

Long Bay Village Apartments: Outline Specification for Sale & Purchase

Prepared by Architectus.

1.0 EXTERIOR AND COMMON AREAS

BUILDING STRUCTURE

Foundations: Concrete perimeter retaining walls with vertical in situ stitched joints to concrete perimeter frame on concrete pad & beam foundations.
Structure: Concrete shear walls and steel post and beam structure.
Floor: Concrete flooring units and topping slab to all floors.

BASEMENT CARPARK

Sealed reinforced concrete. Precast concrete panels to walls. Exposed precast concrete floor system to ceiling.

RESIDENTIAL BASEMENT CARPARK ENTRANCE

Carpark accessed via Glenvar Ridge Road. Outside of Village Centre commercial hours access is controlled by motorized roller door. Dedicated resident car parking access is via motorized roller door controlled by remote control with in slab exit loops and swipe backup.

PEDESTRIAN ENTRY / STREET & COURTYARD CANOPIES

Steel framed canopies with expressed steel fascia. Canopies are roofed with 2 layer torch-on membrane on ply. Painted fibre cement soffit incorporate recessed lighting.

SECURITY ACCESS: BUILDING

All external doors and gates into the apartment lobbies are to be fitted with a security system including access control via card reader and video intercom from each apartment.

LOBBY ENTRY DOORS

Glazed powder coated aluminum suite with colour matching head sill and jamb flashings.

INTERNAL CIRCULATION AREAS

Concrete floor and stairs with rubber flooring finish. Combination of painted plasterboard and precast concrete panels. Painted plasterboard finish to ceilings.

EXTERNAL CIRCULATION AREAS TO BREEZEWAY

Porcelain pavers on deck supports over waterproofing membrane system to concrete slab. Brick cavity cladding and precast concrete wall panels. Painted fibre cement soffit incorporating recessed lighting.

EXTERNAL WALLS

Both buildings have a common brick cavity clad base at street level with the upper floors to Building A being clad in metal standing seam with ColorCote or COLORSTEEL finish and Building B using a complimentary second brick type. Push out bay windows to Building B are clad with powder coated aluminium panels.

BALCONIES

Building A is glass balustrading fixed to posts with timber handrail. Composite decking on jacks over membrane to concrete and steel structure. Reveals and soffits painted grooved fibre cement panels or similar. Apartments with skillion roof also include powder coated aluminium louvres for solar shading.

Building B is brick balustrading with integrated bi-folding powder coated aluminium shutters. Reveals are a combination of brick cavity cladding and painted fibre cement panels. Soffits are painted fibre cement.

ROOF

Building A is prefinished metal standing seam roofing to main roof with 2 layer torch-on membrane to valleys on steel structural framing. Building B is long run metal roofing to main roof with 2 layer torch-on membrane to valleys on timber trusses.

EXPOSED DOWNPIPES / GUTTERS

Metal Downpipes and gutters with COLORSTEEL finish.

WINDOWS / EXTERNAL DOORS

Powder coated aluminium suite with colour matching head sill and jamb flashings. Double glazing to apartments with laminated glazing to common areas.

LIFTS

13-person machine room less lift 1 per building.

STORAGE LOCKERS

Lockers to basement car park with full width lockable doors.

Approximate measurements of locker are 2400mm wide X 810mm deep X 2010mm high.

2.0 APARTMENT AREAS

FLOORING

Living / dining area:	Engineered timber flooring on acoustic underlay.
Kitchen and entrance:	Engineered timber flooring on acoustic underlay.
Bedrooms and study:	100% solution dyed nylon carpet on underlay.
Bathroom:	600mm x 600mm tiles on acoustic underlay.
Laundry:	Vinyl Flooring.
Balcony:	Composite decking on supports over membrane waterproofing system.

INTERIOR LININGS

Plasterboard (Level 4 finish) to walls and ceilings.

Gib Aqualine (Level 4 finish) to all bathroom and laundry areas.

Ceilings: plasterboard ceiling with water based flat paint finish, recessed light fittings and recessed sprinkler heads. Bathrooms to have 300mm x 600mm tiles on 13mm Gib Aqualine and waterproofing membrane (where required) to selected walls, paint finished plasterboard to remaining. Ceiling heights generally 2.7 metres nominal with bulkhead, bathrooms at 2.4 metres min.

