

NIBU & PALKO COMMERCIAL SUITES - LONSDALE STREET, BRADDON ACT

Issue A 20.06.2017

GENERAL FEATURES

STRUCTURAL SYSTEM	Reinforced concrete and post tensioned concrete slab
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FACADE	Blockwork Precast Concrete wall Aluminium framed glazing to architect's detail Metal clad stud wall Timber clad stud wall Brick Feature wall Fibre Cement clad wall
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WINDOWS	Glazing to be BCA compliant
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DOORS	Provision of entry doors plus hardware
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MECHANICAL SERVICES	Provision of Exhaust for Suites with Kitchen capacity Provision of AC unit (C04/G04, C05/G05, & C27/G21 excluded).
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ELECTRICAL SERVICES	Emergency lighting in accordance with relevant Australian Standards fitted off concrete soffit (open plan layout) Substation and metering as required to Authority specifications, terminated at DB for each Suite
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FIRE SERVICES	Smoke detection to all Suites and common areas in accordance with the Building Code of Australia fitted off concrete soffit. Evacuation warning systems in accordance with the BCA fitted off concrete soffit
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HYDRAULIC SERVICES	Provisional points for Water/Plumbing as indicated
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SECURITY	Access control at car park and complex entry
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LIGHTING	Emergency lighting fitted off concrete soffit (open plan layout)
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WASTE MANAGEMENT	Waste & Recycling facilities located on ground floor
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LIFT SERVICES	Nibu Lift accessing B2 – L6 levels. Palko Lift accessing B2 – L5 levels. All Lifts suitable for use as emergency lifts.
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CAR PARKING	Located in basement and allocated as per basement floor plans
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COMMON WALLS	Blockwork or precast concrete walls (no lining) or Plasterboard, stud, afs and speed panel system to BCA
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POSTAL SERVICES	Mailbox provided as per BCA and AusPost standards.
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SHOPFRONT WALLS	Provision of perimeter shopfront glazing where indicated
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INTERNAL FLOORS	Concrete floor, ready for internal fit out floor to be applied
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INTERNAL CEILINGS	No Ceiling (Concrete soffit)
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COMMERCIAL SUITE INCLUSIONS LIST

DISCLAIMER A

The seller reserves the right to substitute any specified inclusion with that of equal or better quality.