

## Welcome to Trio

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Welcome to Trio! This Handover Manual has been compiled to provide you with essential information relating to this bold and beautiful Inner West development. This Manual is both an introduction to Trio and your detailed reference for how to maintain your property. We hope you'll find it useful and we welcome you to Trio.

### Essential information

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Trio South	1 Sterling Circuit Camperdown NSW 2050	
Trio South Strata Plan	SP82907	
Strata Manager	Dynamic Property Services Level 5, 162 Goulburn St, Sydney, NSW, 2010 Tel 02 9267 6334 Fax 02 9263 9955 Email <a href="mailto:customerservice@dps.net.au">customerservice@dps.net.au</a>	
Building Manager	Greencliff Realty Andrew Sorbello Tel 02 9557 9260 E-mail <a href="mailto:andrew@greencliff.com">andrew@greencliff.com</a>	
Building Management Emergencies	Andrew Sorbello	Mob 0412 496 046
Builder	Watpac Post-Completion Manager	Tel 02 9899 7444
Developer	Frasers Property Client Relations	Tel 8823 8829

#### Please note:

Instructions contained in this Manual are intended to assist you to fully enjoy your Trio apartment. They will cover many, but not all potential circumstances that may arise from time to time. We recommend that you refer to the manuals provided by the product manufacturer for information on appliances. For finishes and fittings, please ensure that you refer to the information contained herein for the care of these items. Whilst we endeavor to maintain a high level of services at all times, this information is provided by third parties and Frasers Property Management Australia Pty Ltd will not be held liable for any omissions or the material or information herein. Failure to follow these care and maintenance instructions may void any warranties.

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# *Living at Trio*

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## **1.1 Building Management**

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### **1.1.1 The City Quarter precinct**

Trio is located within the City Quarter precinct. Trio is subject to the management rules of the City Quarter Community Association.

### **1.1.2 The components of Trio**

Trio is comprised of three Stratum lots: Trio North, Trio Central and Trio South. These Stratum lots are subdivided into residential apartments, car spaces, storage spaces and Common Property.

### **1.1.3 Management structure of Trio**

The registration of the Strata Plan results in the formation of an Owners' Corporation for the strata scheme. As an owner of a lot in a strata scheme, you will be a member of the Owners' Corporation. The strata scheme will have its own council, known as the Executive Committee, which will be appointed at the First Annual General Meeting.

#### **1.1.3.1 Owners' Corporation**

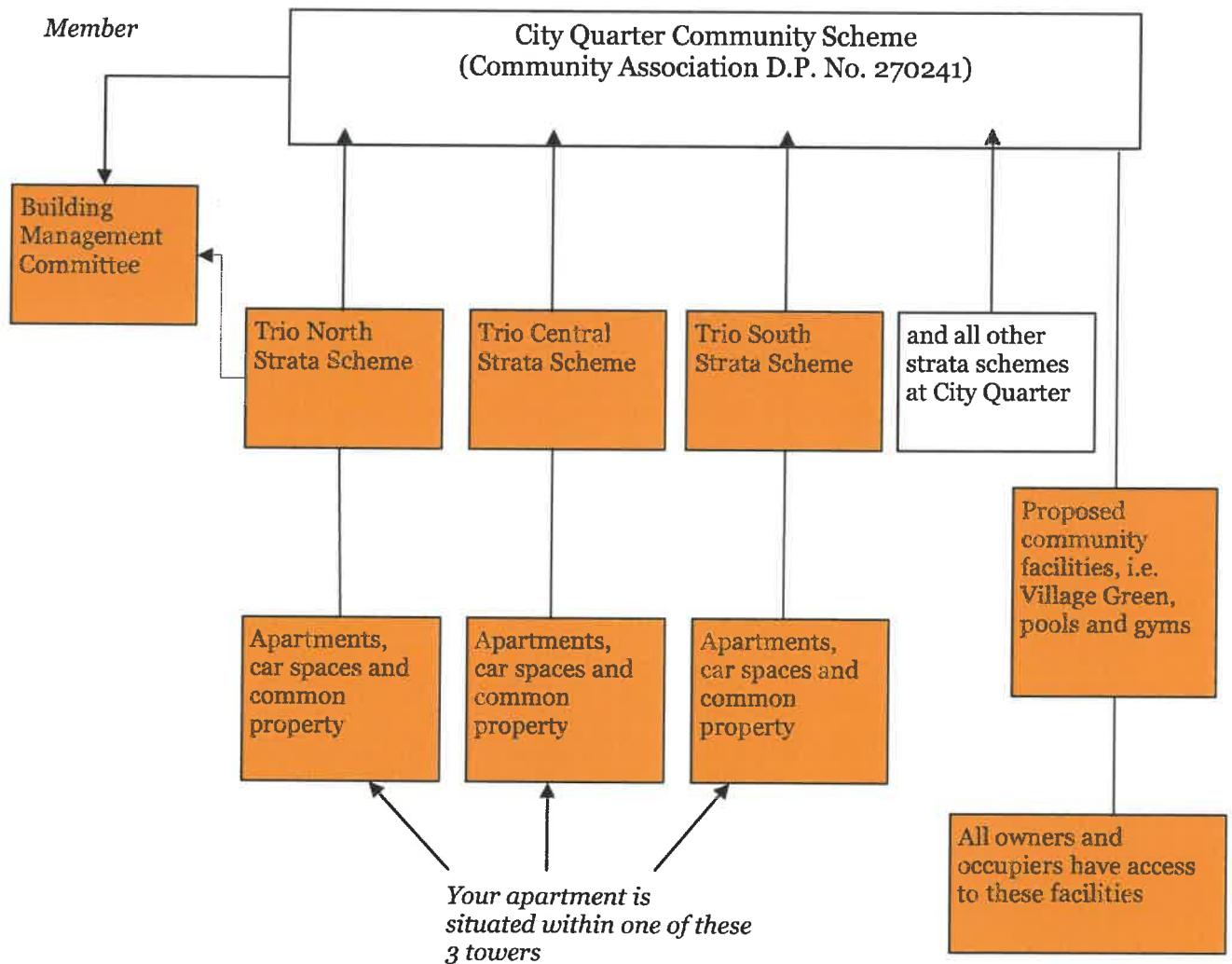
Separate Owners' Corporations have been established for each of the Strata schemes (North, Central, South) comprising Trio. Each Owners' Corporation is responsible for the management and operation of common property within its residential strata scheme. It is governed by a suite of documents including the City Quarter Community Management Statement (CQCMS), By-Laws, Strata Management Statement (SMS) and various easements, restrictions and covenants registered on the title of the common property. The Owners' Corporation may choose to appoint a Strata Manager and a Building Manager to assist them.

Each owner of a strata lot is a member of their Owners' Corporation and can participate in the functioning of the building by attending and voting at Owners' Corporation meetings or by seeking election to the Executive Committee of their Owners' Corporation. The Executive Committee will be appointed at the First Annual General Meeting.

#### **1.1.3.2 Building Management Committee (BMC)**

Each Owners' Corporation is a member of the Trio Building Management Committee (BMC), which is responsible for the operation and management of the shared facilities of Trio including but not limited to the building façade, car park, gardens shared services such as fire protection equipment.

### 1.1.3.3 Management diagram



### 1.1.4 Management documents

The following documents provide a management framework for Trio and the City Quarter Precinct. These documents include procedures for making changes to your apartment such as installation of timber floors etc and the requirement to seek approval from the Owners Corporation for such changes.

Document name	Location
City Quarter Community Management Statement (CMS)	CD
Strata Management Statement (SMS)	CD
Trio South By-laws	Section 1.7, and CD
Trio Architectural Code	Section 1.8, and CD

### **1.1.5 Building Management**

A Building Manager has been appointed by the Developer/Building Management Committee to manage all of the shared services and facilities within Trio. Among other things, the Building Manager will be responsible for the following matters in relation to the building:

- Building Security devices
- Control of Key and Access systems
- Advising Executive Committees of issues concerning the building common property
- Supervision and management of contractors undertaking works on common property including cleaning and maintenance works
- Supervision of the observance of the Trio By-Laws and other rules relating to the building in association with the Strata Manager
- Management and disposal of garbage and recycling
- Co-ordination of mail and other goods delivery
- Co-ordination of owners and residents moving in and out of the building

The Building Manager can be contacted on 02 9557 9260.

### **1.1.6 Strata Manager**

Dynamic Property Services has been appointed as the Strata Manager for the Building Management Committee.

Dynamic Property Services has also been appointed as the Strata Manager for the three residential strata schemes (North, Central, South) for the period up until the First Annual General Meeting. At the First AGM, the Owners' Corporation will vote whether or not to re-elect Dynamic Property Services as the Strata Manager for a further term.

The Strata Manager's role is to assist the Building Management Committee and Owners' Corporations to perform administrative and financial functions, which include but are not limited to:

- Preparing and distributing agenda, notices and minutes of meetings
- Attending meetings and providing advice
- Collecting and accounting for strata levies
- Keeping the books and records of the Building Management Committee and each of the Owners' Corporations and preparing financial statements in accordance with legislative requirements
- Paying authorised accounts
- Ensuring By-Laws are adhered to & issuing of breach notices.

Dynamic Property Services' contact details are:

Strata Manager

Dynamic Property Services  
Level 5, 162 Goulburn St, Sydney, NSW, 2010  
Tel 02 9267 6334  
Fax 02 9263 9955  
Email [customerservice@dps.net.au](mailto:customerservice@dps.net.au)

### **1.1.7 Levies**

Each residential strata scheme will have responsibility for two funds:

- The Sinking Fund to pay for the renewal and replacement of common property.
- The Administrative Fund to pay for the day to day expenses of running the complex.

The proportion of contribution to these funds payable by the owners is determined by the schedule of unit entitlements. There is a schedule of unit entitlements on the strata plan. The schedule of unit entitlements is determined based on the comparative market values & size of apartments in the scheme.

Part of your levy will also be contributed to the BMC who will use the funds to take out insurance policies and to pay for the running of Shared Facilities.

### **1.1.7 [www.cityquarter.org](http://www.cityquarter.org)**

The City Quarter Community Association has established a web site for residents and property owners within City Quarter. This website offers owners and residents a broad range of information about each building and its operation, the activities of the Community Association and details about site management. There is also information about on-site services and those in the surrounding area. Owners are encouraged to register so they can log in for the latest meeting notices and minutes, updates on the management of their property and to contribute to the forum discussions.

Property owners need to register to receive a secure login to the site. Please go to [www.cityquarter.org](http://www.cityquarter.org) to do this.

## **1.2 *Within Trio***

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The use, function and control of all common property is regulated by the Trio By-Laws & Rules, a copy of which is included in this manual. The Owners' Corporation has the ability to amend the By-Laws (subject to compliance with the DA conditions). Therefore, it is the responsibility of the Owners' Corporation to ensure the current set of By-Laws is made available to residents.

### **1.2.1 Recreational facilities**

Residents of Trio have access to a collection of private facilities, for the exclusive use of all City Quarter residents and their guests. These facilities are:

- **City Quarter Leisure Centre**, containing a heated indoor swimming pool and gymnasium, located adjoining 'Alexandra' just off the Village Green.
- **Club Trio**, containing a heated 50m outdoor swimming pool and gymnasium, located adjoining Trio.

These facilities form part of the Common Property of the City Quarter Community Association (CQCA). All residents of City Quarter have access to the pools and gymnasiums and operational and maintenance costs are paid by the CQCA.

### **1.2.2 City Quarter Leisure Centre**

The City Quarter Leisure Centre contains a heated indoor swimming pool and full-equipped gymnasium, located within the rear of the heritage 'Alexandra' building, adjoining the Village Green. Rule of Use for the Leisure Centre are on display within the Leisure Centre.

Once programmed, your Trio security access fob will also provide access to the City Quarter Leisure Centre.

To have your security fob programmed, go to Pacific Building Management, located on the ground floor of 'Alexandra', 30 Pyrmont Bridge Road, Camperdown. They are open 8am to 4pm Monday to Friday, and can be contacted on 9516 0083.

### **1.2.3 Club Trio**

The swimming pool and gymnasium can be accessed via the gate opposite the Trio Central Main Lobby on the eastern concourse. This gate is controlled by your security access fob.

Residents and their guests are entitled to use these facilities during normal operating times set by the CQCA and the Trio BMC.



**Please note:**

- Residents must accompany children and their guests when using the facilities.
- The rules set by the CQCA must be observed at all times when using the facilities.
- The use of the pool and gym is at the individual's risk.
- The gymnasium is not recommended for use by children without supervision from an adult.
- Please observe all safety signage and instructions when using the equipment in the gym.
- There is no life guard on duty at the swimming pool.

To ensure the smooth and safe operation of Club Trio, 'Rule of Use' have been drafted, and these are included on the following pages. In early 2010 ownership of these facilities will be transferred to the City Quarter Community Association, who may then revise or affirm the Rules of Use.

## **Club Trio 50m outdoor swimming pool and adjoining gymnasium**

### **Rules for Use** (applicable while facility is under Developer's control)

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Rules governing the use of these facilities will be determined from time to time by the Building Management Committee (BMC). Otherwise, the following applies:

1. It is a condition of entry that all users observe the rules and conditions of use of these facilities.
2. Club Trio is open for use by owners and occupiers of lots in Trio or City Quarter Community Association.
3. Club Trio is unsupervised and use of the facilities and equipment is at the users' own risk.
4. Children under the age of 18 must be accompanied by an adult owner or occupier at all times they are within the facility. Adult owners and occupiers are responsible for the behaviour of their children or their guests' children at all times.
5. Club Trio will be open for use between 5.30am and 10.30pm, 7 days per week.
6. The hours of operation may be changed by the BMC.
7. Smoking is not permitted in any area of Club Trio.
8. These facilities are for the quiet enjoyment of all entitled users and any person(s) causing a disruption or nuisance will be ordered to leave the premises by an authorised representative of the BMC.
9. Failure of individuals to abide by the conditions of use may result in their privilege to use these facilities being withdrawn either permanently or on a temporary basis as determined by the BMC.

#### **Guests**

10. Only guests of owners and occupiers lots in Trio or the City Quarter Community Association may use Club Trio.
11. All guests must be accompanied by an adult owner or occupier at all times. Owners and occupiers must not give their Security Access Cards to guests to enter Club Trio. A maximum of two (2) guests may accompany an adult owner or occupier at any one time.
12. Owners and occupiers are to be responsible for the behaviour of their guests at all times.

#### **Security**

13. Access to the Gymnasium, Pool and Spa is by way of Security Access Card.
14. All users must abide by the directions of the BMC.

#### **Gym Equipment**

The following conditions apply to the use of any gymnasium equipment within Club Trio:

15. Club Trio is not supervised at any time by qualified fitness personnel or medical professional. Use of the gymnasium and its equipment is at the user's own risk.
16. Children under the age of 14 years are not permitted to use the gymnasium unless they are accompanied by an Adult entitled in their own right to use these facilities.

17. The Trio North, Trio Central and Trio South Owners Corporations and the BMC will not accept any liability for any injuries caused as a result of using the gymnasium facilities.
18. Glass objects, drinking glasses and sharp objects are not permitted in the gymnasium.
19. Alcohol and food must not be consumed in the gymnasium.
20. Smoking is not permitted in the gymnasium.
21. All users of the gymnasium must be appropriately dressed at all times.
22. All users of the gymnasium must carry a towel at all times.
23. Users must wipe down all gym equipment when they have finished using it.
24. Each piece of equipment may only be used as per the detailed signage for each piece of equipment.
25. The equipment is to be maintained in working order at all times and it is not to be tampered with so as to cause damage to the equipment or injury to users. Users must not alter or change the equipment settings unless the equipment is specifically designed to allow this for its proper use.
26. Each and every user of the gymnasium must conduct themselves in a safe and proper manner and in accordance with any directions from the BMC in respect of use of equipment and the facility in general.

### **Swimming Pool and surrounds**

The following conditions apply to the use of any part of the swimming pool area within Club Trio and must be observed at all times:

27. The swimming pool is not supervised by life guards and those users swimming in the pool swim at their own risk.
28. Children may use the swimming pool only if supervised by an adult entitled in their own right to use the swimming pool.
29. All users must adhere to the pool area signage and prior to entering the pool that users note the depth markers located around the pool.
30. Glass objects, drinking glasses and sharp objects are not permitted within the swimming pool, spa or surrounding area.
31. Alcohol and food are not permitted within the swimming pool, spa or surrounding areas.
32. Smoking is not permitted within the swimming pool, spa, or surrounding areas.
33. No diving or bombing into the pool.
34. Running, playing ball, noisy or hazardous activities are not permitted in the swimming pool area.
35. All users are to be aware of structural columns and recreation seats within the pool below the water line.
36. Please shower before entering the swimming pool.
37. All users of the swimming pool, spa and surrounding area must be appropriately dressed at all times.
38. Footwear must be worn to and from the swimming pool area.

39. All users must dry off before leaving the swimming pool or spa area.
40. Please consider those undertaking laps within the pool. Passive recreation users should use those areas of the pool so as not to disrupt a person training.
41. Parties are not to be held around the pool.
42. Chemicals cannot be placed into the pool by users i.e. bubbles etc and sun beds etc cannot be taken into the swimming pool with the exception of approved children's floatation rings or devices.
43. The surrounding areas are for passive recreation use and at no time are patrons to climb upon or sit on parapets or garden beds. In addition, nothing is to be thrown / dropped over the parapet line as pedestrians will be injured below.
44. All users are to maintain Club Trio in a clean and tidy state at all times and the BMC may direct users to clean-up any mess being left behind.
45. Each and every user of the swimming pool, spa and surrounding area must conduct themselves in safe and proper manner and in accordance with any directions from the BMC in respect of use of equipment and the facility in general.

#### **1.2.4 Go-Get car share service**

Under the conditions of the Development Consent for Trio a car share service is located within Trio, accessible by all residents of City Quarter and the local community. Car share services provide access to vehicles under a subscription and mileage fee model, offering an affordable and highly flexible alternative to first or second car ownership.

Frasers Property has invited Go-Get Car Share to provide this service.

Three car spaces are currently allocated to this service, which is located in the unsecured Visitor car parking area beneath Trio, accessible via Alexandra Drive. More car spaces may be allocated to this service in future, as demand warrants. To access a vehicle, no secure access to Trio is required. Subscribers simply approach the vehicle, swipe their membership card across the reader provided on the windshield, and enter the vehicle. More details are included in the 'GoNow Pack' included at the end of this Manual.

The Go-Get Car Share service has now commenced. A package of information related to this service, including a personalised 'GoNow Pack', has been included at the end of this Manual.

#### **1.2.5 Mail allocation**

The postal address of your apartment is:

[apartment number], 1 [South] OR 3 [Central] OR 5 [North] Sterling Circuit, Camperdown NSW 2050.

Australia Post will deliver mail directly to the mailboxes, which are situated outside the Main Lobbies of North, Central and South adjacent to Booth Street.

Mailbox keys are provided with this Handover Manual.

### **1.3 Access and security**

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#### **1.3.1 Lift locations**

There are seven lifts to service Trio.

- Lifts 1 & 2 service Trio North apartments from Level B5 to Level 12.
- Lifts 3 & 4 service Trio Central apartments from Level B5 to Level 14.
- Lifts 5, 6 & 7 service Trio South apartments from Level B5 to Level 16.

Once on the inside of the building lift access is unrestricted to Level 1 and basement level B3 for both visitors and residents. All other levels are controlled by the security system. Residents will present their access fob to the card reader in the lift to gain access to their required floor.

Visitors are required to call the apartment they wish to visit using the intercom stations at either the front entry doors or the basement level B3 lift lobby. If a call is received from the front entry intercom, the resident will grant access by releasing the auto sliding entry door via the door release button located on the intercom handset. Lift access will also be granted to the applicable floor via the lift release button located on the intercom handset. If a call is received from the basement level B3 lift lobby intercom, the resident will grant access to the lift via the lift release button located on the intercom handset.

## **1.3.2 Car parking**

### **1.3.2.1 Residents**

Allocated resident car parking is located on the in basement levels B5 to B1. The car park can be accessed in the following ways:

- Vehicular ramps – There are vehicular entries to the car park located on Alexandra Drive and Sterling Circuit. Residents can access the car park by pressing the relevant button on their security fob to open the security gate. Vehicles entering the car park are to use the left hand ramp only. To exit the car park via Alexandra Drive, the security gate will be automatically opened as a car approaches the exit. To exit the carpark via Sterling Circuit, press the relevant button on the security fob to open the security gate.
- Lifts - All lifts access the basement levels. When the lift is called from either the apartment floor or the Level 1 lobby, the security fob will provide access to the basement. There is free access to basement level B3.
- Fire Stairs - Access to the car park via the fire stairs is controlled by proximity reader. During a power failure, the only access to and from the basement levels is via the fire stairs.

Residents may only park their vehicle(s) in the car parking space(s) allocated to their apartment. The allocated car parking spaces can be identified by the apartment lot numbers found on the rear wall of the parking space or storage cage. Storage cages are also identified by a storage cage number.

Car wash bays have been provided on Levels B5 and B4 adjacent to the North and Central lift cores, as the washing of cars is not allowed in car parking spaces.

### **1.3.2.2 Visitors**

Visitor car parking is located on the basement levels B3 and will be restricted by time limits. It is envisaged that the maximum stay for a visitor spot will be limited to 24 hours.

#### **Visitor car park - arrival**

The visitor car park can be accessed in the following ways:

- Vehicular ramp– Visitors can only access visitor car parking via the vehicular entry to the car park located on Alexandra Drive. Visitors can access the car park by calling the apartment they are visiting using the intercom call station located in the centre of the drive and in front of the roller shutter. The apartment resident can then activate the roller shutter giving access to the visitor car parking area. Vehicles entering the car park are to use the left hand ramp only.
- Lifts - All lifts access the basement levels. When the visitor has parked their car they walk to the lift lobby on B3 serving the relevant building in Trio ie North, Central or South. The visitor can then call the apartment they are visiting using the intercom call station located in the relevant lift lobby. The apartment resident can then unlock lift access to their floor and the visitor can then call the lift and access only the floor of the resident they are visiting.
- Fire Stairs - Access to the car park via the fire stairs is controlled by proximity card. During a power failure, the only access to and from the basement levels is via the fire stairs.

Visitors may only park their vehicle in the allocated visitor cap parking spaces on B3.

#### **Visitor car park - departure**

The visitor car park can be exited in the following ways:

- Lifts – Visitors can access the visitor car parking area on B3 via any lift.
- Vehicular ramp – To exit the car park, the roller shutter will activate automatically as the vehicle approaches the exit.

### 1.3.3 Security

An integrated security system monitors public areas within Trio and controls access. This system comprises a combination of closed circuit television (CCTV), electronically controlled access via proximity cards and an Audio/Video Intercom System. The security system is coordinated and monitored by the BMC.

- CCTV - Closed circuit cameras monitor and record selected public areas including the swimming pool, Level 1 lift lobbies and vehicular car park ramps. It is important to note that security cameras cannot observe any activities within individual apartments.
- Electronically Controlled Access - Each apartment is issued with two proximity fobs, except 3 bedroom apartments and penthouses which are issued with three proximity cards. This card will only provide access to the following areas:
  - Automatic glass doors to Level 1 Lobby for either Trio North, Central or South.
  - Entry door to Swimming pool and Gymnasium
  - Lift and fire stair access to the level of your apartment.
  - Entry gates to car park vehicular ramps on Alexandra Drive and Sterling Circuit.
  - Internal gates on level B3.
  - Lift and fire stair access to the level of your basement parking space.

The card reader at each of these locations except the carpark gates is activated by passing the security fob close to the front of the reader. Once the card reader has been activated it will allow access. The carpark gates are activated using the selected buttons on the security fob. If there are any difficulties with accessing any areas, please contact the Building Manager.

The Building Manager is responsible for the provision of all additional keys and security fobs. Any requests for additional keys or security fobs will be subject to the payment of a fee. If a security key or security fob is lost, the Building Manager must be notified immediately so that Trio's security is not jeopardised.

- Audio/Video Intercom System – An audio/video intercom system has been provided to control guest entry to the development. The audio signal is delivered by the audio intercom system while the visual display is provided on the television set of the apartment. Audio intercom stations and CCTV cameras are located at:
  - Level 1 Entry Lobbies of Trio North, Central and South on both Sterling Circuit and Booth Street entries,
  - Visitor carpark entry at Alexandra Drive vehicular ramp.
  - Resident carpark entry at Sterling Circuit vehicular ramp
  - The operation of the audio/video intercom system is further discussed in section 3.5.

#### 1.3.3.1 Entry by residents

##### Apartment

Entry to your apartment at street level (Level 1 Main Lobbies) or the car park is possible using the security fob. Once the lift is called at the lift lobby in either of these areas, access to the level of your apartment is possible by swiping your security fob over the card reader located inside the lift (beneath the control panel). This will allow you to select the floor of your apartment to which you are travelling. For increased security, the only residential level accessible to each resident is the floor on which their apartment is located.

##### Car park

Residents can enter the car park via the vehicle entry ramps off Alexandra Drive and Sterling Circuit. Sterling Circuit will have a maximum height clearance of 2.2m. Alexandra Drive has a maximum height clearance of 3.5m.

## **Other areas**

Residents can access the Swimming Pool and Gym by swiping the security fob over the card reader at the pool gate on the eastern concourse.

### **1.3.3.2 Entry by guests**

Guests can enter the development via the Main Lobbies of Trio North, Central and South via the eastern concourse from Sterling Circuit or from pedestrian entries from Booth Street.

To enter the building via the Level 1 Main Lobbies, guests should follow the steps listed below:

1. Upon arriving, guests should call the required apartment by using the audio intercom station located adjacent to the lobby entry door. To call an apartment, enter the apartment number and press the red button. When calling a dual key apartment, the visitor will be required to enter the room number and an A or B to identify the relevant occupancy.
2. When a guest calls the apartment from the intercom station, the Intercom Handset in your apartment will ring. Simply answer the call by lifting the handset from the unit.
3. Once the handset is lifted an audio/visual connection will be established. You will be able to talk using the handset and view the guest through your Television. You will have to tune your TV to get access to the visual signal.
4. To allow your guests to enter the building press the 'key' button on the unit. This will deactivate the locking mechanism to the Level 1 lobby doors allowing your guests to enter.
5. After entering the guest should proceed to the residential lifts and call the lift. To allow your guests to call the correct floor, press the 'key' button on the unit to allow access to your floor. Once the lift arrives, the guest will enter the apartment level number. Access will only be available for a period of 2 minutes to the level on which the apartment is located. If this time has elapsed before the guest selects a floor in the lift, they will have to exit the lobby and call the apartment from the intercom station again.

### **1.3.3.3 Access to car park by guests**

Refer 1.3.2.2.

### **1.3.3.4 Access by disabled guests**

Trio North - Main lobby is accessible via pedestrian pathway from Booth Street and eastern concourse by use of stair climber.

Trio Central - Main lobby is accessible via eastern concourse by use of stair climber.

Trio South - Main lobby is accessible via pedestrian pathway from Sterling Circuit.

### **1.3.3.5 Visitor car park**

Disabled car spaces are provided in the visitor car parking area on B3. Refer to 1.3.2.2 for vehicle egress to and from B3.

## **1.4 *Within your apartment***

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### **1.4.1 Telephone**

Each apartment is provided with cabling for up to 4 telephone lines. Telephone points are located in the main living area, bedrooms and the media room/study (where applicable). Each telephone point is capable of being connected to any of the 4 phone lines. The apartments are initially configured with one phone line only, operable at each outlet.



To connect telephone services to your apartment, contact the residential services division of Telstra on 13 22 00.

Please be aware that a first time phone connection fee may be applicable and is generally the responsibility of the tenant/resident to cover this cost.

### **1.4.2 Television**

A free to air and pay TV point is provided to the living area and the main bedroom. To receive free to air TV, plug your television TV aerial cable into the TV point. The TV will require re-tuning as the channel frequencies will have changed.

To tune in the intercom CCTV cameras to your TV, the TV must be on the UHF band. If you carry out an auto scan and it does not scan in the cameras, the frequencies are provided below to enter manually.

#### **Trio North**

Level 1 East Lobby	Channel 40 – Frequency 611.25Mhz
Level 1 West Lobby	Channel 43 – Frequency 632.25Mhz
Basement 3 Entry Ramp	Channel 57 – Frequency 730.25Mhz

#### **Trio Central**

Level 1 East Lobby	Channel 46 – Frequency 653.25Mhz
Level 1 West Lobby	Channel 49 – Frequency 674.25Mhz

#### **Trio South**

Level 1 East Lobby	Channel 51 – Frequency 688.25Mhz
Level 1 West Lobby	Channel 54 – Frequency 709.25Mhz

If you wish to connect to pay TV, contact a pay TV provider such as Foxtel on 131-999. To receive pay TV from only one TV point in the apartment a set top box is required from Foxtel. Please note, one set top box cannot service more than one TV point in the apartment.

An introductory letter from Foxtel, advising the nominated Foxtel representative for Trio, is included at the end of this Handover Manual.

The pay TV technician must contact the Building Manager to obtain full details of connection locations and contractor procedures for the development. There is a satellite dish and TV aerial servicing all of the apartments. Residents are not to install their own satellite dish or TV aerial.

### **1.4.3 Internet**

The internet can be accessed from any telephone point in the apartment. Internet access is by ADSL Broadband. To arrange for connection, contact an Internet Service Provider. A technician will be required should additional phone lines be required for the internet service.

### **1.4.4 Electricity**

Each apartment requires an electricity account to be opened in the resident's name. To arrange connection, contact an energy provider such as Energy Australia on 131 535 within 14 days of settlement to ensure that the power supply is not terminated.

### **1.4.5 Gas**

Each apartment has a separate gas meter, generally located in the kitchen. To supply gas to the apartment, an account with a gas provider needs to be opened in the resident's name. To open an account, contact any gas provider.

Your apartment's gas billing will be for hot water usage, the external gas bayonet and kitchen gas cooktop usage.

The meter reading is relayed back to the provider electronically and therefore the provider does not need to access the apartment.

#### **1.4.6 Water**

**Cold Water** – Individual apartments are not metered for water use. Each Strata scheme in Trio has a central water meter which is shared amongst the owners by unit entitlement. Connection to the water system will be arranged by the Building Manager.

**Hot Water** – Each apartment is provided with continuously reticulating hot water, which allows constant hot water. Each Strata scheme in Trio has a dedicated hot water plant located in the roof plant room and maintained by the Building Manager. Each apartment is billed individually for hot water usage. As such, a hot water meter has been installed in each apartment generally in the laundry. This will be billed through the gas provider as described in 4.5 above.

The isolation cock for the cold and hot water can be found in the laundry with the hot water meter.

The meter reading is relayed back to the gas provider electronically and therefore the provider does not need to access the apartment.

#### **1.4.7 Air conditioning**

All apartments are fitted with thermostatically controlled air conditioning with the capacity to heat and cool. The air conditioning unit is operated via a control panel typically located in the living room. Detailed operating instructions are provided separately in the air conditioning instruction manual, inserted at section 3.4.

Efficient operation of the air conditioning system is simple to achieve if the following guidelines are followed:

- The temperature setting should be set at a comfortable temperature for the season. Temperature extremes require the system to work harder and therefore use more power.
- Reduce the external heat load from the sun when cooling by closing the loggia louvres and any internal blinds.
- Close the windows and doors. Heat loss or cooling loss by open windows and doors results in the air conditioning system working harder.

In addition to air conditioning, all apartment bathrooms and laundries are mechanically exhausted and externally vented range hoods are standard kitchen equipment..

#### **1.4.8 Garbage disposal**

Waste from all residential apartments is to be disposed of down the garbage chute or placed in the recycling bins.

Each lobby is serviced by a garbage room. The garbage room is located in the corridor near the Fire Stair entry. To dispose of household waste, pull the garbage chute open and drop the waste into the chute. Before garbage is put down the chute it should be wrapped or sealed in a plastic bag. Plastic bags are to be no larger than supermarket carry bags to avoid blockages. Large items should not be forced down the garbage chute as blockages and permanent damage will result adding to maintenance costs for the Owners Cooperation.

Garbage should not be left in the lobby or the garbage room as it is a fire hazard, potentially stains the finishes, and causes unwanted odours. If there are large items of garbage to be disposed of, contact the Building Manager so they can arrange for the items to be collected or to provide access into the main garbage room in the basement.

Pizza boxes, telephone books, coat hangers and packing foam are not to be placed in the garbage chute.

To recycle paper, glass and plastic, place these items in the appropriate receptacles in the garbage room. All recyclable materials will be collected from the garbage room by the cleaners. Please ensure all recyclables are rinsed to reduce odours in the recycling area.

