

LIME



Live the lime life • Live the lime life • Live the lime life • Live the lime life



Get a slice of
urban living.

Lime, residential, commercial office suites.

LIME 



Lime apartments from Swansea Street.
Artist impression only.



Get a slice of the action.

Welcome to Lime, the affordable new apartment and commercial office development from Finbar, minutes from the CBD, Victoria Park and everything south of Perth has to offer.

Shopping. Eating out. Bars, clubs and the cafe strip. Satisfy your zest for cosmopolitan urban living in a resort-style environment, set amid lime trees in landscaped grounds – a place where every detail has been geared towards convenience and lifestyle.





Get a slice of commuting convenience.

Imagine being able to pick up a coffee from your favourite eatery on your way to the CBD. Or grabbing a cafe breakfast with friends before you head to the office. At Lime, you're ideally situated for a more relaxed, more enjoyable commute.

Positioned between Shepperton Road, Swansea Street and Welshpool Road, Lime has excellent access to Perth's road network and Albany Highway. What's more, Oats Street train station is just a short walk away, as is Victoria Park's buzzing cafe scene.

It's a location that makes accessing the city a breeze, whether you're travelling by car, train, bike or even on foot.

Live the lime life Live the lime life



Lime apartments swimming pool area.
Artist impression only.



Get a slice of resort-style living.

Wake up and take a refreshing dip in the pool or spa. Hit the gym for a morning workout or simply unwind in the sauna. Invite friends over for a poolside drink and barbecue. With so many options, one thing's for sure – you'll get a taste for resort-style living at Lime.

What more could you wish for? A sparkling swimming pool, with poolside lounges and separate male and female changing rooms. An inviting outdoor spa and sumptuous timber-lined sauna. A fully equipped, air-conditioned gym. There's even a communal bar area and outdoor barbecue kitchen.

At Lime, making the most of your valuable downtime is easy – you've got everything you need on your doorstep.

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Lime apartments pool area
Artist impression only.



Get a slice of contemporary apartment living.

There's a range of great value two-bedroom, two-bathroom apartments to choose from at Lime. These stylish apartments come with everything you'd expect from a contemporary city apartment... and more.

From luxurious carpets in living areas, to granite bathroom vanity and kitchen benchtops, no detail has been overlooked, no corners cut. Your new apartment home will boast quality fixtures, fittings and finishes throughout, including stainless steel European kitchen appliances.

You'll have the peace of mind that comes with main pedestrian entry gates, with surveillance cameras feeding directly to your apartment adding to the sense of safety and security you'll feel at Lime.

LIME
apartments 

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Lime Commercial Office Suites.
Artist impression only.

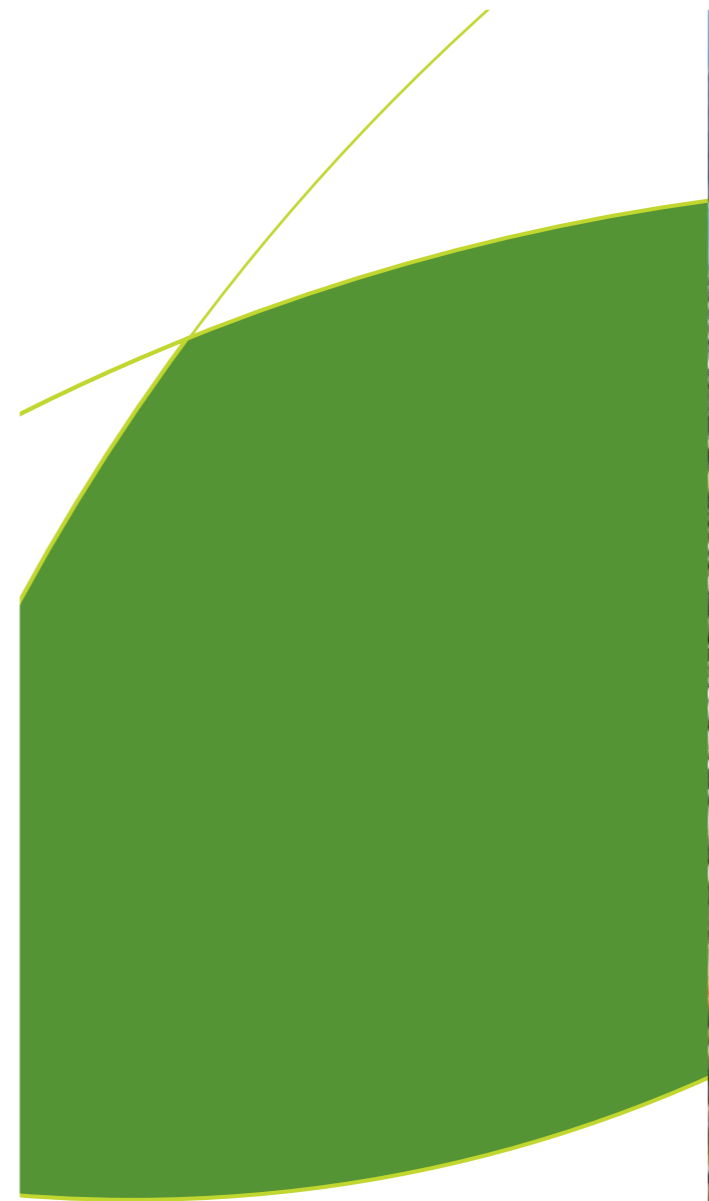


Get a slice of a fresh business opportunity.

With an integrated community and a high-traffic location that's ideal for business, Lime is perfectly placed for a whole host of enterprises. Choose the air-conditioned ground-floor office or first-floor office suite that suits your operation or investment requirements.

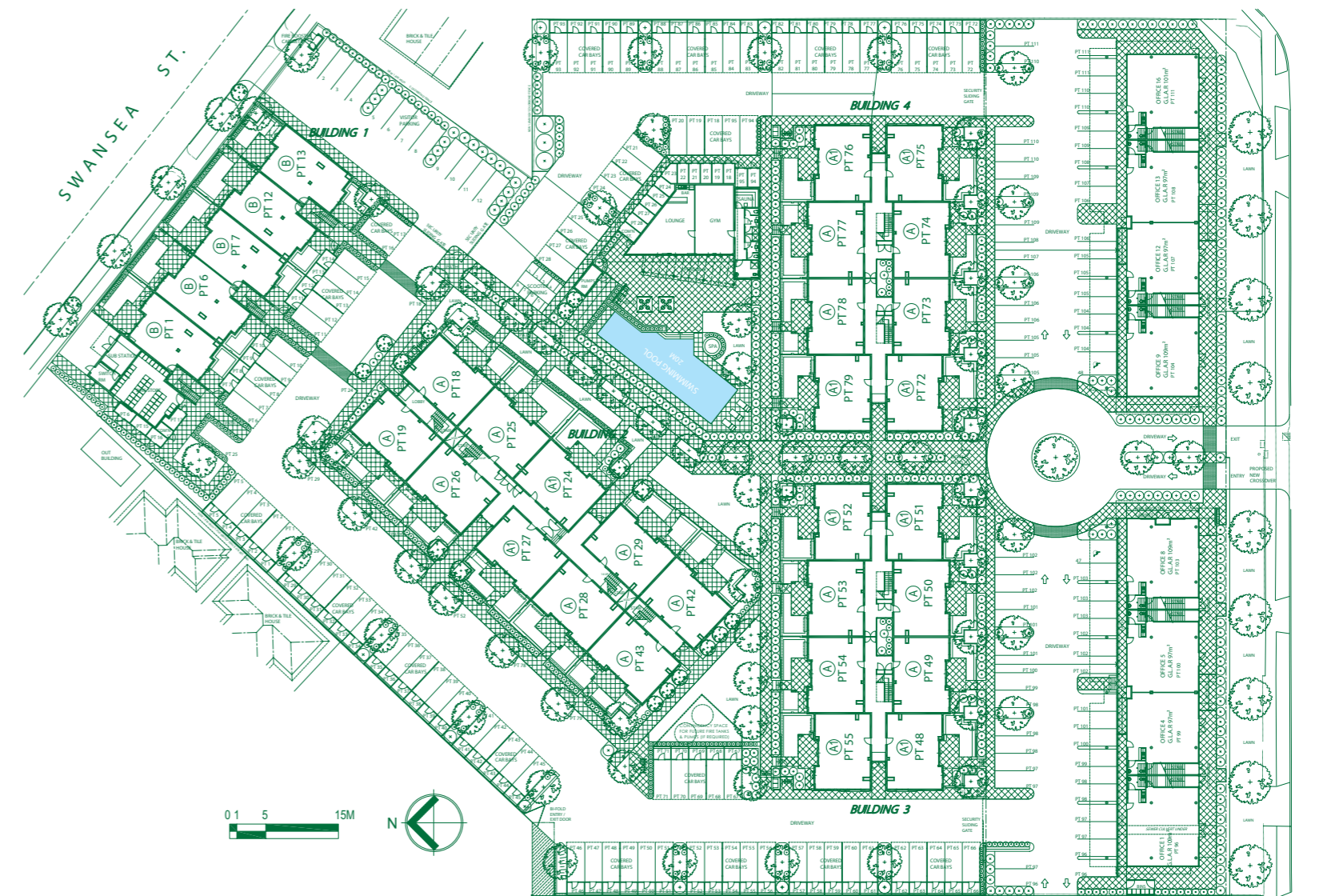
Located just off Albany Highway, in an area that's fast becoming one of Perth's real estate hotspots, Lime is in a great position for doing business. Easy access to the CBD and the city's travel infrastructure mean you're in the heart of an up-and-coming suburb that's becoming increasingly popular with urbane homeowners and discerning business people alike.