INTERIOR FURNISHING

All units have sun filter roller blinds to bedrooms and study

Unit numbers A01, A03, A05, A07, A10, B01, B04, B05, B06, B09, B10, B11, B14 and B15 have sun filter roller blinds to living room window/s except for the main sliding doors from living room to balcony.

DOORS

Apartment entrance door:	Solid core timber door.
Bathroom doors:	Hollow core timber door.
Bedroom doors:	Hollow core timber door.
Laundry doors:	Hollow core timber door.
Wardrobe doors:	Pre-finished MDF.

Paint finish to be water based enamel semi-gloss to leaf and frame.

HEATING AND COOLING

Reverse cycle split high wall air conditioning unit provided to living area.

MECHANICAL VENTILATION

Ducted extract fans for internal bathrooms and laundry. Condenser type driers are mandatory. Automated low velocity fresh air supply system to all apartments.

SECURITY SYSTEM WITHIN APARTMENTS

Pre-wire only for security panel power (concealed behind linings).

FIRE PROTECTION

Concealed Fire sprinklers throughout, with smoke detectors and alarms to meet code requirements.

ELECTRICAL

TYPE A1 APARTMENTS: TWO BEDROOMS & TWO BATHS (Apartment No. A01, A07)

Living/ Dining area:	1 x quad power point, 2 x double power points, 3 x TV, 1 x data outlet
Kitchen:	1 x triple power point, 2 x double power points
Bedrooms including wardrobe:	3 x double power points, 1 x TV, 2 x data outlet per room
Bathrooms:	1 x double power point, 1 x heated towel rail, 1 x extract fan per bathroom
Entry (incl. circulation):	1 x double power point
Laundry:	2 x single power points
Telephone / data:	Fibre optic cabling to apartments. Patch panel & CAT6 cabling to data outlets within apartments.
TV:	Body Corporate owned Sky TV and Freeview aerials supply signal to each apartment

TYPE A2 APARTMENTS: TWO BEDROOMS & ONE BATH (Apartment No. A02, A08)

Living/ Dining area:	1 x quad power point, 2 x double power points, 3 x TV, 1 x data outlet
Kitchen:	1 x quad power point, 1 x double power point
Bedrooms including wardrobe:	3 x double power points, 1 x TV, 2 x data outlet per room
Bathroom:	1 x double power point, 1 x heated towel rail, 1 x extract fan
Entry (incl. circulation):	1 x double power point
Laundry:	2 x single power points
Telephone / data:	Fibre optic cabling to apartments. Patch panel & CAT6 cabling to data outlets within apartments.
TV:	Body Corporate owned Sky TV and Freeview aerials supply signal to each apartment

TYPE A3 APARTMENTS: ONE BEDROOM & ONE BATH (Apartment No. A06, A11)

Living/ Dining area:	1 x quad power point, 2 x double power points, 2 x TV, 1 x data outlet
Kitchen area:	2 x double power points
Bedroom including wardrobe:	3 x double power points, 1 x TV, 2 x data outlet
Bathroom:	1 x double power point, 1 x heated towel rail, 1 x extract fan
Entry (incl. circulation):	1 x double power point
Laundry:	2 x single power points
Telephone / data:	Fibre optic cabling to apartments. Patch panel & CAT6 cabling to data outlets within apartments.
TV:	Body Corporate owned Sky TV and Freeview aerials supply signal to each apartment

TYPE A4 APARTMENTS: TWO BEDROOMS & TWO BATHS (Apartment No. A05, A10)

Living/ Dining area:	1 x quad power point, 2 x double power points, 3 x TV, 1 x data outlet
Kitchen:	1 x triple power point, 2 x double power points
Bedrooms including wardrobe:	3 x double power points, 1 x TV, 2 x data outlet per bedroom
Bathrooms:	1 x double power point, 1 x heated towel rail, 1 x extract fan per bathroom
Entry (incl. circulation):	1 x double power point
Laundry:	2 x single power points
Telephone / data:	Fibre optic cabling to apartments. Patch panel & CAT6 cabling to data outlets within apartments.
TV:	Body Corporate owned Sky TV and Freeview aerials supply signal to each apartment