#### **1.4.9 Door hardware**

The entry door to your apartment is a Fire Rated door. Therefore, to ensure regulatory compliance into the future and the safety of the other occupants of the building the Owners' Corporation controls the installation of additional items to the entry door. This includes the position and type of deadbolts, door knockers, door chimes, peep holes, door mats and security grilles. Additional hardware must not jeopardise fire door integrity and must comply with the Building Code of Australia (BCA) requirements. Generally a Lockwood 001 or 002 can be installed with Owners Corporation approval. Note that only approved door furniture may be used and its installation and positioning is governed by the Trio By-Laws.

#### **1.4.10 Security system**

The security system in the development comprises an intercom system, CCTV and security fobs. The intercom system is part of the development's security system. The intercom hand set is generally located in the kitchen or main living area of the apartment. For full details on the operation of the audio intercom refer to instruction manual inserted at section 3.5.

To monitor guests visiting the development, all apartments are fitted with an audio/visual intercom system. The intercom system can be used to see and talk to guests at the Main Lobby doors and vehicular ramp car park entry off Alexandra Drive. The intercom for the B3 lift lobbies does not have a visual component, it can be used for voice communication only.

No internal apartment security systems have been provided.

#### **1.4.11 Fire alarms**

Each apartment is fitted with a smoke alarm as per Australian Standards and to enhance personal safety in the event of a fire. If the smoke detector is activated and there is fire or smoke danger in your apartment, the apartment should be evacuated immediately and the Building Manager and/or the Fire Brigade notified. Please note the apartment smoke detectors will not automatically notify the Fire Brigade when they are activated. In the event the smoke detector has been activated by accident (e.g. burnt toast) the detector can be silenced by pressing the test/hush switch. Alternatively the detector will stop sounding once the smoke has cleared and a preset time has elapsed. The smoke detector in your apartment is mains powered. However there is a battery back up system in case of power failure. The smoke detector will beep when the back up battery requires replacing. Refer to the Electrical Systems operation and maintenance manual included on the CD at the end of this Manual.

Each apartment also contains a Fire Alarm (Emergency Warning Evacuation System) speaker. If this speaker sounds, the apartment should be evacuated immediately. This speaker will sound when one of the smoke detectors in the common areas of the development has been activated. Do not return to your apartment until the Fire Brigade has advised accordingly.

#### **1.4.12 Fire sprinklers**

Trio is over 25m in height and in accordance with the BCA the building is fitted with a Fire Sprinkler System.

It is very important that nothing is done to interfere with the performance of the sprinkler system such as hanging ornaments from the sprinkler frame or painting the frame and glass bulb.



## Trio Apartment Finishes Schedules

### Scheme 1

Element	Location	Specification	Supplier
<b>Classic</b>			
Paint 1	Apartment walls  Bathroom walls	Colour: Dulux 'Grey Pebble - half strength' Details: Wash and wear 101. Gloss level: Flat Colour: Dulux 'Grey Pebble - half strength' Details: Mould Shield Gloss level: Low sheen	Dulux
Paint 2	Apartment ceilings  Bathroom ceilings	Colour: Dulux 'Designers white' Gloss level: 'Professional ceiling paint' Colour: Dulux 'Designers White' Details: Mould Shield Gloss level: Low sheen	Dulux
Paint 3	Internal wardrobe walls	Colour: Dulux 'Heifer' Details: Wash and wear 101. Gloss level: Low sheen	Dulux
Paint 4	Doors, jambs & skirting	Colour: Dulux 'Grey Pebble - half strength' Details: 'Aqua Enamel'. Gloss level: Semi gloss	Dulux
Floor tile	Kitchen, bathroom & laundry  Bathroom shower set-down	Super white polished porcelain. Size: 197mm x 397mm. Code: CPFB002(24P) Grout: Ardex – Alabaster 282 Super white natural porcelain Size 197mm x 397mm Code: CPFB002(24N) Grout: Ardex – Alabaster 282	Colortile – 96991190
Wall tile	Bathroom  Laundry	Unglazed light taupe mosaic. Size: 22mm x 72mm Code: CPTC802(06T) Grout: Ardex – Slate Grey 211 Gloss White Ceramic Size: 200mm x 400mm Code: CPTC001(24) Grout: Ardex Ultrawhite 190 Silicone: Tremco – Ultrawhite	Colortile – 96991190
Bathroom silicone colours	1. Wall tile / Floor tile junction 2. Wall tile / Bath stone junction 3. Floor tile / Bath stone junction 4. Vanity wall tile / Shower Screen junction 5. Vanity wall tile / Plasterboard wall junction 6. Wall tile / Aluminum channel junction	1. Tremco – Almond Ivory 2. Tremco – Ultrawhite 3. Tremco – Ultrawhite 4. Tremco – Light Grey 5. Tremco – Light Grey 6. Tremco – Light Grey	Tremco – 96382755
Living / dining area silicon colours	Floor tile / skirting junction	Dow Corning – Almond Ivory	Dow Corning – 1300 360 732
Carpet	Bedroom, living room	Central Boulevard, 80/20 wool/synthetic, plush pile 36oz	Victoria Carpets - 97945855

## Trio Apartment Finishes Schedules

		Colour: Extreme	
Bench top 1	Kitchen bench	Quantum Quartz slab Colour: 'New Mink' Silicone: Caesarstone Silicone – 4350	WK Marble & Granite – 97722377
Bench top 2	Bathroom vanity, bath hob & bath surround	Quantum Quartz slab Colour: 'Alpine White' Silicone: Admil Adhesives – Professional N600 White 108	WK Marble & Granite – 97722377
Kitchen Joinery finish 1	Fridge cabinet & under bench cupboards	Timber veneer Finish: Even walnut Gloss level: 30%	Eveneer – 1300133481
Kitchen Joinery finish 2	Overhead cupboards,	Polyurethane Colour: Murcy Water Gloss level: 30%	Glavcom – 96094000
Joinery finish 3	Wardrobe doors, linen cupboard doors & apartment paneling	Polyurethane finish Colour: Dulux 'Grey Pebble P14.B1H - half strength' Gloss level: 30% Or Paint finish Colour: Dulux 'Grey pebble' – half strength Details: 'Aqua Enamel'. Gloss level: Semi gloss	UTJ Interiors - 42715522
Kitchen up stand	Kitchen island bench	'Arebescato' marble slab Size: Refer drawings Finish: Polished Silicone: Caesarstone Silicone – 4350	WK Marble & Granite – 97722377
Kitchen splashback	Splashback	Low Iron toughened glass Colour: White Silicone: Bostik Rhodorsil V60 – Translucent Low Iron toughened glass Colour: Red Terra Silicone: Bostik Rhodorsil V60 – Translucent	Sydney Shower Screens – 96121000 /
Loggia	Decking	86mm x 19mm Silver top Ash Finish: Cutek CD50 decking oil	3 <sup>rd</sup> Dimension – 95999866
<b>Premium</b>			
Floor tile	Kitchen, bathroom & laundry	'Desert Rose' limestone floor tile Size: 197mm x 397mm Finish: Honed Grout: Ardex – Alabasta Silicone: Tremco – Almond Ivory	WK Marble & Granite – 97722377
Carpet	Bedroom, living room	Central Boulevard, 80/20 wool/synthetic, plush pile 40oz Colour: Extreme	Victoria Carpets - 97945855
<b>Premium Plus</b>			
Timber floor	Living, dining, kitchen & study.	Engineered timber flooring. Species: Bamboo Finish: Oil modified polyurethane, satin.	Style Limited (08) 93678388

## Trio Apartment Finishes Schedules

### Scheme 2

Element	Location	Specification	Supplier
<b>Classic</b>			
Paint 1	Apartment walls  Bathroom walls	Colour: Dulux 'Grey Pebble - half strength' Details: Wash and wear 101. Gloss level: Flat Colour: Dulux 'Grey Pebble - half strength' Details: Mould Shield Gloss level: Low sheen	Dulux
Paint 2	Apartment ceilings  Bathroom ceilings	Colour: Dulux 'Designers white' Gloss level: 'Professional ceiling paint' Colour: Dulux 'Designers White' Details: Mould Shield Gloss level: Low sheen	Dulux
Paint 3	Internal wardrobe walls	Colour: Dulux 'Heifer' Details: Wash and wear 101. Gloss level: low sheen	Dulux
Paint 4	Doors, jambs & skirting	Colour: Dulux 'Grey Pebble - half strength' Details: 'Aqua Enamel'. Gloss level: Semi gloss	Dulux
Floor tile	Kitchen, bathroom & laundry  Bathroom shower set-down	Mid grey polished porcelain. Size 197mm x 397mm. Code: CP51758(24P) Grout: Ardex – Slate Grey 211 Mid grey natural porcelain. Size 197mm x 397mm. Code: CP51758(24N) Grout: Ardex – Slate Grey 211	Colortile – 96991190
Wall tile	Bathroom  Laundry	Unglazed chocolate mosaic. Size: 22mm x 72mm Code: CPTC806(06T) Grout: Ardex – Midnight 202 Gloss White Ceramic Size: 200mm x 400mm Code: CPTC001(24) Grout: Ardex Ultrawhite 190 Silicone: Tremco – Ultrawhite	Colortile – 96991190
Bathroom silicone colours	1. Wall tile / Floor tile junction 2. Wall tile / Bath stone junction 3. Floor tile / Bath stone junction 4. Vanity wall tile / Shower Screen junction 5. Vanity wall tile / Plasterboard wall junction 6. Wall tile / Aluminum channel junction	1. Dow Corning – Bronze 855 2. Tremco – Ultrawhite 3. Tremco – Ultrawhite 4. Dow Corning – Bronze 855 5. Dow Corning – Bronze 855 6. Dow Corning – Bronze 855	Tremco – 96382755 Dow Corning – 1300 360 732
Living / dining area silicon colours	Floor tile / skirting junction	Bostik Silicone - Stone	Bostik Australia – 88253488
Carpet	Bedroom, living room	Central Boulevard, 80/20 wool/synthetic, plush pile 36oz	Victoria Carpets - 97945855

## Trio Apartment Finishes Schedules

		Colour: Chocolate	
Bench tops	Kitchen bench, bathroom vanity, bath hob & bath surround	Quantum Quartz slab Colour: 'Alpine White' Silicone: Admil Adhesive – white 108	WK Marble & Granite – 97722377
Joinery finish 1	Fridge cabinet & under bench cupboards	Timber veneer Finish: Aged Oak Gloss level: 30%	Eveneer / Glavcom – 96094000
Joinery finish 2	Overhead cupboards, wardrobe doors, linen cupboard doors, laundry cupboard doors & apartment paneling	Polyurethane finish Colour: Dulux 'Grey Pebble P14.B1H - half strength' Gloss level: 30% Or Paint finish Colour: Dulux 'Grey pebble' – half strength Details: 'Aqua Enamel'. Gloss level: Semi gloss	UTJ Interiors - 42715522
Kitchen upstand	Kitchen island bench	'Emperador dark' marble slab Size: Refer drawings Finish: Polished Silicone: Admil Adhesives – Professional N600 White 108	WK Marble & Granite – 97722377
Kitchen splashback	Spalshback	Low Iron toughened glass Colour: DFX-40/053 (Brown) Silicone: Bostik Rhodorsil V60 – Translucent or Quantum Quartz slab Colour: 'Alpine White' Silicone: Admil Adhesives – Professional N600 White 108	Sydney Shower Screens – 96121000 / WK Marble & Granite – 97722377
Loggia	Decking	86mm x 19mm Silver top Ash Finish: Cutek CD50 decking oil	3 <sup>rd</sup> Dimension – 95999866
<b>Premium</b>			
Floor tile	Kitchen, bathroom & laundry	Pietra Grey marble floor tile Size: 197mm x 397mm Finish: Honed Grout: Ardex – Midnight 202 Silicone: Dow Corning – Bronze	WK Marble & Granite – 97722377
Carpet	Bedroom, living room	Central Boulevard, 80/20 wool/synthetic, plush pile 40oz Colour: Chocolate	Victoria Carpets - 97945855
<b>Premium Plus</b>			
Timber floor	Living, dining, kitchen & study.	Engineered timber flooring. Species: Bamboo Finish: Oil modified polyurethane, satin.	Style Limited (08) 93678388



## Trio Apartment Finishes Schedules

### Scheme 3

Element	Location	Specification	Supplier
<b>Classic</b>			
Paint 1	Apartment walls  Bathroom walls	Colour: Dulux 'Grey Pebble - half strength' Details: Wash and wear 101. Gloss level: Flat Colour: Dulux 'Grey Pebble - half strength' Details: Mould Shield Gloss level: Low sheen	Dulux
Paint 2	Apartment ceilings  Bathroom ceilings	Colour: Dulux 'Designers white' Gloss level: 'Professional ceiling paint' Colour: Dulux 'Designers White' Details: Mould Shield Gloss level: Low sheen	Dulux
Paint 3	Internal wardrobe walls	Colour: Dulux 'Grey Pebble - half strength' Details: Wash and wear 101. Gloss level: Low sheen	Dulux
Paint 4	Doors, jambs & skirting	Colour: Dulux 'Grey Pebble - half strength' Details: 'Aqua Enamel'. Gloss level: Semi gloss	Dulux
Floor tile	Kitchen, bathroom & laundry  Bathroom shower set-down	Ultra black polished porcelain. Size 197mm x 397mm. Code: CP51759(24P) Grout: Ardex – Midnight 202 Ultra black natural porcelain Size: 197mm x 397mm Code: MC60885 Grout: Ardex – Midnight 202	Colortile – 96991190
Wall tile	Bathroom  Laundry	Unglazed light taupe mosaic. Size: 22mm x 72mm Code: CPTC802(06T) Grout: Ardex – Slate Grey 211 Gloss White Ceramic Size: 200mm x 400mm Code: CPTC001(24) Grout: Ardex Ultrawhite 190 Silicone: Tremco – Ultrawhite	Colortile – 96991190
Bathroom Silicone colours	Bathroom: 1. Wall tile / Floor tile junction 2. Wall tile / Bath stone junction 3. Floor tile / Bath stone junction 4. Vanity wall tile / Shower Screen junction 5. Vanity wall tile / Plasterboard wall junction 6. Wall tile / Aluminum channel junction	1. Tremco – Black 2. Tremco – Ultrawhite 3. Tremco – Black 4. Tremco – Light Grey 5. Tremco – Light Grey 6. Tremco – Light Grey	Tremco – 96382755
Living / dining area silicon colours	Floor tile / skirting junction	Dow Corning - Black	Dow Corning – 1300 360 732
Carpet	Bedroom, living room	Central Boulevard, 80/20	Victoria Carpets

## Trio Apartment Finishes Schedules

		wool/synthetic, plush pile 36oz Colour: Black Pearl	- 97945855
Bench tops	Kitchen bench, bathroom vanity, bath hob & surround	Quantum Quartz slab Colour: 'Alpine White' Silicone: Admil Adhesives – Professional N600 White 108	WK Marble & Granite – 97722377
Joinery finish 1	Fridge cabinet, overhead cupboards & under bench cupboards	Polyurethane finish Colour: Dulux 'Deep Walnut' P13.A7 Gloss level: 30%	Glavcom – 96094000
Joinery finish 2	Wardrobe doors, linen cupboard doors, laundry cupboard doors & apartment paneling	Polyurethane finish Colour: Dulux 'Grey Pebble - half strength' Gloss level: 30% Or Paint finish Colour: Dulux 'Grey pebble' – half strength Details: 'Aqua Enamel'. Gloss level: Semi gloss	UTJ Interiors - 42715522
Kitchen upstand	Kitchen island bench	'Pietra Grey-Exclusive Range' Marble slab Size: Refer drawings Finish: Polished Silicone: Admil Adhesives – Professional N600 White 108	WK Marble & Granite – 97722377
Kitchen splashback	Spalshback	Low Iron toughened glass Colour: Field Maple Silicone: Mapesil AC – Colour 114 Or Quantum Quartz Colour: 'Alpine White' Silicone: Admil Adhesives – Professional N600 White 108	Sydney Shower Screens – 96121000 / WK Marble & Granite – 97722377
Loggia	Decking	86mm x 19mm Silver top Ash Finish: Cutek CD50 decking oil	3 <sup>rd</sup> Dimension – 95999866
<b>Premium</b>			
Floor tile	Kitchen, bathroom & laundry	'Pietra Grey' – Marble floor tile Size: 197mm x 397mm Finish: Honed Details: Minimal white vein Grout: Ardex – Midnight 202 Silicone: Dow Corning – Bronze	WK Marble & Granite – 97722377
Carpet	Bedroom, living room	Central Boulevard, 80/20 wool/synthetic, plush pile 40oz Colour: Black Pearl	Victoria Carpets - 97945855
<b>Premium Plus</b>			
Timber floor	Living, dining, kitchen & study.	Engineered timber flooring. Species: Bamboo Finish: Oil modified polyurethane, satin.	Style Limited (08) 93678388

## Trio Apartment Finishes Schedules

### Scheme 4

Element	Location	Specification	Supplier
<b>Classic</b>			
Paint 1	Apartment walls  Bathroom walls	Colour: Dulux 'Grey Pebble - half strength' Details: Wash and wear 101. Gloss level: Flat Colour: Dulux 'Grey Pebble - half strength' Details: Mould Shield Gloss level: Low sheen	Dulux
Paint 2	Apartment ceilings  Bathroom ceilings	Colour: Dulux 'Designers white' Gloss level: 'Professional ceiling paint' Colour: Dulux 'Designers White' Details: Mould Shield Gloss level: Low sheen	Dulux
Paint 3	Internal wardrobe walls	Colour: Dulux 'Heifer' Details: Wash and wear 101. Gloss level: Low sheen	Dulux
Paint 4	Doors, jambs & skirting	Colour: Dulux 'Grey Pebble - half strength' Details: 'Aqua Enamel'. Gloss level: Semi gloss	Dulux
Floor tile	Kitchen, bathroom & laundry  Bathroom shower set-down	Mid grey polished porcelain. Size 197mm x 397mm. Code: CP51758(24P) Grout: Ardex – Slate grey 211 Mid grey natural porcelain. Size 197mm x 397mm. Code: CP51758(24N) Grout: Ardex – Slate Grey 211	Colortile – 96991190
Wall tile	Bathroom  Laundry	Unglazed chocolate mosaic. Size: 22mm x 72mm Code: CPTC806(06T) Grout: Ardex – Midnight 202 Gloss White Ceramic Size: 200mm x 400mm Code: CPTC001(24) Grout: Ardex Ultrawhite 190 Silicone: Tremco – Ultrawhite	Colortile – 96991190
Bathroom silicone colours	1. Wall tile / Floor tile junction 2. Wall tile / Bath stone junction 3. Floor tile / Bath stone junction 4. Vanity wall tile / Shower Screen junction 5. Vanity wall tile / Plasterboard wall junction 6. Wall tile / Aluminum channel junction	1. Dow Corning – Bronze 855 2. Tremco – Ultrawhite 3. Tremco – Ultrawhite 4. Dow Corning – Bronze 855 5. Dow Corning – Bronze 855 6. Dow Corning – Bronze 855	Tremco – 96382755 Dow Corning – 1300 360 732
Living / dining area silicon colours	Floor tile / skirting junction	Bostik Silicone - Stone	Bostik Australia – 88253488
Carpet	Bedroom, living room	Central Boulevard, 80/20	Victoria Carpets

## Trio Apartment Finishes Schedules

		wool/synthetic, plush pile 36oz Colour: Chocolate	- 97945855
Bench tops	Kitchen bench, bathroom vanity, bath hob & bath surround	Quantum Quartz slab Colour: 'Alpine White' Silicone: Admil Adhesives – Professional N600 White 108	WK Marble & Granite – 97722377
Joinery finish 1	Fridge cabinet, under bench cupboards & overhead cupboards	Polyurethane finish Colour: Dulux 'Grey Pebble P14.B1H - half strength' Gloss level: 30%	Glavcom – 96094000
Joinery finish 2	Wardrobe doors, linen cupboard doors, laundry cupboard doors & apartment paneling	Polyurethane finish Colour: Dulux 'Grey Pebble P14.B1H - half strength' Gloss level: 30% Or Paint finish Colour: Dulux 'Grey pebble' – half strength Details: 'Aqua Enamel'. Gloss level: Semi gloss	UTJ Interiors – 42715522
Kitchen upstand	Kitchen island bench	'Emperador dark' marble slab Size: Refer drawings Finish: Polished Silicone: Admil Adhesives – Professional N600 White 108	WK Marble & Granite – 97722377
Kitchen splashback	Spalshback	Low Iron toughened glass Colour: DFX-40/053 (Brown) Silicone: Bostik Rhodorsil V60 – Translucent or Quantum Quartz Colour: 'Alpine White' Silicone: Admil Adhesives – Professional N600 White 108	Sydney Shower Screens – 96121000 / WK Marble & Granite – 97722377
Loggia	Decking	86mm x 19mm Silver top Ash Finish: Cutek CD50 decking oil	3 <sup>rd</sup> Dimension – 95999866
<b>Premium</b>			
Floor tile	Kitchen, bathroom & laundry	Pietra Grey marble floor tile Size: 197mm x 397mm Finish: Honed Grout: Ardex – Midnight 202 Silicone: Dow Corning – Bronze	WK Marble & Granite – 97722377
Carpet	Bedroom, living room	Central Boulevard, 80/20 wool/synthetic, plush pile 40oz Colour: Chocolate	Victoria Carpets - 97945855
<b>Premium Plus</b>			
Timber floor	Living, dining, kitchen & study.	Engineered timber flooring. Species: Bamboo Finish: Oil modified polyurethane, satin.	Style Limited (08) 93678388

**TRIO APARTMENTS CAMPERDOWN  
BUILDING APARTMENT AND COLOUR SCHEMES**



Building	Level South Reference	No. Of Apartments	Apartment Number	Finishes Scheme	splashback	Kitchen Type	Fridge space as installed (approx) WxHxD
South	GF	7	S101	4	W - stone	K1	600mm x 1716mm x 680mm
			S102	2	W - stone	K2 (V)	600mm x 1716mm x 680mm
			S103	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			S104	2	W - stone	K8	600mm x 1716mm x 680mm
			S104A	2	W - stone	K'TTE 1	600mm x 829mm x 680mm
			S105	4	C - glass	K17	600mm x 1716mm x 680mm
			S105A	4	C - glass	K'TTE 4	600mm x 829mm x 680mm
			S106	2	C - glass	K2	600mm x 1716mm x 680mm
			S106A	2	C - glass	K'TTE 2	600mm x 829mm x 680mm
			S107	3	W - stone	K11 (V)	600mm x 1716mm x 680mm
South	1	13	S201	4	W - stone	K4	600mm x 1716mm x 680mm
			S202	1	W - glass	K1 (V)	600mm x 1716mm x 680mm
			S203	2	W - stone	K2 (V)	600mm x 1716mm x 680mm
			S204	1	C - glass	K2 (V)	600mm x 1716mm x 680mm
			S205	4	W - stone	K1 (V)	600mm x 1716mm x 680mm
			S206	3	W - stone	K3 (V)	600mm x 1716mm x 680mm
			S207	2	C - glass	K4	600mm x 1716mm x 680mm
			S208	3	W - stone	K1 (V)	600mm x 1716mm x 680mm
			S209	1	W - glass	K12	600mm x 1716mm x 680mm
			S210	2	W - stone	K2 (V)	600mm x 1716mm x 680mm
			S211	3	W - stone	K1	600mm x 1716mm x 680mm
			S212	4	W - stone	K1 (V)	600mm x 1716mm x 680mm
			S213	1	W - glass	K3	600mm x 1716mm x 680mm
South	2	13	S301	1	W - glass	K4	600mm x 1716mm x 680mm
			S302	3	W - stone	K1	600mm x 1716mm x 680mm
			S303	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			S304	3	C - glass	K2 (V)	600mm x 1716mm x 680mm
			S305	1	W - glass	K1	600mm x 1716mm x 680mm
			S306	2	C - glass	K3 (V)	600mm x 1716mm x 680mm
			S307	3	W - stone	K4	600mm x 1716mm x 680mm
			S308	4	W - stone	K1	600mm x 1716mm x 680mm
			S309	3	W - stone	K12	600mm x 1716mm x 680mm
			S310	1	C - glass	K2 (V)	600mm x 1716mm x 680mm
			S311	2	C - glass	K1	600mm x 1716mm x 680mm
			S312	1	W - glass	K1 (V)	600mm x 1716mm x 680mm
			S313	4	C - glass	K3	600mm x 1716mm x 680mm
South	3	13	S401	4	W - stone	K4	600mm x 1716mm x 680mm
			S402	1	W - glass	K1	600mm x 1716mm x 680mm
			S403	3	C - glass	K2 (V)	600mm x 1716mm x 680mm
			S404	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			S405	3	W - stone	K1	600mm x 1716mm x 680mm
			S406	1	C - glass	K3 (V)	600mm x 1716mm x 680mm
			S407	4	W - stone	K4	600mm x 1716mm x 680mm
			S408	2	C - glass	K1	600mm x 1716mm x 680mm
			S409	1	W - glass	K12	600mm x 1716mm x 680mm
			S410	4	C - glass	K2 (V)	600mm x 1716mm x 680mm
			S411	4	W - stone	K1	600mm x 1716mm x 680mm
			S412	2	W - stone	K1	600mm x 1716mm x 680mm
			S413	3	W - stone	K3	600mm x 1716mm x 680mm
South	4	13	S501	1	C - glass	K4	600mm x 1716mm x 680mm
			S502	4	W - stone	K1	600mm x 1716mm x 680mm
			S503	1	W - glass	K2 (V)	600mm x 1716mm x 680mm
			S504	1	C - glass	K2 (V)	600mm x 1716mm x 680mm
			S505	4	W - stone	K1	600mm x 1716mm x 680mm
			S506	3	C - glass	K3 (V)	600mm x 1716mm x 680mm
			S507	2	C - glass	K4	600mm x 1716mm x 680mm
			S508	1	W - glass	K1	600mm x 1716mm x 680mm
			S509	4	W - stone	K12	600mm x 1716mm x 680mm
			S510	3	W - stone	K2 (V)	600mm x 1716mm x 680mm
			S511	2	C - glass	K1	600mm x 1716mm x 680mm
			S512	3	W - stone	K1	600mm x 1716mm x 680mm
			S513	4	W - stone	K3	600mm x 1716mm x 680mm

**TRIO APARTMENTS CAMPERDOWN  
BUILDING APARTMENT AND COLOUR SCHEMES**



Building	Level South Reference	No. Of Apartments	Apartment Number	Finishes Scheme	splashback	Kitchen Type	Fridge space as installed (approx) WxHxD
South	5	13	S601	4	C - glass	K4	600mm x 1716mm x 680mm
			S602	1	W - glass	K1	600mm x 1716mm x 680mm
			S603	4	C - glass	K2 (V)	600mm x 1716mm x 680mm
			S604	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			S605	1	W - glass	K1	600mm x 1716mm x 680mm
			S606	2	C - glass	K3 (V)	600mm x 1716mm x 680mm
			S607	1	W - glass	K4	600mm x 1716mm x 680mm
			S608	4	W - stone	K1	600mm x 1716mm x 680mm
			S609	3	C - glass	K12	600mm x 1716mm x 680mm
			S610	2	C - glass	K2 (V)	600mm x 1716mm x 680mm
			S611	3	W - stone	K1	600mm x 1716mm x 680mm
			S612	1	W - glass	K1	600mm x 1716mm x 680mm
			South	6	13	S701	3
S702	4	W - stone				K1	600mm x 1716mm x 680mm
S703	1	C - glass				K2 (V)	600mm x 1716mm x 680mm
S704	4	W - stone				K2 (V)	600mm x 1716mm x 680mm
S705	1	W - glass				K1	600mm x 1716mm x 680mm
S706	4	C - glass				K3 (V)	600mm x 1716mm x 680mm
S707	3	W - stone				K4	600mm x 1716mm x 680mm
S708	1	W - glass				K1	600mm x 1716mm x 680mm
S709	2	W - stone				K12	600mm x 1716mm x 680mm
S710	4	W - stone				K2 (V)	600mm x 1716mm x 680mm
S711	1	W - glass				K1	600mm x 1716mm x 680mm
S712	3	C - glass				K1	600mm x 1716mm x 680mm
South	7	13				S801	2
			S802	3	C - glass	K1	600mm x 1716mm x 680mm
			S803	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			S804	2	W - stone	K2 (V)	600mm x 1716mm x 680mm
			S805	4	W - stone	K1	600mm x 1716mm x 680mm
			S806	1	W - glass	K3 (V)	600mm x 1716mm x 680mm
			S807	4	C - glass	K4	600mm x 1716mm x 680mm
			S808	3	W - stone	K1	600mm x 1716mm x 680mm
			S809	4	W - stone	K12	600mm x 1716mm x 680mm
			S810	1	W - glass	K2 (V)	600mm x 1716mm x 680mm
			S811	3	W - stone	K1	600mm x 1716mm x 680mm
			S812	2	W - stone	K1	600mm x 1716mm x 680mm
			South	8	11	S901	4
S902	1	C - glass				K1	600mm x 1716mm x 680mm
S903	3	W - stone				K2 (V)	600mm x 1716mm x 680mm
S904	1	W - glass				K10	600mm x 1716mm x 680mm
S905	4	W - stone				K11	600mm x 1716mm x 680mm
S906	3	C - glass				K8	600mm x 1716mm x 680mm
S906A	3	C - glass				K'TTE 1	600mm x 829mm x 680mm
S907	3	W - stone				K14	926mm x 1900mm x 800mm
S907A	3	W - stone				K'TTE 5	600mm x 829mm x 680mm
S908	4	W - stone				K2 (V)	600mm x 1716mm x 680mm
S909	2	W - stone				K1	600mm x 1716mm x 680mm
S910	4	W - stone				K1	600mm x 1716mm x 680mm
South	9	11				S1001	1
			S1002	4	W - stone	K1	600mm x 1716mm x 680mm
			S1003	1	C - glass	K2 (V)	600mm x 1716mm x 680mm
			S1004	4	W - stone	K10	600mm x 1716mm x 680mm
			S1005	1	C - glass	K11	600mm x 1716mm x 680mm
			S1006	4	W - stone	K8	600mm x 1716mm x 680mm
			S1006A	4	W - stone	K'TTE 1	600mm x 829mm x 680mm
			S1007	1	C - glass	K14	926mm x 1900mm x 800mm
			S1007A	1	C - glass	K'TTE 5	600mm x 829mm x 680mm
			S1008	3	C - glass	K2 (V)	600mm x 1716mm x 680mm
			S1009	1	W - glass	K1	600mm x 1716mm x 680mm
			S1010	4	C - glass	K1	600mm x 1716mm x 680mm
			S1011	3	C - glass	K3	600mm x 1716mm x 680mm

