





Project Name: Nibu
Address: 25 Lonsdale St Braddon
Developer: Bulum Group
Builder: BLOC
Architect: Nathan Gibson Judd Architect
Anticipated Completion: June 2017

An architectural masterpiece, Nibu is unlike anything ever offered in Canberra -an aesthetically breathtaking building that will undeniably offer a level of unsurpassed luxury.

An exclusive, New York-inspired boutique development of only 26 apartments, Nibu will deliver the quality of finishes intrinsic to only the most elite and luxurious apartments in Canberra. Embrace life in Canberra's ever evolving vibrant cafe and retail precinct - Lonsdale Street in Braddon.

BUILDING FEATURES

- Architectural masterpiece - unlike anything in Canberra
 - Boutique in size - only 26 apartments over 5 levels
 - Heart of Braddon - Lonsdale Street
 - Innovative open-plan floor plans starting from 57m
 - Cafes, restaurants and retail space located on the ground floor
 - Large and spacious lift
 - Underground security access car space
 - Large basement storage enclosures - fully enclosed
 - NBN ready
 - Built by Bloc
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APARTMENT FEATURES

- Double-glazed windows and sliding doors
- Ducted heating and cooling
- Unique high-end inclusions and colour palate
- Unique flooring - timber (levels 2 & 3) or polished concrete (levels 4 & 5)
- Astrawalker designed bathroom fittings & tapware - chrome or black
- Designer kitchen including Miele oven and induction cooktop, Smeg rangehood, Fisher & Paykel single drawer dishwasher
- LG 7.5kg washer/4kg dryer combo to Laundry

NIBU — LOCATION





NIBU — INTERIOR



NIBU — INTERIOR

Ø1



Ø2



NIBU — INCLUSIONS

Ø3





- 01 Astra Walker Toilet Suite
- 02 Astra Walker Matte Black Shower
- 03 Astra Walker Matte Black Mixer
- 04 Astra Walker Matte Black Tapware
- 05 Miele Oven



NIBU APARTMENTS 25-29 LONSDALE STREET, BRADDON ACT

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GENERAL FEATURES

STRUCTURAL SYSTEM	Reinforced concrete and post tensioned concrete slab
FACADE	Off form concrete Pre-cast concrete Anodised aluminium feature screen Glass curtain wall system, vertical structural glazed elements and horizontal framed
ROOF	Colorbond Metal Deck
GLAZED SLIDING DOORS	Generally double glazing to achieve requirements of EER rating
WINDOWS	Generally double glazing to achieve requirements of EER rating
BALCONY	Lighting To architectural detailed design GPO 1 External powerpoint Balustrade Framed glass throughout (Level 6) Privacy screens Perforated aluminium, slatted screens (selected apartments) Floor Selected Tile
MECHANICAL SERVICES	Bulkhead reverse cycle air conditioning
ELECTRICAL SERVICES	All apartments individually metered provisional sum Emergency lighting in accordance with relevant Australian Standards Substation and metering as required to Authority specifications provisional sum
FIRE SERVICES	Smoke detection to all apartments and common areas in accordance with the Building Code of Australia Basements, common areas and apartments fitted with fire protection systems as required by BCA - sprinkler protected as required Evacuation warning systems in accordance with the BCA
HYDRAULIC SERVICES	Electric hot water to each apartment
SECURITY	Access/intercom control at car park entry Access/intercom control at ground floor lobby Lift car access control to individual floors via intercom Access points controlled from each apartment

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COMMUNICATIONS	Master Antennae Television System (MATV) Voice/Data reticulation to all apartments Mail Box facilities located on ground floor NBN ready – cat 6 wiring. Pay TV Point
WASTE MANAGEMENT	Waste & Recycling facilities located on ground floor
LIFT SERVICES	Spacious passenger lift accessing all levels
CAR PARKING AND STORAGE	Located in basement and allocated as per basement floor plans One basement lockable storage unit for each apartment
COMMON AREA FOYERS & CORRIDORS	Feature Concrete Floor Walls are plasterboard and Instyle - ecooustic felt, light grey Ceilings generally Instyle - ecooustic felt, light grey
COMMON WALLS	Fire and acoustic rated plasterboard, stud and speed panel system or shaftliner system Stud and plasterboard All common walls to comply with BCA acoustic requirements
INTERNAL WALLS	Metal stud construction with plasterboard or feature lining as per apartment scheme and premium package upgrades.
INTERNAL CEILINGS	Ceiling: Generally plasterboard lining to colours nominated with moisture resistant plasterboard to wet areas

GENERAL INCLUSIONS LIST

DISCLAIMER A

Purchasers are advised that the finishes proposed for use in the apartments include natural materials such as timber veneer and stone. Natural materials may display characteristics which vary from the samples shown on the finishes boards.