TYPE A5 APARTMENTS: ONE BEDROOM & ONE BATH & ONE GUEST WC (Apartment No. A04)

Living/ Dining area:	1 x quad power point, 2 x double power points, 2 x TV, 1 x data outlet
Kitchen:	1 x quad power points, 2 x double power points
Bedroom including wardrobe:	3 x double power points, 1 x TV, 2 x data outlet
Bathroom:	1 x double power point, 1 x heated towel rail, 1x extract fan
Guest WC:	1 x double power point, 1 x extract fan
Laundry:	2 x single power points
Study:	1 x double power point, 1 x data outlet
Telephone / data:	Fibre optic cabling to apartments. Patch panel & CAT6 cabling to data outlets within apartments.
TV:	Body Corporate owned Sky TV and Freeview aerials supply signal to each apartment

TYPE A6 APARTMENTS: TWO BEDROOMS & TWO BATHS (Apartment No. A03)

Living/ Dining area:	1 x quad power point, 1 x double power point, 3 x TV, 1 x data outlet
Kitchen:	1 x triple power point, 3 x double power points
Bedrooms including wardrobe:	3 x double power points, 1 x TV, 2 x data outlet per bedroom
Bathrooms:	1 x double power point, 1 x heated towel rail, 1 x extract fan per bathroom
Entry (incl. circulation):	2 x double power points
Laundry:	2 x single power points + 1 x double power
Telephone / data:	Fibre optic cabling to apartments. Patch panel & CAT6 cabling to data outlets within apartments.
TV:	Body Corporate owned Sky TV and Freeview aerials supply signal to each apartment

TYPE A7 APARTMENTS: TWO BEDROOMS & TWO BATHS (Apartment No. A09)

Living/ Dining area:	1 x quad power point, 2 x double power points, 3 x TV, 1 x data outlet
Kitchen:	1 x triple power point, 2 x double power points
Bedrooms including wardrobe:	3 x double power points, 1 x TV, 2 x data outlet per bedroom
Bathrooms:	1 x double power point, 1 x heated towel rail, 1 x extract fan per bathroom
Entry (incl. circulation):	2 x double power points
Laundry:	2 x single power points
Telephone / data:	Fibre optic cabling to apartments. Patch panel & CAT6 cabling to data outlets within apartments.
TV:	Body Corporate owned Sky TV and Freeview aerials supply signal to each apartment

TYPE A8 APARTMENTS: TWO BEDROOM & ONE BATHS (Apartment No. B01, B06, B11)

Living/ Dining area:	1 x quad power point, 2 x double power points, 3 x TV, 1 x data outlet
Kitchen:	1 x triple power point, 2 x double power points
Bedrooms including wardrobe:	3 x double power points, 1 x TV, 2 x data outlet per bedroom
Bathroom:	1 x double power point, 1 x heated towel rail, 1 x extract fan
Entry (incl. circulation):	1 x double power point
Laundry:	2 x single power points
Study:	1 x double power point, 1 x data outlet
Telephone / data:	Fibre optic cabling to apartments. Patch panel & CAT6 cabling to data outlets within apartments.
TV:	Body Corporate owned Sky TV and Freeview aerials supply signal to each apartment

TYPE A9 APARTMENTS: TWO BEDROOMS & ONE BATH (Apartment No. B02, B07, B12)

Living/ Dining area:	1 x quad power point, 2 x double power points, 3 x TV, 1 x data outlet
Kitchen:	1 x quad power point, 1 x double power point
Bedrooms including wardrobe:	3 x double power points, 1 x TV, 2 x data outlet per room
Bathroom:	1 x double power point, 1 x heated towel rail, 1 x extract fan
Entry (incl. circulation):	2 x double power point
Laundry:	2 x single power points
Telephone / data:	Fibre optic cabling to apartments. Patch panel & CAT6 cabling to data outlets within apartments.
TV:	Body Corporate owned Sky TV and Freeview aerials supply signal to each apartment

TYPE A10 APARTMENTS: TWO BEDROOMS & ONE BATH (Apartment No. B03, B08, B13)