**TRIO APARTMENTS CAMPERDOWN  
BUILDING APARTMENT AND COLOUR SCHEMES**



Building	Level South Reference	No. Of Apartments	Apartment Number	Finishes Scheme	splashback	Kitchen Type	Fridge space as installed (approx) WxHxD
South	10	11	S1101	3	W - stone	K4	600mm x 1716mm x 680mm
			S1102	1	W - glass	K1	600mm x 1716mm x 680mm
			S1103	4	C - glass	K2 (V)	600mm x 1716mm x 680mm
			S1104	2	W - stone	K10	600mm x 1716mm x 680mm
			S1105	4	C - glass	K11	600mm x 1716mm x 680mm
			S1106	3	W - stone	K8	600mm x 1716mm x 680mm
			S1106A	3	W - stone	K'TTE 1	600mm x 829mm x 680mm
			S1107	4	W - stone	K14	926mm x 1900mm x 800mm
			S1107A	4	W - stone	K'TTE 5	600mm x 829mm x 680mm
			S1108	2	W - stone	K2 (V)	600mm x 1716mm x 680mm
			S1109	4	W - stone	K1	600mm x 1716mm x 680mm
S1110	3	C - glass	K1	600mm x 1716mm x 680mm			
S1111	4	W - stone	K3	600mm x 1716mm x 680mm			
South	11	11	S1201	4	W - stone	K4	600mm x 1716mm x 680mm
			S1202	3	C - glass	K1	600mm x 1716mm x 680mm
			S1203	2	W - stone	K2 (V)	600mm x 1716mm x 680mm
			S1204	1	C - glass	K10	600mm x 1716mm x 680mm
			S1205	3	W - stone	K11	600mm x 1716mm x 680mm
			S1206	1	W - glass	K8	600mm x 1716mm x 680mm
			S1206A	1	W - glass	K'TTE 1	600mm x 829mm x 680mm
			S1207	3	C - glass	K14	926mm x 1900mm x 800mm
			S1207A	3	C - glass	K'TTE 5	600mm x 829mm x 680mm
			S1208	1	W - glass	K2 (V)	600mm x 1716mm x 680mm
			S1209	3	W - stone	K1	600mm x 1716mm x 680mm
			S1210	4	C - glass	K1	600mm x 1716mm x 680mm
			S1211	1	W - glass	K3	600mm x 1716mm x 680mm
South	12	11	S1301	1	C - glass	K4	600mm x 1716mm x 680mm
			S1302	2	W - stone	K1	600mm x 1716mm x 680mm
			S1303	3	W - stone	K2 (V)	600mm x 1716mm x 680mm
			S1304	4	W - stone	K10	600mm x 1716mm x 680mm
			S1305	1	W - glass	K11	600mm x 1716mm x 680mm
			S1306	2	C - glass	K8	600mm x 1716mm x 680mm
			S1306A	2	C - glass	K'TTE 1	600mm x 829mm x 680mm
			S1307	4	W - stone	K14	926mm x 1900mm x 800mm
			S1307A	4	W - stone	K'TTE 5	600mm x 829mm x 680mm
			S1308	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			S1309	2	W - stone	K1	600mm x 1716mm x 680mm
			S1310	4	W - stone	K1	600mm x 1716mm x 680mm
			S1311	3	C - glass	K3	600mm x 1716mm x 680mm
South	13	9	S1401	1	C - glass	K2	600mm x 1716mm x 680mm
			S1402	1	W - glass	3LP	1544mm x 1550mm x 680mm
			S1404	2	W - stone	K11	600mm x 1716mm x 680mm
			S1405	4	C - glass	K8	600mm x 1716mm x 680mm
			S1405A	4	C - glass	K'TTE 1	600mm x 829mm x 680mm
			S1406	2	C - glass	K14	926mm x 1900mm x 800mm
			S1406A	2	C - glass	K'TTE 5	600mm x 829mm x 680mm
			S1407	3	W - stone	K2 (V)	600mm x 1716mm x 680mm
			S1408	1	W - glass	K11 (V)	600mm x 1716mm x 680mm
S1409	4	W - stone	K2 (V)	600mm x 1716mm x 680mm			
South	14	9	S1501	3	C - glass	K2	600mm x 1716mm x 680mm
			S1502	2	C - glass	K16	744mm x 1550mm x 742mm
			S1503	1	W - glass	K15 (V)	744mm x 1550mm x 742mm
			S1504	3	W - stone	K11	600mm x 1716mm x 680mm
			S1505	2	W - stone	K11	600mm x 1716mm x 680mm
			S1506	3	W - stone		755mm x 1550mm x 682mm
S1508	1	W - glass	K2 (V)	600mm x 1716mm x 680mm			

**TRIO APARTMENTS CAMPERDOWN  
BUILDING APARTMENT AND COLOUR SCHEMES**



Building	Level South Reference	No. Of Apartments	Apartment Number	Finishes Scheme	splashback	Kitchen Type	Fridge space as installed (approx) WxHxD
South	15	9	S1601	4	C - glass	K2	600mm x 1716mm x 680mm
			S1602	4	W - stone		755mm x 1550mm x 732mm
			S1603	1	C - glass		755mm x 1550mm x 732mm
			S1604	2	C - glass		755mm x 1566mm x 732mm
			S1605	2	W - stone	K2 (V)	600mm x 1716mm x 680mm
Central	CP1	7	C101	4	W - stone	K1 (V)	600mm x 1716mm x 680mm
			C102	1	W - glass	K2 (V)	600mm x 1716mm x 680mm
			C103	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C104	1	W - glass	K5	600mm x 1716mm x 680mm
			C105	4	C - glass	K2 (V)	600mm x 1716mm x 680mm
			C106	2	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C107	3	W - stone	K5	600mm x 1716mm x 680mm
Central	GF	10	C201	3	W - stone	K4	600mm x 1716mm x 680mm
			C202	4	C - glass	K1 (V)	600mm x 1716mm x 680mm
			C203	1	W - glass	K2 (V)	600mm x 1716mm x 680mm
			C204	1	W - glass	K2 (V)	600mm x 1716mm x 680mm
			C205	2	W - stone	K1 (V)	600mm x 1716mm x 680mm
			C206	1	C - glass	K3 (V)	600mm x 1716mm x 680mm
			C207	4	W - stone	K4	600mm x 1716mm x 680mm
			C208	3	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C209	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C210	2	C - glass	K3 (V)	600mm x 1716mm x 680mm
Central	1	10	C301	2	W - stone	K4	600mm x 1716mm x 680mm
			C302	2	C - glass	K1	600mm x 1716mm x 680mm
			C303	2	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C304	3	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C305	4	C - glass	K1	600mm x 1716mm x 680mm
			C306	3	W - stone	K3 (V)	600mm x 1716mm x 680mm
			C307	1	C - glass	K4	600mm x 1716mm x 680mm
			C308	2	C - glass	K2 (V)	600mm x 1716mm x 680mm
			C309	3	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C310	1	C - glass	K3 (V)	600mm x 1716mm x 680mm
Central	2	10	C401	1	C - glass	K4	600mm x 1716mm x 680mm
			C402	3	W - stone	K1	600mm x 1716mm x 680mm
			C403	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C404	1	W - glass	K2 (V)	600mm x 1716mm x 680mm
			C405	3	C - glass	K1	600mm x 1716mm x 680mm
			C406	2	W - stone	K3 (V)	600mm x 1716mm x 680mm
			C407	3	C - glass	K4	600mm x 1716mm x 680mm
			C408	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C409	2	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C410	4	W - stone	K3 (V)	600mm x 1716mm x 680mm
Central	3	10	C501	2	W - stone	K4	600mm x 1716mm x 680mm
			C502	4	W - stone	K1	600mm x 1716mm x 680mm
			C503	2	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C504	3	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C505	2	C - glass	K1	600mm x 1716mm x 680mm
			C506	4	W - stone	K3 (V)	600mm x 1716mm x 680mm
			C507	1	W - glass	K4	600mm x 1716mm x 680mm
			C508	2	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C509	3	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C510	1	C - glass	K3 (V)	600mm x 1716mm x 680mm



**TRIO APARTMENTS CAMPERDOWN**  
**BUILDING APARTMENT AND COLOUR SCHEMES**



Building	Level South Reference	No. Of Apartments	Apartment Number	Finishes Scheme	splashback	Kitchen Type	Fridge space as installed (approx) WxHxD
Central	4	10	C601	1	W - glass	K4	600mm x 1716mm x 680mm
			C602	3	C - glass	K1	600mm x 1716mm x 680mm
			C603	4	C - glass	K2 (V)	600mm x 1716mm x 680mm
			C604	2	C - glass	K2 (V)	600mm x 1716mm x 680mm
			C605	3	W - stone	K1	600mm x 1716mm x 680mm
			C606	1	W - glass	K3 (V)	600mm x 1716mm x 680mm
			C607	4	W - stone	K4	600mm x 1716mm x 680mm
			C608	3	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C609	2	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C610	3	C - glass	K3 (V)	600mm x 1716mm x 680mm
Central	5	10	C701	2	C - glass	K4	600mm x 1716mm x 680mm
			C702	2	C - glass	K1	600mm x 1716mm x 680mm
			C703	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C704	1 (COMBO)	C - glass	K2 (V)	600mm x 1716mm x 680mm
			C705	4	W - stone	K1	600mm x 1716mm x 680mm
			C706	2	C - glass	K3 (V)	600mm x 1716mm x 680mm
			C707	1	W - glass	K4	600mm x 1716mm x 680mm
			C708	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C709	3	W - glass	K2 (V)	600mm x 1716mm x 680mm
			C710	4	W - stone	K3 (V)	600mm x 1716mm x 680mm
Central	6	9	C801	4	W - stone	K4	600mm x 1716mm x 680mm
			C802	1	W - glass	K1	600mm x 1716mm x 680mm
			C803	3	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C804	2	W - stone	K10	600mm x 1716mm x 680mm
			C805	4	C - glass	K11	600mm x 1716mm x 680mm
			C806	4	W - stone	K4	600mm x 1716mm x 680mm
			C807	1	C - glass	K2 (V)	600mm x 1716mm x 680mm
			C808	2	C - glass	K2 (V)	600mm x 1716mm x 680mm
			C809	3	W - stone	K3 (V)	600mm x 1716mm x 680mm
Central	7	9	C901	2	W - glass	K4	600mm x 1716mm x 680mm
			C902	4	W - stone	K1	600mm x 1716mm x 680mm
			C903	2	C - glass	K2 (V)	600mm x 1716mm x 680mm
			C904	4	C - glass	K10	600mm x 1716mm x 680mm
			C905	1	W - glass	K11	600mm x 1716mm x 680mm
			C906	3	C - glass	K4	600mm x 1716mm x 680mm
			C907	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C908	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C909	3	C - glass	K3 (V)	600mm x 1716mm x 680mm
Central	8	8	C1001	4	W - stone	K11	600mm x 1716mm x 680mm
			C1002	3	C - glass	K6	600mm x 1716mm x 680mm
			C1003	1	C - glass	K10	600mm x 1716mm x 680mm
			C1004	3	W - stone	K11	600mm x 1716mm x 680mm
			C1005	4	W - stone	K4	600mm x 1716mm x 680mm
			C1006	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C1007	1	W - glass	K2 (V)	600mm x 1716mm x 680mm
			C1008	2	C - glass	K3 (V)	600mm x 1716mm x 680mm
Central	9	8	C1101	3	W - stone	K11	600mm x 1716mm x 680mm
			C1102	4	W - stone	K6	600mm x 1716mm x 680mm
			C1103	4	W - stone	K10	600mm x 1716mm x 680mm
			C1104	1	W - glass	K11	600mm x 1716mm x 680mm
			C1105	3	C - glass	K4	600mm x 1716mm x 680mm
			C1106	3	W - glass	K2 (V)	600mm x 1716mm x 680mm
			C1107	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C1108	4	C - glass	K3 (V)	600mm x 1716mm x 680mm
Central	10	8	C1201	2	C - glass	K11	600mm x 1716mm x 680mm
			C1202	2	W - stone		586mm x 1820mm x 680mm
			C1204	2	C - glass	K11	600mm x 1716mm x 680mm
			C1205	4	W - stone	K4	600mm x 1716mm x 680mm
			C1206	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C1207	3	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C1208	4	W - stone	K3 (V)	600mm x 1716mm x 680mm

**TRIO APARTMENTS CAMPERDOWN**  
**BUILDING APARTMENT AND COLOUR SCHEMES**



Building	Level South Reference	No. Of Apartments	Apartment Number	Finishes Scheme	splashback	Kitchen Type	Fridge space as installed (approx) WxHxD
Central	11	8	C1301	1	W - glass	K2	600mm x 1716mm x 680mm
			C1302	3	C - glass	K16	750mm x 1550mm x 760mm
			C1303	COMBO	W - stone	K15 (V)	750mm x 1550mm x 760mm
			C1304	2	W - stone	K11	600mm x 1716mm x 680mm
			C1305	4	W - stone	K4	600mm x 1716mm x 680mm
			C1306	3	C - glass	K2 (V)	600mm x 1716mm x 680mm
			C1307	1	C - glass	K2 (V)	600mm x 1716mm x 680mm
			C1308	4	W - stone	K3 (V)	600mm x 1716mm x 680mm
Central	12	8	C1401	4	C - glass	K2	600mm x 1716mm x 680mm
			C1402	4	W - stone	K16	750mm x 1550mm x 760mm
			C1403	2 (COMBO)	W - stone	K15 (V)	750mm x 1550mm x 760mm
			C1404	3	W - stone	K11	714mm x 1800mm x 680mm
			C1405	4	C - glass	K4	600mm x 1716mm x 680mm
			C1406	3	W - stone	K2 (V)	600mm x 1716mm x 680mm
			C1407	4	C - glass	K2 (V)	600mm x 1716mm x 680mm
			C1408	1	W - glass	K3 (V)	600mm x 1716mm x 680mm
North	CP2	6	N101	1	W - glass	K13	600mm x 1716mm x 680mm
			N102	3	W - stone	K2 (V)	600mm x 1716mm x 680mm
			N103	4	W - stone	K5	600mm x 1716mm x 680mm
			N104	4	C - glass	K2 (V)	600mm x 1716mm x 680mm
			N105	2	W - stone	K2 (V)	600mm x 1716mm x 680mm
			N106	3	C - glass	K5	600mm x 1716mm x 680mm
North	CP1	10	N201	3	W - stone	K4	600mm x 1716mm x 680mm
			N202	1	W - glass	K1 (V)	600mm x 1716mm x 680mm
			N203	3	W - stone	K2 (V)	600mm x 1716mm x 680mm
			N204	2	W - stone	K2 (V)	600mm x 1716mm x 680mm
			N205	3	W - stone	K1 (V)	600mm x 1716mm x 680mm
			N206	1	C - glass	K3 (V)	600mm x 1716mm x 680mm
			N207	4	W - stone	K4	600mm x 1716mm x 680mm
			N208	3	C - glass	K2 (V)	600mm x 1716mm x 680mm
			N209	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			N210	2	W - stone	K3 (V)	600mm x 1716mm x 680mm
North	GF	10	N301	3	W - glass	K4	600mm x 1716mm x 680mm
			N302	2	W - stone	K1	600mm x 1716mm x 680mm
			N303	3	W - glass	K2 (V)	600mm x 1716mm x 680mm
			N304	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			N305	2	C - glass	K1	600mm x 1716mm x 680mm
			N306	3	W - stone	K3 (V)	600mm x 1716mm x 680mm
			N307	1	W - glass	K4	600mm x 1716mm x 680mm
			N308	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			N309	2	W - glass	K2 (V)	600mm x 1716mm x 680mm
			N310	1	C - glass	K3 (V)	600mm x 1716mm x 680mm
North	1	10	N401	3	C - glass	K4	600mm x 1716mm x 680mm
			N402	2	W - stone	K1	600mm x 1716mm x 680mm
			N403	2	W - glass	K2 (V)	600mm x 1716mm x 680mm
			N404	1	W - glass	K2 (V)	600mm x 1716mm x 680mm
			N405	3	W - stone	K1	600mm x 1716mm x 680mm
			N406	4	W - stone	K3 (V)	600mm x 1716mm x 680mm
			N407	2	C - glass	K4	600mm x 1716mm x 680mm
			N408	1	W - glass	K2 (V)	600mm x 1716mm x 680mm
			N409	2	W - stone	K2 (V)	600mm x 1716mm x 680mm
			N410	4	W - stone	K3 (V)	600mm x 1716mm x 680mm
North	2	10	N501	2	W - stone	K4	600mm x 1716mm x 680mm
			N502	2	C - glass	K1	600mm x 1716mm x 680mm
			N503	2	W - stone	K2 (V)	600mm x 1716mm x 680mm
			N504	1	C - glass	K2 (V)	600mm x 1716mm x 680mm
			N505	2	C - glass	K1	600mm x 1716mm x 680mm
			N506	3	W - stone	K3 (V)	600mm x 1716mm x 680mm
			N507	4	W - stone	K4	600mm x 1716mm x 680mm
			N508	2	C - glass	K2 (V)	600mm x 1716mm x 680mm
			N509	4	C - glass	K2 (V)	600mm x 1716mm x 680mm
			N510	1	W - glass	K3 (V)	600mm x 1716mm x 680mm

**TRIO APARTMENTS CAMPERDOWN  
BUILDING APARTMENT AND COLOUR SCHEMES**



Building	Level South Reference	No. Of Apartments	Apartment Number	Finishes Scheme	splashback	Kitchen Type	Fridge space as installed (approx) WxHxD
North	3	10	N601	4	W - stone	K4	600mm x 1716mm x 680mm
			N602	4	W - stone	K1	600mm x 1716mm x 680mm
			N603	3	C - glass	K2 (V)	600mm x 1716mm x 680mm
			N604	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			N605	1	W - glass	K1	600mm x 1716mm x 680mm
			N606	4	W - stone	K3 (V)	600mm x 1716mm x 680mm
			N607	4	W - stone	K4	600mm x 1716mm x 680mm
			N608	1	C - glass	K2 (V)	600mm x 1716mm x 680mm
			N609	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			N610	3	W - stone	K3 (V)	600mm x 1716mm x 680mm
North	4	8	N701	2	W - glass	K11	730mm x 1740mm x 800mm
			N702	2	W - stone	K7	900mm x 1900mm x 800mm
			N703	3	W - glass	K7	900mm x 1900mm x 800mm
			N704	4	C - glass	K11	600mm x 1716mm x 680mm
			N705	1	C - glass	K4	600mm x 1716mm x 680mm
			N706	1	C - glass	K2 (V)	600mm x 1716mm x 680mm
			N707	2	W - glass	K2 (V)	600mm x 1716mm x 680mm
			N708	1	C - glass	K3 (V)	600mm x 1716mm x 680mm
North	5	8	N801	4	W - stone	K11	600mm x 1716mm x 680mm
			N802	1	C - glass	K7	900mm x 1900mm x 800mm
			N803	3	W - stone	K7	900mm x 1900mm x 800mm
			N804	1	W - glass	K11	600mm x 1716mm x 680mm
			N805	2	W - stone	K4	600mm x 1716mm x 680mm
			N806	2	C - glass	K2 (V)	600mm x 1716mm x 680mm
			N807	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			N808	2	C - glass	K3 (V)	600mm x 1716mm x 680mm
North	6	8	N901	2	C - glass	K11	600mm x 1716mm x 680mm
			N902	3	W - stone	K7	900mm x 1900mm x 800mm
			N903	1	W - glass	K7	900mm x 1900mm x 800mm
			N904	4	W - stone	K11	600mm x 1716mm x 680mm
			N905	4	W - stone	K4	600mm x 1716mm x 680mm
			N906	1	W - glass	K2 (V)	600mm x 1716mm x 680mm
			N907	3	C - glass	K2 (V)	600mm x 1716mm x 680mm
			N908	4	W - stone	K3 (V)	600mm x 1716mm x 680mm
North	7	8	N1001	3	W - stone	K11	600mm x 1716mm x 680mm
			N1002	4	W - stone	K7	900mm x 1900mm x 800mm
			N1003	COMBO	C - glass	K7	900mm x 1900mm x 800mm
			N1004	3	C - glass	K11	600mm x 1716mm x 680mm
			N1005	1	W - glass	K4	600mm x 1716mm x 680mm
			N1006	1	W - glass	K2 (V)	600mm x 1716mm x 680mm
			N1007	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			N1008	2	C - glass	K3 (V)	600mm x 1716mm x 680mm
North	8	6	N1101	1	W - glass	K4	600mm x 1716mm x 680mm
			N1102	4	W - stone	K18	750mm x 1550mm x 742mm
			N1103	3	W - stone	K19	1235mm x 1910mm x 700mm
			N1104	4	W - stone	K10 (V)	600mm x 1716mm x 680mm
			N1105	3	W - stone	K2 (V)	600mm x 1716mm x 680mm
			N1106	2	C - glass	K9	600mm x 1716mm x 680mm
			N1106A	2	C - glass	K'TTE 5	600mm x 829mm x 680mm
North	9	6	N1201	2	W - stone	K4	600mm x 1716mm x 680mm
			N1202	2	C - glass	K16 (V)	750mm x 1520mm x 742mm
			N1203	3	W - stone	K16 (V)	750mm x 1520mm x 742mm
			N1204	3	W - stone	K10 (V)	600mm x 1716mm x 680mm
			N1205	4	W - stone	K2 (V)	600mm x 1716mm x 680mm
			N1206	1	C - glass	K9	600mm x 1716mm x 680mm
			N1206A	1	C - glass	K'TTE 5	600mm x 829mm x 680mm

## 1.6 *Moving in*

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### 1.6.1 **Guidelines for moving in and out**

Residents must contact the Building Manager prior to moving into or out of their apartment or receiving large deliveries. This will allow the Building Manager to allocate lift time and other facilities, such as internal lift protection, to assist in the removal process.

The Building Manager must be contacted 7 days prior to moving. A 'Resident Registration Form' and a 'Move in & Move Out Form' must be completed by the resident and received by the Building Manager at least 7 days prior to planned occupation. These forms are inserted following, and are also included on the CD at the end of this Manual.

#### **Booking the elevator**

The elevator is shared by 100 apartments and your cleaners. Therefore **you must book your move** in or out by contacting the Building Manager on tel (02) 9557 9260, fax (02) 9557 9270 or email: [andrew@greencliff.com](mailto:andrew@greencliff.com) and completing the required forms. The Building Manager will contact you to confirm the date and time of access and confirm that the lift has been reserved for you.

Bookings are made in order of request. Only one move at any one time is permitted. The time you have requested may already have been allocated to someone who made their request prior. People who turn up without a booking may be refused access to the building if the lift is unavailable.

#### **General guidelines for moving**

- Please make sure you have the name and contact number of your removalist.
- When moving please use the elevator with the protective padding only.
- Residents relocating are responsible to ensure there is no damage to common property during their move and are to advise the Building Manager immediately if damage occurs.

#### **Move in/move out times**

For the initial settlement period of November and December 2009 the allotted times will be **Monday to Sunday 10am-5pm. 3 hour blocks are permitted.** The above times will vary once the initial rush to move in has calmed. It's envisaged that there are no move in/out on Sundays.

### 1.6.2 Access for delivery/moving vehicles

There is no official loading dock at Trio but with notice and once your dates and times for the move are confirmed with the Building Manager, the Building Manager can assist by making spaces available. The maximum height of all trucks should be limited to no greater than **3.4 meters** in height on Level B3. Under no circumstances are the removalists allowed to use the main Booth Street entrance for pick up and delivery of furniture items. Larger trucks will need to unload on the street to a smaller ute or walk down the ramp to lifts.

If your unit does not have a car park space and therefore you do not have access to the car park, please contact either your managing agent or the Building Manager, who will provide a security remote on a deposit basis.

### 1.6.3 Dimensions

It is helpful to note the following dimensions:

#### Lift dimensions

Door: 2100mm high x 1000mm wide

Internal space: 1900mm deep x 1400mm wide x 2200mm high

#### Apartment Door dimensions

2325mm high x 870mm wide

#### Basement clearance height

2.2m generally, rising to 3.5m in parts of B3

### 1.6.4 Integrated fridges

Many of the apartments at Trio (all one bedroom designs and most 2 and 3 bedroom designs) are configured for installation of integrated fridges. Frasers recommends the following models for best results:

Common fridge bays	Model	Winning Price*
600mm x 1816mm x 700mm	Fisher & Paykel E249TR/LS	\$664
2 bays @ 744mm x 1550mm x 742mm	Fisher & Paykel E373 fridge	\$919
	Fisher & Paykel E308 freezer	\$1028
600mm x 829mm x 680mm	Fisher & Paykel P120RSX	\$297

Installation of integration kits (to attach the joinery door to the fridge door) is relatively simple, requiring a measuring tape and light power drill.

\*Winning Appliances have provided a discounted price for fridges to be installed at Trio, as a courtesy to Frasers Property and our clients. A promotional flyer is contained at the end of this Manual. To take advantage of these well-below retail prices, please contact:

Danny Truong  
Manager, Winning Appliances  
177 Phillip Street, Redfern  
Email [dtruong@winningappliances.com.au](mailto:dtruong@winningappliances.com.au)  
Tel 02 9698 8099

Prices noted above include GST, delivery and unpacking.

A schedule of fridge bay measurements is included at section 1.5.



## Move In/Move Out Booking Form

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This form is to be completed and returned to the Building Manager at least 7 days prior to requested moving date.

**Building:** North  Central  South

Apartment Number \_\_\_\_\_

### Resident's details

Name/s \_\_\_\_\_

E-mail \_\_\_\_\_

Telephone \_\_\_\_\_

Mobile \_\_\_\_\_

### Dates

Preferred move date \_\_\_\_\_

Start time (3 hours max) \_\_\_\_\_

### Removalist's details

Company name \_\_\_\_\_

Contact name \_\_\_\_\_

Telephone \_\_\_\_\_

Mobile \_\_\_\_\_

The Building Manager will confirm by email or phone your move date and particulars.

If you have any questions, problems or need help in relation to moving, please contact the Building Manager. Building Manager: Tel 02 9557 9260 Fax 9557 9270 Email [andrew@greencliff.com](mailto:andrew@greencliff.com)

### Office Use – move approved

Date \_\_\_\_\_

Time \_\_\_\_\_

Signed BM \_\_\_\_\_

Comments \_\_\_\_\_

\_\_\_\_\_



## Resident Registration Form

Accurate individual records are necessary for the safety, security and efficient administration of Trio. Please complete this Resident Registration Form as best you are able by filling in as many of the fields as possible. The information supplied will be kept strictly confidential and for administrative purposes only.

**Building:** North  Central  South

Apartment Number \_\_\_\_\_ Owner  Tenant

### Resident 1

First Name \_\_\_\_\_ Surname \_\_\_\_\_

E-mail \_\_\_\_\_

Telephone contact/s \_\_\_\_\_

### Resident 2

First Name \_\_\_\_\_ Surname \_\_\_\_\_

E-mail \_\_\_\_\_

Telephone contact/s \_\_\_\_\_

### Resident 3

First Name \_\_\_\_\_ Surname \_\_\_\_\_

E-mail \_\_\_\_\_

Telephone contact/s \_\_\_\_\_

### Vehicles regularly parked on the premises

Registration number \_\_\_\_\_

Model \_\_\_\_\_ Make \_\_\_\_\_

Colour \_\_\_\_\_

Registration number \_\_\_\_\_

Model \_\_\_\_\_ Make \_\_\_\_\_

Colour \_\_\_\_\_

Registration number \_\_\_\_\_

Model \_\_\_\_\_ Make \_\_\_\_\_

Colour \_\_\_\_\_

### Security Access Fob numbers – found on the reverse side of the swipe

Fob 1 \_\_\_\_\_

Fob 2 \_\_\_\_\_

Fob 3 \_\_\_\_\_

Please return this Resident Registration Form to the Building Manager at least 7 days prior to moving into the building. Building Manager: Tel 02 9557 9260 Fax 9557 9270 Email [andrew@greencliff.com](mailto:andrew@greencliff.com)

### **1.6.5 Installing window coverings**

Frasers suggests the following companies to assist with installation of blinds and curtains in your apartment:

#### **Nomad Blinds**

Contact Peter Buckwalter, National Sales Manager  
Tel 02 9692 0066  
Email [peter@nomadblinds.com.au](mailto:peter@nomadblinds.com.au)  
Web [www.nomadblinds.com.au](http://www.nomadblinds.com.au)

#### **Blindcraft**

Contact Josephine Sodaro  
Tel 02 9557 5900  
Email [mob@blindcraft.com.au](mailto:mob@blindcraft.com.au)  
Web [www.blindcraft.com.au](http://www.blindcraft.com.au)

Brochures from these companies are included at the end of this Manual.

All window coverings must comply with the Trio Architectural Code, included in this Manual at section 1.8.

### **1.6.6 Disposal of cartons, old furniture and white goods**

All excess rubbish/packaging from moves in or out must be removed from common areas by the resident or their removalists. Cardboard waste must be flattened and taken to the recycling area located in your particular building. It is the responsibility of the resident to dispose of any unwanted furniture or white goods.



### 1.6.7 Handover checklist

This Handover Checklist may assist you in transferring your existing details to your new address:

Immediate Organisation	Task	Complete √
	Book move in with Building Manager	
	Complete 'Resident Registration Form'	
	Complete 'Move in & Move Out Form'	
	Visit Pacific Building Mgmt to programme your security fob for access to the CQ Leisure Centre	
	Visit <a href="http://www.cityquarter.org">www.cityquarter.org</a> to request a login to this City Quarter community web site	
	Electricity supply connection (Energy Australia 13 15 35)	
	Telephone & internet connection (Telstra 13 22 00 or Optus 13 39 37)	
	Insurance companies (dwelling, contents, car, life, health)	
	Hot water connection	
	Redirection of mail by Australia Post	
<b>Home and Family</b>	Organise new paper delivery	
	New school enrolments	
	Transfer current school records	
	Update Medicare postal address	
	Update detail for pet services (Vet, council )	
	Transfer family youth activities (eg. scouts, tennis)	
	Doctor/Dentist	
<b>Personal (address notification)</b>	Insurance company	
	Bank accounts (Mortgage/Savings/Credit cards)	
	Credit unions	
	Credit card offices	
	Retail accounts (eg DJs & Myercard)	
	Electoral roll	
	Super fund membership	
	NRMA membership	
	Driver's licence and registration (RTA)	
	Accountant	
	Solicitor	
	Sporting interest associations	
	Subscriptions (magazines, journals, charities etc)	
	Service industry/clubs and/or organisations (eg Lions, Rotary)	
	Friends and family	
<b>Emergency phone numbers</b>	(Water) Sydney Water 13 20 92	
	(Electricity & Gas) Energy Australia 13 15 35	
	(Strata) Dynamic Property Services (02) 9267-6334 or Building Manager (02) 8823 8800)	
	Building Manager: Andrew Sorbello 02 9557 9260/0412 496 046	

## **1.7**     *By-Laws*

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A copy of the By-Laws for Trio South follows.

## 2 *Apartment Maintenance*

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### 2.1 *General Apartment Maintenance*

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Each resident is responsible for the maintenance and up-keep of the internal area and external loggia, terrace, courtyard and balcony areas of their apartment. To maintain the investment value of the apartment it is recommended that residents undertake regular cleaning, taking particular notice of the flooring, the wet areas (ie. kitchen and bathrooms) and external metal surfaces.

The following cleaning and maintenance methods of the generic materials listed will help you maintain the material surfaces applicable to your apartment.

Due to the high quality of finishes and detailing the implementation of a thorough maintenance and cleaning program is essential to minimise maintenance costs and ensure warranties are not compromised. Included within the manual is a recommended maintenance programme that should be implemented for all apartments. The maintenance programme is summarised in the Apartment Maintenance Schedule for Trio, section 2.2.

To record the maintenance program for your apartment a proforma Apartment Maintenance Record Sheet is enclosed in the manual, section 2.2.1. This record sheet should be filled out when a scheduled maintenance activity is completed, as required by the builder, subcontractor and manufacture manuals. It should also be used to record unscheduled maintenance activities so as to build a history for your apartment.

Should you encounter an item that you believe is incomplete work or a defect item contact Frasers Property Client Relations on 02 8823 8829.

#### **2.1.1 Routine Common Area and Plant Maintenance**

The Building Manager is responsible to ensure that all structural and common property services and equipment aspects of Trio are maintained on a regular basis to ensure their good condition and reliable operation. Should you notice any areas of the development being neglected or inappropriately maintained please report it to the Building Manager.

#### **2.1.2 Corrective Maintenance**

Corrective maintenance or repairs may be required to Trio common areas as a result of accidental and other damage, or machinery breakdown. This is the responsibility of the Owners' Corporation to address. If you identify any damage or deterioration of the building or its services and equipment, please contact the Building Manager who will notify the Strata Manager and seek instruction to arrange for the necessary repairs. It is important to rectify damaged areas as soon as possible as the damage may be a symptom of another problem or be causing additional damage to unseen areas.

The development contains numerous components that are subject to wear and tear or may break down over time as a result of that wear and tear. Therefore regular inspection, repair and/or replacement is required periodically. The failure of any items due to wear and tear, or failure to maintain is not a defect and should be taken care of as part of your maintenance program. If a product has failed during its manufacturer's warranty period please contact the manufacturer directly on the numbers provided in the manufacturers' manual. Please refer to the warranties included in section 3 of this Manual.

### **2.1.3 Reporting Defects**

Watpac Construction (NSW) Pty Ltd and its sub-contractors have made every effort to ensure your apartment is defect free. However, we understand that sometimes things do go wrong.

Original Trio purchasers and their agent may benefit from a Three Month Warranty under their sales contract. This warranty covers defects relating to faulty materials or workmanship that may become apparent after settlement. This warranty does not cover damage caused by Owners, Residents or other persons, or cosmetic items that should reasonably have been identified prior to settlement.

If you encounter problem with an appliance, please refer to the appliance warranty included in this Manual in the first instance (inserted at section 3).

In the event of an emergency, please contact the Building Manager.

If you have any queries or concerns with your apartment, please do not hesitate to contact Frasers Property Client Relations on 8823 8829.

### **2.1.4 Insurance Repairs**

If, from time to time, damage occurs to Trio that is covered by the building insurance policy, the Building Manager shall, on instruction from the Strata Manager, arrange for the repair works to be carried out as required.

## 2.2 *Apartment Maintenance Schedule*

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As previously outlined it is imperative that a regular cleaning and maintenance program is followed to maintain not only the appearance and value of the development but also the validity of warranties.