DISCLAIMER B

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

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APARTMENT FEATURES

ENTRY		Fire rated white entry door with nominated door furniture Minimum 1 light fitting to Architectural Design
LIVING/DINING		For floor type refer to apartment inclusions matrix Feature joinery to apartment inclusions matrix Light fittings to architectural design and apartment inclusions matrix premium package excluded Minimum 2 double power outlets
KITCHEN	Benchtops Sink Tap ware Oven Cook top Range hood Dishwasher Lighting Floor Power Outlets	Quantum Quartz, Venatino Statuario Quartz Franke Planar single bowl Astrawalker Kitchen Mixer Miele Oven Miele Induction Cook top Smeg Recirculating Hood Fisher and Paykel Single drawer Dishwasher Light fitting to architectural design Refer to apartment matrix and relevant apartment Minimum 2 double power outlets
BEDROOM	Floor Lighting GPO Comms Robes	For floor type refer to apartment inclusions matrix Light fittings to architectural design Minimum 2 double power points Single TV/Foxtel outlet, Single voice/data outlet Refer to apartment scheme and relevant apartment
BATHROOM	Floor Basin Bottle Trap Toilet Suite Inwall Cistern Push Buttons Shower Screen Basin Tap ware Shower Set Toilet Roll Holder Towel Rails Lighting Mirror Power Outlets	Tile Mosaic Cibo fineline 2, White 400mm round Type A,C & D and Parisi Tondo Stonetec Column Basin Matt White to type B apartment Astrawalker Astra Walker Cistern and push buttons (buttons to match apartment theme) Semi-frameless glass shower screen – to architect's detailed design Astrawalker Basin Mixer Type Astrawalker Astrawalker Astrawalker Minimum 3 LED down lights to architectural design Wall mounted mirror – to architect's detailed design Minimum 1 double outlet
LAUNDRY	Tub Tap ware Washer/Dryer Lighting Power Outlet	Clark Eureka 35L tub and cabinet Phonix ivy sink mixer chrome LG 7.5kg Washer/4kg Dryer Combo WD1402CRD6 Minimum 1 light fitting to architectural design Minimum 1 double power outlet
CARPARK		Residential car parking spaces are located in basement levels which are secured and connected to the building

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access control systems and mechanically exhausted

FIREPLACE

Refer to apartment matrix premium package only

APARTMENT SCHEMES

Unit no.	Joinery Finish	Floor Finish	Tapware
N01	White 2pac poly	Timber Floor	Chrome
N03	White 2pac poly	Timber Floor	Chrome
N05	White 2pac poly	Timber Floor	Black
N06	White 2pac poly	Timber Floor	Chrome
N07	White 2pac poly	Timber Floor	Black
N08	White 2pac poly	Timber Floor	Chrome
N09	White 2pac poly	Timber Floor	Black
N12	White 2pac poly	Timber Floor	Black
N13	Timber Veneer (rock maple)	Pol conc	Chrome
N14	Timber Veneer (rock maple)	Pol conc	Chrome
N17	Timber Veneer (rock maple)	Pol conc	Chrome
N18	Timber Veneer (rock maple)	Pol conc	Chrome
N19	Timber Veneer (rock maple)	Pol conc	Black
N20	Timber Veneer (rock maple)	Pol conc	Black
N22	Timber Veneer (rock maple)	Pol conc	Black
N23	Timber Veneer (rock maple)	Pol conc	Black
N24	Timber Veneer (rock maple)	Pol conc	Black

APARTMENT INCLUSIONS LIST

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Project Marketing
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