Living/ Dining area:	1 x quad power point, 2 x double power points, 3 x TV, 1 x data outlet
Kitchen:	1 x quad power point, 1 x double power point
Bedrooms including wardrobe:	3 x double power points, 1 x TV, 2 x data outlet per room
Bathroom:	1 x double power point, 1 x heated towel rail, 1 x extract fan
Entry (incl. circulation):	2 x double power points
Laundry:	2 x single power points
Telephone / data:	Fibre optic cabling to apartments. Patch panel & CAT6 cabling to data outlets within apartments.
TV:	Body Corporate owned Sky TV and Freeview aerials supply signal to each apartment

TYPE A11 APARTMENTS: TWO BEDROOMS & ONE BATH (Apartment No. B04, B09, B14)

Living/ Dining area:	1 x quad power point, 2 x double power points, 3 x TV, 1 x data outlet
Kitchen:	1 x quad power point, 1 x double power point
Bedrooms including wardrobe:	3 x double power points, 1 x TV, 2 x data outlet per room
Bathroom:	1 x double power point, 1 x heated towel rail, 1 x extract fan
Entry (incl. circulation):	2 x double power points
Laundry:	2 x single power points
Study:	1 x double power point, 1 x data outlet
Telephone / data:	Fibre optic cabling to apartments. Patch panel & CAT6 cabling to data outlets within apartments.
TV:	Body Corporate owned Sky TV and Freeview aerials supply signal to each apartment

TYPE A12 APARTMENTS: ONE BEDROOM & ONE BATH (Apartment No. B05, B10, B15)

Living/ Dining area:	1 x quad power point, 2 x double power points, 2 x TV, 1 x data outlet
Kitchen:	2 x double power points
Bedroom including wardrobe:	3 x double power points, 1 x TV, 2 x data outlet
Bathroom:	1 x double power point, 1 x heated towel rail, 1 x extract fan
Laundry:	2 x single power points
Study:	1 x double power point, 1 x data outlet
Telephone / data:	Fibre optic cabling to apartments. Patch panel & CAT6 cabling to data outlets within apartments.
TV:	Body Corporate owned Sky TV and Freeview aerials supply signal to each apartment

APARTMENT LIGHTING

All lighting to be LED.

Lighting Fitting Types

J – Recessed Downlight

Q – Suspended Pendant

R – Linear under Kitchen Cabinet Light

M – Recessed Downlight

J1 – Recessed Downlight with 38 degree tilt

J3 – Track mounted lighting

Apartment No.	A01, A07	A02, A08	A06, A11	A05, A10
Number of light fitting per space	Two Bedroom Type A1	Two Bedroom Type A2	One Bedroom Type A3	Two Bedroom Type A4
Living/ Dining/ Kitchen	9 x J + 3 x Q + R	8 x J + 3 x Q + R	6 x J + R	6 x J1 + 6 x J3 + 3 x Q + R
Bedroom(s)	5 x J	4 x J	2 x J	4 x J
Bathroom(s)	6 x J	3 x J	2 x J	5 x J
W/Wardrobe	1 x J	1 x J	n/a	1 x J
Entry/ Circulation	2 x J	3 x J	1 x J	5 x J
Laundry	1 x J	1 x J	1 x J	1 x J
Balcony	2 x M	2 x M	2 x M	2 x M
Study				

Apartment No.	A04	A03	A09	B01, B06, B11
Number of light fitting per space	One Bedroom Type A5	Two Bedroom Type A6	Two Bedroom Type A7	Two Bedroom Type A8
Living/ Dining/ Kitchen	8 x J + 3 x Q + R	7 x J1 + 6 x J3 + 3 x Q + R	4 x J1 + 6 x J3 + 3 x Q + R	8 x J + 3 x Q + R
Bedroom(s)	2 x J	4 x J1	4 x J	4 x J
Bathroom(s)	4 x J	4 x J1	4 x J	3 x J
W/Wardrobe	1 x J	1 x J1	1 x J	n/a
Entry/ Circulation	1 x J	3 x J1	2 x J	3 x J
Laundry	1 x J	2 x J1	1 x J	1 x J
Balcony	2 x M	2 x M	2 x M	2 x M
Study				1 x J