To assist in the development of the apartments maintenance programme we have prepared the enclosed Apartment Maintenance Schedule (following) and Apartment Maintenance Record Sheet (section 2.2.1.).

### **Apartment Maintenance Schedule**

The Apartment Maintenance Schedule is a summary of all the maintenance and cleaning requirements detailed in this manual, subcontractor's manuals and the manufactures manuals.

When cleaning and maintaining the equipment and finishes in the apartment it is essential all the directions in subcontractors and manufactures manuals are followed, and where appropriate the works are carried out by qualified trade's people.

Additionally, when maintaining areas at heights ensure safe access is provided. If there is a danger of a fall or injury, contact the Building Manager so they can give advice or arrange for the appropriate professionals to complete the maintenance activity.

TRADE	DESCRIPTION	FREQUENCY	CARRIED OUT BY	REFER TO MANUAL
Painting	Fill cracks and repaint all painted surfaces	3 yearly	Occupant/Qualified Trades Person	Morris C Painting
Door Hardware (Locks)	Check and remove dirt and grime from hardware	Monthly	Occupant	Ikon Doors
Door Hardware (Locks)	Lubricate locking mechanism	Yearly	Occupant	Ikon Doors
Doors	Check operation of door closer on Front Entry door and check fire tag (door closer is not to be removed from the front entry door) Fire doors must be certified yearly and entered into the log book.	Annually	Suitably Qualified individual or firm	Ikon Doors
Doors	Check operation of door closer on Front Entry door and check fire tag (door closer is not to be removed from the front entry door) Fire doors must be certified yearly.	Three Monthly, Six Monthly	Occupant	Ikon Doors
Doors	Seal/paint top and bottom of wet area doors	3 Yearly	Occupant	Ikon Doors
Doors	Check hinges for tightness and lubricate	Annually	Occupant	Ikon Doors
Doors	Check and clean door furniture for correct operation, tightness, lubricate bolts and rectify where required	Annually	Occupant/Building Certifier	Ikon Doors
Doors	Check entry and A/C cupboard door seals and rectify where required	Six Monthly	Occupant	Ikon Doors
Doors	Replace door seals to entry and A/C cupboard doors	5 years	Occupant/Tradesman	Ikon Doors
Hydraulic - Stormwater	Check and remove silt and debris from balcony drain point and accessible gutters.	Annually	Occupant	Boone and Willard
Hydraulic - Sewer	Clean all traps under sinks of debris.	Annually	Occupant/Plumber	Boone and Willard
Hydraulic - Sewer	Check all pipes for firm connections and leaks and make good as required	6 Monthly	Occupant/Plumber	Boone and Willard
Hydraulic - Sewer	Pour 2 litres of water into the laundry floor waste to restore the water seal	Monthly	Occupant	Boone and Willard
Hydraulic - Cold Water	Check for leaks in taps, valves, cisterns, cocks etc and other obvious faults with pipe work, rectify as required	6 Monthly	Occupant/Plumber	Boone and Willard
Hydraulic - Hot Water	Inspect and check hot water system pipe work, valves and taps	6 Monthly	Occupant/Plumber	Boone and Willard
Hydraulic - Hot Water	Check Thermostatic Mixing Valve and undertake manufacturers recommended service	Yearly	Plumber	Boone and Willard
Hydraulic - Hot Water	Check Thermostatic Mixing Valve and undertake manufacturers recommended service	Yearly	Plumber	Boone and Willard
Hydraulic - Gas Service	Inspection for leaks in gas pipe work, by 10 minute registration of meter	6 Monthly	Licensed Plumber	Boone and Willard
Sanitary Appliances	Tighten holding bolts and hinges on toilet seats, check for leaks an correct operation of cistern	Annually	Occupant/Plumber	Boone and Willard
Timber Decking	Regular wash down and inspection of timber decking	6 Monthly	Occupant	CD Constructions
Cavity Sliders	Check doors are not touching flooring. Adjust if required		Occupant/Tradesman	Ikon Doors
Cavity Sliders	Check and Remove any door obstructions		Occupant/Tradesman	Ikon Doors
Cavity Sliders	Check Door aligns with closing jamb. Adjust if required		Occupant/Tradesman	Ikon Doors
Balustrades	Regular cleaning of contaminants and grime from fascias, powder coated and anodised aluminium elements	Quarterly	Occupant	Micos & Facadeinc
Balustrades	Through cleaning of the stainless steel to prevent surface contamination build up	Quarterly	Occupant	Yap Engineering
Balustrades	Clean off contaminants from glass	Monthly	Occupant	Micos & Facadeinc
Balustrades	Clean stainless steel to remove tea staining	Yearly or more frequently as required	Occupant	Yap Engineering
A/C - Package Units	Test and clean condensate tray and drain (rectify any blockages or water leaks).	3 monthly	Mechanical Systems Technician	Austin Corp
A/C -	Check for excessive vibration or noise	3 monthly	Mechanical	Austin Corp

<b>Package Units</b>			Systems Technician	
<b>A/C - Package Units</b>	Inspect all bearings for lubrication, operating temperature and noise as applicable.	3 monthly	Mechanical Systems Technician	Austin Corp
<b>A/C - Package Units</b>	Inspect all bearings for lubrication, operating temperature and noise as applicable.	3 monthly	Mechanical Systems Technician	Austin Corp
<b>A/C - Package Units</b>	Inspect fan drive for undue noise.	3 monthly	Mechanical Systems Technician	Austin Corp
<b>A/C - Package Units</b>	Check condition of coil for lint, inspect condition of coil fins	3 monthly	Mechanical Systems Technician	Austin Corp
<b>A/C - Package Units</b>	Inspect canvas connections	3 monthly	Mechanical Systems Technician	Austin Corp
<b>A/C - Package Units</b>	Inspect for any excessive air leakage into unit cabinet	3 monthly	Mechanical Systems Technician	Austin Corp
<b>A/C - Package Units</b>	Clean coils as access permits	Yearly	Mechanical Systems Technician	Austin Corp
<b>A/C - Package Units</b>	Inspect insulation	Yearly	Mechanical Systems Technician	Austin Corp
<b>A/C - Package Units</b>	Clean fan blades and scroll	Yearly	Mechanical Systems Technician	Austin Corp
<b>A/C - Package Units</b>	Maintain refrigeration system	Yearly	Mechanical Systems Technician	Austin Corp
<b>A/C - Package Units</b>	Test motor terminals	Yearly	Mechanical Systems Technician	Austin Corp
<b>A/C - Package Units</b>	Inspect for corrosion and treat as appropriate	Yearly	Mechanical Systems Technician	Austin Corp
<b>A/C - Package Units</b>	Report on general condition of equipment	Yearly	Mechanical Systems Technician	Austin Corp
<b>A/C - Pipework &amp; Valves</b>	Check that all valves are in their correct position, i.e. Open, throttling or shut	3 monthly	Mechanical Systems Technician	Austin Corp
<b>A/C - Pipework &amp; Valves</b>	Check all valves glands and nip up to stop leakage where required	3 monthly	Mechanical Systems Technician	Austin Corp
<b>A/C - Pipework &amp; Valves</b>	Lubricate valve spindles and gland threads where required	3 monthly	Mechanical Systems Technician	Austin Corp
<b>A/C - Pipework &amp; Valves</b>	All insulation is to be checked and repaired maintaining vapour barrier sealing	3 monthly	Mechanical Systems Technician	Austin Corp
<b>A/C - Pipework &amp; Valves</b>	Check and report on condition of all flexible connections, brackets and pipe supports	3 monthly	Mechanical Systems Technician	Austin Corp
<b>A/C - Pipework &amp; Valves</b>	Check that isolating valves in fact isolate systems	3 monthly	Mechanical Systems Technician	Austin Corp
<b>A/C - Pipework &amp; Valves</b>	Inspect for corrosion and treat as appropriate	3 monthly	Mechanical Systems Technician	Austin Corp
<b>A/C - Pipework &amp; Valves</b>	Check all refrigerant pipe work for leakage	6 monthly	Mechanical Systems Technician	Austin Corp
<b>A/C - Filters on A/C Unit</b>	Inspect air filters and clean them so they are free of any dust, dirt or debris	Monthly	Mechanical Systems Technician	Austin Corp
<b>A/C - Filters on A/C Unit</b>	Vacuum filter chamber and inlet screens after each filter change	Monthly	Mechanical Systems Technician	Austin Corp
<b>A/C - Filters on A/C Unit</b>	Check for air leakage around media, ensure that media edge is in the channel provided.	3 monthly	Mechanical Systems Technician	Austin Corp
<b>A/C - Filters on A/C Unit</b>	Ensure that media is not disintegrating or delaminating	3 monthly	Mechanical Systems Technician	Austin Corp
<b>A/C - Fans</b>	Check operation of fan and motor	3 monthly	Mechanical	Austin Corp

			Systems Technician	
<b>A/C - Fans</b>	Check for undue noise and vibration	3 monthly	Mechanical Systems Technician	Austin Corp
<b>A/C - Fans</b>	Clean fan and motor	3 monthly	Mechanical Systems Technician	Austin Corp
<b>A/C - Fans</b>	Check operation of fan and motor	Yearly	Mechanical Systems Technician	Austin Corp
<b>A/C - Fans</b>	Check for undue noise and vibration	Yearly	Mechanical Systems Technician	Austin Corp
<b>A/C - Fans</b>	Clean fan and motor	Yearly	Mechanical Systems Technician	Austin Corp
<b>A/C - Fans</b>	Check all mounting bolts for security	Yearly	Mechanical Systems Technician	Austin Corp
<b>A/C - Fans</b>	Check and tighten electrical terminals	Yearly	Mechanical Systems Technician	Austin Corp
<b>A/C - Fans</b>	Check casing and structure in general	Yearly	Mechanical Systems Technician	Austin Corp
<b>Joinery</b>	Regular cleaning of Laminate Surfaces	Fortnightly	Occupant	Glavcom/UTJ
<b>Joinery</b>	Clean/Wipe off spills from Laminate surfaces	Immediately	Occupant	Glavcom/UTJ
<b>Joinery</b>	Regular cleaning of Lacquer Surfaces	Fortnightly	Occupant	Glavcom/UTJ
<b>Joinery</b>	Clean/Wipe off spills from Lacquer Surfaces	Immediately	Occupant	Glavcom/UTJ
<b>Joinery</b>	Clean stainless steel	6 monthly	Occupant	Glavcom
<b>Joinery</b>	Regular cleaning of Glass Splashbacks	Weekly	Occupant	Sydney Shower Screens
<b>Joinery</b>	Inspect, lubricate and adjust to alignment joinery door handles, hinges, draw runners and integrated panels	6 monthly	Occupant/T radesman	Glavcom/UTJ
<b>Appliances</b>	Prior to first use of the Dishwasher follow the preparation for use guidelines	First Use	Occupant	Refer section 2
<b>Appliances</b>	Inspect and clean the dishwasher filters and arms	4 Monthly	Occupant	Refer section 2
<b>Appliances</b>	Read operating instructions prior to first use	First Use	Occupant	Refer section 2
<b>Appliances</b>	Clean and maintain the appliance as per the manufactures guidelines	Six Monthly	Occupant	Refer section 2
<b>Appliances</b>	Inspect and clean range hood filters	Monthly	Occupant	Refer section 2
<b>Sealants</b>	Remove and replace	3 years	Qualified Trades Person	Multiple
<b>Shower Screens and Mirrors</b>	Clean shower screens, colourback glass and mirrors, check for any cracks or imperfections.	Fortnightly	Occupant	Sydney Shower Screens
<b>Shower Screens and Mirrors</b>	Clean hinges	Monthly	Occupant	Sydney Shower Screens
<b>Shower Screens and Mirrors</b>	Check hinge screws are tight	Yearly	Occupant	Sydney Shower Screens
<b>Timber Flooring</b>	Regular Sweeping of Floor	Daily	Occupant	3 <sup>rd</sup> Dimension
<b>Timber Flooring</b>	Cleaning of Spills	Immediately	Occupant	3 <sup>rd</sup> Dimension
<b>Timber Flooring</b>	Sanding and reapplication of the complete tung oil system to timber floor to rejuvenate discoloured and worn floors	Five Years	Tradesman	3 <sup>rd</sup> Dimension
<b>Timber Floors</b>	Periodic Maintenance including cleaning with Feast Watson Floor Clean and reapplication of Feast Watson Floorshine.	Six Monthly	Occupant	3 <sup>rd</sup> Dimension
<b>Waterproof Membranes</b>	Check for cracks, splits, damaged finishes and chaulking	3 monthly	Occupant	3 <sup>rd</sup> Dimension
<b>Waterproof Membranes</b>	Visual inspection for cracks, splits, or other damage in wet area finishes. Check adjacent areas for damp patches, mould/mildew, stained, blistered or flaking paint, strong musty odours	Monthly	Occupant	Team Members
<b>Windows</b>	Clean anodised aluminium and glass	6 Monthly	Occupant	Micos
<b>Windows</b>	Inspection and lubrication of widow/door hardware and weather seals. Replace worn parts as required	6 Monthly	Qualified Trades person	Micos



<b>Windows</b>	Visual inspection externally and internally of windows and doors, including glass, aluminium and surface coatings to identify abnormalities or damage. Repair/replace as necessary	6 monthly	Occupant	Micos
<b>Electrical</b>	Clean light fittings internally after switching off the power at the apartment switchboard	Annually	Occupant	Heyday
<b>Electrical</b>	Clean light fittings externally after switching off the power at the apartment switchboard	Quarterly	Occupant	Heyday
<b>Electrical</b>	Replace light bulbs	As required	Occupant/Electrician	Heyday
<b>Electrical</b>	Testing of safety switches earth leakage tripping mechanism	Monthly	Electrician	Heyday
<b>Electrical</b>	Inspection of the apartment smoke detector, clean sensor and replace any expired batteries	Quarterly	Electrician	Heyday
<b>Electrical</b>	Replace back up batteries in the security system	2 yearly	Electrician	Heyday
<b>Carpet</b>	Regular cleaning of carpet ( vacuuming)	Daily	Occupant	Univers
<b>Carpet</b>	Cleaning of Spills on carpet	Immediately	Occupant	Univers
<b>Carpet</b>	Wet cleaning of carpet to remove soiling not removed in daily maintenance	Yearly	Occupant	Univers
<b>Carpet</b>	Replace carpet in the apartment	5 Yearly	Occupant	Univers
<b>Natural Stone</b>	Monthly inspection for problems arising due to movement	Monthly	Occupant	Casa Marble/Stone Tech
<b>Natural Stone</b>	Inspection and reapplication of plus natural sealer to floor and vanity tops.	Six Monthly	Stone Mason	Casa Marble/Stone Tech
<b>Natural Stone</b>	Regular cleaning of stone	Weekly	Occupant	Casa Marble/Stone Tech
<b>Natural Stone</b>	Cleaning of spills on stone	Immediately	Occupant	Casa Marble/Stone Tech
<b>Natural Stone</b>	Cleaning of vanity and bench tops	Daily	Occupant	Casa Marble/Stone Tech
<b>Porcelain Tiles</b>	Regular cleaning of porcelain tiles	Weekly	Occupant	Team Members
<b>Porcelain Tiles</b>	Cleaning of spills on porcelain tiles	Immediately	Occupant	Team Members
<b>Porcelain Tiles</b>	Regular cleaning of porcelain tile floors in living areas and hall	Daily	Occupant	Team Members

### 2.2.1 Apartment Maintenance Record Sheet

To demonstrate an adequate maintenance program is being implemented it is important to document the maintenance activities completed. To assist in this process we have enclosed the Apartment Maintenance Record Sheet (following).

Should a need arise where you have to call upon a subcontractor's or manufacturer's warranty then Watpac may ask to view the maintenance record to ensure the item(s) were adequately maintained, as required by this manual.

Description of Maintenance Activity	Date	Carried Out By	Initial

## 2.3 *Stonework & Tiling Works*

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### **2.3.1 General Description and Properties**

Reconstituted Stone is a synthetic recomposed stone product incorporating either quartz or marble particles bound together with coloured epoxy resins. Whilst the manufacturers of these products claim that these stones are non absorbent, stain resistant and stronger than granite and marble, they should still be treated like natural stone. Food preparation and cutting should not be carried out on reconstituted stone as the surface will discolour and become scratched and damaged.

Marble is a metamorphic rock mainly composed of calcium carbonate (calcite or dolomite) or of serpentine and is capable of being polished. Commercially, the term marble includes true marbles, dense limestones, travertine and serpentines and these have the largest range & variety of all natural stones. Marbles have a moderate durability, are absorbent and sensitive to chemical attack, especially acids. Therefore, in most applications with medium to high traffic, the application of sealers is required. Any marble located on floors has had a sealer applied, where marble is located in other locations it is not sealed i.e. your kitchen splashback, so please keep all heavy duty cleaners, alkaline & acid materials, oils etc off these particular items. Sealers should be checked and reapplied if necessary every 6 months. Please refer to the CD included at the end of this Manual for the specific tile sealer details and care and maintenance instructions.

Porcelain tiles are available in a multitude of sizes, shapes and colours and may be glass, glazed, unglazed or vitrified. Generally, they consist of porcelain clay particles fired at extremely high temperatures to produce 'stone-like' products which are durable, relatively strong and lightweight. Their durability and overall performance varies extensively and is dependent on the tile type. A sealer has been applied to your porcelain tiled floors as additional protection, as noted above sealers should be checked and reapplied if necessary every 6 months. Please refer to the CD included at the end of this Manual for the specific tile sealer details and care and maintenance instructions.

The coloured floor grout will discolour with foot traffic, dust and grit. To clean the grout use a steam mop/steam cleaner. Alternatively, for further information please refer to the CD included at the end of this Manual.

### **2.3.2 Maintenance Instructions**

#### **Natural and Reconstituted Stone**

Standard gentle commercial washing techniques recommend only cold water & a mop be used. Periodic cleaning is recommended to maintain the stone's appearance and should be repeated weekly (or more) depending on the level of soiling.

All spillages should be cleaned immediately to prevent any liquid/chemical penetrating the stone's pores resulting in unsightly staining.

With regards to bathroom, ensuite and laundry applications, bleaches and mould removing cleaning products should not be adopted on any marble, limestone, granite and/or reconstituted stone. Care should be taken with toilet deodorisers. Cleaning products such as Jif and/or Pine-O-Clean should not be adopted.

In kitchen applications, care should be taken with oil, red wine, vinegar and other similar products as well as greasy and fatty foods.

We strongly discourage the use of the bench tops as food preparation areas/cutting boards, as the stone (whether natural or reconstituted) will eventually mark and stain. Food preparation

must be carried out on cutting boards. Similarly bench tops and vanity tops should not have oils, soaps or perfumes stored on the surface as residues will mark and stain the natural and reconstituted stone.

Detergents & soaps should not be used on any natural stones. If such cleaning agents are absolutely necessary, only gentle neutral detergents should be used with initial testing highly recommended. This should take place in a small and isolated area to determine its suitability.

Please note that NO cleaning involving abrasive, polishing or scouring techniques and the like should be adopted as this will damage the stone.

When stone is used as a bench top it is advisable to have the bench sealed to help protect it against staining. If you would like to have your bench sealed for added protection please contact Casa Marble on 9708 0322 for North and Central Building, if you are located in the South Building please contact Stone Tech 9890 2877.

### **Porcelain Tiles**

Porcelain tiles should be cleaned by regular sweeping and washing with a mild soap-free detergent or a weak mix of vinegar and water (1 cup mixed with ½ bucket of warm water). Do not use abrasives to scour stubborn marks as this may scratch the surface. The porcelain tiles in your apartment have been sealed and therefore scouring powders or bleach cannot be used on unglazed or vitrified tiles to remove particularly stubborn stains, as this may have an abrasive effect on such tiles and is generally not necessary.

Tiling and stonework bedded with sand & cement mortar bed may exhibit efflorescence. This is the result of soluble salts or “Free Lime” migrating to from the cementitious materials to the surface when subjected to cycles of wetting and drying. The soluble salts are a natural by-product of the setting of the cement in various components like concrete, cement mortar tile beds, cementitious grouts, etc.

A multi layer membrane system has been applied in the wet areas of your apartment, this system should (though not guaranteed) eliminate the “Free Lime” from migrating to the surface of the tiles, though. Efflorescence usually manifests as a white powdery residue that is easily removed. When observed it is highly recommended that it be removed immediately by brushing off with a soft/mild nylon bristled brush. If left for prolonged periods it will react with the atmosphere to produce a much harder crystalline encrustation they may require removal by mechanical means, of which will remove the sealed surface, and hence the tiles will require resealing. For resealing please contact the project tilers, Teammembers Project Pty Ltd on 9758 6077.

In addition residual cement film may occur to both floor & wall tiles. Such surface blemishes will disappear with washing but may reappear after drying. This often diminishes over a relatively short period of time.

Whilst it is generally thought that progressive washing will eliminate both residual cement film and/or efflorescence, such cleaning may actually aggravate such contamination from reoccurring - especially where a weak acid cleaner has been adopted. Therefore, once a final clean has been performed, we recommend that the tiling/stonework be allowed to emit such contaminants (if any) over a number of weeks with a thorough clean to be performed thereafter.

It is particularly important to ensure that the cleaning agent is completely removed by a final rinsing with clean water.

### **2.3.3 Maintenance Frequency**

Wet area stone and porcelain tiles should be swept daily and mopped weekly for high use areas to avoid staining from oils, soaps and the build up of mould. Tile joints and sealants

should be visually inspected for damage and deterioration every 6 months. Any damage or deterioration must be repaired immediately.

All stone and porcelain floors should be swept daily and mopped weekly. This will reduce the potential for scratching of the surface and the build up of contaminants, which leads to staining.

Kitchen bench tops should be cleaned as soon as possible after each use to avoid staining.

Re-application of sealers should be carried out every 6 months in high traffic areas.

### **2.3.4 Stain Removal (Stonework only)**

Where the stain is determined to be either Oil and Grease or Wine follow the following instructions:

#### **Oil and Grease:**

##### *New Stain:*

Apply talcum powder immediately to absorb the oil. Leave overnight. Wash with a neutral detergent the following day.

##### *Old Stain:*

Soak white cleansing tissue (or cotton wool) into Acetone. Apply dabs of acetone onto the stain and cover immediately with plastic wrap or similar to prevent evaporation. Leave up to 48 hours. The evaporation qualities of acetone should draw the stain from the stone. Wash with a neutral detergent once the stain has been extracted.

#### **Wine:**

##### *New Stain:*

Spray immediately with Soda Water and wash with a neutral detergent. Should the stain persist, apply acetone as described above under 'Oil and Grease'.

##### *Old Stain:*

If the stain has remained in the stone for a long period, it has most likely taken the surface polish off the stone. Little can be done to restore its former sheen apart from re-grinding and re-polishing the stone.

Please note that the above cleaning advice is given in good faith only. However, due to the diverse mineral compositions of the selected stones and the possibilities of numerous chemicals and products which may cause stone deterioration, we cannot warrant that the above cleaning methods will provide satisfactory results. We strongly recommend that patch testing be undertaken prior to these cleaning methods being adopted.

#### **General Stains:**

Some stubborn stains may be removed using DET-2 from General Chemical Engineering (available from WK Marble & Granite Ph: 02 9772 2377). This product should only be used by experienced tradespeople.

### **2.3.5 Inspections**

Visual inspections should be carried out on a monthly basis to determine structural movements, surface deterioration due to pedestrian traffic and/or cleaning agents & techniques. Alterations to the stone's appearance & finish, hairline cracks and joint deterioration are the key elements to inspect.

Where sealers have been used, a periodic inspection should be performed to ensure the sealer is still effective. Should the sealer show signs of wear, or become dull, the problem may require another application of the surface sealer. This work should be carried out by the same professional who applied the sealer originally. It is recommended that the sealer be reapplied every 6 months.

Other problems may require visual inspection and appraisal by a professional Stonemason and/or Tiler.

## **2.4 Timber Floors, Treads and Handrails**

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### **2.4.1 Solid Engineered Timber Floors**

Timber floors have been provided to selected apartments and where requested by the purchaser. The finish applied to the timber floor is applied at a factory prior to supply and install.

Regular maintenance of the timber floor involves:

- **Matting** – By using floor mats at the external entries, the amount of dirt entering the apartment is reduced by up to 80%.
- **Sweeping** – The floor should be swept daily. The use of an electrostatic sweep mop is recommended. The floor needs to be swept daily as loose grit and dirt can cause damage to the floor surface.
- **Damp Mopping** – Damp mopping should be carried out weekly as damp mopping is a more thorough cleaning method than sweeping. Additionally spills and sticky soiling should be removed immediately by damp mopping or by wiping with a damp cloth.
- **Damp mop the floor using a solution of warm water and Peerless Versadet – Concentrated Floor Cleaner (diluted to 30ml per litre). When mopping ensure the mop has been wrung, as an over wet floor can absorb moisture and stain the floor.**

**Finishing/Re-coating** – Please refer to the CD included at the end of this Manual for a detailed re-coating procedure. Please note that these works must only be carried out by a quality approved trades person.

Timber floors are a natural product and as such may discolour with age. Movement due to changes in temperature and moisture content of the timber is normal. Discolouration and differential movement “cracks” are not defects and can usually be easily rectified by periodically sanding the floor and re-applying the floor sealer system. This should be carried out by a professional trade’s person.

**CAUTION:** Some forms of shoes, in particular stiletto heels can cause damage to your timber floor. To further protect timber floors we recommend that blinds or curtains be closed during the day. Prolonged exposure of timber to sun light (UV) will lead to fading and distortion of the timber. This is not a defect but a natural product acting naturally.

### **2.4.2 Loggia Timber Decks**

The decking is finished with with Cutek CD50 decking oil from Timber coatings Australia.. The decking oil needs to be re coated every 6 months as a minimum. It is critical that a visual inspection is carried out every month to determine if another coat is required sooner. To maintain the appearance of the deck we also recommend that the louvers are rotated to minimise rain and sun from hitting the deck, pot plants are set on drip trays and not over-watered. Gas and water points have been provided on your loggia deck. If you choose to utilise your gas point and install a gas BBQ ensure that not fatty oils or BBQ cleaners/substances are allowed to touch the deck. The oils and other associated BBQ substances will stain the timber loggia deck if not cleaned up immediately.

Please note that the decking timbers are natural products, therefore they will move, cup and warp with changes in air temperature and moisture. Also the colour will change with exposure to direct sunlight.

### **2.4.3 Timber Treads & Balustrades**

The timber treads and balustrade used in the Trio project are made from Victorian Ash, stained to match the natural timber flooring used within the apartments. Treads and balustrades have been finished with Sytneko Pro, a 2 pac water based floor finish in a 3 coat finishing system. The following steps should be taken to keep your treads looking new:

- Sweeping – The treads should be swept daily. The use of an electrostatic sweep mop is recommended. They need to be swept daily as loose grit and dirt can cause damage to the surface.
- Damp Mopping – Damp mopping should be carried out weekly as damp mopping is a more thorough cleaning method than sweeping. Additionally spills and sticky soiling should be removed immediately by damp mopping or by wiping with a damp cloth.
- Damp mop the treads using a solution of warm water and the appropriate timber cleaner as specified in your information CD . When mopping ensure the mop has been wrung, as an over wet floor can absorb moisture and stain the floor.

Finishing/Re-coating – Please refer to the CD included at the end of this Manual for a detailed re-coating procedure. Recommended product for this procedure is called Refresh by Sytenko. Please note that these works must only be carried out by a quality approved trades person.

## **2.5 Joinery**

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### **2.5.1 Laminate/Natural Timber Veneer Surfaces**

To keep surfaces clean, wipe over with a damp cloth. Soiled surfaces and light stains are removed with warm soapy water or household detergent. Do not use solutions which contain alkaline, acids or abrasives. Completely dry the surface using a soft dry cloth (non-abrasive) after cleaning.

The silicone joints between sheets and the laundry tub should be maintained. If they are damaged they need to be repaired immediately.

### **2.5.2 Polyurethane Surfaces**

To keep surfaces clean wipe over with a soft, damp, non-abrasive cloth. Soiled surfaces and light stains are removed with warm soapy water or household detergent. Do not use solutions which contain alkaline, acids or abrasives. Completely dry the surface using a soft dry cloth (non-abrasive) after cleaning.

It is not recommended to use any cleaners that deposit or leave residual material on the surface, eg. waxes or sprays. Under no circumstances should any silicon based cleaners or 'polish' be utilised as these may permanently damage the surface coating and/or leave a film that can alter the characteristics or properties of the surface coating.

## **2.6 Stainless Steel**

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Stainless steel corrosion resistance is attributable to the presence of a thin, durable film of passive, but stable, chromium oxide. Being inert, invisible, extremely adherent and self repairing, this film provides an unrivalled protection for the steel, should the film be damaged or removed it will regenerate independently, provided that oxygen is present to allow the reaction to occur with the chromium content of the steel.

### **Stainless Steel Balustrades, Internal**

Stainless steel looks best if it's cleaned regularly with plenty of water, some mild detergent and a soft cloth such as the 3M ScotchBrite high performance cleaning cloth. Alternately a 1%

solution of ammonia can be used, but do not use bleach as it is too strong. In addition, there are plenty of proprietary cleaning agents on the market. As with all such things care must be taken to ensure the manufacturer's instructions are adhered to in order to prevent inadvertent damage to the stainless steel (information sourced from the ASSDA FAQ #2).

For more stubborn staining or external cleaning please refer to the CD included at the end of this Manual or the Australian Stainless Steel Development Association web site [www.assda.asn.au](http://www.assda.asn.au).

## 2.7 *Carpet Maintenance*

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Correct and regular maintenance of your carpet will increase the lifespan of a carpet, and help maintain its good appearance. Act quickly to clean up any spills, and then treat with a recommended cleaning agent using small amounts at a time. Cleaning should be proportional to the amount of soiling to which the carpet is subjected: the more dirt deposited on the carpet, the more intensive the maintenance program required.

The following are the basic steps of an adequate maintenance program:

- **Regular Vacuuming** – This should be carried out using a vacuum cleaner with a revolving bristle strip. If excessive fuzzing occurs use a suction-only vacuum head. Vacuuming should be carried out weekly as a minimum.
- **Periodic wet cleaning** – It is recommended wet cleaning be carried out by professionals as it is a complicated process. The carpet should be wet cleaned when the carpet has become excessively soiled or once every three years, whichever is the earlier.
- **Removal of stains and spills** – Stains should be removed immediately. The older a stain, the more difficult it is to remove. There are numerous methods of removing stains.

Please refer to the CD included at the end of this Manual for further details.

## 2.8 *Glass – Windows, Balustrades, Mirrors, Colour Back Glass*

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### 2.8.1 **Cleaning Methods**

Apply a methylated spirits or slightly acidic (vinegar) solution with a soft, clean, grit free cloth, sponge or a non A-Tork cleaning paper saturated with cleaning solution on the glass in a circular motion, apply light to moderate pressure.

After cleaning with solution rinse the glass surface with generous amounts of clean water, removing all traces of cleaning solution from the glass surface. Using a squeegee or clean lint free dry cloth, remove water from the glass surface. If residue is still evident on the glass repeat the above to avoid staining. All excess, splashed or spilled cleaning liquids must be removed immediately to prevent damage to adjoining areas.

The glass surfaces in the apartment, particularly external windows and balustrades, should be cleaned every 3 months due to the inner city environment.

In several locations there are performance glass elements, and double glazed units. To clean the internal faces of the glass, please refer to Micos Operation and Maintenance Manual on the CD included at the end of this Manual.

### **Important Notes:**

Do not clean glass when glass is exposed to direct sunlight. Glass should be cleaned by starting at the top of the pane of glass systematically working down to glass installed below.



This technique reduces the possibility of residue and cleaning solution running down on glass previously cleaned. All excess, splashed or spilled cleaning liquids must be removed immediately to prevent damage to adjoining areas.

Care should be exercised when cleaning all glass surfaces to ensure that gritty cloths, the metal parts of squeegees, or other sharp, hard objects do not scratch the glass surface. Metal scrapers must not be used. Proprietary Glass cleaners are not recommended as some of them can cause damage to colour back glass & mirrors. Care must be taken to not use a harsh cleaning product which may clean the window efficiently but damage the frame in which the glass is held (i.e. powder coated window frames etc)

### **2.8.2 Glass Maintenance for Windows, Sliding and Bifold Doors**

Painted finish surfaces should be regularly washed down with water to maintain their attractive appearance. The aluminium frames, windows and doors should be washed whenever the glass is cleaned.

Residents should only clean glass surfaces that are safely and easily reached and are inside the apartment or whilst on the loggia. The Building Management Committee is responsible for cleaning the external façade of the building. Do not attempt to clean any external façade, remove any window restraints or handle objects/tools outside the window, as if it falls it could injure other people below.