LIME
commercial
office suites 





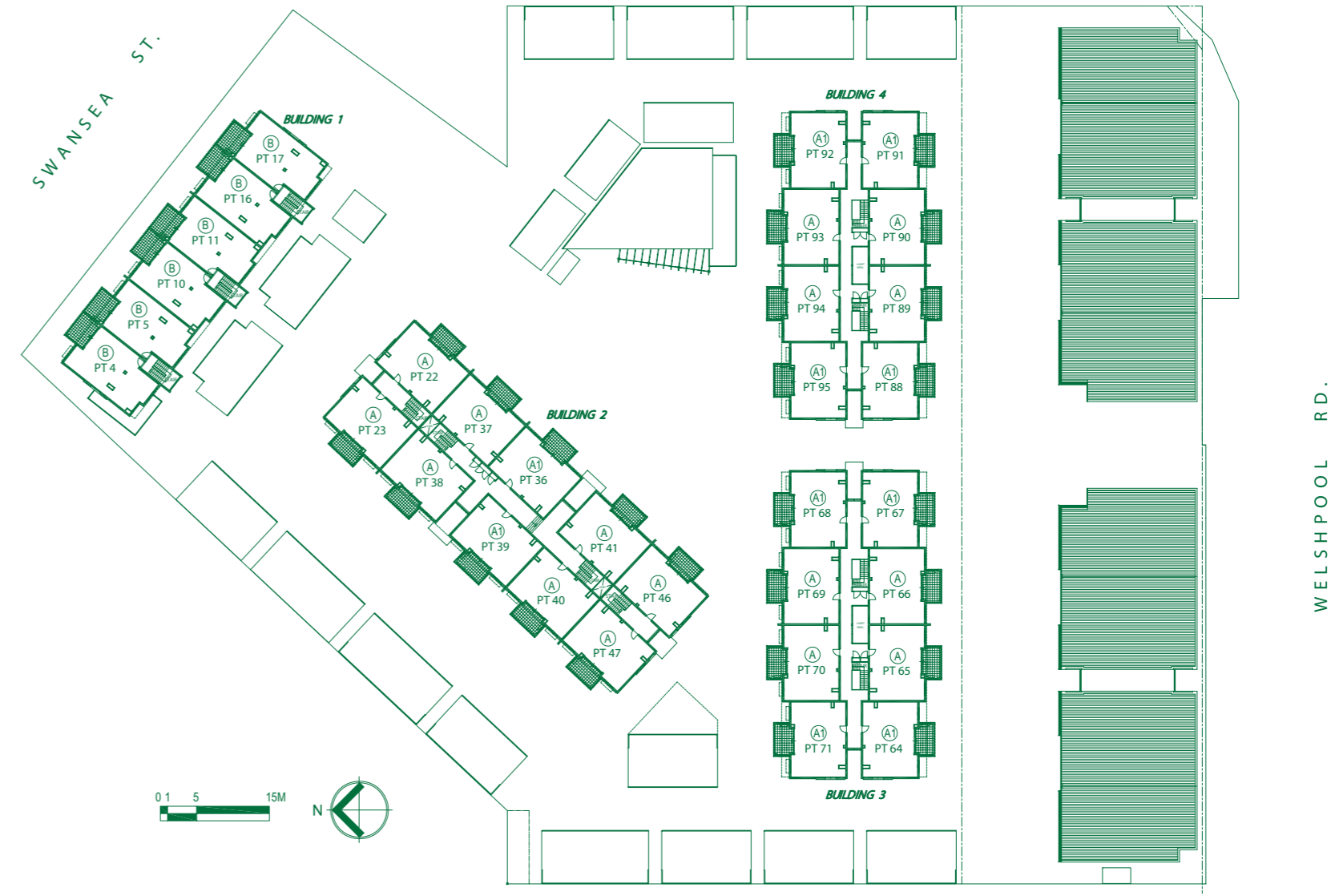
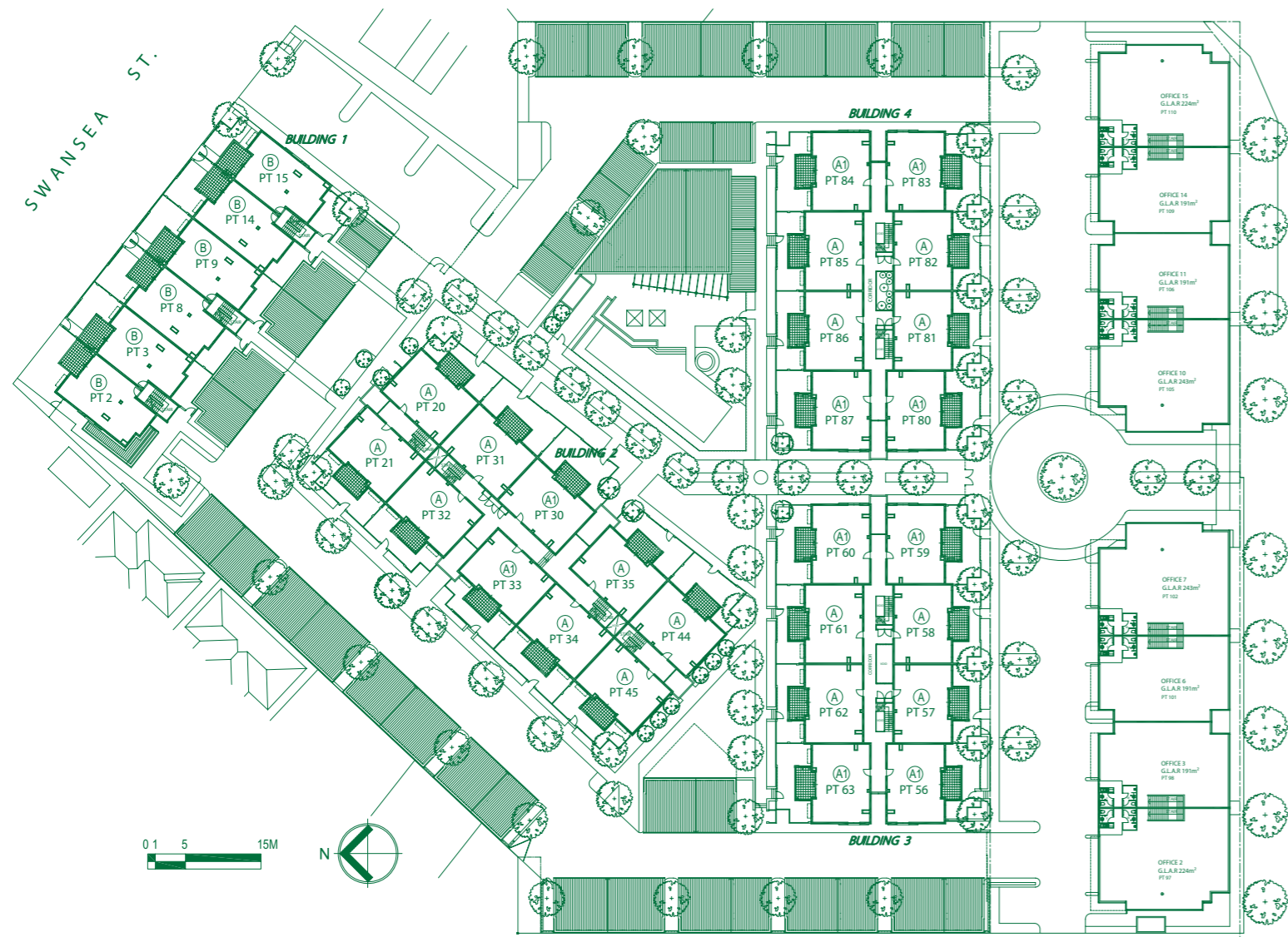
APARTMENT FLOOR PLANS
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GROUND FLOOR PLANS

General Notes

1. The Apartment / Commercial areas shown here are approximate and are measured to:
 - The outside face of external walls • The outside face of walls between apartment / commercial & lobby • The Middle of Party Walls
2. These area measurements are 'Architectural Measurements' as defined in the contract conditions and are different from 'Survey Dimensions' also defined in the contract conditions.

