-rated, self-closing doors with designer-selected hardware.

### INTERNAL DOORS

Flush paneled, hollow core doors with semi-gloss paint and designer-selected hardware.

### LAUNDRY

Built-in, stainless-steel laundry trough with designer-selected mixer. Recess provided (with general power-outlet and washing machine taps). Electric clothes dryer provided.

### SKIRTING

Painted MDF (or sim.).

### BUILT-IN ROBES

Complete with shelves and hanging rails. Walk-in Robes, where applicable, have shelves as well as full-hang clothes rails.

### REFUSE BIN

Pull-out bin in kitchen cabinetry provided

### BROOM CUPBOARD

Provided.

### LINEN CUPBOARD

Provided.

### STUDY DESK

Upgrade option provided to select apartments.

## Gold Level Specification

## Kitchen, Living, Dining & Bedroom

### FLOORING

Quality engineered timber flooring with an option for large format fully vitrified floor tiles. Level, loop-pile carpet to bedrooms. Refer to Scheme Boards.

### CABINETS

All kitchens provided with soft-close drawers in lieu of standard cupboards. Vinyl wrap or laminate to selected cabinetry.

### BENCHTOPS

Designer-selected, reconstituted stone and pressed porcelain.

### SPLASH-BACK

Large format pressed porcelain.

### SINK & MIXER

Designer-selected, under-mount, one and a half or double-bowl sink with chrome mixer.

### COOKTOP & RANGEHOOD

Miele built-in, stainless-steel electric cooktop and Rangehood with exhaust ducted to outside air. Overhead cupboards provided as per drawings.

### OVEN

Miele 600mm wide, built-in, stainless-steel electric oven.

### DISHWASHER

Miele, stainless-steel dishwasher supplied and installed.

### MICROWAVE

Recess provided with general power-outlet.

### FRIDGE / FREEZER

Recess provided with general power-outlet and water supply.

## Bathroom & Ensuites

### FLOORING

Fully vitrified, porcelain tiles.

Refer to Scheme Boards.

### WALLS

Full-height, rectified, ceramic wall tiles.

Refer to Scheme Boards.

### VANITY WALL

Fully vitrified, porcelain tiles to plinth.

Stone bullet mosaic to recess.

Refer to Scheme Boards.

### VANITY CABINETS

Mirrored doors with shelves.

### BASIN & MIXER

Wall-mounted, vitreous china basin with designer-selected chrome mixer.

### BATH & SHOWER

Chrome mixers, shower heads and rails.

Acrylic bath provided to select apartments.

Semi-frameless, toughened glass shower screen provided.

### TOWEL RAIL

Designer selected, double-towel rail provided.

### W/C & TOILET PAPER HOLDER

Vitreous china W/C with hidden cistern and dual-flush button. Designer selected toilet paper holder.

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## Platinum Level Specification

### Kitchen, Living, Dining & Bedroom

#### FLOORING

Quality engineered timber flooring with an option for large format, natural stone floor tiles or pre-finished. 100% wool, textured loop-pile carpet to bedrooms. Refer to Scheme Boards.

#### CABINETRY

All kitchens provided with soft-close drawers in lieu of standard cupboards. Timber veneer or lacquer to selected cabinetry.

#### BENCHTOPS

Designer-selected, reconstituted stone and pressed porcelain.

#### SPLASH-BACK

Large format, pressed porcelain tile.

#### SINK & MIXER

Designer-selected, under-mount, 1.5/double-bowl sink with chrome mixer.

#### COOKTOP & RANGEHOOD

Miele built-in, stainless-steel induction cooktop and Rangehood with exhaust ducted to outside air. Overhead cupboards provided as per drawings.

#### OVEN

Miele 600mm, built-in, stainless-steel electric, multi-function oven.

#### DISHWASHER

Miele, semi-integrated, stainless-steel dishwasher supplied and installed.

#### MICROWAVE

Miele, built in microwave with trim kit.

#### FRIDGE / FREEZER

Miele, integrated fridge/freezer.

### Bathroom & Ensuites

#### FLOORING

Natural stone tiles.

Refer to Scheme Boards.

#### WALLS

Full-height, rectified, ceramic wall tiles.

#### VANITY WALL

Natural stone tiles to plinth. Textured, feature mosaic to recess.

#### VANITY CABINETRY

Mirrored doors with shelves.

#### BASIN & MIXER

Wall-mounted, vitreous china basin with designer-selected chrome mixer.

#### BATH & SHOWER

Chrome mixers, shower heads and rails. Bath provided to select apartments. Semi-frameless, toughened glass shower screen provided.

#### TOWEL RAIL

Designer selected, double-towel rail provided.

#### W/C & TOILET PAPER HOLDER

Vitreous china W/C with hidden cistern and dual-flush button. Designer selected toilet paper holder.

## Diamond Level Specification

### Kitchen, Living, Dining & Bedroom

#### FLOORING

Large format, natural stone floor tiles. Tiles available in light or dark option, or pre-finished, engineered timber flooring. 100% felted NZ wool, chunky loop-pile carpet to bedrooms. Refer to Scheme Boards.

#### CABINETRY

All kitchens provided with soft-close drawers in lieu of standard cupboards. Timber veneer or lacquer to selected cabinetry.

#### BENCHTOPS

Designer-selected, reconstituted stone and pressed porcelain.

#### SPLASH-BACK

Large format, pressed porcelain tile.

#### SINK & MIXER

Designer-selected, under-mount, double-bowl sink with chrome pull-out mixer.

#### COOKTOP & RANGEHOOD

Miele, built-in, stainless-steel, induction cooktop (large) and rangehood with exhaust ducted to outside air. Overhead cupboards provided as per drawings.

#### OVEN

Miele, built-in, stainless-steel pyrolytic oven.

#### DISHWASHER

Miele, fully-integrated, stainless-steel dishwasher supplied and installed.

#### MICROWAVE

Miele, built in microwave oven provided.

#### FRIDGE / FREEZER

Miele, integrated fridge/freezer.

#### COFFEE MACHINE

Miele, built-in coffee machine provided.

#### STEAM OVEN

Miele, built-in steam oven provided.

#### WARMING DRAWER

Miele, built-in warming drawer provided

### Bathroom & Ensuites

#### FLOORING

Natural stone tiles. Tiles available in light and dark option.

#### WALLS

Full-height, natural stone tiles.

#### VANITY WALL

Natural stone tiles to plinth. Natural stone, strip mosaic insert to recesses.

#### VANITY CABINETRY

Generally mirrored cabinetry with shelves, timber veneer to selected bathrooms.

#### BASIN & MIXER

Wall-mounted, solid-surface basin with designer-selected chrome tap-set.

#### BATH & SHOWER

Designer-selected chrome mixers, shower heads and rails. Free-standing bath to select apartments. Frameless, toughened glass shower screen provided as per drawings.

#### TOWEL RAIL

Designer selected, double-towel rail provided.

#### W/C & TOILET PAPER HOLDER

Vitreous china W/C with hidden cistern and dual-flush button. Designer selected toilet paper holder.

## Penthouse - Diamond

#### INTERIORS

Exclusive customised design on application.