To clean internal windows at heights, ie above internal stairs, you need to ensure that extension tools are used or adequate scaffolding is provided.

### **2.8.3 Replacement of Glass**

Any broken glass should be immediately reported to the Building Manager so the area can be made safe and secure, and the glass can be replaced by qualified glaziers, with glass of the correct specification.

## **2.9 *Powder Coated Aluminium Window Frames, Louvers, Apolic Cladding and Awnings (where applicable)***

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### **2.9.1 Cleaning of Frames**

Whilst aluminium is a material that is resistant to corrosion, the window frames, louvers and balustrades need to be cleaned regularly due to the inner city environment.

### **Powder Coated Aluminium**

Just as the paintwork on your car needs regular maintenance to stay looking in good condition, it is recommended that the powder coating finish should also be regularly cleaned to remove air-borne deposits such as salt, atmospheric pollution or general dirt. With consistent and thorough maintenance the original appearance and performance of the powder coated aluminium will be maintained. Deposited grime absorbs moisture like a sponge and holds it against the powder-coated surface; this permits corrosive attack to proceed, thereby damaging the coating.

Recommendations for the frequency of cleaning are as follows:

- In a rural atmosphere, where grime deposition and pollution are at a minimum, cleaning every six months may be sufficient to remove deposits and restore the appearance.
- In industrial and marine environments, monthly cleaning is advisable; however, the maximum period between cleanings should never be more than three months. Under the worst conditions involving heavy grime deposition and atmospheric pollution by

- both sulfur compounds and chlorides, more frequent cleaning is advisable if deterioration of the coating is to be prevented.
- As a general rule for outdoor applications, powder-coated aluminium or its alloys should be cleaned at the same frequency as is required for windows, using a nonabrasive pH-neutral detergent solution. Surfaces should be thoroughly rinsed after cleaning to remove all residues. Solvent solutions should not be used for cleaning powder coated surfaces.

The frequency with which cleaning should be carried out will range from monthly to six monthly intervals according to the degree of contamination of the service environment. The aim of the cleaning operation is the removal of grime deposited on the surface without causing damage to the anodic oxidation coating.

The cleaning method to be adopted depends on the degree of deterioration that may already have occurred and on the scale of the operation. Hand rubbing is often used for small work, but large expanses of anodised surfaces, as occur in multi-storey buildings, call for carefully controlled methods to loosen adherent deposits.

To clean the window frames, louvers and balustrades (and awnings where applicable) use warm water with a mild soap solution. To clean internal areas only, use a soft cloth and hand rub. Once clean, rinse the surface thoroughly with clean water. It is necessary to sponge the surface to rinse. All excess, splashed or spilled cleaning liquids must be removed immediately to prevent damage to adjoining areas.

In areas that have a difficult build up, mild abrasives such as pumice powder and water can be used. If the area is greasy, white spirits can be used with a soft cloth.

Do not allow cleaning chemicals to collect on surfaces or to “puddle” on horizontal surfaces, crevices, etc. These should always be flushed with water and dried. Always clean coated surfaces down from top to bottom and follow with a thorough rinsing with clean water. Abrasive products such as sand paper, scourers, steel wool or brushes should not be used as they will scratch the surface.

The frequency of washing is determined by the local environment and should be carried out at least every three months, or when salt and city grime has built up on the surface, which ever is the more frequent. Inspections of these products are required frequently to check for evidence of corrosion, ie pitting of the powder coating, rust staining, free operation of components, etc. Should any of these symptoms be found, contact the Building Manager who can arrange a more thorough inspection.

To keep the sliding and bifold windows and doors operating smoothly, the tracks should be cleaned monthly, or more regularly if grit has built up in the track. To clean the track, simply vacuum or sweep the full length of the track.

The operating mechanisms of the, windows doors, and louvre blades should be operated monthly to ensure they do not seize up. Also these items require regular maintenance. Please refer to the CD included at the end of this Manual for more details.

### **2.9.2 Operation of Loggia Bifold and Sliding Doors**

Bifold and sliding doors have been fitted to provide separation from the loggias to the internal living space of the apartment. The operation of the doors will vary with the different configurations; however the doors are locked and unlocked from the internal living room side using the handles. To open the doors push the doors gently into the loggia and the doors will start to slide along the track. To close you need to pull the doors back into alignment with the track. Handles are provided to assist. When operating the doors do not force or exert excessive pressure as this may cause damage. Please refer to the CD included at the end of this Manual for more details.

### **2.9.3 Façade Window Operation**

In the façade there are sliding and other operable windows. During periods of adverse weather or if the apartment is to be left unoccupied we recommend these windows be closed. The sliding window can be opened by lifting up the flap at the base of the outer most slider. This flap conceals necessary water that is required for pressure equalisation of the system. When it rains, water will collect in the subsill and provide necessary waterproofing.

We recommend that windows are closed at all times the apartment is unoccupied. In the event of a large gust of wind any and all windows should be closed. Please note that the external façade is the weatherproofing line and it is advised that any open windows be closed in a storm.

### **2.9.4 Operation & Maintenance of Louvers and Balustrades**

The loggia is fitted with a unique operable louver and balustrade system. The louvers are installed in panels which are either fixed or sliding, to slide the panels simply pull the vertical style that supports the blades until it reaches the desired location. To operate the blades hold the blades near the bottom or top of the panel, rotate open or closed until desired position is reached. When complete closure is needed, push blades into closed position with an open hand.

A build up of debris and windblown matter may adversely affect the weatherproofing of this product. Inspect and clean as a minimum every 3 months. Inspect all fixings and tighten if necessary every 3 months. The sliding panels are fitted with lubricated bearings, no greasing is required. Over time if the panel is difficult to slide and scrapes against the balustrade below the hanging rollers will need adjustment, simply adjust the roller height nut until the desired height is reached. Additionally ensure the guide channel is kept clean for free rolling of the louver panels.

## **2.10 *Paint Finish***

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To remove dust, simply use a wall duster or feather duster and brush lightly. To remove stains, use a mild detergent in warm water on a soft cloth rubbing in a gentle circular motion. Avoid heavy pressure and linear movement when cleaning as this will result in abrasion of the paint and permanent blemishes only reparable by repainting.

It is recommended that the paint finish should be refreshed after 3 years or as desired or in the case of heavy staining. Refer to the paint manufactures instructions for directions on repainting of the apartment.

The painted surfaces in the bathroom and laundry need to be re painted immediately if they are damaged/scratched. Failure to do so may result in deterioration of the base material. Please note that unless care is taken when mopping the bathroom floor these walls will be marked and scuffed and will then require more frequent painting to maintain appearance.

## **2.11 *Walls and ceilings***

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Care of plasterboard walls and ceilings is dependant on the finish applied to the walls. The relevant care instructions will apply to paint, porcelain tiles, stone or joinery finishes.

The joints between the plasterboard walls, ceilings, doors, joinery and other elements have been designed to allow for the differential movements, as such cracks will appear. These cracks are not defects but are maintenance items that are easily rectified by filling the gaps and painting over.

When moving around the apartment care should be taken so as to minimise damage to the walls and ceilings. Damage is most commonly caused by impacts of carried objects, scratching, and slamming of doors. Should walls, ceilings or shadow lines become damaged, then repair with either a proprietary no more gaps or setting plaster and repaint.

No part of the walls or ceiling should be cut/or demolished as it may affect the fire rating and/or acoustic properties of the apartment. Before undertaking such work, consult with the Building Manager, Owners' Corporation and a Building Surveyor.

## **2.12** *Tap Ware & Bathroom Fittings*

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### **2.12.1** **Cleaning**

**Vitreous China** – The basins and toilets are made from vitreous china. To remove stains, spray a non-solvent and non-abrasive cleaning solution onto the stained area and wipe clean using a dry non-abrasive soft cloth – allow solution to soak into stain prior to wiping. Do not use 'Blue Loo' type products in cistern or bowl.

As the toilets and basins at Trio are wall hung, they should not be stood on. The basins should not be stood or sat on. Standing on the toilet or basin or sitting on the basin will void the warranty and could lead to finishes behind these items being adversely affected.

**Steel Enamel** – The bath fitted in the apartment is finished with a self cleaning surface. Water trickles down the special surface, taking dirt and lime scale with it. To clean the bath, rinse it with warm water and wipe with only a soft, damp cloth to remove the dried-on marks. The use of aggressive detergents, scourers can damage the surface. Ensure that only soft clothes and mild soaps are used to clean the bath if required.

**Chrome** – Tap ware and fittings are finished with polishes chrome. These items should be washed with clean water and then dried using a soft cloth. No harsh cleaner, abrasives or chemicals should be used or they may damage the finish.

### **2.12.2** **Care & Maintenance**

To create the flush, seamless look of apartments, some elements have been concealed ie the toilet cistern.

Access to the cistern is achieved by removing the stone shelf base above the toilet. To release the stone, cut the silicone joints to the smaller stone pieces full perimeter. The stone can then be lifted and the cistern accessed. The stone should be replaced and the silicone joints reinstated. For further details on cistern maintenance please refer to the Boone & Willard manual.

These items contain parts that are subject to wear and tear and unfortunately break down over time, as such inspection, repair and/or replacement is required from time to time. The maintenance or failure of these items is not a defect and should be carried out as part of the maintenance program. If a product has failed during its manufacturer's warranty period, contact the manufacturer.

## **2.13** *Hardware and Doors*

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### **2.13.1** **Doors**

Doors in general do not require special maintenance if the following guidelines are followed:

- It is essential that nothing is used to hold open a fire door (the front door of the apartment is a fire door) for prolonged periods of time. Should a fire door be wedged

open, the door closer can be damaged and it in the event of a fire may create a dangerous situation and prevent evacuation of the floor.

- External doors and doors in wet areas are sealed on top and bottom when installed. This should be checked for deterioration annually and recoated every three years.
- There is no excessive movement in the building structure or dry walls where doors are installed.
- Doors and door hardware sets are not dismantled or disassembled, and non-original parts are used for replacement. Door closer arms are not disconnected, locks and handles are not forced or tampered.
- Doors are not abused or misused.
- Heavy weights or damp objects such as towels must not be hung on doors.
- Door hardware (hinges, handles, lock tongues) sets are properly maintained and lubricated occasionally to provide smooth action.
- All hardware is to be maintained as per the hardware manufacturer's instructions, on the CD included at the end of this Manual.

Regular monthly and yearly inspections are required under the E.P. & A. Act for fire and smoke doors. Generally Australian Standard 1851 provides details. This should be carried out by the Building Manager/Owners' Corporation. The front door (including frame) of the apartment should not be altered without first seeking the approval of the Building Manager as the acoustic and/or fire rating of the door may be compromised.

**Inappropriate modification of, or failure to rectify damage of fire or smoke doors, frames or hardware is an offence under the E.P. & A. Act.**

Maintenance to fire and smoke doors must only be carried out by suitably qualified individuals.

To ensure a proper history of each fire door is retained, the following records must be available and maintained:

- Log book identifying each fire rated doors set, showing its identification number, type of door, size and fire resistance level.
- A numbered Certificate of Compliance giving written evidence that the door set complies with AS 1905.1.

## **2.13.2 Door furniture**

### **2.13.2.1 Cleaning Technique**

Initially, wash down the surface using soapy water or a mild detergent. Always thoroughly rinse the cleaning agent away with clean water. To complete the cleaning procedure, dry/polish the item with a soft dry cloth.

### **Cylinders**

During cleaning, care should be taken to prevent cleaning solution from entering the cylinder keyway. Never use oil, grease or graphite to lubricate the cylinder, this may result in a malfunction of the mechanism.

### **Hinges**

All hinges should be checked for tightness and lubricated on a regular basis (once a year). Where hinges are fixed on the exterior of a building it may be necessary to lubricate more often.

### **Pull Handles**

Pull handles should be inspected to ensure that the fixings are appropriate with grub screws, where used, firmly in position. Any movement of the handle will damage the door surface and cause the handle to become unstable and fail when used.

## **Door Closers**

Each door closer should be inspected once a year for oil leakage, tightness of fixings and correct operation. Adjustment of closing and latching speeds should be carried out when required at other times.

## **Locks, Latches & Panic Equipment**

All locks and latches should be inspected once a year to ensure that they are operating correctly, with the strike plate correctly bent to ensure smooth action of the latch bolt so that the door closes correctly. Occasional lubrication of the latch bolt using an aerosol spray will ensure a smooth action.

## **Lever & Knob Handles**

Usually the lever and knob handles will not require adjustment. However, all fixings should be checked for tightness at the yearly/maintenance inspection check for fire certificate as per AS 1851.7. Any loose fixings should be adjusted. Badly fitted furniture can cause interference with the operation of the lock and, at the same time, damage the bearing surface of the furniture.

## **High Gloss Polyurethane Finish**

The apartment entry doors are finished in high gloss polyurethane. Whilst this is a durable finish, any marks and scratches are visible on the high gloss doors. Should the door require minor patching this is best achieved by a professional polisher or else the door will have to be repainted. Please contact Ikon Doors on 9451 3511. If the door is to be re-painted then it will have to be removed from site and done in a spray booth. A temporary fire door will have to be fitted. This should not be carried out without the knowledge and assistance of the Building Manager.

## **2.14 Miscellaneous Items**

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### **2.14.1 Whitegoods**

To remove stains, spray a non-solvent and non-abrasive cleaning solution onto stained area and wipe clean using a dry non-abrasive soft cloth – allow solution to soak into stain prior to wiping. Where provided the manufactures instructions are to be followed in the maintenance of these items. These items contain parts that are subject to wear and tear and unfortunately break down over time, as such inspection, repair and/or replacement is required from time to time. The maintenance or failure of these items is not a defect and should be carried out as part of the maintenance program. If a product has failed during its manufacturer's warranty period contact the manufacturer so the situation can be reviewed and an appropriate course of action taken.

### **2.14.2 Sealants**

Silicone Sealants are used in a number of locations in the apartments, particularly at the joints of colour back glass, splashbacks, tile and wall joints etc. It is imperative that the sealant is inspected for deterioration at regular intervals not exceeding six months. If damage or undue deterioration is observed suitable repairs must be executed. Failure to do so may cause damage to fixtures, fittings or finishes in the apartment and adjoining areas.

The sealant will need to be replaced as a minimum every three (3) years to maintain its appearance and integrity. We recommend this work be carried out by suitably skilled tradesman. The colours of silicone used in the project are detailed in the relevant subcontractor manuals.

The silicone/mastic and other sealants in the façade are not to be interfered with or modified as this will void the warranty.

### **2.14.3 External Window Cleaning**

Cleaning of inaccessible external glass is the responsibility of the Building Management Committee. Do not attempt to clean any inaccessible external glass façade as this poses a risk to the cleaner and other residents.

## **2.15 Services**

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### **2.15.1 Air Conditioning**

Regular maintenance must be carried out on the Air conditioning units located in each apartment by qualified service personnel. In addition the filter in the front of the unit needs to be cleaned regularly at intervals of three months but never longer than annually. Any faults with the mechanical systems must be rectified by suitably qualified tradespeople as soon as practicable. Condensate drainage systems must be checked regularly for blockages at intervals not less than annually.

### **2.15.2 Sanitary Drainage**

To keep the drainage system flowing freely the traps in drains need to be cleaned annually. This includes the sink, vanity, laundry, and balcony drainage. The water system needs inspecting annually to repair any faults and leaky taps. Refer to the Boone and Willard manual for further information.

### **2.15.3 Access to Loggia Floor Wastes**

Your balcony, terrace or 'loggia' has a self draining floor. Any water that enters this area will flow to the drain concealed beneath the flooring and disperse.

All loggias have either one or least two drainage points in varying locations according to the apartment layout. The location of the drainage points in your apartment have been identified to the Building Manager.

### **2.15.4 Timber Flooring**

The timber flooring in the loggia area is all levelled using construction packers. The boards are then fixed to the treated timber framework using concealed fixings from the top.

At each of the drainage points a removable board is not mechanically fixed to the framework. These removable boards can easily be identified as they are a shorter length than any of the adjacent boards in the loggia area.

### **2.15.5 Gas**

For safety the gas system requires testing for leaks bi-annually. This test should be carried out by a licensed gas fitter. Additionally if gas is smelt in the apartment the system and appliances should be inspected and repaired immediately.

### **2.15.6 Electrical**

Electrical systems, inclusive of security, intercom, lighting, power, television and telephones are not high maintenance items. When any faults are discovered they should be rectified immediately.

All apartments are fitted with earth leakage safety switches. Every month these switches should be tested by pressing the test button adjacent to each switch. Any faults should be rectified immediately.

Smoke detectors can accumulate dust and insects and should be cleaned every 3 months. The batteries should also be checked and replaced at least annually. If the detector is blipping then the battery needs replacing.

The maintenance of lights and switches is covered in the Electrical Operation and Maintenance Manual included on the CD at the end of this Manual. Prior to cleaning any lifts switches or GPOs the power must be switched off to the circuits at the units' distribution board.

**Bathroom Shelf Splashback** – A removable light diffuser is provided on the underside of the mirrored shaving cabinet. These access the fluorescent tubes that light the mirrored splash back above the basin and the toilet. To replace the tube remove the access panels and remove the fluorescent tubes. Please note there is no separate access to the light. Do not stand on the toilet or basin when changing these lights.

## 2.16 *Summary of General Cleaning Tips*

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- Over cleaning or excessive rubbing can do more harm than good.
- Strong solvents or strong cleaner concentrations can cause damage to painted surfaces. Always test a small area first in an unobtrusive location.
- Avoid abrasive cleaners and scouring pads. Abrasive material such as steel wool, abrasive brushes etc. can abrade, wear and harm finishes.
- Avoid drips and splashes. Excess cleaning materials should be removed immediately.
- Avoid temperature extremes. Heat accelerates chemical reactions and may evaporate water from solution. Cleaning under adverse conditions may result in streaking or staining. Ideally, cleaning should be done in shade at moderate temperature. Do not substitute a heavy duty cleaner for a frequently used mild cleaner.
- Never use paint removers, aggressive alkaline, acid or abrasive cleaners.
- Follow manufacturers' recommendations for mixing and diluting cleaners. Never mix cleaners. The mixing of cleaners may not only be ineffective but also very dangerous.
- To prevent marking make sure cleaning sponges, cloths etc. are grit free and rinsed regularly.



## 3 *Warranties and Operating Instructions*

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### 3.1 *Warranties*

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Watpac Construction (NSW) Pty Ltd is the design and construct builder of Trio.

Warranties in relation to the Project are held by the Owners' Corporation. These have been provided by the subcontractors. The warranties that relate to your apartment are summarized in the Apartment Maintenance Schedule.

For all warranties to remain valid it is imperative the Owners' Corporation, and the individual owners, ensure the minimum maintenance requirements are fulfilled and records of completed maintenance activities are kept detailing what was done, when and by whom.

To assist the Owners' Corporation and the individual owners with identifying these maintenance activities, Watpac has prepared a schedule of maintenance requirements and a pro forma sheet upon which completed maintenance activities can be recorded. Receipts for works undertaken by qualified tradespersons and technicians are required as proof that the works have been completed.

Should the minimum maintenance requirements not be fulfilled and as a consequence damage occurs, then rectification works will be at the Owners' Corporation's and/or the individual owner's expense.

Trio benefits from a statutory warranty under the Home Building Act 1989. The timely notification of suspected defective building work is also imperative. This will reduce the potential for additional damage and provide Watpac with the opportunity to rectify the damage before it progresses. If Watpac is denied the opportunity to rectify damage when it is first discovered then responsibility for rectification will rest with the individual owner or the Owners' Corporation, as appropriate.

The statutory warranty only covers rectification of items that are defective due to faults with workmanship, installation or materials.

The maintenance and/or replacement of items which may be subject to fair wear and tear or are consumables, such as, but not limited to, motors, filters, fans, floor coverings, silicone/mastics, inclusions, fixtures, appliances, bench tops, moveable components, washers, light bulbs, seals etc. are not covered by the statutory warranty and are the owners responsibility. Early failure of such items however may be covered by a manufacturer's warranty. Owners should check and if covered refer the matter to the manufacturer.

Factors to be taken into account in determining what is fair wear and tear, are the environment surrounding Trio and extent of use by owners. Building movement; discoloration and fading due to sunlight, minor cracking at joints, alignment, movement of natural products, etc of components/finishes are fair wear and tear and will be treated as such.

In addition reference to the NSW Office of Fair Trading publication, "Guide to Standards and Tolerances", may assist. A copy can be downloaded from [www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au)

Minor cracking in movement joints, shadow lines in plasterboard walls, and the junction between two finishes are not defects as they are designed to accommodate the movement/settlement of the building and should be rectified as maintenance.



### **3.2** *Contractors' Contact List*

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On the pages following, please find a contact list for all suppliers and trades employed within Trio.



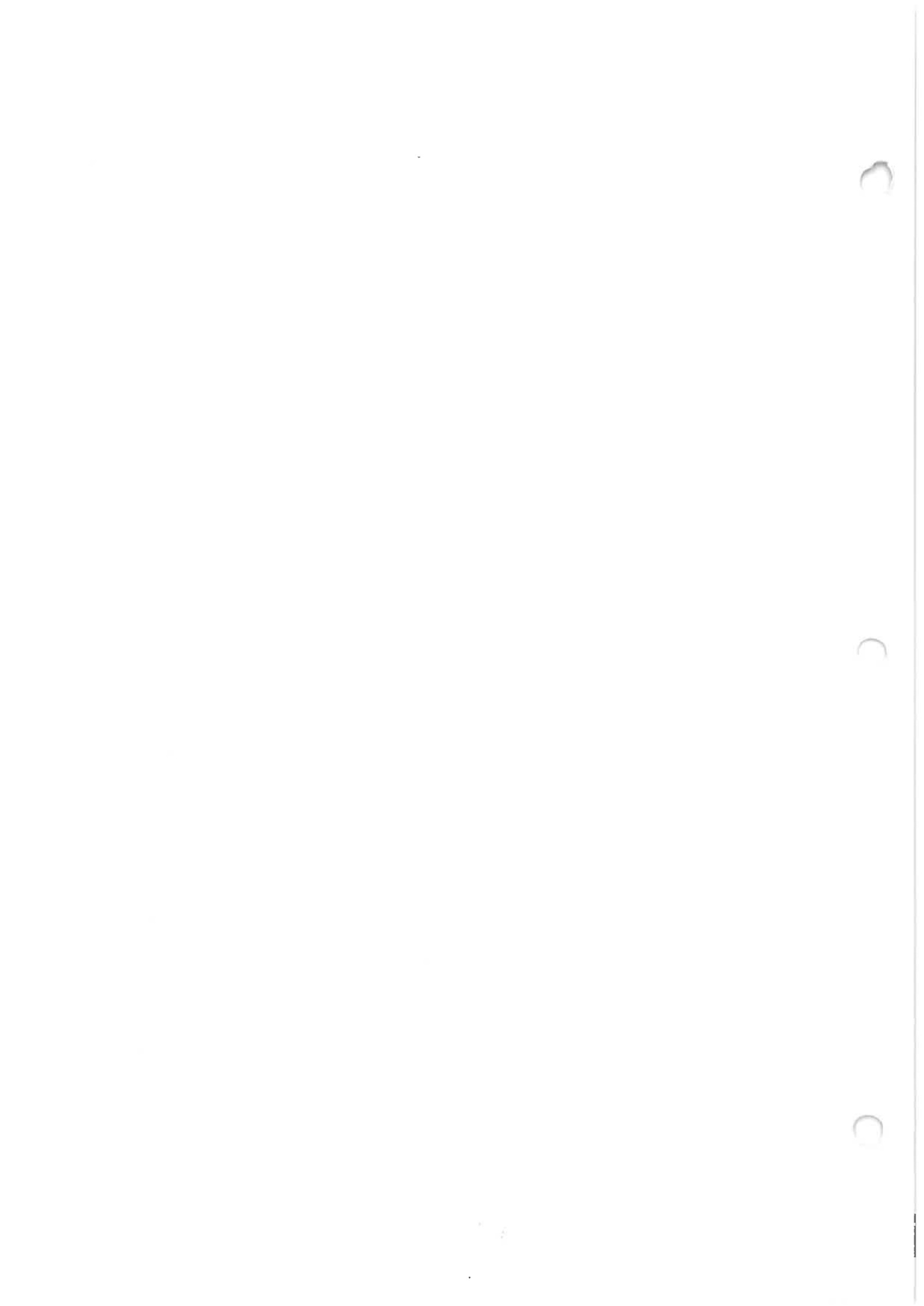
PROJECT ADDRESS: 3 STERLING CIRCUIT, CAMPERDOWN NSW 2050							
TRADE	COMPANY NAME	ABN	Builders License	CONTACT	POSITION	PHONE	EMAIL
Electrical Services	Heyday Group Pty Ltd	82 121 276 168	124784C	Mark Cornwall	Project Manager	9855 6666	mark.cornwell@heyday.com.au
Fire Sprinklers	Fire System Solutions Pty Ltd	51 046 601 763		Wayne Harrington	Construction Manager	1300 131 357	wayne.harrington@fireandlifesafety.com.au
Hydraulic Services	Boone & Willard Plumbing Pty Ltd	48 000 370 043	L1441	Justin Geale	General Manager	8883 0177	justin@booneandwillard.com.au
Mechanical Services	Austin Corp	22 078 081 893	169124C	Bryan Phillips	Director	9439 1263	bryan@austincorp.com.au
Roofers	Axis Metal Roofing Pty Ltd	52 002 798 101	A2862	Hugh Tabone	Directing Manager	9756 1477	hugh.tabone@axisba.com
Aluminium Glazed Doors & Windows	Micos Group Pty Ltd	28 125 225 443	197106C	Andrew Nick Micos	Construction Manager		Andrew-Micos@micos.com.au
Aluminium Louvres	Façade Inc	85 132 008 612	QS = 187001C; Walmay = 203273C	Tony Deayton / Steven White	Director	8707 7800	tonyd@facadeinc.com.au
Water Features	Wright Pools Pty Ltd	40 073 254 725	93482C	Doug Wright	Director	9624 4354	doug.wright@wrightpools.com.au
Doors/Frames/Hardware	Ikon Doors Pty Ltd	54 110 094 301	207428C	Milan Pechevski	Project Manager	9451 3511	milan@ikondoors.com.au
Joinery - Kitchens	Glavcom Pty Ltd	14 113 218 750	188214C	Diana Morton	Executive Director	9609 4000	dianam@glavcom.com.au
Joinery - Wardrobes	UTJ Interiors	55 000 718 007	7681	Alex Beccari	General Manager	4271 5522	alex@utjinteriors.com.au
Carpet	Univers Carpet Wholesalers Pty Ltd	46 000 913 619	N/A	Robert S. Fiszman	Managing Director	9318 0077	bobby@univers.com.au
Timber Decking	3rd Dimension Group Pty Ltd	32 133 871 860	494655	Gareth Morris	Director	9599 9866	office@3rddimensiongroup.com.au
Gyrock	Brighton Australia Pty Ltd	23 108 995 553	216260C	Grant Johnstone	General Manager	9599 6230	grant@brightonaustralia.com.au
Landscaping	Profile Landscapes (Australia) Pty Ltd	95 118 567 614	270335	Carlo Caporecco	Director	9568 5868	profilelandscapes@tpg.com.au
Waterproofer	Danrae Building Services Pty Ltd	61 118 576 382	187875C	Ron Caruana	Director	1300 326 723	construction@danrae.com.au
Renderer	Morris C Painting & Building Pty Ltd	29 100 837 152	139273C	Morris Catic	Director	9938 2597	mccatic@unwired.com.au
Ceramic Tiler	Teammembers Project Pty Ltd	61 094 206 210	217712C	Marcelo Cardeno	Project Manager	9758 6077	marcelo@teammembers.com.au
Mirrors / Shower Screens	Sydney Shower Screens & Wardrobes Pty Ltd	43 059 605 882	50295C	Frank Centracco	Director	9612 1000	frankc@sydneyshowers.com.au
Metal Cladding	Composite Industries Pty Ltd	12 132 380 986	N/A	Damir Delic	Director	9568 6428	damir@compositeindustries.com.au
Marble	Casa Marble Pty Ltd	72 115 033 826	81560C	Antonio DeIppolito	Director	9708 0372	sales@casamarble.com.au
Stone	Stone-Tech (Holdings) Australia Pty Ltd	14 093 754 931	123386C	Hisham Janabi	Director	9890 2877	info@stone-tech.com
Appliances	Winning Appliances Pty Ltd	94 002 193 688	N/A	Natasha Kindrat	Commercial	8767 2300	nkindrat@winningappliances.com.au
Signage	Metalplaque Pty Ltd	62 003 899 885	N/A	David Hay	Director	9439 3914	metalplaque@primus.com.au
Balustrades	Yap Engineering Pty Ltd	87 003 792 176	N/A - Engineer	Jimmy Yap	Managing Director	9725 4005	sales@yap-eng.com.au
Storage Cages & Fencing	P & C Fencing Pty Ltd	85 003 607 476	N/A	James Mannah	Sales Representative	9790 2766	enquiries@pandcfencing.com.au
Paving	Sam the Paving Man	95 050 612 194	62148C	Eugene Dore	Project Manager	9642 5666	eugene@samthepavingman.com
Painting	Axolotl Group	98 000 377 686	N/A - Supplier	Kris Torma	Managing Director	9666 1207	kris@axolotl-group.com



### 3.3 *Appliances*

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#### 3.3.1 Dishwasher





### **3.3.4 Rangehood**

The kitchen rangehood is provided with a booster fan to assist in the operation of the rangehood system. This fan is typically located above a wardrobe in a bedroom. A switch is provided on the power point near the cooktop. To operate the rangehood, turn on the switch on the power point. This will operate the booster fan and allow the rangehood to be used. Once the booster fan is operating, turn the rangehood is no longer required, turn the rangehood off and turn the booster fan off at the power point switch. Note, a booster fan is not provided in some apartments where the rangehood is located close enough to the discharge point to outside. In this case, the rangehood operates as typical via the rangehood controls.

For operation, maintenance and warranty details associated with the rangehood please refer to the booklets contained within the following sleeve.

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### **3.3.6 Dryer**

The bathroom and laundry are exhaust via a common exhaust fan. This fan is typically located above a wardrobe in a bedroom. The fan will automatically operate when any bathroom light is switched on. Where a light is provide in the laundry, the light switch will also operate the exhaust fan. Where there is not a dedicated light in the laundry, a fan switch has been provided on the power point that operates the exhaust fan. When the light/switch is turned off, the fan will continue to operate for 3 minutes and then turn off. To ensure the laundry is ventilated adequately during drying cycles, it is recommended that the exhaust fan be in operation. This will minimize humidity build-up in the laundry.

For operation, maintenance and warranty details associated with the Dryer. Please refer to the booklet contained within the following sleeve.



## 3.4 *Air Conditioning*

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**OPERATION AND MAINTENANCE MANUAL**

**FOR THE**

**AIR CONDITIONING AND MECHANICAL VENTILATION SYSTEMS**

**AT**

**TRIO  
1-5 STERLING CIRCUIT  
CAMPERDOWN  
NSW**

**PREPARED BY:**

**Austin Corp Pty Ltd  
SUITE 22 37-43 ALEXANDER ST  
CROWS NEST  
NSW  
2065**

**ABN 22 078 081 893**

**TEL: 9439 1263**

**FAX: 9439 1063**

**DATE: 16-5-09**

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- 1.0 INTRODUCTION
- 2.0 PLANT DESCRIPTION
- 3.0 MAJOR EQUIPMENT DESCRIPTION
- 4.0 SYSTEM AUTOMATIC CONTROL DESCRIPTION
- 5.0 EQUIPMENT SCHEDULES
- 6.0 GENERAL MAINTENANCE INSTRUCTIONS
- 7.0 MAINTENANCE SCHEDULE



## 1.0 INTRODUCTION

The purpose of this manual is to provide operating and maintenance instructions for the air conditioning and mechanical ventilation installation, as an assistance in achieving trouble free operation of the plant.

To obtain the best possible performance from the air conditioning plant, at the most economical operating costs, with the maximum life from the equipment, it is essential that regular maintenance in accordance with these instructions be carried out.

### 1.1 WARRANTIES AND MAINTENANCE

Austin Corp will carry out testing, commissioning and adjusting of the air conditioning and mechanical ventilation systems, to ensure satisfactory and efficient operation of the plant, during the warranty period.

The warranty period for the complete project will commence from September 2009 to September 2010.

Contacts for the warranty period in the event of a service call should be directed to Asset Air conditioning who have been engaged by Austincorp to carry out the monthly service calls and attend to service calls.