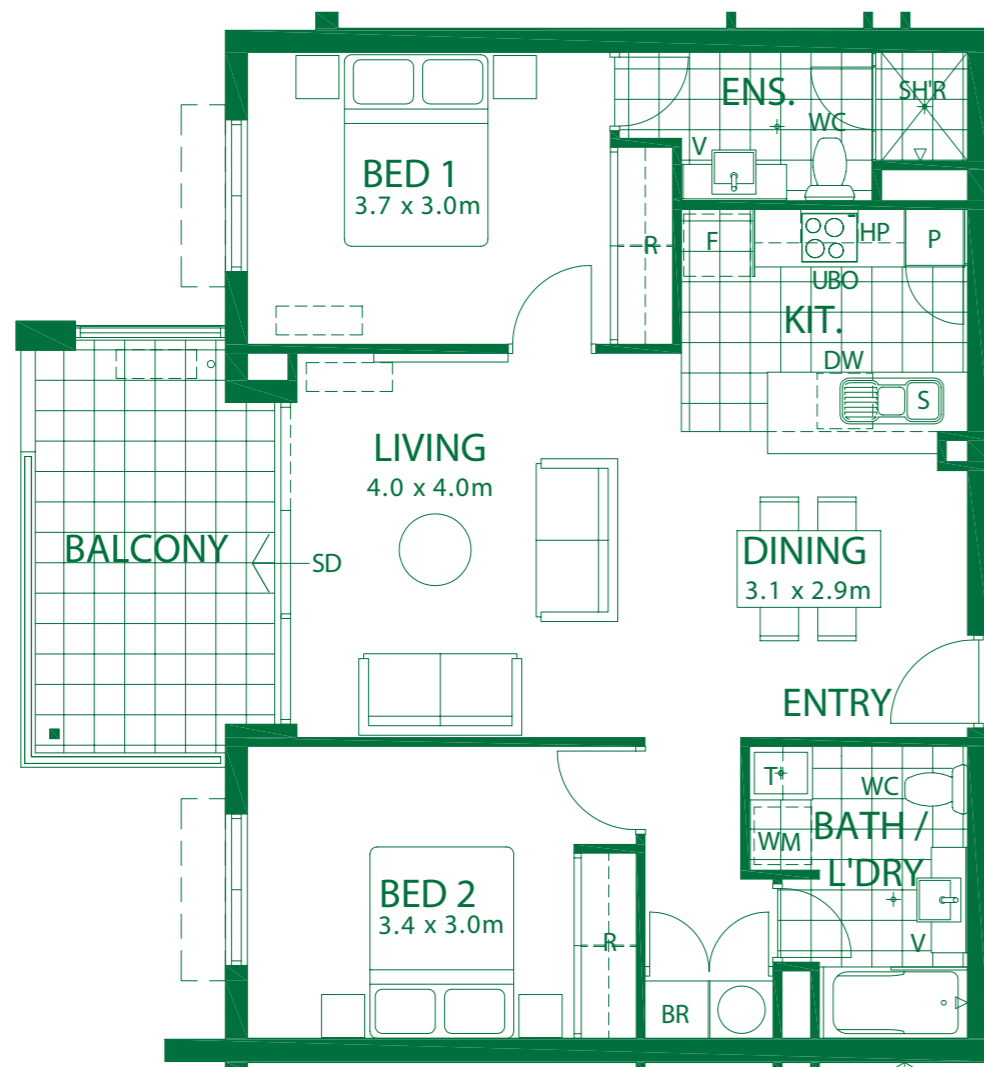


FIRST FLOOR PLANS

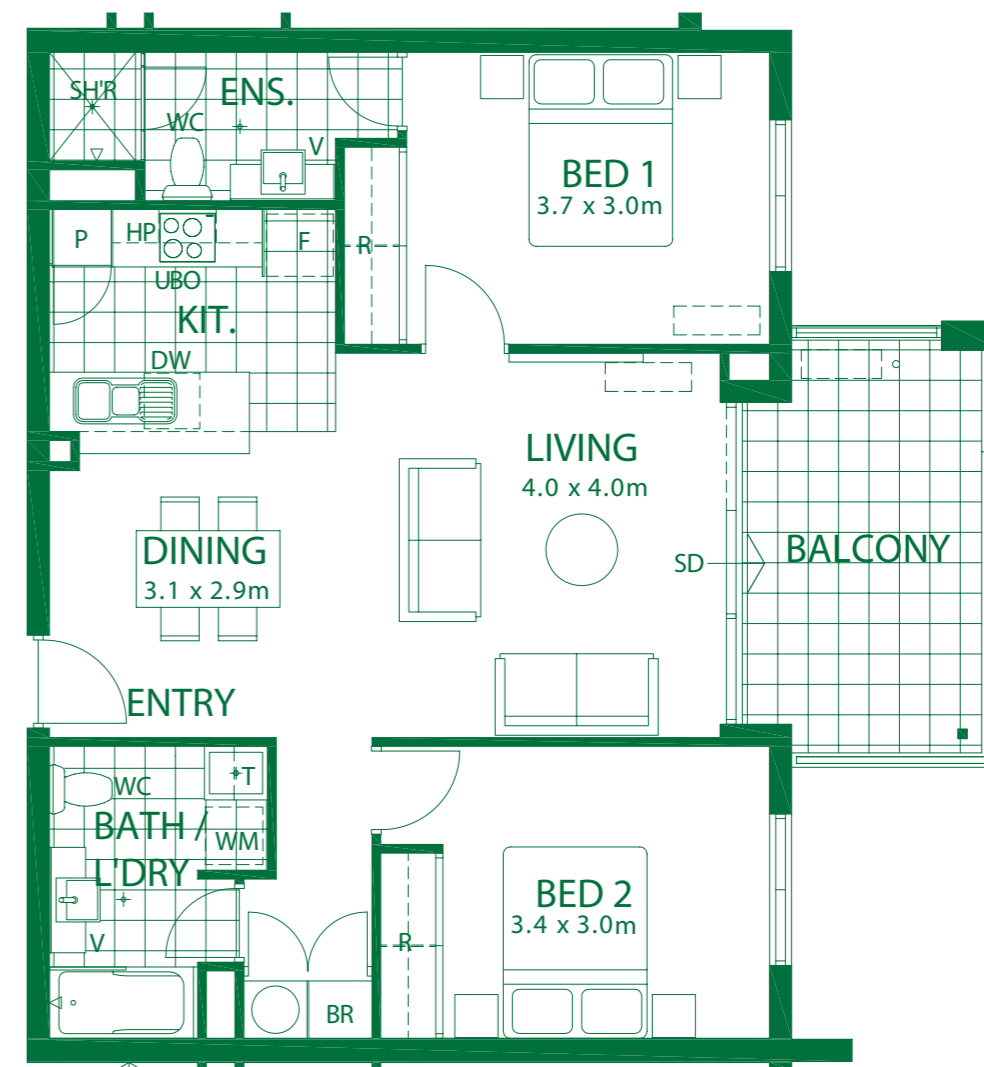
SECOND FLOOR PLANS

General Notes

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 - The outside face of walls between apartment / commercial & lobby
 - The Middle of Party Walls
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WINDOWS PROVIDED
TO UNIT 18, 20, 22, 43,
45 & 47 ONLY



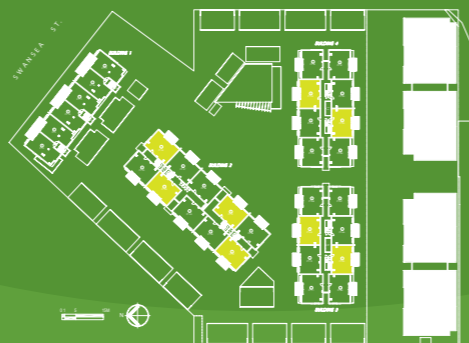
WINDOWS PROVIDED
TO UNIT 19, 21, 23, 42,
44 & 46 ONLY

UNIT TYPE A PLANS

2 Bed / 2 Bath

APARTMENT AREA: 82m²

APARTMENT NO'S: 18, 20, 22,
26, 29, 32, 35, 38, 41, 43,
45, 47, 49, 53, 57, 61, 65,
69, 73, 77, 81, 85, 89, 93



General Notes

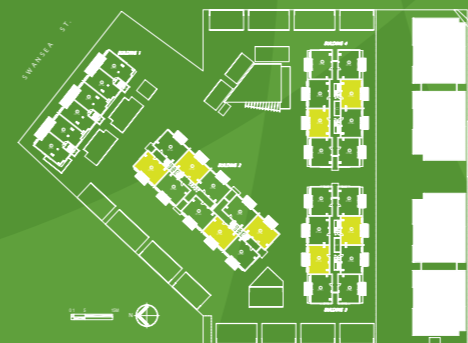
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UNIT TYPE A [MIRRORED] PLANS

