



Artist's Impression

EAST SQUARE MASCOT SPECIFICATIONS

BUILDING COMPONENTS

The major components of the building consist of the following:

ENTRY LOBBY

The entry lobby will consist of paint finish walls and ceilings, paver paths externally with ceramic tiles internally, automated glass entry doors and lighting elements.

APARTMENT LIFTS

There are individual lifts dedicated to the building. Security lifts to all levels including car park.

The lift specifications are as follows:

- Capacity: 16 people
- Speed: 1.75m/s

RESIDENTIAL CORRIDORS

The residential corridors will consist of paint finish walls and ceilings, painted apartment doors and carpet.

MAILBOXES

Mailboxes are located off the entrance lobby with individually numbered lockable mailboxes for each apartment.

CONSTRUCTION

VERTICAL STRUCTURE

The vertical structure will consist of off form concrete columns.

FLOORS

The floors will be constructed from reinforced concrete.

CAR PARK

The car park will be constructed from reinforced off form concrete, concrete blocks and piers.

EXTERNAL WALLS

The external walls will be constructed from painted rendered masonry, aluminium cladding and louvres and glazing.

PARTY WALLS (BETWEEN RESIDENCES)

Depending on location the party walls will consist of off form concrete, stud frame, Hebel materials and insulation, with plasterboard finish to both sides.

WINDOWS

Powdercoated aluminium frames and glazing, sliding doors to terraces / balconies, awning windows to bedrooms, thermally and acoustically treated as necessary.

BALCONIES

Floor	Pavers to the common areas. Ceramic tiles to all other floors
Walls	Texture painted and / or render walls
Soffit	Texture painted concrete
Balustrades	White concrete balustrades, powdercoat aluminium balustrades or framed glass balustrades depending on the level and orientation.

ACOUSTICS

- All inter-tenancy walls and floors are acoustically engineered to provide acoustic separation. Walls between apartments are Hebel panels with insulation and plasterboard supported on framing.
- Underlay under carpeted floors.
- Where necessary, services such as plumbing pipes are wrapped in acoustic absorbing material and ceilings are individually acoustically designed to suit each condition.

FIRE PROTECTION

SMOKE & FIRE DETECTORS AND ALARMS

Smoke and / or heat detectors to BCA requirements. The common areas will contain smoke heat detectors to BCA and fire engineer requirements.

CAR PARKING

There are three levels of car parking with 270 residential car spaces and 8 commercial car spaces over three basement levels. Visitor spaces are also provided.

There are bicycle spaces.

Car access is at ground level via Kent Street and the new road.

General	Overheard lighting
	Car spaces individually numbered
	Dedicated bicycle parking bays
	Secure roller shutter to entry

STORAGE

There are storage areas located in the basements.

SECURITY

CARPARK ACCESS SECURITY

The carpark will be secured by an entry door activated by a card reader.

APARTMENT ACCESS SECURITY

All apartments have a video intercom with connection through to visitor entry points.

HEATING & AIR CONDITIONING

An air-conditioning system will be installed in each apartment with one dedicated indoor unit serving the unit.

FLOORS

All apartments are laid with heavy duty carpet to bedrooms with tiling to kitchens, living areas and wet areas. Refer to colour scheme.

CEILINGS

The typical living and bedroom ceilings will be 2700mm. The typical bathroom ceilings will be 2400mm. Floor to ceiling heights are subject to floor finishes which may have a variance of +/- 50mm. Bulkheads will be provided as necessary to facilitate services for the apartment as required. Ceilings have a square set or shadowline to the bulkheads/walls.

LIGHTING

All apartments feature oyster fittings throughout. All lighting is designed to be energy efficient.

DOORS

Painted solid-core timber door with lever door handles to the entrance and painted hollow core doors to other rooms.

COLOUR OPTIONS

There will be common colour scheme throughout the development – refer to the finishes schedule for details.

ALTERATIONS

No alterations to the apartment plans will be considered.

KITCHENS

- Doors and panels in white polyurethane finish, with reconstituted stone bench
- Stainless steel sink with chrome mixer kitchen tap
- Soft close drawers and doors

APPLIANCES - TYPICAL APARTMENT

- Smeg stainless under-bench electric oven
- Smeg 4-burner gas cooktop
- Smeg slide out rangehood
- Smeg dishwasher

BATHROOMS

Basin	Polymarble basin
Tapware & Accessories	Polished chrome
Vanity Cabinet	Polyurethane with hinged doors
Bathroom cabinet	Wall mounted with mirror finish doors
Shower	Clear glass with frameless shower screen
Toilet Suite	Floor mounted white vitreous china
Bath	Freestanding acrylic bathtub (where applicable)
Tiling	Fully tiled to ceiling
Exhaust	Exhaust fan

LAUNDRY

- Proprietary stainless steel tub with cupboard and tapware.
- Wall hung drier provided.
- Exhaust fan.

ROBES

Built in robes with hanging rail, fixed shelf over and adjustable shelving. Mirrored finish with aluminium frame and white melamine interiors.

DATA/COMMUNICATIONS

TV

There will be one TV point for the living room, one point to the bedrooms.

PAY TV

All apartments have the facility for pay TV in living room only however the purchaser is to arrange the connection.

TELEPHONE

There will be one point for living room, one point to bedrooms and one to the study (where appropriate).

INTERNET POINTS

High speed internet connection via telephone network (ADSL or as per carrier capability) will be provided in all apartments final connection by owner. NBN provision will be made but is subject to area rollout.

ELECTRICAL

Generally where applicable to each type of individual apartment

Entry/General	1 x Double Power Outlet Intercom
Living/Dining	3 x Double Power Outlet 1 x MATV / Pay TV 1 x Data 1 x Telephone
Kitchen	3 x Double Power Outlet + 6 single power outlet (fridge, dishwasher, rangehood, microwave, oven and hotplate)
Bathroom	1 x Double Power Outlet
Main Bedroom	3 x Double Power Outlet 1 x Telephone 1 x MATV
Main Ensuite	1 x Double Power Outlet
Laundry	1 x Double Power Outlet
Bedrooms 2/3	2 x Double Power Outlet 1 x TV 1 x Phone
Balcony	1 x Double Power Outlet

HOT WATER SYSTEM

Centralised gas hot water reticulating to all apartments.

UTILITY METERS

GAS METER

Individual gas metering to each apartment.

ELECTRICITY METER

Individual electricity metering to each apartment.

WATER METER

Individual water metering to all apartments.

RUBBISH

Main garbage room located on ground level.

ENVIRONMENTALLY SUSTAINABLE DESIGN (ESD) PRINCIPLE

- Material selection is intentionally robust, reducing ongoing maintenance requirements.
- Adjustable vertical screening elements on Western façades reduce solar gains and provide improved occupant solar control.
- High efficiency appliances will be specified to reduce on-going water and power consumption.
- Hybrid mechanical servicing systems are proposed to basement areas with air quality sensors to reduce energy use.
- Indigenous planting is generally proposed to reduce water consumption in landscape areas.
- Time control devices / sensors are fitted to common areas including car parking levels to control lighting and mechanical systems.