THE CONTACT NUMBER IS 9669 6199.

### 1.2 CORRECT OPERATION AND CHECKING OF PLANT

Those responsible for the daily operation and checking of the plant should be thoroughly familiar with these instructions, so that in the event of any of the equipment operating incorrectly, an immediate diagnosis of the problem can be made and remedial action taken.

Delay in rectifying faults could result in costly damage to the installation.

Should a malfunction occur, the building supervisor should contact Asset on 9669 6199 immediately.

### 1.3 MAINTENANCE CONTRACT

The importance of correct maintenance of the plant, carried out by skilled and experienced personnel, cannot be over-emphasized. To this end, Austin Corp recommends qualified staff carry out a comprehensive preventative maintenance programme after the defects liability period expires.

2.0 PLANT DESCRIPTION

2.1 GENERAL

The Trio Apartment Building is a 3 tower above and 5 levels below ground structure

South tower is 16 stories

Center is 14 stories

North is 12 stories

The apartments for all 3 buildings from levels 1 to uppermost level are provided with concealed horizontal ducted chilled water and electric re heat air conditioning units serving the living and bedroom areas.

All the bathrooms, ensuite and laundries are provided with exhaust systems.

All the apartment range hoods connect into an individual exhaust system .

The fan for each is located adjacent the toilet ex fan usually above the wardrobe within the main bedroom. Refer to as built drawings for exact locations in each apartment.

Individual exhaust systems for each apartment discharge at the façade of the respective apartment via an exhaust louver.

2.2 AIR HANDLING SYSTEMS

2.2.1 **Typical Apartments.**

A single zone ducted horizontal chilled water fan coil air conditioning unit, provides conditioned air through a combination of internally insulated ductwork and insulated acoustic flexible ductwork, through bulkhead mounted linear grilles.

Each unit will provide cooling or heating, depending on the internal conditions of the space.

Heating is provided, by the unit's electric heating element, to offset the building transmission losses in cold weather.

The units operate in a day / night mode ,such that motorized dampers open or close off to serve the living (DAY) or sleeping areas (NIGHT) depending upon which zone is selected.

Some of the apartments are provided with full air conditioning and NO day / high control.

These are apartment numbers-

S105

S106

N1106
N1107
<b>S104</b>
<b>S906</b>
<b>S907</b>

S1006
S1007
S1106
S1107
S1206
S1207
S1306
S1307
S1405
S1406
N1202
N1203
C1202
C1203
C1402
C1403
S1402
S1403
S1506
S1602
S1603
S1604
S1605
S1606

Return air to the air conditioning units is collected, through bulkhead mounted linear grilles, acoustic flexible duct and the false ceiling to the return air plenum of the air conditioning unit.

A single stage, fixed, dry media, 20 mm vee form panel filter is provided after which the air is cooled and as it passes through the coil.

The filters for the air conditioning units are located at the return air inlet within the false ceiling. These can be accessed via the ceiling access panels located adjacent to each unit.

The filters are of the cleanable type and should be cleaned with a vacuum cleaner or washed, pending usage approx each 6 month period.

Upon the control touch pad for each unit is a dirty filter alarm light. This will indicate that the filter has reached a stage where it needs to be cleaned within 48 hrs of seeing the indication.

Each air conditioning unit, mentioned above, is located within designated ceiling space of the apartment that they serve.

All the units are connected to the roof mounted air-cooled chiller plant, which serves all the apartments in each tower.

The units are connected with steel and copper insulated pipework which forms a complete reticulation of the flow and the return to and from each unit.

A demand for cooling from fan coil units within the building will initiate the operation and staging of the roof chillers to satisfy the return water set point

Individual 2 port control valves open and allow the flow of chilled water to each unit and as such the temperature setting of the room.

3 port control valves are located at the end runs of each floor to ensure adequate circulation is maintained within the system during times of low flow.

Inversely in heating the valve closes and the electric duct heater is energized to provide heating.

The space temperature is sensed at the return air intake to the ceiling mounted fan coil unit.

Via the wall mounted touch pad control of the off coil temperature is maintained to satisfy this set point.

The touch pad can also control the mode i.e. heating or cooling and the 3 speed fans.

For more details refer to section 5 for data on the wall control pad and its capabilities.

## 2.2.2 Ventilation Only Systems

The systems are -

### i) Toilet Exhaust Systems

Individual exhaust systems serve the following toilet areas-

- Apartments
- Dual key apartments

They are connected by a combination of sheet metal and flexible ducting to ceiling mounted grilles.

The odour in each apartment is exhausted via a concealed inline fan and then discharged to atmosphere locally to the apartment.

Control of the fan is via the light switch which will activate the systems

Turning the light off will cause the fan to run on for 3 minutes.

### i) Kitchen Exhaust Systems

Separate exhaust systems serve the Apartment kitchen range hoods where the distance to the discharge point requires

They are connected by a combination of sheet metal and flexible ducting to top of the hoods above the kitchen cupboards.

The odour in each apartment is exhausted to via a concealed inline fan and then discharged to atmosphere locally to the apartment.

The fans are interlocked to the range hoods via a switch adjacent such that they only operate when the switch is turned on. The inline fan has only one speed whereas the hood has a variety.

Some apartments due to their close proximity to the external discharge point do not require an additional booster fan. Refer to as built drawings for details.

## 2.3 HEATING SYSTEM

- a) The heating for the apartments is via in built electric heating coils mounted within each fan coil unit.

Control is via the wall mounted Ac touch pad and the HEATING mode should be selected.

Each heater is fitted with an automatic shut off and safety device to ensure they DO NOT over heat and cause fire. They will reset themselves after the temperature has dropped sufficiently and reenergize the heating cycle.

## 2.4 BASIS OF DESIGN

### 2.4.1 Air Conditioning

The plant is designed to provide comfort conditions within the air-conditioned spaces detailed below at the outside design conditions and internal loads as follows -

- i) Design Conditions

	<u>Indoor Conditions</u>	<u>Outdoor Conditions</u>
Summer	22°C+/- 3C	35°C DB 24°C WB
Winter	22°C+/- 3C	7°C DB

Due to control tolerance, fluctuations in space temperature of  $\pm 3^{\circ}\text{C}$  from the stated indoor conditions may occur in normal operation

The plant shall normally be operated to provide indoor conditions excepting where outside conditions exceeding the stated outdoor conditions occur and on the assumption that correct operation and maintenance is provided.

Humidity control is not being provided, however, it is normal to obtain 55% RH during the cooling cycle and 40% RH during the heating cycle.

### 2.4.2 Mechanical Ventilation

The rates of mechanical ventilation throughout the building and the types of systems provided for in general is based on the Australian standard AS1668 the BCA , local authorities requirements and any specific brief requirements which are in excess .

The following have been used-

- 
- 

Bathrooms 35 l/s  
Laundries 30 l/s

### 3.0 MAJOR EQUIPMENT DESCRIPTION

#### 3.1 FAN COIL UNITS

Fan coil units comprise cooling coils, electric heating coils ,fan, filters drip tray and cabinet.

Coils are supplied with chilled water from the roof chillers

Filters are of the standard dry washable type.

Fans are designed for external static pressure due to ductwork and fittings.

The junction box is provided for wiring of the fan motor and controls which can be accessed from the adjacent ceiling access panel.

#### 3.2 FIXED CLEANABLE DRY MEDIA FILTERS

These filters are used in horizontal air streams, with the media being withdrawn on the upstream side of the cell.

They can be accessed and removed from the adjacent ceiling access panel and may due to length be in multiple sections.

The media is suitable for regeneration using cold-water rinse technique or vacuuming of the collected debris.

The wall mounted control pad has dirty filter alarm which is preset to indicate when the filter requires cleaning

The system is designed for automatic operation.

Specific systems operate as follows-

#### 4.1 Apartment fan coil units

Each fan coil unit has its own wall mounted controller. except for some of the upper super penthouses where 2 or more are combined to 1.

From this wall mounted touch pad you can control /indicate -

- Heating, cooling or Auto mode
- Adjustable temperature parameters
- Fan speed HIGH/MEDIUM/LOW
- Time clock settings
- Zone damper operation
- Dirty filter warning

For an elaborated description of each of the above refer to section 5 data on the wall touch pads.

#### 4.2 Apartment toilet and laundry exhaust

The individual fans are turned on and off by the respective light switches within the areas served.

When turned off the fans run for a further 3 minutes to exhaust any residual odors.

#### 4.3 Apartment kitchen exhaust

The individual fans are turned on and off by the respective local range hood ON/OFF switch which also controls the factory mounted fan within the hood itself.



FAN COIL UNITS

FANS

THREE MINUTE RUN ON TIMERS

STANDALONE CONTROLS FOR FCUS. (WALL TOUCH PADS DAMPER ACTUATORS)

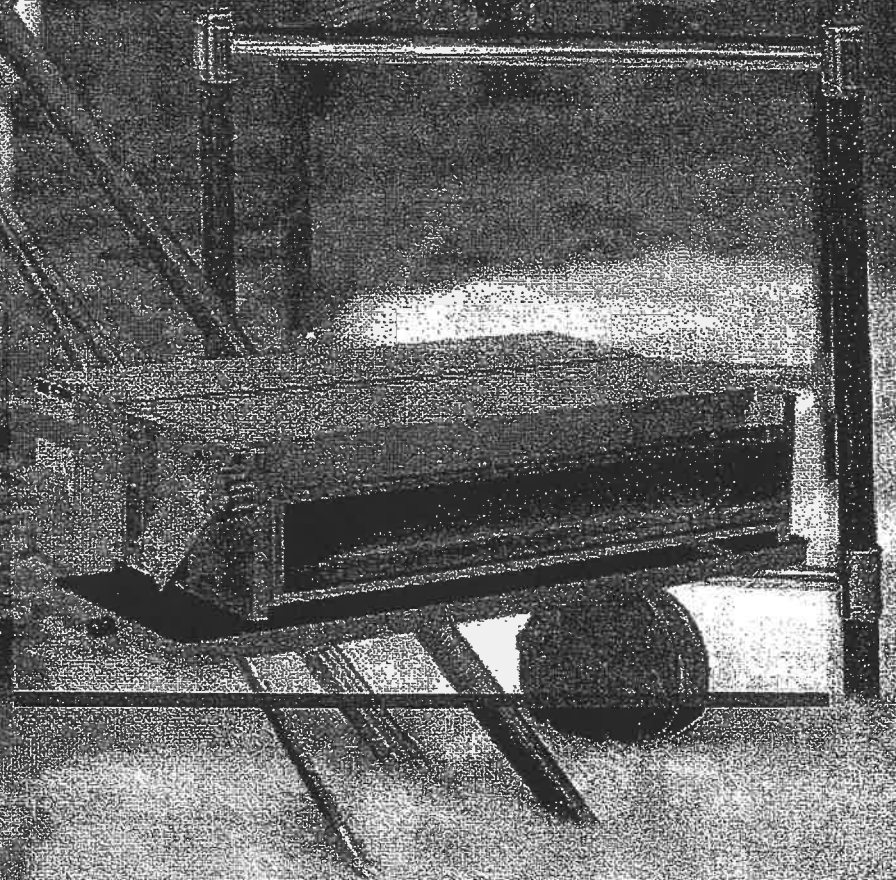
**FAN COIL UNITS**



**TRANE**

## Chilled Water Fan Coil Unit

*Model: HFCA  
Size 03~14*





## The Best Choice for Comfort

### ■ The Best Results

- Quiet Comfort
  - Slope coil avoid air flow perpendicular impact
  - Low noise permanent split capacitor motor
  - Metal fan wheel both statically and dynamically balanced
  - Treaded connection, match up duct collars and keyholes for hangers shorten installation time
  - Quick delivery helps meet tight installation schedules
- Latest Perfection
  - Cleaner, quieter and more efficient fin design.

### ■ The Best System

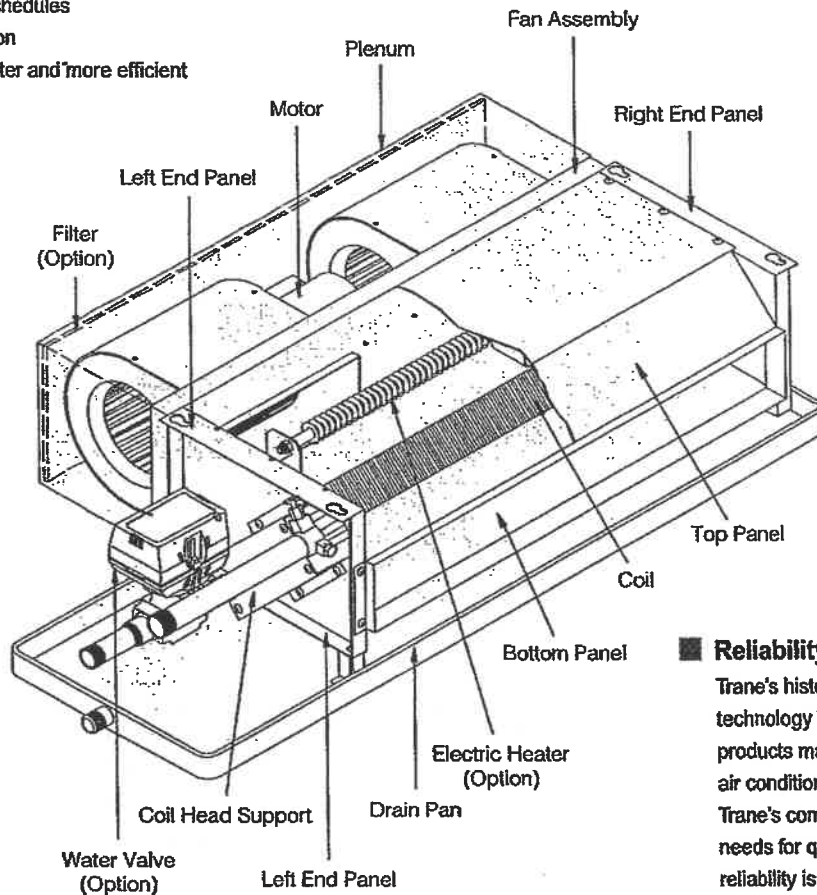
- Design for hidden comfort in home, office or shop. HFCA is easily installed in a false ceiling or closet, HFCA is the ideal solution for new or replacement applications.

### ■ Flexibility

- Easy to change water hand connections on the field.

### ■ The Best Fit

- Seven sizes to meet capacity requirements while minimizing the size fan coil needed
- One unit provides total comfort requirements: both cooling and heating
- Low height of just 250mm on all sizes means no difficulty in fitting tight ceiling applications



### ■ Reliability

Trane's history of innovation and technology leadership led to quality products making Trane a leader in the air conditioning markets worldwide. Trane's commitment to customer's needs for quality, efficiency and reliability is evident from the largest chiller to smallest fan coil.



## HFCA Model Nomenclature

**H F C A 03 C N H 1 N A N B**  
**1 2 3 4 5,6 7 8 9 10 11 12 13 14**

### DIGIT 1 - Position

H = Horizontal

### DIGIT 2 - Unit Type

F = Fan Coil

### DIGIT 3 - Casing

C = Concealed

### DIGIT 4 - Development Sequence

A = First

### DIGIT 5.6 - Size / Nominal CFM

03 = 300 CFM  
 04 = 400 CFM  
 06 = 600 CFM  
 08 = 800 CFM  
 10 = 1000 CFM  
 12 = 1200 CFM  
 14 = 1400 CFM

### DIGIT 7 - Coil Row, Connection Side

A = 2 Row Cooling, Right Hand  
 B = 2 Row Cooling, Left Hand  
 C = 3 Row Cooling, Right Hand  
 D = 3 Row Cooling, Left Hand  
 E = 4 Row Cooling, Right Hand  
 F = 4 Row Cooling, Left Hand  
 G = 2 Row Cooling, 1 Row Heating, Right Hand  
 H = 2 Row Cooling, 1 Row Heating, Left Hand  
 J = 3 Row Cooling, 1 Row Heating, Right Hand  
 K = 3 Row Cooling, 1 Row Heating, Left Hand  
 S = Special

### DIGIT 8 - Electric Heat 115V / 220V (240V)

N = None  
 A = 1.0 kW (1.2 kW) Heater (Size 03-14)  
 B = 1.5 kW (1.8 kW) Heater (Size 04-14)  
 C = 2.0 kW (2.4 kW) Heater (Size 06-14)  
 D = 2.5 kW (3.0 kW) Heater (Size 08-14)  
 E = 3.0 kW (3.6 kW) Heater (Size 08-14)  
 F = 3.5 kW (4.2 kW) Heater (Size 10-14)  
 G = 4.0 kW (4.8 kW) Heater (Size 12-14)  
 S = Special  
 \* kW in bracket for 240V only

### DIGIT 9 - Motor Type

N = Normal Duty Without Temperature Cutout/standard  
 M = Normal Duty With Temperature Cutout  
 H = High Static Without Temperature Cutout  
 G = High Static With Temperature Cutout  
 I = Normal Duty Without Temperature Cutout/With Ball Bearing  
 J = Normal Duty With Temperature Cutout/With Ball Bearing  
 E = High Static Without Temperature Cutout/With Ball Bearing  
 F = High Static With Temperature Cutout/With Ball Bearing  
 A = DCBL Motor For Low ESP(0-40pa)  
 B = DCBL Motor For High ESP(40-100pa)  
 S = Special

### DIGIT 10 - Voltage/Hz/Phase

1 = 220-240 / 50 / 1  
 2 = 220-240 / 60 / 1  
 5 = 115 / 60 / 1  
 S = Special

### DIGIT 11 - Control Valve Package

N = Thread Connection / Without Valve Package  
 B = 2 Pipe System / With Single 2-Way 2 Position Valve / Without Thermostat  
 C = 2 Pipe System / With Single 2-Way 2 Position Valve / With Cool Thermostat  
 D = 2 Pipe System / With Single 2-Way 2 Position Valve / With Cool/Heat Thermostat  
 E = 2 Pipe System / With Single 3-Way 2 Position Valve / Without Thermostat  
 F = 2 Pipe System / With Single 3-Way 2 Position Valve / With Cool Thermostat  
 G = 2 Pipe System / With Single 3-Way 2 Position Valve / With Cool/Heat Thermostat  
 H = 4 Pipe System / With 2 Sets 2-Way 2 Position Valve / Without Thermostat  
 I = 4 Pipe System / With 2 Sets 2-Way 2 Position Valve / With Cool/Heat Thermostat  
 V = Standard Piping / Infrared Wireless Control (Cooling & Heating)  
 W = 2 Pipe System / With Single 2-Way 2 Position Valve / Infrared Wireless Control (Cooling & Heating)  
 X = 2 Pipe System / With Single 3-Way 2 Position Valve / Infrared Wireless Control (Cooling & Heating)  
 1 = 2 Pipe System / With Single 2-Way 2 Position Valve / With Trane Wall Mounted Zone Sensor / ZN510 (Cooling Only)  
 2 = 2 Pipe System / With Single 2-Way 2 Position Valve / With Trane Wall Mounted Zone Sensor / ZN510 (Cooling & Heating)  
 3 = 2 Pipe System / With Single 2-Way Floating Valve / With Trane Wall Mounted Zone Sensor / ZN520 (Cooling Only)  
 4 = 2 Pipe System / With Single 2-Way Floating Valve / With Trane Wall Mounted Zone Sensor / ZN520 (Cooling & Heating)  
 5 = 2 Pipe System / With Single 3-Way 2 Position Valve / With Trane Wall Mounted Zone Sensor / ZN510 (Cooling Only)  
 6 = 2 Pipe System / With Single 3-Way 2 Position Valve / With Trane Wall Mounted Zone Sensor / ZN510 (Cooling & Heating)  
 7 = 2 Pipe System / With Single 3-Way Floating Valve / With Trane Wall Mounted Zone Sensor / ZN520 (Cooling Only)  
 8 = 2 Pipe System / With Single 3-Way Floating Valve / With Trane Wall Mounted Zone Sensor / ZN520 (Cooling & Heating)

### DIGIT 12 - Drain Pan

A = STD. Galvanized Steel / 5mm PE Insulation  
 B = Long Galvanized Steel / 5mm PE Insulation  
 C = STD. SUS/5mm PE Insulation  
 D = Long SUS/5mm PE Insulation  
 E = STD. Galvanized Steel / 6mm Non-Flammable BS476, Part7 Insulation  
 F = Long Galvanized Steel / 6mm Non-Flammable BS476, Part7 Insulation

G = STD. SUS / 6mm Non-Flammable BS476, Part7 Insulation

H = Long SUS / 6mm Non-Flammable BS476, Part7 Insulation

I = STD. Galvanized Steel / 10mm PE Insulation

J = Long Galvanized Steel / 10mm PE Insulation

K = STD. SUS / 10mm PE Insulation

L = Long SUS / 10mm PE Insulation

M = STD. Galvanized Steel / 15mm PE Insulation

O = Long Galvanized Steel / 15mm PE Insulation

P = STD. Galvanized Steel / 9mm Non-Flammable BS476, Part7 Insulation

Q = Long Galvanized Steel / 9mm Non-Flammable BS476, Part7 Insulation

R = STD. SUS / 15mm PE Insulation

T = Long SUS / 15mm PE Insulation

U = STD. Galvanized Steel / 15mm Non-Flammable BS476, Part7 Insulation

V = Long Galvanized Steel / 15mm Non-Flammable BS476, Part7 Insulation

W = STD. Galvanized Steel / 25mm Non-Flammable BS476, Part7 Insulation

X = Long Galvanized Steel / 25mm Non-Flammable BS476, Part7 Insulation

Y = STD. SUS / 25mm Non-Flammable BS476, Part7 Insulation

Z = Long SUS / 25mm Non-Flammable BS476, Part7 Insulation  
 S = Special

### DIGIT 13 - Plenum / Filters

N = Without Return Plenum / No Filter  
 A = With Return Plenum / 4mm PP Nylon Filter  
 B = With Return Plenum / 12mm Aluminum Media  
 C = With Return Plenum / 12mm Foam Media  
 D = With Return Plenum / 20mm Aluminum Media  
 E = With Return Plenum / 20mm Foam Media  
 F = With Return Plenum / No Filter  
 G = With Return Plenum / 25mm Aluminum Media  
 I = With Return Plenum / 20mm P.P. Nylon Filter  
 K = With Return Plenum / 12mm Non-Woven  
 L = With Return Plenum / 20mm Non-Woven  
 P = With Return Plenum / 25mm Foam Media  
 S = Special

### DIGIT 14 - Design Sequence

B = Second

### Note:

1. HFCA will not support sweat connection for standard piping.
2. The wiring of thermostat or zone sensor to motors, ZN or valves must be done on job site.
3. Non-flammable PU insulation meet the regulation of BS476 part7 class 1 and part8 class C.



## Performance Data

### Cooling Capacity (Example)

Cooling Capacity : kW	Cooling Rows : 3	SH : Sensible Cooling Capacity, kW
EAT : 26.0°C / 60.0%	Motor Frequency : 50Hz	WPD : Water Pressure Drop, M
ESP : 30 / 60 Pa (Normal / Hi-Static) Applicable	TH : Total Cooling Capacity, kW	WFR : Water Flow Rate, L / S

Model	Nominal Airflow (CMH)	WTR, (°C)	Entering Water Temperature											
			5°C				7°C				9°C			
			SH	TH	WFR	WPD	SH	TH	WFR	WPD	SH	TH	WFR	WPD
03	509	3.0	3.19	5.17	0.41	7.60	2.86	4.43	0.35	5.74	2.54	3.65	0.29	4.03
		5.0	2.92	4.55	0.22	2.47	2.59	3.78	0.18	1.77	2.30	3.02	0.14	1.18
		7.0	2.62	3.85	0.13	1.02	2.32	3.10	0.11	0.69	2.06	2.39	0.08	0.44
04	678	3.0	4.81	7.81	0.62	21.93	4.32	6.72	0.53	16.63	3.84	5.57	0.44	11.80
		5.0	4.45	7.02	0.33	7.35	3.97	5.87	0.28	5.31	3.52	4.74	0.23	3.60
		7.0	4.08	6.13	0.21	3.20	3.63	5.02	0.17	2.23	3.22	3.97	0.14	1.45
06	1018	3.0	5.32	8.58	0.68	9.38	4.78	7.35	0.58	7.06	4.24	6.05	0.48	4.96
		5.0	4.86	7.55	0.36	3.04	4.33	6.27	0.30	2.17	3.85	5.03	0.24	1.46
		7.0	4.39	6.41	0.22	1.26	3.90	5.16	0.18	0.86	3.46	3.99	0.14	0.54
08	1357	3.0	6.92	11.15	0.89	17.68	6.23	9.56	0.76	13.33	5.55	7.88	0.63	9.39
		5.0	6.38	9.90	0.47	5.80	5.69	8.24	0.39	4.16	5.06	6.63	0.32	2.81
		7.0	5.81	8.55	0.29	2.48	5.19	6.97	0.24	1.72	4.62	5.48	0.19	1.12
10	1696	3.0	8.42	13.48	1.07	4.87	7.56	11.50	0.91	3.64	6.71	9.40	0.75	2.53
		5.0	7.60	11.60	0.55	1.52	6.77	9.54	0.46	1.07	5.98	7.53	0.36	0.70
		7.0	6.66	9.27	0.32	0.57	5.85	7.15	0.24	0.36	5.12	5.15	0.18	0.20
12	2036	3.0	10.34	16.56	1.32	8.05	9.30	14.14	1.12	6.03	8.26	11.60	0.92	4.22
		5.0	9.41	14.41	0.69	2.56	8.40	11.93	0.57	1.82	7.46	9.53	0.45	1.21
		7.0	8.43	12.03	0.41	1.03	7.48	9.56	0.33	0.68	6.62	7.25	0.25	0.42
14	2366	3.0	11.19	17.92	1.43	14.15	10.06	15.06	1.24	11.51	8.93	13.15	1.05	8.21
		5.0	10.30	16.10	0.77	4.23	9.17	13.67	0.65	3.32	8.04	11.09	0.53	2.24
		7.0	9.35	14.08	0.48	2.15	8.21	11.49	0.39	1.40	7.13	8.89	0.30	0.91

### Spec./ Input Power

Model	03	04	06	08	10	12	14
Nominal Airflow (CMH)	509	678	1018	1357	1696	2036	2366
Input Power (Watts)*							
Hi-Static Motor	97	110	162	200	286	324	400
Normal Motor	88	98	138	180	218	250	317

\*Available with 115V/60Hz, 220V/50Hz, or 220V/60Hz

#### Options:

##### \* Heat Capacity Type (kW)

- Hot Water 1Row

2.86    3.71    4.95    6.16    6.91    7.94    9.26

EWT=55°C; EAT=21°C; WFR=0.3L/S

- Electric Sheathed Element

1.0    1.5    2    3    3.5    4    4

Available with high temperature cutout

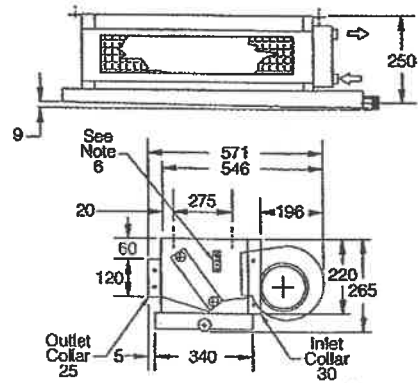
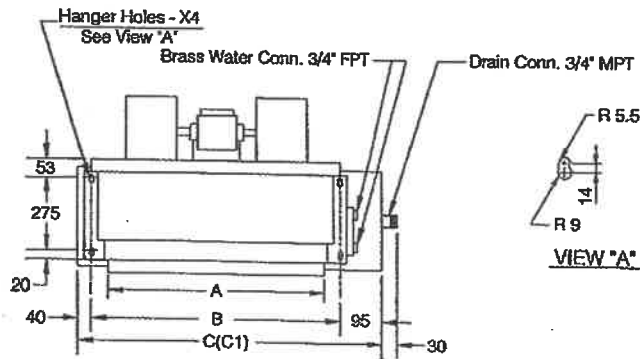
##### \* Plenum/Filters

Return air plenum with filters-washable foam, PP nylon or aluminium

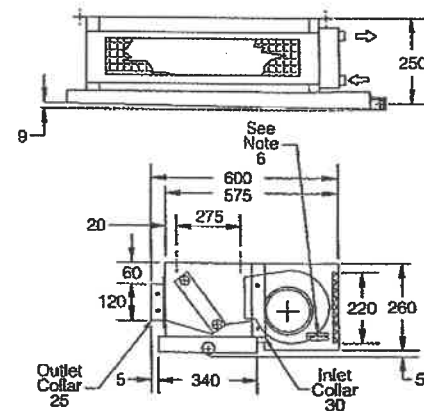
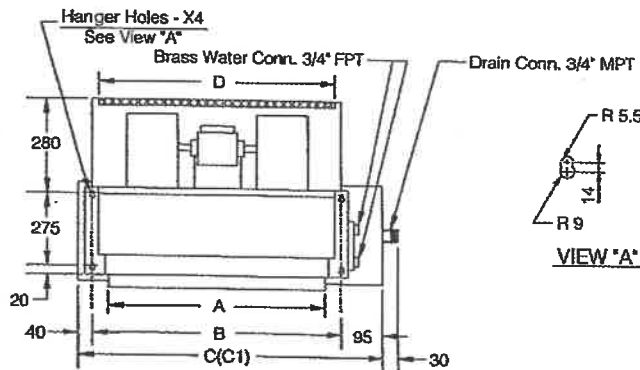
Note: It reserves the right to change design and specification without notice.

## Dimension Data and Weight

### Model HFCA



### Model HFCA with Return Plenum and Filter



**Note :**

1. Dimensions in mm.
2. C1 is the dimension of long drain pan.
3. Right hand coil connection shown.
4. Wiring connection same side as coil and drain connections.
5. Access door below unit required to service fan motor.
6. Wiring controls and junction box not supplied by Trane.
7. Terminal strip supplied with electric heat option only.

Model Size	External Dimensions(mm)					Number of		Net Weight(Kg)			Net Weight-With Return plenum and Filter (Kg)			Operating Weight(Kg)			Operating Weight-With Return plenum and Filter (Kg)		
	A	B	C	C1	D	Fan(s)	Motor(s)	2Row	3Row	4Row	2Row	3Row	4Row	2Row	3Row	4Row	2Row	3Row	4Row
HFCA-03	480	530	665	964	490	1	1	19	20	21	22	23	24	19.7	21	22.3	22.7	24	26.3
HFCA-04	730	780	915	1164	740	2	1	23	25	26	27	29	30	24.7	26	28.3	28.7	30	32.3
HFCA-06	865	915	1050	1349	875	2	1	25	27	29	31	33	35	26.2	28.8	31.4	32.2	34.8	37.4
HFCA-08	1150	1200	1335	1624	1160	2	1	30	33	35	38	41	43	31.6	35.4	38.1	39.6	43.4	46.1
HFCA-10	1320	1370	1505	1824	1330	3	2	40	43	46	48	51	54	41.8	45.7	49.6	50.8	54.7	58.6
HFCA-12	1570	1620	1755	2074	1580	4	2	44	48	52	55	58	63	46.2	51.2	56.3	57.2	61.2	67.3
HFCA-14	1650	1700	1835	2154	1680	4	2	47	51	55	59	62	67	49.3	54.4	59.5	61.3	65.4	71.5



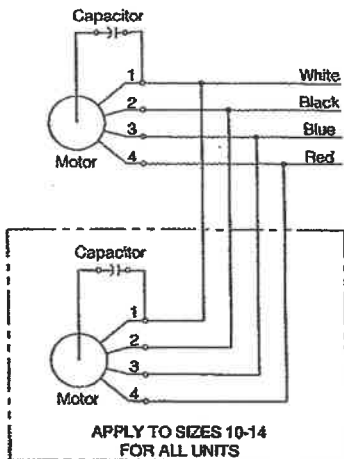
## Sound Power Level

Motor Type Unit Model	Speed	Normal								Hi-Static							
		Octave Band (dB) & Center Frequency (Hz)															
		63	125	250	500	1000	2000	4000	8000	63	125	250	500	1000	2000	4000	8000
03	High	38	51	48	47	44	43	39	34	43	57	54	54	49	50	39	40
	Medium	33	46	43	42	39	38	34	29	37	51	48	48	43	45	34	34
	Low	29	42	39	38	35	34	30	25	32	46	43	43	38	40	30	29
04	High	40	53	48	50	45	44	37	38	46	61	57	58	52	51	44	43
	Medium	45	48	43	45	40	39	32	31	40	55	51	50	46	45	38	37
	Low	41	44	39	41	36	35	38	27	35	50	46	45	41	40	33	32
06	High	44	57	52	53	48	47	40	39	48	61	59	58	54	53	44	42
	Medium	39	52	47	48	43	42	35	34	42	55	53	52	48	47	38	36
	Low	35	48	43	44	39	38	31	30	38	51	49	48	44	43	34	32
08	High	46	58	52	53	51	50	42	41	48	62	59	60	57	55	46	45
	Medium	41	53	47	48	46	45	37	36	42	56	53	54	51	49	40	39
	Low	37	49	43	44	42	41	33	32	38	52	49	50	47	45	36	35
10	High	47	60	56	55	53	51	44	44	51	64	61	60	59	55	47	46
	Medium	42	55	51	50	48	46	39	39	45	58	55	54	53	49	41	40
	Low	38	51	47	46	44	42	35	35	40	53	50	49	48	44	36	35
12	High	48	62	57	56	52	51	44	46	52	65	61	61	57	58	46	47
	Medium	43	57	52	51	47	46	39	41	46	59	55	55	51	52	40	41
	Low	39	53	48	47	43	42	35	37	41	54	50	50	46	47	35	36
14	High	50	63	60	57	54	52	48	45	54	65	62	63	60	57	50	48
	Medium	45	58	55	52	49	47	43	40	48	59	56	57	54	51	44	42
	Low	41	54	51	48	45	43	39	35	43	54	52	52	49	46	39	37

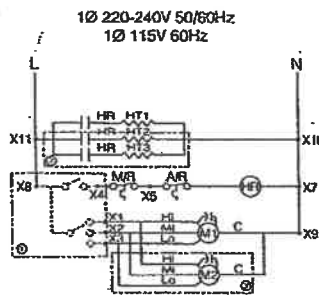
**Notes:**

1. Data referenced to 10<sup>-12</sup> watts.
2. Above performance determined with both Normal static motor and Hi-static motor operating against 0 Pa ESP (no ducting, ceiling material or other sound attenuating materials used).