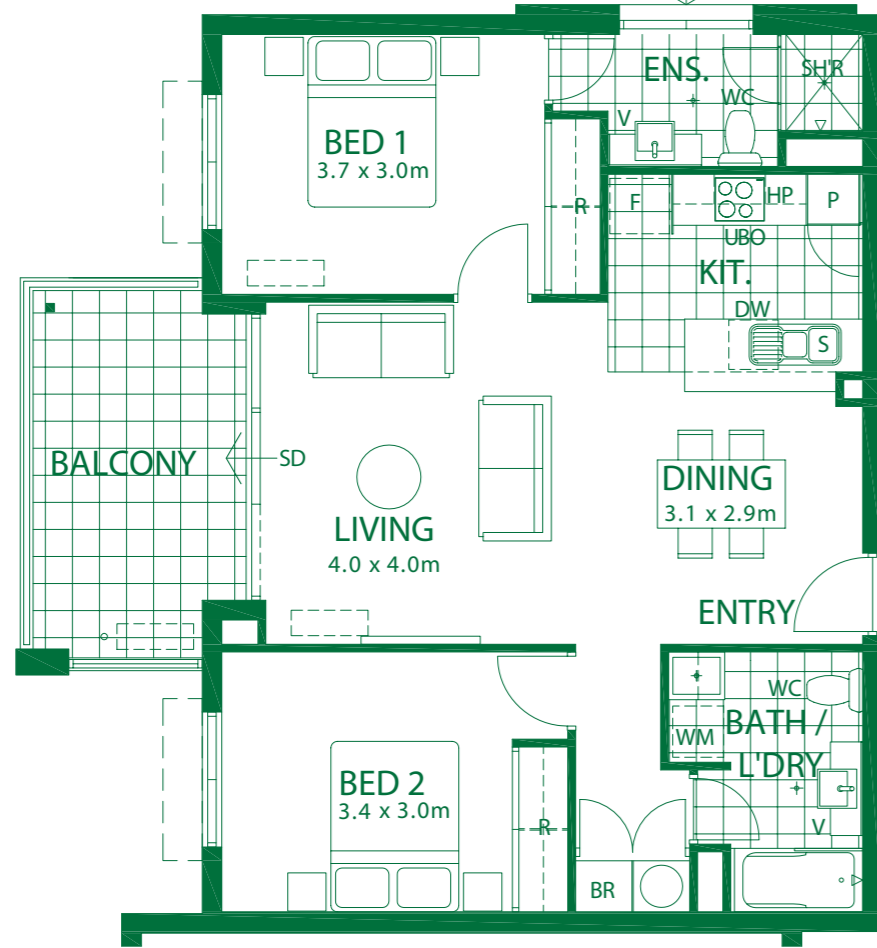
2 Bed / 2 Bath

APARTMENT AREA: 82m²

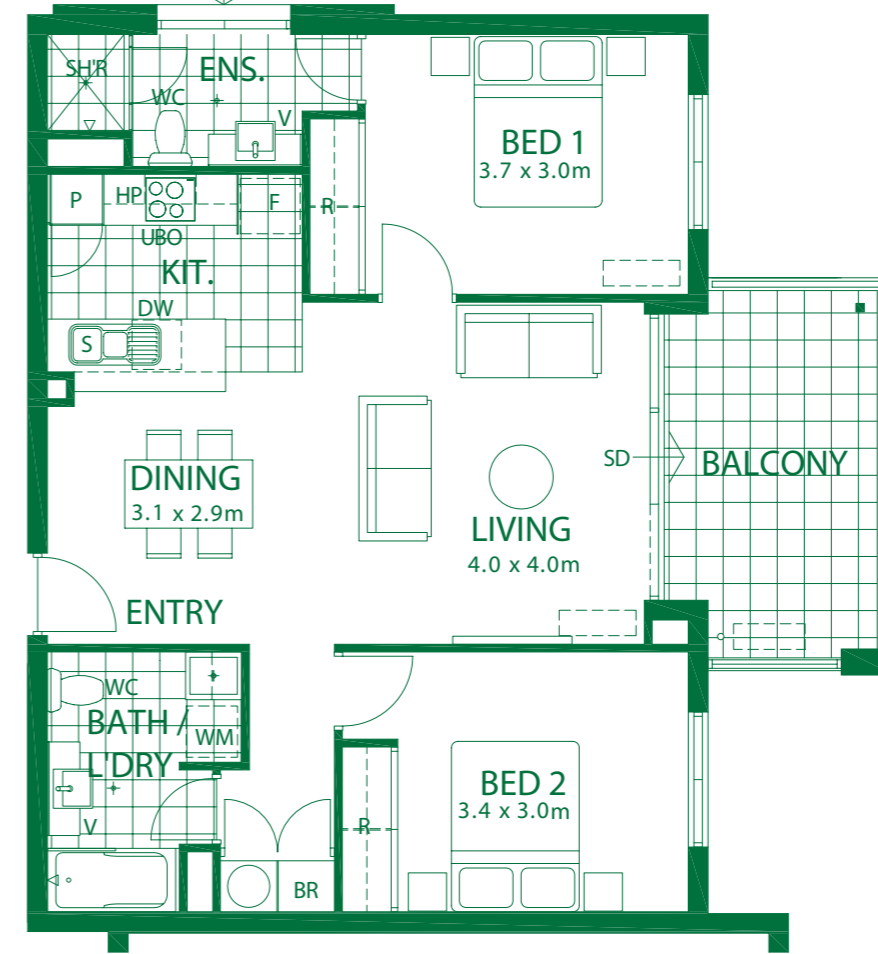
APARTMENT NO'S: 19, 21, 23,
25, 28, 31, 34, 37, 40, 42, 44,
46, 50, 54, 58, 62, 66, 70,
74, 78, 82, 86, 90, 94



WINDOWS PROVIDED TO
UNIT 48, 52, 56, 60, 64, 68, 72,
76, 80, 84, 88 & 92 ONLY



WINDOWS PROVIDED TO
UNIT 51, 55, 59, 63, 67, 71,
75, 79, 83, 87, 91 & 95 ONLY

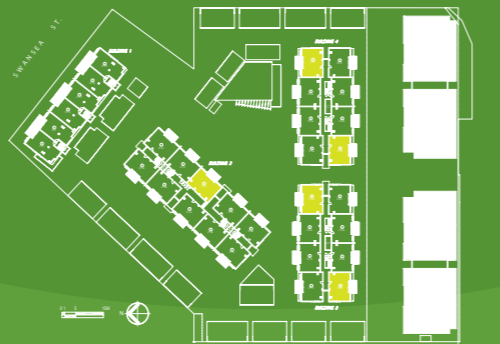


UNIT TYPE A1 PLANS

2 Bed / 2 Bath

APARTMENT AREA: 82m²

APARTMENT NO'S: 24, 30,
36, 48, 52, 56, 60, 64, 68,
72, 76, 80, 84, 88, 92



General Notes

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 - The Middle of Party Walls
- These area measurements are 'Architectural Measurements' as defined in the contract conditions and are different from 'Survey Dimensions' also defined in the contract conditions.

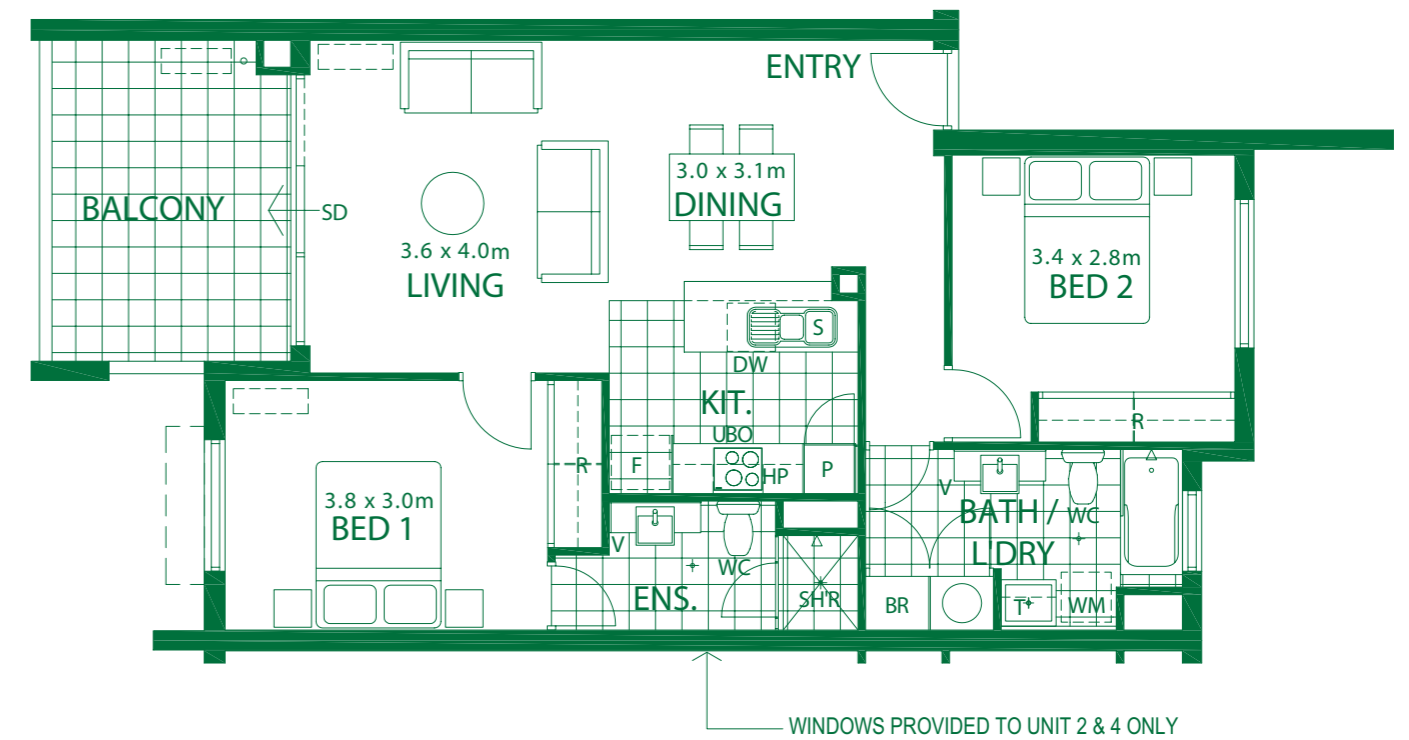
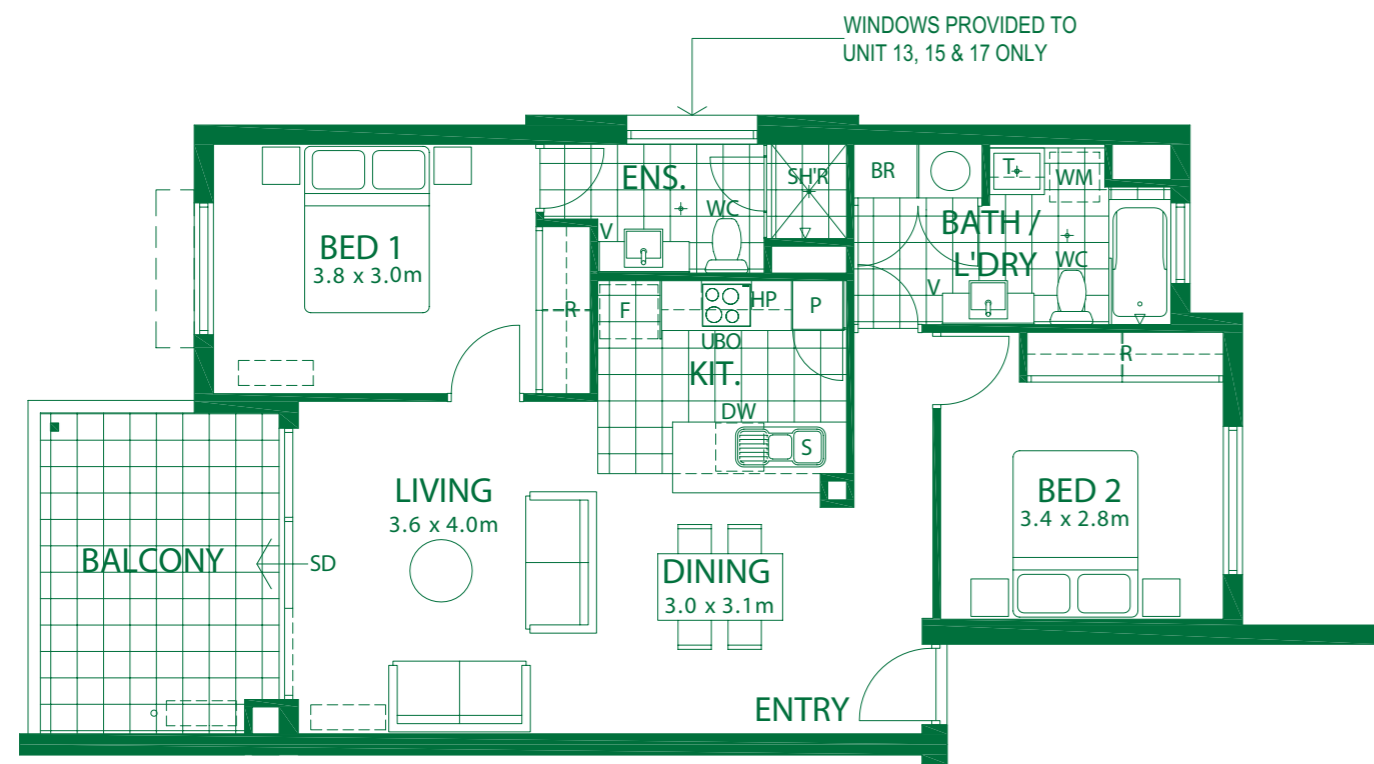
APARTMENT AREA: 82m²