Apartment No.	B02, B07, B12	B03, B08, B13	B04, B09, B14	B05, B10, B15
Number of light fitting per space	Two Bedroom Type A9	Two Bedroom Type A10	Two Bedroom Type A11	One Bedroom Type A12
Living/ Dining/ Kitchen	8 x J + 3 x Q + R	8 x J + 3 x Q + R	8 x J + 3 x Q + R	7 x J + R
Bedroom(s)	4 x J	4 x J	4 x J	2 x J
Bathroom(s)	3 x J	3 x J	3 x J	3 x J
W/Wardrobe	n/a	n/a	n/a	n/a
Entry/ Circulation	2 x J	2 x J	3 x J	1 x J
Laundry	1 x J	1 x J	1 x J	1 x J
Balcony	2 x M	2 x M	2 x M	2 x M
Study			1 x J	1 x J

APARTMENT SHOWERS

Approximate shower sizes. (mm)

	One bedroom	Two bedroom
Main shower size	1200 x 900	1200 x 900
Second shower size		1200 x 900

KITCHEN FITTINGS

Features:	Quality kitchen with kitchen island, tall pantry cupboard, pull out deep storage drawers, wide cutlery drawers, hob, oven, microwave shelf, over bench integrated rangehood and crockery cupboards. Low pressured laminate finish to cupboards and cabinetry carcass.
Mechanisms:	Soft close drawer glides and door hinges. Aluminium pull handles.
Kitchen Bench top:	20mm reconstituted stone.
Sink:	Undermount stainless steel.
Splash backs:	Painted toughened glass.

KITCHEN APPLIANCES

Oven:	Fisher & Paykel – 600mm Single 5 function - built in oven.
Hob:	Fisher & Paykel - 600mm four zone, ceramic cooktop.
Dishwasher:	Fisher & Paykel – 600mm free-standing dishwasher.
Waste disposal:	Insinkerator waste disposal
Rangehood:	Fisher & Paykel – 600mm integrated rangehood.

PLUMBING FIXTURES

Kitchen: Paini kitchen mixer.

Bathroom fittings:

Vanity:	Duravit single basin with single pull out drawer under and Paini deck mounted basin mixer.
Misc. fittings:	Toilet Roll Holder, Towel rail, & Robe Hook.
Heated towel rail:	Ladder Type (With slimline version to second bathrooms).
Toilet:	Duravit CC Suite with soft close seat.
Shower:	Slide rail and mixer
Mirror cabinet:	Mirrored glass fronted cabinet with low pressured laminate carcass and shelves combined with open shelf unit

Laundry Tub
Robinhood – 360mm wide Supertub.
Except Unit A03 which has a undermount stainless steel sink & tap.

Hot Water Cylinder
1 Bedroom – 180L HWC on MDPE Safe Tray
2 Bedroom – 250L HWC on MDPE Safe Tray

EXCLUSIONS

Security systems within apartments. Prewire for power supply to keypad only.
 Any loose furniture.
 TV mounting brackets.
 Sky and free to air TV decoders.

Washing machine.
 Condenser clothes dryer.
 Approximate opening sizes for a stacked washer and dryer in each apartment is no smaller than 685mm wide X 685mm deep.

Microwave.
 Approximate opening sizes are:

Microwave	Alcove 1	Alcove 2
Alcove Sizes	400mm high x 600mm wide x 550mm deep	400mm high x 600mm wide x 380mm deep
Apartment Number	A01, A02, A03, A04, A05, A06, A07, A08, A09, A10, A11, B01, B02, B03, B04, B06, B07, B08, B09, B11, B12, B13, B14	B05, B10, B15

Refrigerator – allowed space & power point for buyer supplied fridge / freezer – no water supply provided.
 Approximate opening sizes are:

Refrigerator	Alcove 1	Alcove 2
Alcove Sizes	1800mm high x 700mm wide x 650mm deep	1800mm high x 1000mm wide x 650mm deep
Apartment Number	A02, A04, A05, A06, A08, A09, A10, A11, B01, B02, B03 B04, B05 B06, B07, B08, B09, B10 B11, B12, B13, B14, B15	A01, A03, A07