## Wiring Diagram



**MOTOR SPEED CONTROL**  
 White and Black Wires = High Speed  
 White and Blue Wires = Medium Speed  
 White and Red Wires = Low Speed

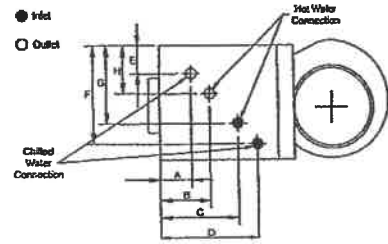


JUNCTION BOX SUPPLIED WHEN ALL UNITS WITH ELECTRIC HEAT OPTION

- ① Field wiring (Thermostat)
- ② For multiple heaters unit
- ③ For 10, 12, 14 unit (two motors)
- HR: Heater Relay
- M/R: Manual reset kibron
- A/R: Auto reset kibron
- L: Active power (220-240V)
- N: Neutral (0V)
- X1-X12: Terminals

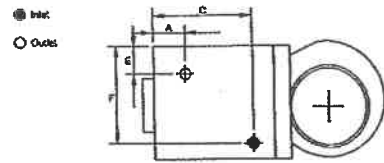
## Connection / Piping

### Model HFCA Coil Connections



### Cooling & Heating Coil Connection Dimensions

Unit Size	3 Row (2 Row Cooling)							
	A	B	C	D	E	F	G	H
03~14 Left / Right Hand	69.6	104.2	138.8	173.6	59.8	171.3	134.2	97
Unit Size	4 Row (3 Row Cooling)							
	A	B	C	D	E	F	G	H
03~14 Left / Right Hand	68.1	58.4	115.9	183.1	58.6	158.6	158.6	108.6



### Cooling Connection Dimensions

Unit Size	2 Row Coil		3 Row Coil		4 Row Coil							
	A	C	E	F	A	C	E	F				
03~14 Left / Right Hand	57	178	51	181	57	178	51	181	41	174	60	176

- Note:**  
 1. Dimension in mm  
 2. 25.4 mm=1 in.



## Product Specification

### ■ General

- Fabricated with a rigid galvanized steel casing.
- The DIDW centrifugal fans have balanced, galvanized steel, and forward curved blades.
- The fan board and the top of coil casing have insulation of 6mm thickness, 108 kg/m<sup>3</sup> high-density non-flammable PU foam.
- Interchangeable coil direction to match water connections on the field.
- An optional return air plenum is available to allow the connection different types of filter.
- IEC 60335 safety certified.

### ■ Motor

- Motor is of permanent split capacitor type for maximum efficiency and low noise with sealed sleeve bearing and permanent lubrication.
- The motor capacitor is totally enclosed in a metal shield, and attached to the motor. The motor lead-out wires are enclosed by flexible metal conduit and providing protection against damage.
- Optional ball bearing.
- CE and CAS safety certified.

### ■ Coil

- The coil can have 2,3 or 4 rows, with copper tubes mechanically bonded into slit aluminum fin collars.
- Water inlet / outlet connections are 3/4-inch female pipe thread (JIS B 0203-1966). Header assembly is a one-piece casting, which enables to connect steel pipe directly.
- Coil assembly is tested over 20 kg/cm<sup>2</sup>.
- A manual air vent is fitted with a drain line to the drain pan to avoid any water drips when venting.
- A water drain is located at the bottom of the coil header.

### ■ Drain Pan

The drain pan is 25mm depth with 0.8mm thickness galvanized steel c/w internal epoxy resin coating.

For sure without leakage occur, the fabrication of drain pan by one-piece stamping process with seamless and no joint. The standard insulation material is 5mm thickness, 27 kg/m<sup>3</sup> density PE foam. The drain pan has one 3/4-inch male pipe thread (JIS B 0203-1966) connection.

## Options

### ■ Heater

Two types of heating device are available: hot water and electric sheathed heating element. Please check technical data for such different types of heating capacity. Meet Australia safety code AS 1668.1 (Section 2.9), and AS 3102.

### ■ Plenum & Filters

#### ■ S430(Standard) / S304(Optional) Stainless Steel Drain Pan

#### ■ Blue Fin

The blue fin with vinyl-epoxy-based coating that has been tested under ASTM B117, and thus of higher corrosion resistance than aluminum fin stock.

### ■ Factory-mounted Control Valve Package

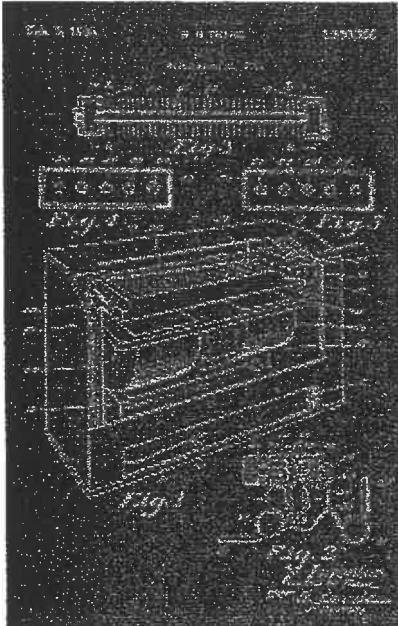
Factory mounted and tested for options of 2way or 3way control valve package, and provision with or without thermostat.

### ■ Trane Building Management System

The Tracer Summit™ system is designed for monitoring and control air conditioning system, lighting and other controllable devices for building.

Such Building Control Unit (BCU) manages all Unit Control Moduls (UCM) for different zones management. Each UCM performs scan on couples of HFCA equips ZN controller in specific zone and regularly report to the central system.

***The Trane Fan Coil...  
...Invented by Trane  
...Perfected by Trane***



Since 1885, Trane has been at the technological forefront of air conditioning. The company's pioneering spirit, commitment to research and pursuit of quality have made it a world leader in the manufacture of water chillers.

Over 70 years ago Trane produced the first fan coil unit and in so doing created a product which is now built worldwide. The universal acceptance of this product has prompted Trane to focus the same engineering experience to the fan coil as given to the refrigeration products.



**TRANE**

Trane  
A business of  
American Standard Companies

<http://www.trane.com>

An American-Standard Company



FM : 38831  
ISO 9001 Qualified factory - Trane Taiwan

Literature Order Number	HFCA-PRC001-EN-0108
File Number	HFCA-TS-14
Supersedes	HFCA-PRC001-EN-1204
Stacking location	Taipei, Taiwan

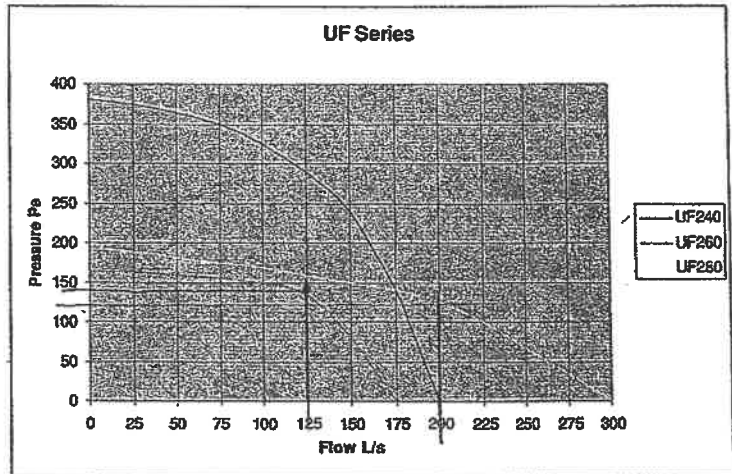
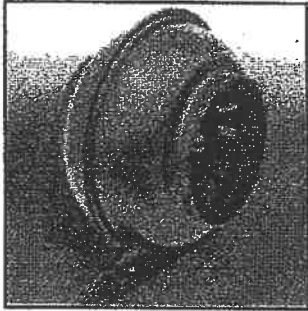
Since The Trane Company has a policy of continuous product improvement, it reserves the right to change design and specifications without notice.

FANS



# ALLVENT

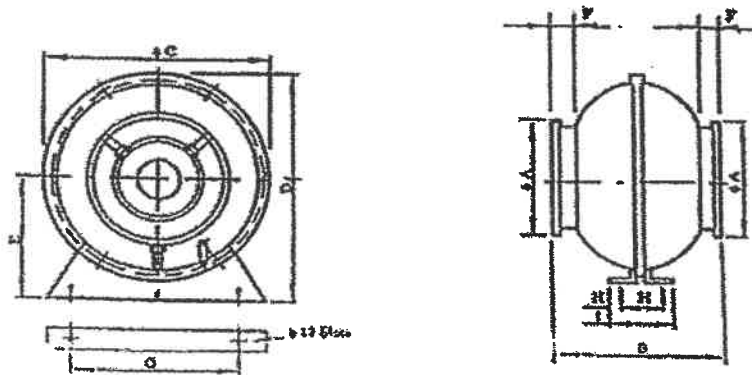
## Ventilation Products



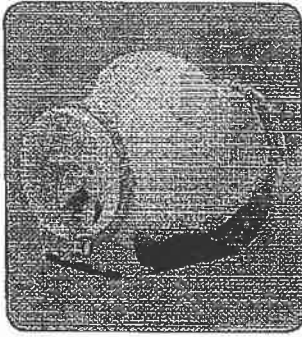
### Technical Data

Model No.	Poles	Watts	Amps	Noise dBA @ 3m	Dimensions									Weight Kg
					A	B	C	D	E	F	G	H	I	
UF240	2	170	0.8	51	100	272	270	282	147	25	140	35	56	3.5
UF260	4	72	0.5	49	150	216	305	314	162	25	160	35	63	4
UF280	4	150	0.85	50	200	240	352	362	186	25	180	35	63	4.5

### Dimensions

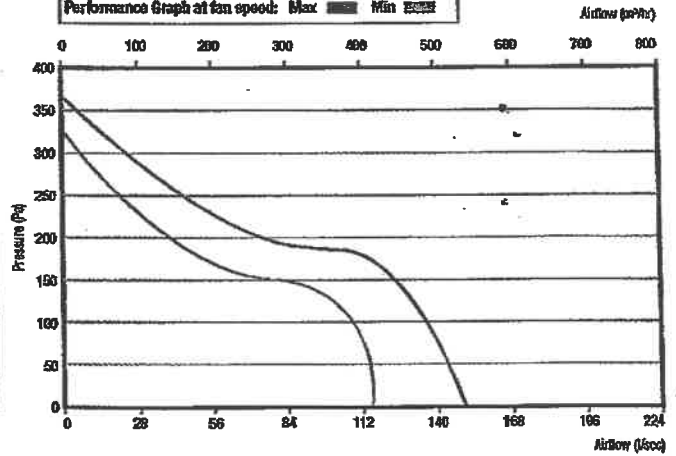


# VENTILATION / FANS

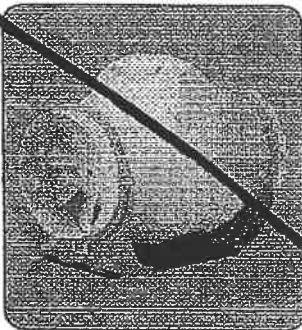


## 6" (150mm) MIXFLO™ FAN

Performance Graph at fan speed: Max  Min

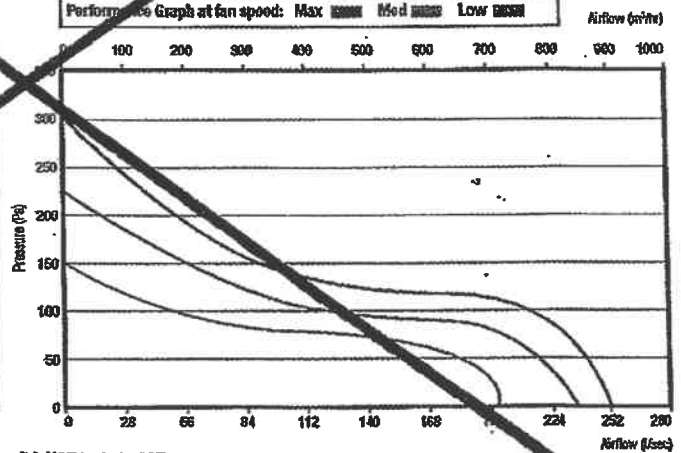


SEC1006
6" (150mm)
MIXflo™ Fan Round
420-560
67.5



## 8" (200mm) MIXFLO™ FAN

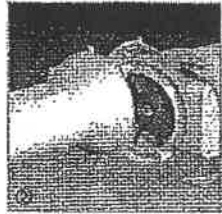
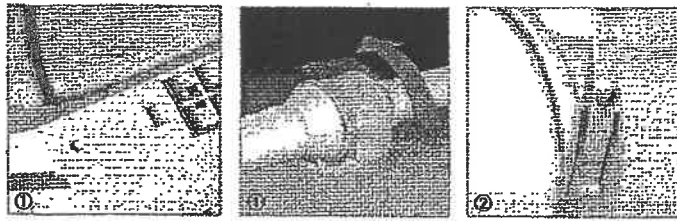
Performance Graph at fan speed: Max  Med  Low



SEC1007
8" (200mm)
MIXflo™ Fan Round
720-710
69

All prices DO NOT include GST.  
[www.westaflex.com.au](http://www.westaflex.com.au)

## VORTICE® LINEO



Lineo series extractors have certified air flow, pressure (to UNI 10531:1995, corresponding to ISO 5801) and noise levels (UNI EN ISO 3741). Certification of these parameters guarantees that our products will always meet the your requirements and expectations.

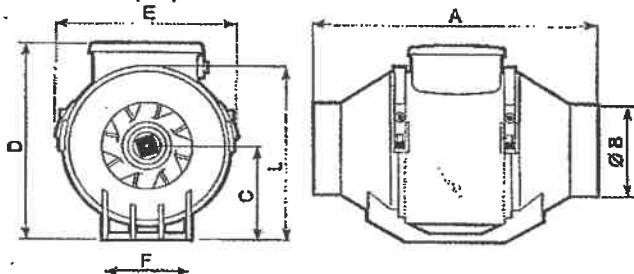
- Compact overall dimensions. The products have a very small overall size, making them ideal for installation in cramped areas. Slim yet powerful, the overall diameter is only slightly larger than the ventilation duct it connects to.
- Protection rating IPX4. The products are protected against jets of water from all directions, making them ideal for installation in humid and wet areas.
- Two speeds. All models feature two speed operation, including timer equipped models.
- Adjustable Timer. Vortice Lineo products are also available with an adjustable, from 3 to 20 minutes, overrun timer.
- Double insulation. No earth is required.
- Self-extinguishing V0 plastic. All models are constructed in V0 grade plastic to guarantee the highest available self-extinguishing rating as well as excellent mechanical strength.
- Eco-friendly. All Lineo components can be easily disassembled and

are designed to be recyclable and to comply with the requirements of Article 4 of the "WEEE" directive (waste electrical and electronic equipment). The products are carefully designed to provide an extended life cycle and to provide a low environmental impact both in manufacture and use.

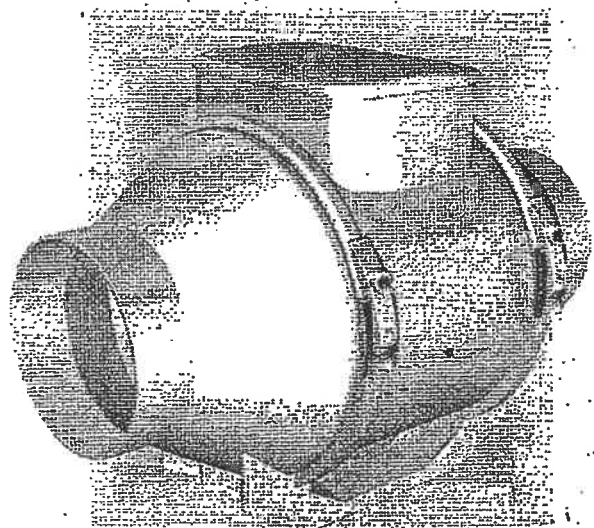
- Speed adjustable. All models can be speed adjusted with the optionally available controllers.
- Intelligent. Vortice Lineo products are capable of advanced functionality in combination with optional sensor units for monitoring humidity, detecting persons, ambient temperature, pollutant levels and air quality.
- The entire Lineo range is fitted with ball bearing motors for a minimum 30,000 hours operation without mechanical malfunction.
- Safe. Safety, power rating, protection rating (IPX4 to EN 60529) and insulation are certified by the IMQ (Quality Mark Institute), the Italian national certifying agency.
- Optimum energy efficiency. Our research programmes have enabled us to obtain the best possible ratio between running costs and performance.
- Overload protection. The top of the range models feature a manual reset limiter on the motor. Other models are equipped with thermal cut-out switch.
- Compliance to standards. The entire range of Vortice Lineo extractors has been constructed to comply with CEI EN 60335-2-80:1997. Performance conforms to UNI 10531 (Category D). They bear the CE Mark for compliance with the Low Voltage Directive (LVD) and Electromagnetic Compatibility Directive (EMC).

Wiring diagrams shown on page XXIX.

### Dimensions (mm)



LONG LIFE 30.000 h



- ① Quick, easy installation. The mounting brackets supplied with the unit make installation quick and easy. The junction box can be rotated to fit the mounting point for even simpler installation. Mounting bolts included.
- ② Simple maintenance. Lineo products are equipped with a unique double-lever closure which allows the fan unit to be removed in just a few seconds without affecting the installation as a whole. Instructions clearly show that screws should be reinstalled on installation. Refitting the unit is just as quick and easy.

Model	Code	A	Ø B	C	D	E	F	L	Gr.
Lineo 100 QV0-QTV0	17005	231	96	82	174	156	95	152	1250
	17025								
Lineo 100 V0 - TV0	17001	303	96	101.5	211	188.5	90	189	1800
	17021								
Lineo 125 V0 - TV0	17002	258	122	101.5	211	188.5	90	189	1800
	17022								
Lineo 150 V0 - TV0	17003	294	146	112.5	234	214.5	110	212	2400
	17023								
Lineo 160 V0 - TV0	17004	272.5	156	112.5	234	214.5	110	212	2400
	17024								
Lineo 200 V0 - TV0	17006	300	196	125.5	260.5	234.5	140	235	3700
	17026								
Lineo 250 V0	17009	385	247	152.5	317	300	176.5	292	7000
Lineo 315 V0	17010	448	312	188.5	392.5	361.5	220.5	359	11300

THREE MINUTE RUN ON TIMERS

## TIMER EURO DT

### INSTALLATION

1. Disconnect the appliance from the electrical supply before any installation.
2. Release the Front Grille from the Exhaust Fan.
3. Insert and fix the Timer to the Timer Space of Motor Housing as shown in Fig. 2.
4. Connect the wires from the Timer to the fan and the electrical supply referring to the Wiring Diagram (Fig. 1).
5. The timer can be set from 3-20 minutes by adjusting the Trimmer H (Fig. 3)
6. Replace the Front Grille and Front Cover and reconnect the electrical supply.

**NOTE:** The fan will automatically start up 20 seconds after light is on and will continue to operate for the time pre-set after the light is off.

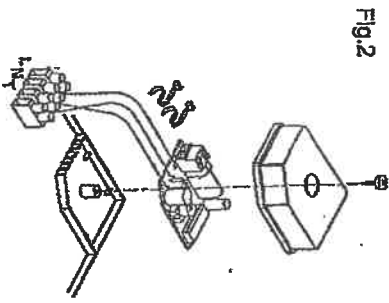


Fig.2

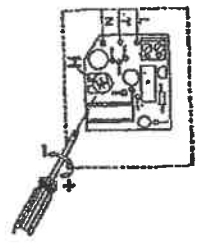


Fig.3

## INSTALLATION MANUAL

Read this instruction carefully before install or operate this appliance.

## EURO DT

### WIRING DIAGRAM

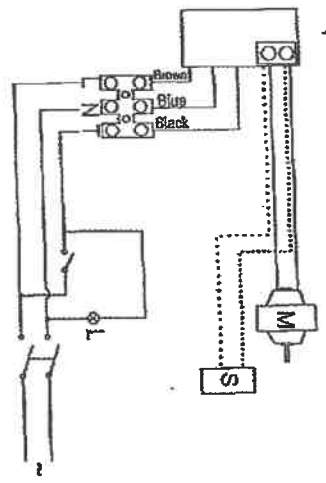
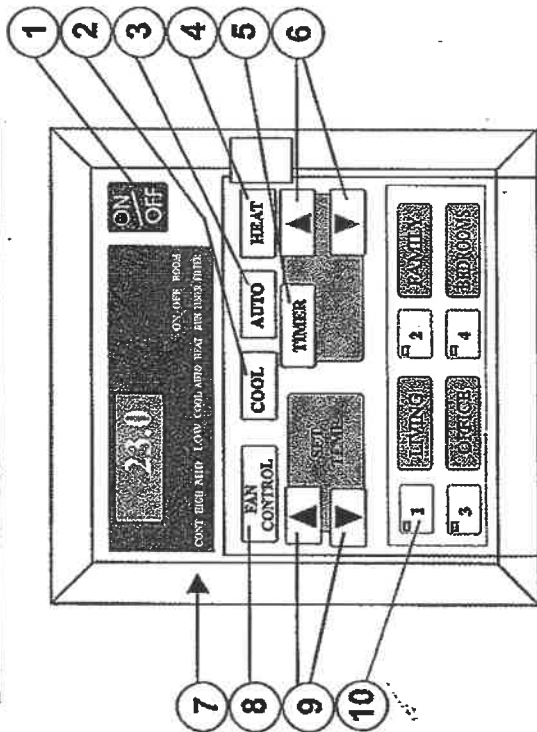


Fig.1



STANDALONE CONTROLS FOR FCUS. (WALL TOUCH PADS DAMPER ACTUATORS)

**BM2 24H 4Z/GP Operating Instructions**



- 1 Press **ON/OFF** to START or STOP the Air Conditioner
- 2 Press **COOL** to select COOLING ONLY operation
- 3 Press **AUTO** to select AUTO operating mode.  
*The system automatically selects HEATING or COOLING on demand*
- 4 Press **HEAT** to select HEATING ONLY operation
- 5 Press **TIMER** to activate the COUNTDOWN TIMER  
*If the system is ON, it turns OFF after the set period (e.g. sleep timer)  
If the system is OFF, it turns ON after the set period (adjust 30 min - 24 Hr)*
- 6 After pressing **TIMER** (while the **TIMER** light is flashing)  
Press **TIMER** **▲** or **▼** to adjust the **TIMER** duration
- 7 Mode lights indicate the system operating status  
*e.g. "RUN" light indicates the compressor is running.*

- 8 Keep pressing **FAN CONTROL** to cycle through the fan speeds  
*HIGH, MID, LOW, CONT HIGH, CONT MID, CONT LOW - CONT is Continuous*  
*"CONTINUOUS" air circulation is usually used in COOLING.*
- 9 Press **SET TEMP** **▲** or **▼** to adjust the **SET POINT**  
to the room temperature you desire *usually - 22.5*
- 10 Zone selection (option) allows comfort control of specific areas  
*The zone lights indicate the active areas in the house, one zone always remains on.  
Zone selection increases the efficiency of your Air Conditioner and saves energy*

**LOCK THE SET POINT RANGE** to resist tampering Press **ON/OFF** to turn off the system

**UPPER LIMIT** - Press **TIMER** **▲** then **SET TEMP** **▲** (default is 28)  
Press **SET TEMP** **▲** or **▼** While it is flashing, to set the limits.

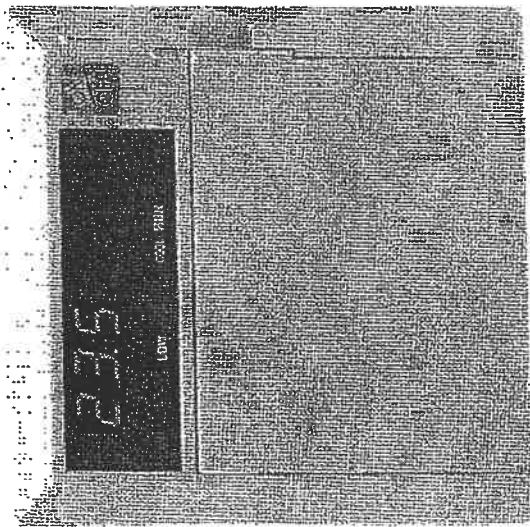
**LOWER LIMIT** - Press **TIMER** **▼** then **SET TEMP** **▼** (default is 16)  
Press **SET TEMP** **▲** or **▼** While it is flashing, to set the limits.

**FILTER LIGHT FLASHING**  
This is a warning after 160 hours of running time, to remind you to check the RETURN AIR FILTER to see if it needs a clean. To reset: Press **ON/OFF**

**DISPLAY ROOM TEMPERATURE**  
"Quick Press" **TIMER** **▲** to check the room temperature ("ROOM" light flashes)  
*The room temperature is displayed for 3 seconds, then the display reverts back to set point*

**VENTILATION MODE**  
With the system off, Press **FAN CONTROL** to circulate the air. Press **ON/OFF** to stop fan

# Operating Instructions



## Models BM2-24H-4Z/GP

Congratulations on your purchase of a quality air conditioning control system. Please read the following pages carefully for complete and satisfactory control of your air conditioning system. Additional technical details are available in the Installation Instructions.

### TIMER button.

#### To Turn Off Air Conditioning System.

Press TIMER button. TIMER lights flash and time in hours will be displayed, i.e. 3.0 (3 hours). Adjustable 0.5 to 24 hours. Press TIMER up or down arrows to select run time before stopping air conditioning system. Press TIMER button to except setting. TIMER light now on. To display time left before system stops press TIMER button. Time left will be displayed. NB. To cancel or reset the settings, press ON/OFF button. TIMER light now off.

#### To Turn On Air Conditioning System.

Press TIMER button. TIMER lights flash and time in hours will be displayed, i.e. 3.0 (3 hours). Adjustable 0.5 to 24 hours. Press TIMER up or down arrows to select start time for air conditioning system. Press TIMER button to except setting. TIMER light now on. To display time left before system starts press TIMER button. Time left will be displayed. NB. To cancel or reset the settings, press ON/OFF button. TIMER light now off.

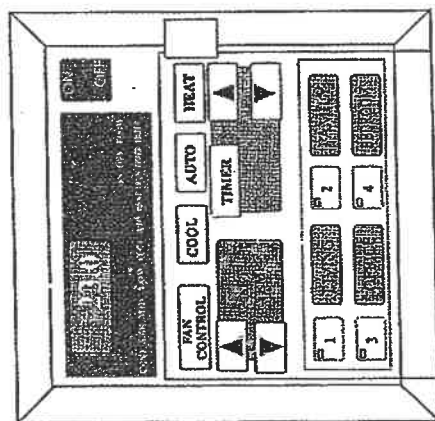
### Zone control buttons. If applicable.

Press Zone button to open. Zone light on.  
Press Zone button to close. Zone light off.

Note. One zone will always be on. This is to prevent the air conditioning system operating with all zones closed.



### BM2-24H-4Z



### ON/OFF button.

Press to start or stop system manually.

### FAN CONTROL button. Set fan speed and operating mode.

Repeat pressing of button to select the required fan speed in continuous or automatic mode.

Automatic mode (CONT light off). Fan cycles with heating or cooling demand.

Continuous mode (CONT light on). Fan runs continuously with heating or cooling call cycling on demand.

Fan only mode. Press ON/OFF button to turn System off.

Press FAN CONTROL button to select fan speed. Press ON/OFF button to stop fan. Heating or cooling does not operate in this mode.

### COOL, AUTO, HEAT buttons. Set temperature operating mode.

Press COOL button. COOL light On. System operates in cooling mode only. Cooling call. COOL and RUN light On.

Press AUTO button. System operates in heating or cooling.

Cooling call. AUTO, COOL, RUN lights On.

Heating call. AUTO, HEAT, RUN lights On.

Press HEAT button. HEAT light On. System operates in heating mode only.

Heating call. HEAT and RUN light On.

### SET TEMP Up and Down arrows. Adjust room temperature set point.

Press and hold Up or Down arrow to select new set point. Range 16oC to 28oC.

To change factory set temperature operating range. See Temperature Set Point Range Limit.

### Temperature Set Point range limit. Turn system off before adjusting.

Upper range. Maximum 30oC

Press in quick succession the TIMER up arrow then SET TEMP up arrow. HIGH light on.

Press SET TEMP up or down arrow until required upper set point is reached.

NB. The system will automatically except new settings after 5 seconds.

Lower range. Minimum 10oC

Press in quick succession the TIMER up arrow then SET TEMP down arrow. LOW light on.

Press SET TEMP up or down arrow until required lower set point is reached.

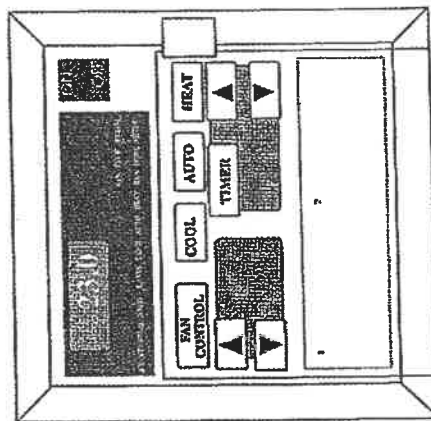
NB. The system will automatically except new settings after 5 seconds.

### Display Room Temperature.

Press and release the TIMER up or down arrow.

ROOM light flashes and temperature displayed for approximately 3 seconds.

### BM2-24H-GP



# NPEFMC623H[ 0HF

## Applications.

3 Stage Heat Pump.(B512GZ)

3 Stage Heat and Cool.(B512GZ)

Water pump interlock.

O/A economy cycle (B512GE model)

## Features and Benefits.

System switch.

7 Day 4 event time clock.

Time clock Battery backup.

24 Hour countdown timer.

After hours run timer.

Three temperature control modes.

Temperature setback operating mode.

Two operating fan modes.

Single or 3 speed fan control.

Ventilation control.

Zone control.

Display. Time, room or set point.

Dirty filter warning.

Optional remote sensor control.

Temperature set point range limits.

Sensor calibration

Remote stop/start interface.

Adjustable temperature operating parameters.

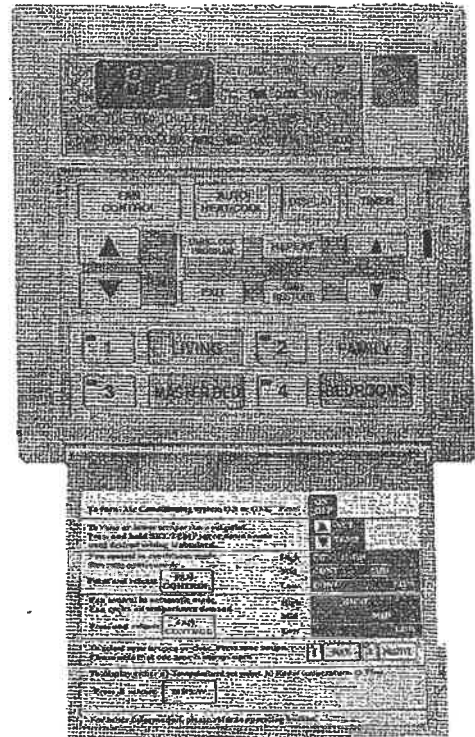
Adjustable Compressor start delay.