APARTMENT NO'S: 27, 33,
39, 51, 55, 59, 63, 67, 71,
75, 79, 83, 87, 91, 95



UNIT TYPE A1 [MIRRORED] PLANS

2 Bed / 2 Bath

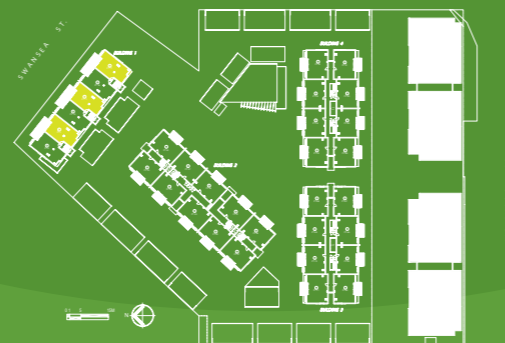


UNIT TYPE B PLANS

2 Bed / 2 Bath

APARTMENT AREA: 82m²

APARTMENT NO'S: 1, 3, 5, 7, 9, 11, 13, 15, 17

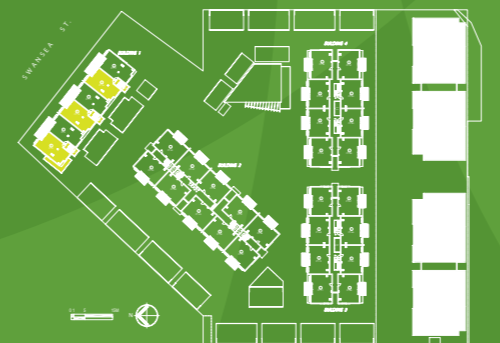


General Notes

- The Apartment / Commercial areas shown here are approximate and are measured to:
 - The outside face of external walls
 - The outside face of walls between apartment / commercial & lobby
 - The Middle of Party Walls
- These area measurements are 'Architectural Measurements' as defined in the contract conditions and are different from 'Survey Dimensions' also defined in the contract conditions.

APARTMENT AREA: 82m²

APARTMENT NO'S: 2, 4, 6, 8, 10, 12, 14, 16



UNIT TYPE B [MIRRORED] PLANS

2 Bed / 2 Bath

general specification



EXTERIOR BUILDING FABRIC

External Walls	Combination of rendered and painted walls, face brick walls and lightweight cladding as per Architectural drawings
Windows & Sliding Doors	Powder coated aluminium framed windows with clear glazing
Flyscreens	Powder coated aluminium framed flyscreens provided
Balustrades	Combination of solid brick or powder coated aluminium framed clear safety glass balustrades or aluminium framed with horizontal rails
Balconies	Slip resistant ceramic floor tiles
External Stairs & Landings	Slip resistant ceramic floor tiles
Driveways & Carparking	Red Asphalt
Courtyards	Clay Brick Paving
Security Gates	Remote controlled metal gates to extent as shown on Architectural drawings
Landscaping	Landscaped and reticulated gardens
Letterboxes	Powdercoated aluminium letterboxes with locks

LEISURE FACILITIES

Swimming Pool	Concrete Pool with solar hot water heating
Spa	Heated outdoor spa
Poolside Furniture	Sun lounges and casual table and chairs provided
BBQ	BBQ with adjacent stainless steel sink
Pool Lounges	Lounge furnished with contemporary furniture
Bar Area	Fitted out with a sink, microwave and refrigerator
Gymnasium	Gymnasium equipped with: Weight Rack • Multi Station Weight Training System • Exercise Bike • Treadmill • Elliptical Cross Trainer • Dumbbell Set • Incline / Decline Benches • AB Toner • Anti Burst Fitballs • Mirrored wall • Exercise Mats
Sauna	Timber lined sauna
Change rooms	Separate male and female change rooms with vitreous china vanity basin, vitreous china wc, vitreous china cistern and mirror.

SECURITY

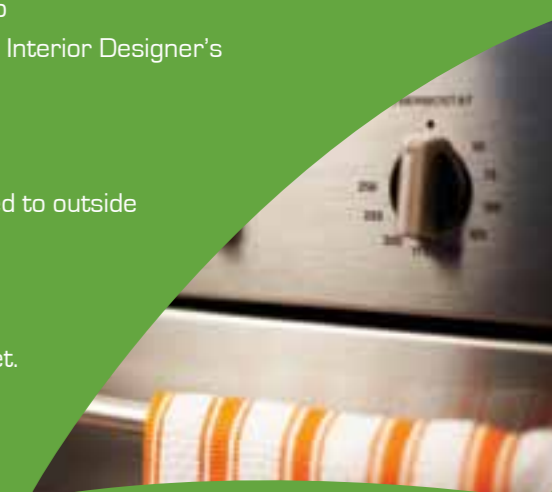
Intercom	Audio intercom system for controlling access to the street entrance gates
Remote Control Driveway Gates	2 remote controls per apartment included
Security Camera Surveillance System	Linked to television points in apartment
Security Access Reader System to main street entrances.	Keyless electronic entry to the main street pedestrian entrances This system is integrated with the carpark gate remote controls

APARTMENT INTERIORS

Party Walls	Double brick walls with painted plasterboard lining
Internal Walls	Brick walls with painted plasterboard lining
Ceilings	2.47 metre flushed plasterboard ceilings, high ceilings generally to Living areas and Bedrooms except where dropped ceilings and bulkheads are required
Entry Doors	1 hour fire rated self closing door
Internal Doors	Flush panel hollow core door with gloss paint
Built-in Robes	Sliding doors to built-in robes complete with shelf and hanging rail. Choice of mirror doors or White Kote glass doors
Internal Door Furniture	Designer chrome lever handle
Skirtings	67 X 12 MDF painted skirting
Nosings	MDF nosings provided to all window sills except in wet areas
Floors	Quality carpets to Living areas and Bedrooms.

KITCHEN

Cupboards	Granite bench tops from developer's selected range. Coloured prefinished boards to cupboards. Overhead cupboards over cooktop
Splashback	Tiled splashback up to 640 high above cooktops (as per Interior Designer's colour scheme boards)
Cooktop	European ceramic electric cooktop
Oven	European stainless steel electric underbench oven
Rangehood	European stainless steel slide out type rangehood ducted to outside
Sink and Mixer	Stainless steel one & three quarter bowl, single drainer sink with chrome mixer.
Kitchen Water Filter	Water filter system with chrome tap or equivalent
Dishwasher Recess	Provided with water supply, power point and waste outlet.
Microwave Recess	Provided with power point



general specification cont.

ENSUITES, BATHROOMS & LAUNDRIES

Vanities and Basins	Granite vanity tops from developer's selected range with semi recessed vitreous china basins and coloured prefinished boards to cupboards
W.C.	Vitreous china W.C. pan and china cistern
Bath Shower	Multiform shower bath where applicable or equivalent
Basin Mixers	Selected chrome mixer
Bath Mixers	Selected chrome mixer
Shower Mixers	Selected chrome mixer with chrome shower rail
Laundry	Built in stainless steel laundry trough with chrome mixer Chrome washing machine taps provided
Electric Clothes Dryer	Provided
Toilet Roll Holders	Selected designer chrome range
Towel Rail	Selected designer chrome range
Robe Hooks	Selected designer chrome range
Shower Screens	Aluminium framed clear laminated glass pivot doors to shower compartments where provided. Where pivot doors do not fit, sliding shower screens with clear safety glass will be provided. 800mm wide aluminium framed clear safety glass fixed shower screen to shower/bath where applicable.
Mirrors	Included
Floor Tiles	300 x 300 fully vitrified floor tiles (as per Interior Designer's colour scheme boards)
Wall Tiles	White glazed ceramic wall tiles to 1000 mm height generally and 2100 mm height to showers (as per Interior Designer's colour scheme boards)

ELECTRICAL

Smoke Alarms	Included
Fire Alarm	Included
Light Fittings	Included
T.V. Point	Provided to the Living and Master Bedroom
Pay TV Point	Provided to the Living and Master Bedroom
Power Outlets	Included
Telephone Points	Provided to the Living and Bedroom 2
Exhaust Fans	Provided to bathrooms
Electric Hot Water System	125 litre Vulcan electric hot water system or equivalent
Provision for Airconditioning	Provision of power, refrigerant pipe prelays and drainage to the Living area of all apartments and Bedroom 1 only. Supply and installation of multihead inverter air conditioning system by purchaser.

Apartment Schedule

UNIT NO.	STRATA LOT NO.	APT. TYPE	UNIT DESCRIPTION	FLOOR LEVEL	APT./UNIT AREA (m ²)	BALCONY / COURTYARD AREA (m ²)	CAR BAYS IN SINGLE AREA (m ²)	CAR BAYS AREA (m ²)	STORE AREA (m ²)	TOTAL AREA (m ²)
1	1	B	2 BED/ 2 BATH	G	84	55	1	12	4	100
2	2	B	2 BED/ 2 BATH	1	84	10	1	12	4	110
3	3	B	2 BED/ 2 BATH	1	82	10	1	12	4	108
4	4	B	2 BED/ 2 BATH	2	84	10	1	12	4	110
5	5	B	2 BED/ 2 BATH	2	82	10	1	12	4	108
6	6	B	2 BED/ 2 BATH	G	84	55	1	12	4	155
7	7	B	2 BED/ 2 BATH	G	84	55	1	12	4	155
8	8	B	2 BED/ 2 BATH	1	82	10	1	12	4	98
9	9	B	2 BED/ 2 BATH	1	82	10	1	12	4	108
10	10	B	2 BED/ 2 BATH	2	82	10	1	12	4	108
11	11	B	2 BED/ 2 BATH	2	82	10	1	12	4	108
12	12	B	2 BED/ 2 BATH	G	84	55	1	12	4	155
13	13	B	2 BED/ 2 BATH	G	84	51	1	12	4	151
14	14	B	2 BED/ 2 BATH	1	82	10	1	12	4	108
15	15	B	2 BED/ 2 BATH	1	82	10	1	12	4	108
16	16	B	2 BED/ 2 BATH	2	82	10	1	12	4	108
17	17	B	2 BED/ 2 BATH	2	84	10	1	12	4	110
18	18	A	2 BED/ 2 BATH	G	82	41	2	25	4	152
19	19	A	2 BED/ 2 BATH	G	82	42	1	12	4	140
20	20	A	2 BED/ 2 BATH	1	82	10	1	12	4	108
21	21	A	2 BED/ 2 BATH	1	82	10	1	12	4	108
22	22	A	2 BED/ 2 BATH	2	82	10	1	12	4	108
23	23	A	2 BED/ 2 BATH	2	82	10	1	12	4	108
24	24	A1	2 BED/ 2 BATH	G	83	34	2	25	4	146

Apartment Schedule Cont.

UNIT NO.	STRATA LOT NO.	APT. TYPE	UNIT DESCRIPTION	FLOOR LEVEL	APT./UNIT AREA (m ²)	BALCONY / COURTYARD AREA (m ²)	CAR BAYS IN SINGLE AREA (m ²)	CAR BAYS AREA (m ²)	STORE AREA (m ²)	TOTAL AREA (m ²)
25	25	A	2 BED/ 2 BATH	G	82	53	2	24	4	163
26	26	A	2 BED/ 2 BATH	G	82	45	1	12	4	143
27	27	A1	2 BED/ 2 BATH	G	83	41	1	12	4	140
28	28	A	2 BED/ 2 BATH	G	83	41	1	12	4	140
29	29	A	2 BED/ 2 BATH	G	83	44	2	25	4	156
30	30	A1	2 BED/ 2 BATH	1	83	10	1	12	4	109
31	31	A	2 BED/ 2 BATH	1	82	10	1	12	4	108
32	32	A	2 BED/ 2 BATH	1	82	10	1	12	4	108
33	33	A1	2 BED/ 2 BATH	1	83	10	1	12	4	109
34	34	A	2 BED/ 2 BATH	1	83	10	1	12	4	109
35	35	A	2 BED/ 2 BATH	1	83	10	1	12	4	109
36	36	A1	2 BED/ 2 BATH	2	83	10	1	12	4	109
37	37	A	2 BED/ 2 BATH	2	82	10	1	12	4	108
38	38	A	2 BED/ 2 BATH	2	82	10	1	12	4	108
39	39	A1	2 BED/ 2 BATH	2	83	10	1	12	4	109
40	40	A	2 BED/ 2 BATH	2	83	10	1	12	4	109
41	41	A	2 BED/ 2 BATH	2	83	10	1	12	4	109
42	42	A	2 BED/ 2 BATH	G	83	51	2	25	4	163
43	43	A	2 BED/ 2 BATH	G	83	41	1	12	4	140
44	44	A	2 BED/ 2 BATH	1	83	10	1	12	4	109
45	45	A	2 BED/ 2 BATH	1	83	10	1	12	4	109
46	46	A	2 BED/ 2 BATH	2	83	10	1	12	4	109
47	47	A	2 BED/ 2 BATH	2	83	10	1	12	4	109
48	48	A1	2 BED/ 2 BATH	G	83	42	1	12	4	141
49	49	A	2 BED/ 2 BATH	G	82	35	1	12	4	133
50	50	A	2 BED/ 2 BATH	G	82	35	1	12	4	133
51	51	A1	2 BED/ 2 BATH	G	83	54	1	12	4	153
52	52	A1	2 BED/ 2 BATH	G	83	45	2	25	4	157

Apartment Schedule Cont.

UNIT NO.	STRATA LOT NO.	APT. TYPE	UNIT DESCRIPTION	FLOOR LEVEL	APT./UNIT AREA (m ²)	BALCONY / COURTYARD AREA (m ²)	CAR BAYS IN SINGLE AREA (m ²)	CAR BAYS AREA (m ²)	STORE AREA (m ²)	TOTAL AREA (m ²)
53	53	A	2 BED/ 2 BATH	G	82	38	1	12	4	136
54	54	A	2 BED/ 2 BATH	G	82	39	1	12	4	137
55	55	A1	2 BED/ 2 BATH	G	83	45	1	12	4	144
56	56	A1	2 BED/ 2 BATH	1	83	10	1	12	4	109
57	57	A	2 BED/ 2 BATH	1	82	10	1	12	4	108
58	58	A	2 BED/ 2 BATH	1	82	10	1	12	4	108
59	59	A1	2 BED/ 2 BATH	1	83	10	1	12	4	109
60	60	A1	2 BED/ 2 BATH	1	83	10	1	12	4	109
61	61	A	2 BED/ 2 BATH	1	82	10	1	12	4	108
62	62	A	2 BED/ 2 BATH	1	82	10	1	12	4	108
63	63	A1	2 BED/ 2 BATH	1	83	10	1	12	4	109
64	64	A1	2 BED/ 2 BATH	2	83	10	1	12	4	109
65	65	A	2 BED/ 2 BATH	2	82	10	1	12	4	108
66	66	A	2 BED/ 2 BATH	2	82	10	1	12	4	108
67	67	A1	2 BED/ 2 BATH	2	83	10	1	12	4	109
68	68	A1	2 BED/ 2 BATH	2	83	10	1	12	4	109
69	69	A	2 BED/ 2 BATH	2	82	10	1	12	4	108
70	70	A	2 BED/ 2 BATH	2	82	10	1	12	4	108
71	71	A1	2 BED/ 2 BATH	2	83	10	1	12	4	109
72	72	A1	2 BED/ 2 BATH	G	83	44	1	12	4	143
73	73	A	2 BED/ 2 BATH	G	82	35	1	12	4	133
74	74	A	2 BED/ 2 BATH	G	82	35	1	12	4	133
75	75	A1	2 BED/ 2 BATH	G	83	43	1	12	4	142
76	76	A1	2 BED/ 2 BATH	G	83	45	1	12	4	144
77	77	A	2 BED/ 2 BATH	G	82	39	1	12	4	137
78	78	A	2 BED/ 2 BATH	G	82	39	2	25	4	150
79	79	A1	2 BED/ 2 BATH	G	83	45	2	25	4	157
80	80	A1	2 BED/ 2 BATH	1	83	10	1	12	4	109

Apartment Schedule Cont.