Adjustable Fan run-on for electric heating.

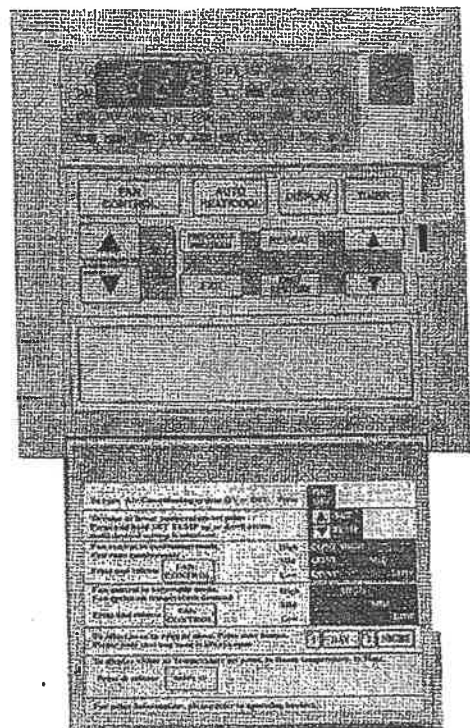
Pump interlock with fault display.

240 or 24vac control systems.

Australian designed and manufactured.

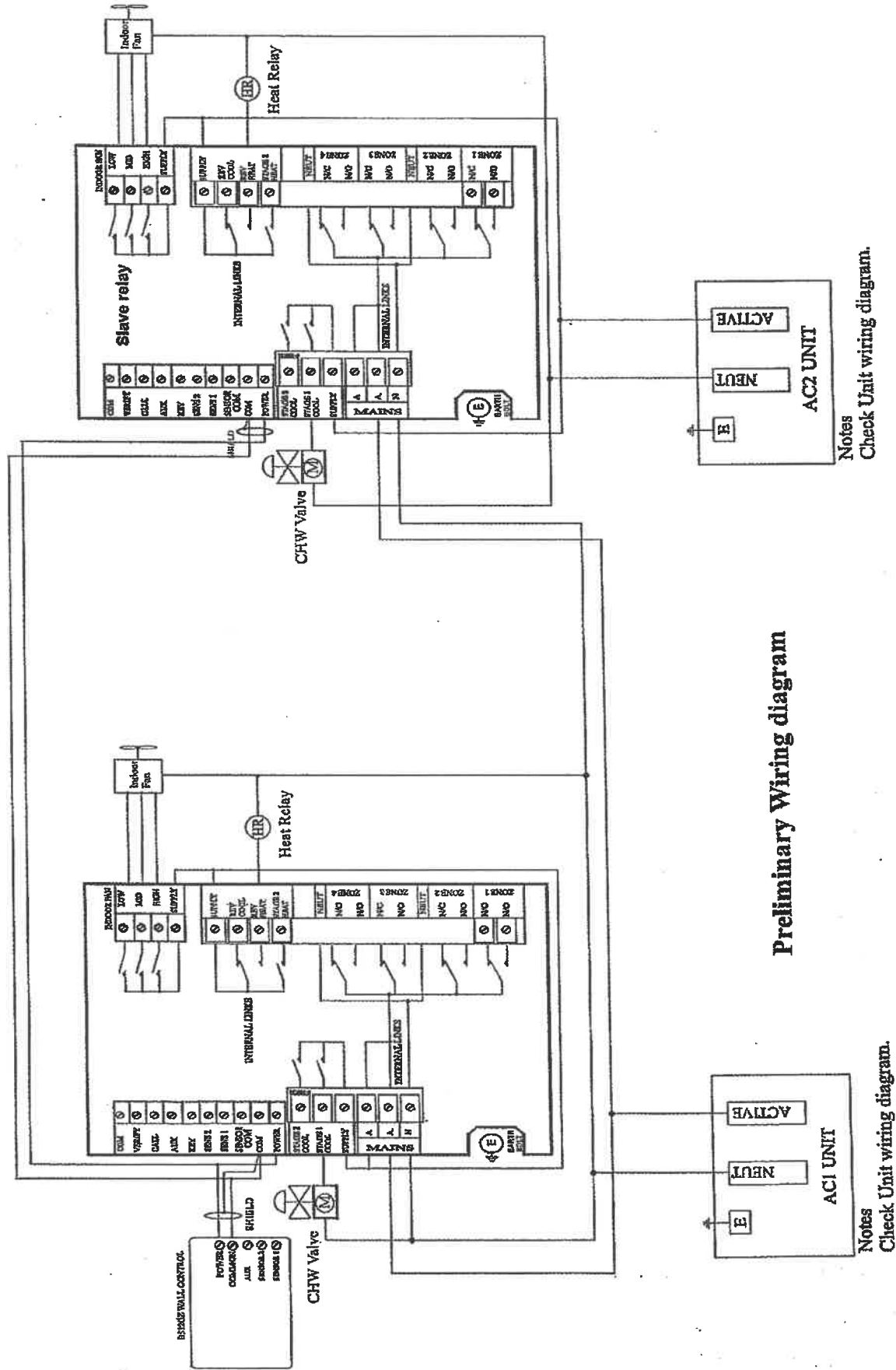


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# MODEL B512GZ and SLAVE UNIT



Preliminary Wiring diagram

Notes  
Check Unit wiring diagram.

Notes  
Check Unit wiring diagram.

## 6.0 GENERAL MAINTENANCE INSTRUCTIONS

These are general instructions and should be read in conjunction with the descriptive information applicable to the specific plant contained in section 5 and 7.

It is to be stressed that the reliability of a plant varies directly with the quality of maintenance and the ability of the personnel carrying out the maintenance operations.

It greatly adds to speed of service if at the time a service call is made, a description as accurate as possible of the trouble is conveyed.

### 6.1 FANS

Before starting up any fan, make sure that the fan is satisfactorily bolted down and will freely rotate by hand without any binding or other obvious fault.

General maintenance of fans consists of the following points

1. Keep fan clean and free of dirt and rust.
2. Lubrication of bearings as necessary. As required within the fan data section 5
3. Attention to driving motor as per general instructions on motors.

### 6.2 AIR FILTERS

The maintenance of the cleanliness of the air filter in this air conditioning plant is vital to the successful operation of the plant, and its satisfactory performance in the building.

They should be inspected every 3 months.

Filters should normally be cleaned when air resistance across filter reaches 65 Pascal's , this will be indicated upon the wall touch pad within each apartment fan coil unit.

Either washing or vacuum cleaning is acceptable

A dirty filter retards the airflow through the air conditioner, possibly causing moisture to collect on the cold air duct, because the refrigeration load is being absorbed by a smaller amount of air.

In a direct expansion system it will cause excessively low suction pressure conditions in the refrigerant circuit, with consequent oil pumping trouble with the compressor.

### 6.3 FINNED COILS IN AIR CONDITIONING UNITS.

The primary maintenance considerations for finned air cooling coils are cleanliness of the heat transfer surface and freedom from corrosion and leakage.

Due to the site applications the amount of outside air is a low risk factor.

Therefore, coils should be Inspected every 2 years.

Cleaning can be accomplished by hand brushing via the ceiling access panel.

It is essential when cleaning coils in position that adequate precautions are taken to collect any dust or moisture blown off the coils from passing into air conditioner duct system.

## 7.0 MAINTENANCE SCHEDULE

The following notes are to be used in conjunction with maker's recommendations IN SECTION 5 and normally accepted practice for the maintenance of this type of equipment.

The recommended schedule of maintenance is divided into two basic divisions -

- Routine Maintenance
- Annual Overhaul

Routine Maintenance - is based on a time period, which can vary for each piece of equipment.

Some of the attached sheets indicate the main points to be observed whilst carrying out routine maintenance. It is obvious that with increased usage, plant will require to be serviced more often. Therefore, the time period between routine service should be scheduled to ensure service is adequate.

For this project the maintenance period is every month for 12 months under the defects liability period.

Annual Overhaul - time should be made available every year for each item of plant to be thoroughly inspected and restored to good working order.

The air conditioning plant is automatic, but for best results and trouble-free service, the following points should be attended to regularly.

Note - If overload reset buttons or safety controls require resetting, notify those responsible for maintenance and have the problem investigated to establish the cause.

Do not reset motor overloads or safety controls or alter plant setting without authorization of the owner or maintenance contractor.

### 7.1 PROCEDURE FOR ROUTINE CHECKING

Check for foreign noises, water or oil leakage and signs of overheating and any other obvious malfunctions.

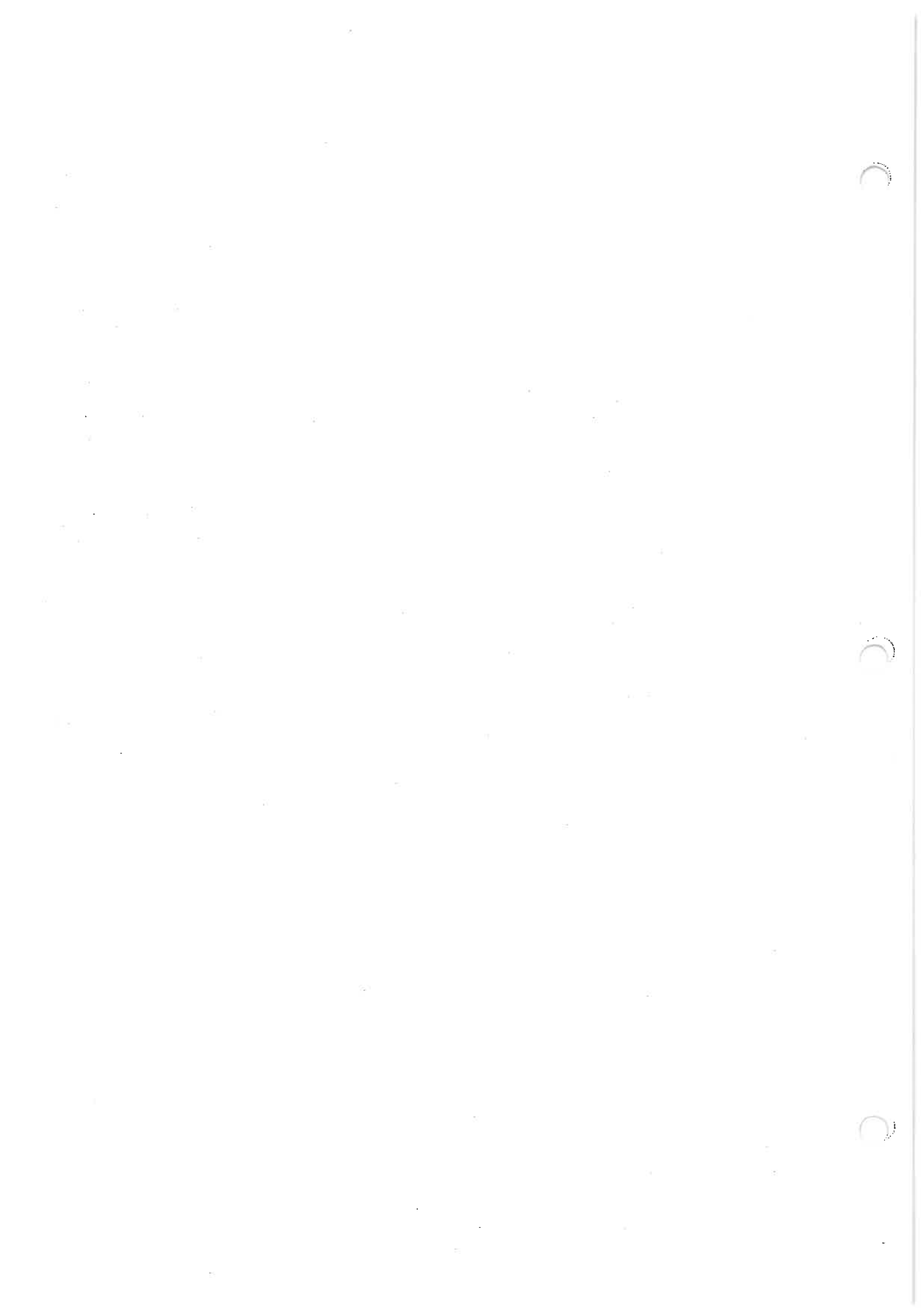
### 7.2 FAN COIL UNIT ELECTRIC DUCT HEATERS

#### Yearly

- a) Check the outside surface of the heater casing for discoloration or any indication of overheating has taken place.
- b) Check for any loose external connections and fittings.



- c) Check operation of pressure/flow switch and high temperature cut out switch.



### 3.5 *Intercom System*

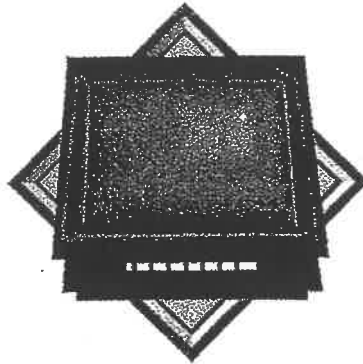
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**DIGITECH**



**INSTALLATIONS**

**MATV & SECURITY SYSTEMS**

Security Master Licence 408724029  
ABN 18 101 686 873

Electrical Contractor  
Heyday Group

Project  
Trio City Quarter  
Cnr Booth & Pyrmont Bridge RD  
Camperdown

MATV & FOXTEL System

---

**34 Taren Rd,  
Caringbah NSW 2229  
Phone: (02) 9524 0834 Fax: (02) 9524 0801  
Email: [enquiries@digitechinstallations.com](mailto:enquiries@digitechinstallations.com)**

**DIGITECH**



**INSTALLATIONS**

**Commercial & Domestic TV Antenna & Security Installations**

ABN 18 101 686 873

Security Master Licence 408724029

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5<sup>th</sup> June 2008

**TRIO CAMPERDOWN – RETURN BRIEF – Issue 01.**

The FOXTEL system shall be a 4 wire backbone, the FTA system shall be 1 wire backbone, the riser will consist of 5 wires, however they will not be integrated. The FTA shall be stand alone so additional services can be added in the future such as Jade TV and SelecTV if desired.

Digitech has specifically designed the systems as stand alone to allow future services such as Jade TV and SelecTV. These services can be integrated on the FTA backbone and distributed to the FTA lateral within the apartment. (2 x laterals for FOXTEL and 1 x lateral for FTA. Total 3 laterals per outlet and 1 x telephone outlet for FOXTEL.)

A typical outlet layout of 1, 2 & 3 apartment layouts is listed below. A typical design layout is provided on the Pay TV & FTA drawings submitted.

**FTA \_ 1** Lead in cable shall be installed from the riser to a nominated location within the unit to fit off a 4 way directional coupler. All FTA outlets within the unit will be run to the tap and fit off. All unused ports shall be terminated.

**FOXTEL** – All Foxel outlet cables shall be homerun from the nominated location within the unit to the riser and terminated on the multiswitch. Any unused ports shall be terminated.

The CCTV Camera's installed by others shall be modulated through the FTA Backbone. The security contractor will provide a split screen system to allow the resident to view all camera's on 1 TV channel. The resident will be required to tune the TV to the nominated channel to view the cameras. The clarity of the picture will depend on the residents TV. If the resident has a small 34cm TV the clarity will be poor to view all cameras on 1 channel.

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**FOXTEL – Trio Apartments**

**Typical 3 Bedroom Apartment**

1 Dual outlet – Living Room ✓

1 Dual outlet – Main Bedroom

1 Dual outlet – 2<sup>nd</sup> Bedroom

No allowance has been provided on typical drawings for the 3<sup>rd</sup> bedroom

**Typical 2 Bedroom Apartment**

1 Dual outlet – Living Room

1 Dual outlet – Main Bedroom

No allowance has been provided on typical drawings for the 2<sup>nd</sup> bedroom

**Typical 1 Bedroom Apartment**

1 Dual outlet – Living Room

1 Dual outlet – Main Bedroom

**FOXTEL PHONE OUTLETS – BY OTHERS**

**FTA – Trio Apartments**

**Typical 3 Bedroom Apartment**

1 Outlet – Living Room

1 Outlet – Main Bedroom

1 Outlet – 2<sup>nd</sup> Bedroom

No allowance has been provided on typical drawings for the 3<sup>rd</sup> bedroom

**Typical 2 Bedroom Apartment**

1 Outlet – Living Room

1 Outlet – Main Bedroom

No allowance has been provided on typical drawings for the 2<sup>nd</sup> bedroom

**Typical 1 Bedroom Apartment**

1 Outlet – Living Room

1 Outlet – Main Bedroom

I am satisfied with the scope of works and design provided for the MATV, Pay TV and camera modulation.

.....  
Signed

.....  
Print Name

.....  
Date

**DIGITECH**



**INSTALLATIONS**

**Commercial & Domestic TV Antenna & Security Installations**

ABN 18 101 686 873

Security Master Licence 408724029

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### **Trio City Quarter MATV & Pay TV System**

The MATV System shall reticulate in star topology and will receive all local broadcast television channels (2, 7, 9, 10 & SBS, 6, 8, 11, 12 & 34) and Foxtel Satellite.

The system shall be in accordance with Australian Standards AS1367 & AS1417.

**The System will be capable of receiving:**

- Future additional TV or FM Radio Channels
- Future Satellite Services

**Work Includes:**

- Satellite Service
- Antenna System
- Head End Equipment
- Passive Devices to 2050Mhz
- Amplifiers & Diplexers
- F Connectors
- Installation of outlet plates
- Test Results
- Commissioning
- Training

**Antenna**

The Antennae is installed on a guyed wired mast on the roof of South Building.

**Satellite Dish**

The satellite dish installed on the roof of Central building provides Foxtel satellite to Central and North Buildings. The Satellite dish installed on the roof of South Building provides Foxtel satellite to South building only.

**Head End**

The Head End is installed in the Comms Room of South Building. The Head End comprises of single channel amplifiers to distribute the Analogue and digital signals to South, North & Central Buildings.

**Passive Devices**

All passive devices shall be foxtel approved. Splitters and taps shall be within the band 5Mhz to 2050Mhz. Taps shall be mounted in a designated cabinet within each apartment. The tap within the apartment must be accessible. Any unused ports shall be terminated.

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**Outlets**

Each outlet within the apartments provides FTA & Pay TV.

**Cabling**

All cables are Foxtel Approved.

All FTA trunk and lateral cables shall be RG11 Coaxial cable quad shield

All Pay TV trunk and lateral cables are RG6 Coaxial cable quad shield

All drop cables are RG6 Coaxial cable quad shield.

**Modulators**

Modulators are provided in the Ground floor comms room to modulate the CCTV cameras through out the FTA system to buildings North, Central & South.

**DIGITECH**



**INSTALLATIONS**

**Commercial & Domestic TV Antenna & Security Installations**  
ABN 18 101 686 873 Security Master Licence 408724029

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**TRIO CCTV CHANNEL PLAN**

**NORTH BUILDING**

Level 1 East Lobby	Channel 40 – Frequency 611.25Mhz
Level 1 West Lobby	Channel 43 – Frequency 632.25Mhz
Basement 3 Entry Ramp	Channel 57 – Frequency 730.25Mhz

**CENTRAL BUILDING**

Level 1 East Lobby	Channel 46 – Frequency 653.25Mhz
Level 1 West Lobby	Channel 49 – Frequency 674.25Mhz

**SOUTH BUILDING**

Level 1 East Lobby	Channel 51 – Frequency 688.25Mhz
Level 1 West Lobby	Channel 54 – Frequency 709.25Mhz

To tune in the cameras to the residents TV, the TV must be on the UHF band.  
If the resident carries out an auto scan and it does not scan in the cameras, the frequencies are provided above to manually enter.

OPERATION AND MAINTENANCE MANUAL

FOR THE

AIR CONDITIONING AND MECHANICAL VENTILATION SYSTEMS

AT

TRIO  
1-5 STERLING CIRCUIT  
CAMPERDOWN  
NSW

PREPARED BY:

Austin Corp Pty Ltd  
SUITE 22 37-43 ALEXANDER ST  
CROWS NEST  
NSW  
2065

ABN 22 078 081 893

TEL: 9439 1263

FAX: 9439 1063

DATE: 16-5-09

## INDEX

- 1.0 INTRODUCTION
- 2.0 PLANT DESCRIPTION
- 3.0 MAJOR EQUIPMENT DESCRIPTION
- 4.0 SYSTEM AUTOMATIC CONTROL DESCRIPTION
- 5.0 EQUIPMENT SCHEDULES
- 6.0 GENERAL MAINTENANCE INSTRUCTIONS
- 7.0 MAINTENANCE SCHEDULE

## 1.0 INTRODUCTION

The purpose of this manual is to provide operating and maintenance instructions for the air conditioning and mechanical ventilation installation, as an assistance in achieving trouble free operation of the plant.

To obtain the best possible performance from the air conditioning plant, at the most economical operating costs, with the maximum life from the equipment, it is essential that regular maintenance in accordance with these instructions be carried out.

### 1.1 WARRANTIES AND MAINTENANCE

Austin Corp will carry out testing, commissioning and adjusting of the air conditioning and mechanical ventilation systems, to ensure satisfactory and efficient operation of the plant, during the warranty period.

The warranty period for the complete project will commence from September 2009 to September 2010.

Contacts for the warranty period in the event of a service call should be directed to Asset Air conditioning who have been engaged by Austincorp to carry out the monthly service calls and attend to service calls.

THE CONTACT NUMBER IS 9669 6199.

### 1.2 CORRECT OPERATION AND CHECKING OF PLANT

Those responsible for the daily operation and checking of the plant should be thoroughly familiar with these instructions, so that in the event of any of the equipment operating incorrectly, an immediate diagnosis of the problem can be made and remedial action taken.

Delay in rectifying faults could result in costly damage to the installation.

Should a malfunction occur, the building supervisor should contact Asset on 9669 6199 immediately.

### 1.3 MAINTENANCE CONTRACT

The importance of correct maintenance of the plant, carried out by skilled and experienced personnel, cannot be over-emphasized. To this end, Austin Corp recommends qualified staff carry out a comprehensive preventative maintenance programme after the defects liability period expires.

2.0 PLANT DESCRIPTION

2.1 GENERAL

The Trio Apartment Building is a 3 tower above and 5 levels below ground structure

South tower is 16 stories

Center is 14 stories

North is 12 stories

The apartments for all 3 buildings from levels 1 to uppermost level are provided with concealed horizontal ducted chilled water and electric re heat air conditioning units serving the living and bedroom areas.

All the bathrooms, ensuite and laundries are provided with exhaust systems.

All the apartment range hoods connect into an individual exhaust system .

The fan for each is located adjacent the toilet ex fan usually above the wardrobe within the main bedroom. Refer to as built drawings for exact locations in each apartment.

Individual exhaust systems for each apartment discharge at the façade of the respective apartment via an exhaust louver.

2.2 AIR HANDLING SYSTEMS

2.2.1 **Typical Apartments.**

A single zone ducted horizontal chilled water fan coil air conditioning unit, provides conditioned air through a combination of internally insulated ductwork and insulated acoustic flexible ductwork, through bulkhead mounted linear grilles.

Each unit will provide cooling or heating, depending on the internal conditions of the space.

Heating is provided, by the unit's electric heating element, to offset the building transmission losses in cold weather.

The units operate in a day / night mode ,such that motorized dampers open or close off to serve the living (DAY) or sleeping areas (NIGHT) depending upon which zone is selected.

Some of the apartments are provided with full air conditioning and NO day / high control.

These are apartment numbers-

S105

S106

N1106
N1107
S104
S906
S907

S1006
S1007
S1106
S1107
S1206
S1207
S1306
S1307
S1405
S1406
N1202
N1203
C1202
C1203
C1402
C1403
S1402
S1403
S1506
S1602
S1603
S1604
S1605
S1606

Return air to the air conditioning units is collected, through bulkhead mounted linear grilles, acoustic flexible duct and the false ceiling to the return air plenum of the air conditioning unit.

A single stage, fixed, dry media, 20 mm vee form panel filter is provided after which the air is cooled and as it passes through the coil.

The filters for the air conditioning units are located at the return air inlet within the false ceiling. These can be accessed via the ceiling access panels located adjacent to each unit.

The filters are of the cleanable type and should be cleaned with a vacuum cleaner or washed, pending usage approx each 6 month period.

Upon the control touch pad for each unit is a dirty filter alarm light. This will indicate that the filter has reached a stage where it needs to be cleaned within 48 hrs of seeing the indication.

Each air conditioning unit, mentioned above, is located within designated ceiling space of the apartment that they serve.

All the units are connected to the roof mounted air-cooled chiller plant, which serves all the apartments in each tower.

The units are connected with steel and copper insulated pipework which forms a complete reticulation of the flow and the return to and from each unit.

A demand for cooling from fan coil units within the building will initiate the operation and staging of the roof chillers to satisfy the return water set point

Individual 2 port control valves open and allow the flow of chilled water to each unit and as such the temperature setting of the room.

3 port control valves are located at the end runs of each floor to ensure adequate circulation is maintained within the system during times of low flow.

Inversely in heating the valve closes and the electric duct heater is energized to provide heating.

The space temperature is sensed at the return air intake to the ceiling mounted fan coil unit.

Via the wall mounted touch pad control of the off coil temperature is maintained to satisfy this set point.

The touch pad can also control the mode i.e. heating or cooling and the 3 speed fans.

For more details refer to section 5 for data on the wall control pad and its capabilities.

## 2.2.2 Ventilation Only Systems

The systems are -

### i) Toilet Exhaust Systems

Individual exhaust systems serve the following toilet areas-

- Apartments
- Dual key apartments

They are connected by a combination of sheet metal and flexible ducting to ceiling mounted grilles.

The odour in each apartment is exhausted via a concealed inline fan and then discharged to atmosphere locally to the apartment.

Control of the fan is via the light switch which will activate the systems

Turning the light off will cause the fan to run on for 3 minutes.

### i) Kitchen Exhaust Systems

Separate exhaust systems serve the Apartment kitchen range hoods where the distance to the discharge point requires

They are connected by a combination of sheet metal and flexible ducting to top of the hoods above the kitchen cupboards.

The odour in each apartment is exhausted to via a concealed inline fan and then discharged to atmosphere locally to the apartment.

The fans are interlocked to the range hoods via a switch adjacent such that they only operate when the switch is turned on. The inline fan has only one speed whereas the hood has a variety.



Some apartments due to their close proximity to the external discharge point do not require an additional booster fan. Refer to as built drawings for details.

### 2.3 HEATING SYSTEM

- a) The heating for the apartments is via in built electric heating coils mounted within each fan coil unit.

Control is via the wall mounted Ac touch pad and the HEATING mode should be selected.

Each heater is fitted with an automatic shut off and safety device to ensure they DO NOT over heat and cause fire. They will reset themselves after the temperature has dropped sufficiently and reenergize the heating cycle.

### 2.4 BASIS OF DESIGN

#### 2.4.1 Air Conditioning

The plant is designed to provide comfort conditions within the air-conditioned spaces detailed below at the outside design conditions and internal loads as follows -

- i) Design Conditions

	<u>Indoor Conditions</u>	<u>Outdoor Conditions</u>
Summer	22°C+/- 3C	35°C DB    24°C WB
Winter	22°C+/- 3C	7°C DB

Due to control tolerance, fluctuations in space temperature of  $\pm 3^{\circ}\text{C}$  from the stated indoor conditions may occur in normal operation

The plant shall normally be operated to provide indoor conditions excepting where outside conditions exceeding the stated outdoor conditions occur and on the assumption that correct operation and maintenance is provided.

Humidity control is not being provided, however, it is normal to obtain 55% RH during the cooling cycle and 40% RH during the heating cycle.

#### 2.4.2 Mechanical Ventilation

The rates of mechanical ventilation throughout the building and the types of systems provided for in general is based on the Australian standard AS1668 the BCA , local authorities requirements and any specific brief requirements which are in excess .

The following have been used-

- 
- 

Bathrooms 35 l/s  
Laundries 30 l/s

### 3.0 MAJOR EQUIPMENT DESCRIPTION

#### 3.1 FAN COIL UNITS

Fan coil units comprise cooling coils, electric heating coils, fan, filters drip tray and cabinet.

Coils are supplied with chilled water from the roof chillers

Filters are of the standard dry washable type.

Fans are designed for external static pressure due to ductwork and fittings.

The junction box is provided for wiring of the fan motor and controls which can be accessed from the adjacent ceiling access panel.

#### 3.2 FIXED CLEANABLE DRY MEDIA FILTERS

These filters are used in horizontal air streams, with the media being withdrawn on the upstream side of the cell.

They can be accessed and removed from the adjacent ceiling access panel and may due to length be in multiple sections.

The media is suitable for regeneration using cold-water rinse technique or vacuuming of the collected debris.

The wall mounted control pad has dirty filter alarm which is preset to indicate when the filter requires cleaning

#### 4.0 SYSTEM AUTOMATIC CONTROLS

The system is designed for automatic operation.

Specific systems operate as follows-

##### 4.1 Apartment fan coil units

Each fan coil unit has its own wall mounted controller. except for some of the upper super penthouses where 2 or more are combined to 1.

From this wall mounted touch pad you can control /indicate -

- Heating, cooling or Auto mode
- Adjustable temperature parameters
- Fan speed HIGH/MEDIUM/LOW
- Time clock settings
- Zone damper operation
- Dirty filter warning

For an elaborated description of each of the above refer to section 5 data on the wall touch pads.

##### 4.2 Apartment toilet and laundry exhaust

The individual fans are turned on and off by the respective light switches within the areas served.

When turned off the fans run for a further 3 minutes to exhaust any residual odors.

##### 4.3 Apartment kitchen exhaust

The individual fans are turned on and off by the respective local range hood ON/OFF switch which also controls the factory mounted fan within the hood itself.

5.0

EQUIPMENT SCHEDULES

FAN COIL UNITS

FANS

THREE MINUTE RUN ON TIMERS

STANDALONE CONTROLS FOR FCUS. (WALL TOUCH PADS DAMPER ACTUATORS)

FAN COIL UNITS

**Visitors in vehicles.**

A visitor entering the complex by car can call the apartment from the intercom door station located on the bollard at the bottom of the B3 ramp.

To call an apartment from this door station, enter the prefix of the building (see below) followed by the apartment number, then press the red key.

Apartment prefixes: North = 1, Central = 2, South = 3.

Eg: to call North tower, apartment 702, they would press 1, 7, 0, 2, followed by the red button.

When the resident hears the call they will need to pick up the handset to answer the call. To let the visitor into the carpark, the resident must press the key button before replacing the handset.

This will open the CP3 ramp vehicle door.

The visitor must then park on CP3 and proceed to the lift lobby of the residents tower.

In the CP3 lift lobby of the residents tower there is another intercom door station. The visitor must call the resident again from this door station, but this time without the tower prefix.

Eg: to call North tower, apartment 702, they would press 7, 0, 2, followed by the red button.

The resident must answer the call and then press the key button before replacing the handset. This will enable the residents lift level for 120 seconds.

The visitors can now call the lift and proceed to the residents level.

**Visitors on foot**

A visitor entering the complex by car can call the apartment from the intercom door station located on the bollards on the east and west entries of the towers.

To call the apartment from either of these door stations, they must enter the apartment number followed by the red key.

When the resident hears the call they will need to pick up the handset to answer the call. To open the auto door the resident must press the key button.

The key button will also release the residents lift level, allowing the visitor to call the lift and proceed to the residents level.

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**3.6** *Water Features (where applicable)*

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**3.7** *Landscaping Irrigation System (where applicable)*

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## Trio Apartments Camperdown – North Building

### Care instructions for Kludi Tapware

For general cleaning, Kludi doesn't recommend the use of any strong alkaline solutions.

To clean these products it is recommended to use a general cleaning agent such as a mild household detergent or warm soapy water.

Once dry it can then be buffed with a lint free cloth.

## Trio Apartments Camperdown – North Building

### Care instructions for BLB Bath tubs

For general cleaning, BLB doesn't recommend the use of any strong alkaline solutions.

To clean these products it is recommended to use a general cleaning agent such as a mild household detergent.

For any scuffs or stains that may occur you could use a mild paste style cleaner such as gumption.

Enamelled finishes are scratch resistant, if the bath is chipped a repair kit can be purchased through any plumbing outlet.