UNIT NO.	STRATA LOT NO.	APT. TYPE	UNIT DESCRIPTION	FLOOR LEVEL	APT./UNIT AREA (m ²)	BALCONY / COURTYARD AREA (m ²)	CAR BAYS IN SINGLE AREA (m ²)	CAR BAYS AREA (m ²)	STORE AREA (m ²)	TOTAL AREA (m ²)
81	81	A	2 BED/ 2 BATH	1	82	10	1	12	4	108
82	82	A	2 BED/ 2 BATH	1	82	10	1	12	4	108
83	83	A1	2 BED/ 2 BATH	1	83	10	1	12	4	109
84	84	A1	2 BED/ 2 BATH	1	83	10	1	12	4	109
85	85	A	2 BED/ 2 BATH	1	82	10	1	12	4	108
86	86	A	2 BED/ 2 BATH	1	82	10	1	12	4	108
87	87	A1	2 BED/ 2 BATH	1	83	10	1	12	4	109
88	88	A1	2 BED/ 2 BATH	2	83	10	1	12	4	109
89	89	A	2 BED/ 2 BATH	2	82	10	1	12	4	108
90	90	A	2 BED/ 2 BATH	2	82	10	1	12	4	108
91	91	A1	2 BED/ 2 BATH	2	83	10	1	12	4	109
92	92	A1	2 BED/ 2 BATH	2	83	10	1	12	4	109
93	93	A	2 BED/ 2 BATH	2	82	10	1	12	4	108
94	94	A	2 BED/ 2 BATH	2	82	10	1	12	4	108
95	95	A1	2 BED/ 2 BATH	2	83	10	1	12	4	109

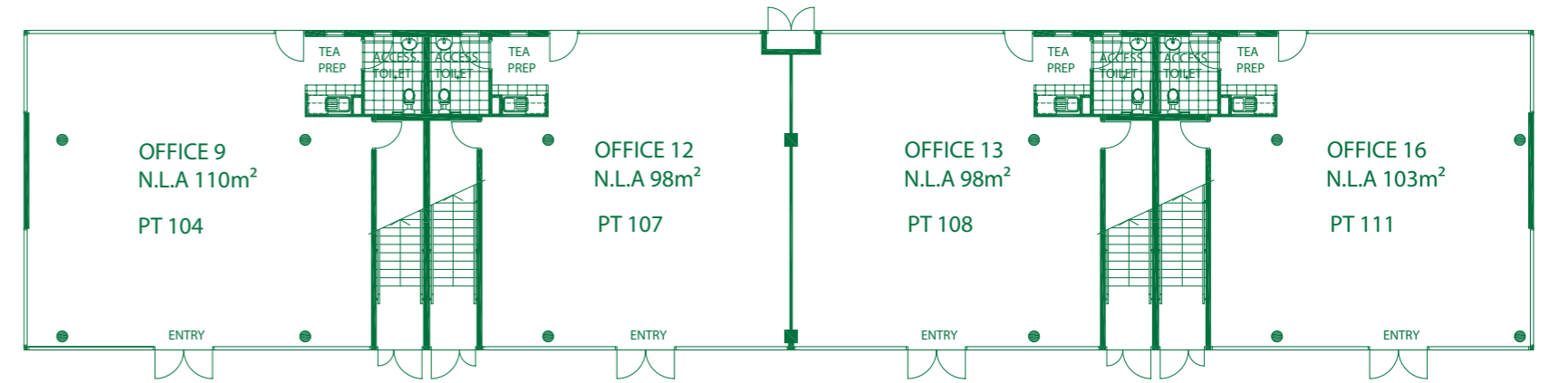
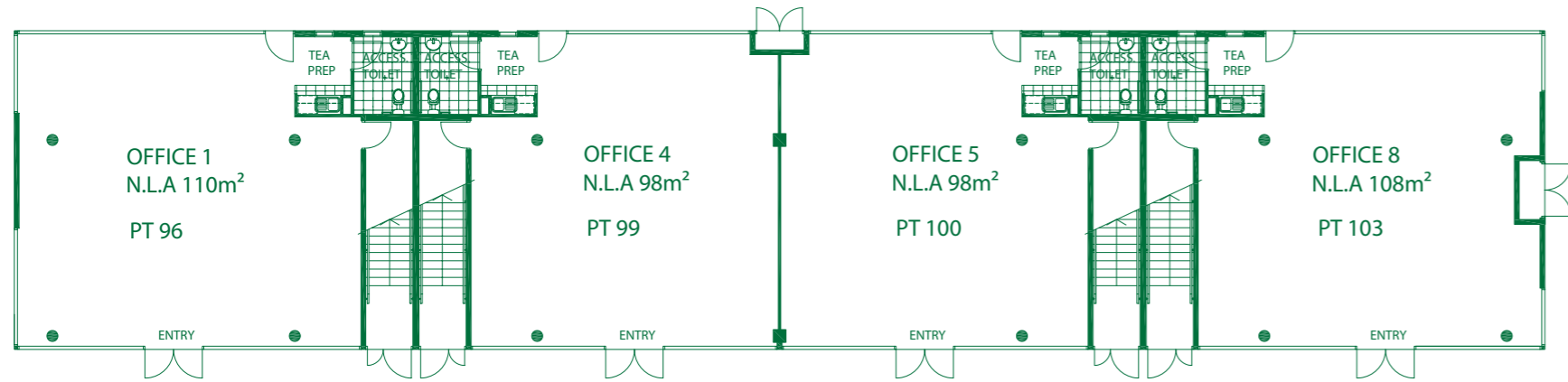
The above floor areas are measured to the outside face of exterior walls and to the middle of party walls. They are different from "Survey Measurements" which are measured to the inside face of party and external walls.

LIME
commercial
office suites



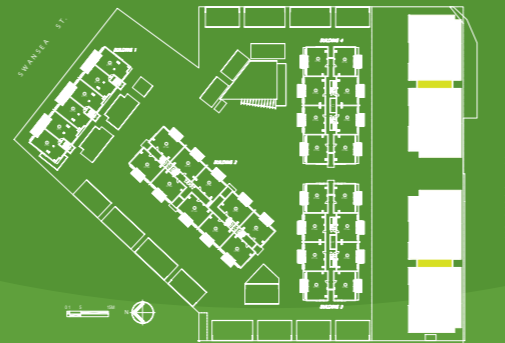
COMMERCIAL OFFICE SUITES FLOOR PLANS

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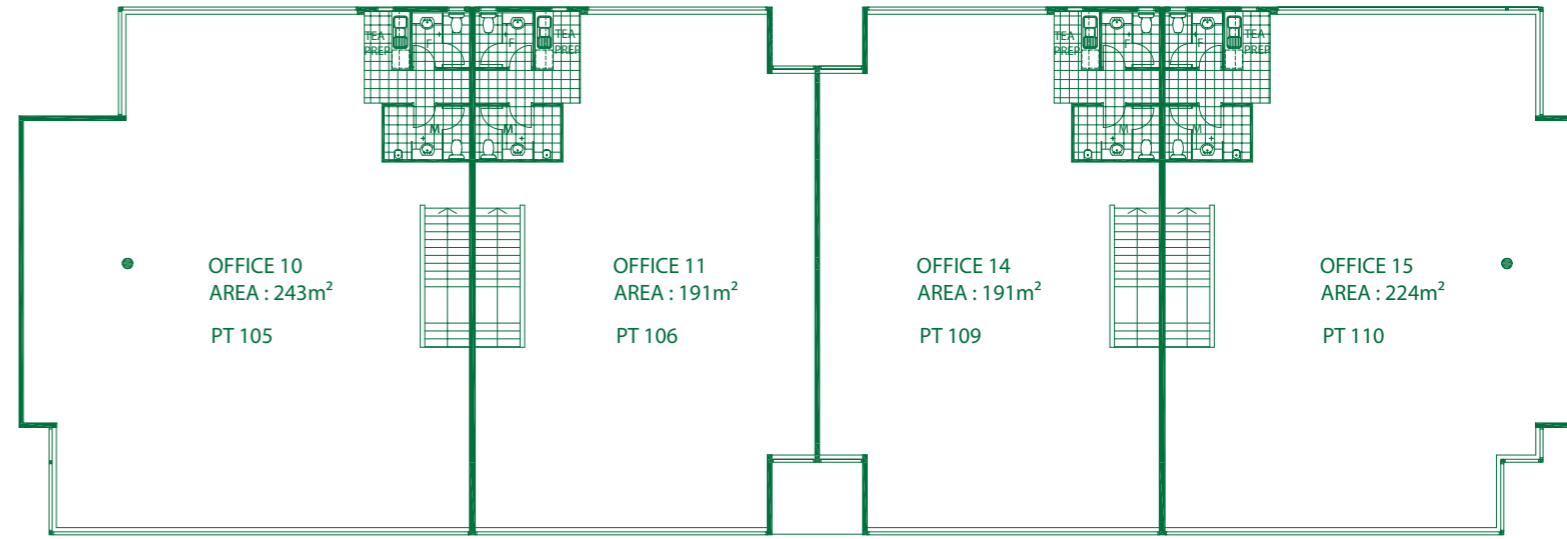
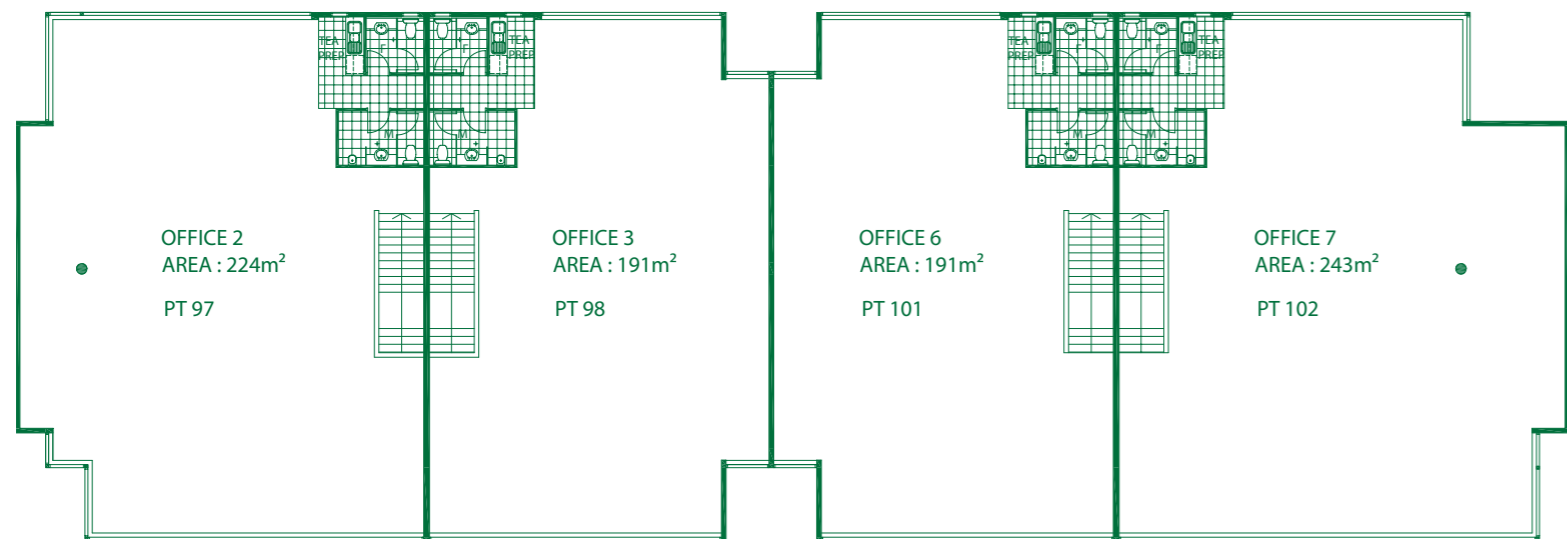
GROUND FLOOR OFFICE PLANS

OFFICE NO'S: 1, 4, 5, 8,
9, 12, 13, 16



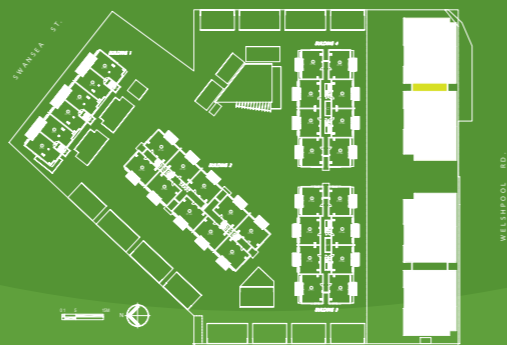
General Notes

- The Apartment / Commercial areas shown here are approximate and are measured to:
 - The outside face of external walls
 - The outside face of walls between apartment / commercial & lobby
 - The Middle of Party Walls
- These area measurements are 'Architectural Measurements' as defined in the contract conditions and are different from 'Survey Dimensions' also defined in the contract conditions.



FIRST FLOOR OFFICE PLANS

OFFICE NO'S: 2, 3, 6,
7, 10, 11, 14, 15,



General Notes

- The Apartment / Commercial areas shown here are approximate and are measured to:
 - The outside face of external walls
 - The outside face of walls between apartment / commercial & lobby
 - The Middle of Party Walls
- These area measurements are 'Architectural Measurements' as defined in the contract conditions and are different from 'Survey Dimensions' also defined in the contract conditions.

general office specification

EXTERNAL BUILDING FINISHES

External Walls	Combination of rendered and painted brick walls and light weight cladding as per Architectural drawings
Internal Walls	Combination of 10 mm thick flushed plasterboard on steel framing and or hardwall plaster on concrete and brick walls
Windows	Low 'E' green tinted glazing with powdercoated aluminium framing to offices
Landscaping	Landscaped and reticulated gardens
Common Area Lighting	Quality interior and exterior light fittings provided
Letterboxes	Powdercoated aluminium lock letterbox provided
Carparking	Red bitumen paving. Refer to Sale Contract for allocation of car bays

TYPICAL OFFICE UNITS

Floor	Selected commercial grade antistatic carpet tiles
Skirting	150mm high x 50mm depth 2 compartment ducted skirting
Walls	Combination of 10 mm thick flushed plasterboard on steel framing and or hardwall plaster on concrete and brick walls
Spandrels	Flush painted plasterboard
Doors and Frames	Solid core doors with gloss paint finish and painted pressed metal frames
Window Sills	MDF sill
Ceilings	Mineral fibre tile 1200 x 600 ceiling tiles in two way exposed 1200 x 600 pre-finished grid with flushed plasterboard around window perimeter and around the core
Ceiling Height	2700 mm high
Window Blinds	By Purchaser
Lighting	See Electrical Services
Floor Loadings	The high load area is restricted to 7.5 kPa (5% of floor area. Refer to Structural Engineer's details for location of high load areas) Standard office floor load is restricted to 3 kPa.
Tea Prep	Cupboards and granite benchtops provided. Cupboards will have coloured prefinished boards with vinyl edging. Recesses for bar fridge and microwave will be provided. Single bowl stainless steel single drainer sink will be provided.

TOILETS

Floor	Fully vitrified tiles
Walls	150mm height tiles
Ceiling	Painted flush plasterboard ceiling
Lighting	Low energy compact fluorescent down lights
Doors	Solid core with paint finish
Toilet cubicles (First Floor only)	Laminate finish doors and partitions
Vanity Bench	Granite bench top
Sanitary Ware	Vitreous china – white

MECHANICAL SERVICES

Air Conditioning System	Ducted, reverse cycle, 2-pipe Variable Refrigerant Flow (VRF), constant air volume air conditioning systems Cooling & heating provided by condensing units located on the roof Air conditioning systems configured to separately serve the individual tenancies with the perimeter and internal zones in each tenancy served by separate, constant volume air handling units with separate temperature control, located above the ceiling. Air distribution via flexible duct systems within the ceiling space with final distribution via ceiling diffusers Return air from all occupied areas through ceiling grilles and ceiling void plenum to the air handling units, or ducted for the offices with roof spaces over. Fresh air ducted from the perimeter through the roof to each fan coil unit Economy cycle facilities not provided Air handling systems designed for low pressure loss and low noise Air conditioning systems designed to the following criteria: Lighting – 12 W/sqm • Power – 15 W/sqm • People – 10 sqm gross area per person. 80W SH & 60W LH per person • Ventilation – 7.5 l/s per person • Summer design ambient conditions – 37 C DB & 23 C WB • Winter design ambient conditions – 7 C • Space temperature – 23 C +/- 1K Loads in excess of these rates will require tenant supplied stand alone air conditioning All systems programmed, monitored and controlled by internal electronic controls. 1. All facades and interior areas will be separately zoned 2. Air distribution systems will be flexible, allowing easy reconfiguration to suit tenancy fit outs. 3. Perimeter zones individually controlled. Perimeter depth 3.5m.
Other AC Provisions	

Air Conditioning Controls : ON/OFF control will be manual or automatic, based on time schedule, via individual wall mounted controllers for each air handling unit. Temperature setpoint will be manually adjustable via each air handling unit controller. There will be no specific humidity control. The system will be designed to achieve <50% rh when operating in cooling mode.

Supplementary Tenant Cooling : If required, the tenant may install individual supplementary tenant air conditioners with condensers located in the condenser compound.

ELECTRICAL SERVICES

Tenant Rising Submains 80VA/m2
 Tenant Power Allowance 60VA/m2 per floor general power and 20VA/m2 office area lighting power
 Separate tenant distribution boards

Cable Reticulation 2 compartment 150 high x 50 deep skirting duct to perimeter walls and core walls of tenant floors. Power reticulation to columns - conduits will be installed from the accessible ceiling space above to a position on each internal column for the future installation of tenant cabling to work stations. The conduits will terminate on the columns into flush wall boxes fitted with blank flush plates.

Tenant Service Zone Lighting 150mm ceiling zone to 80% of the NLA of every office floor area
 Average lighting levels of 320 lux to Australian Standards
 The proposed office area light fittings are a recessed 1200 x 300mm fluorescent light fitting complete with 28 watt 'T5' fluorescent lamp, electronic control gear with semi-specular louvre.

Emergency Lighting : Flush mounted disk type LED separate from tenant lighting

Electrical Sub Meters : Electrical sub meters provided to all tenancies

Communications : MDF sized to capacity of 1 pair per 10m2 + 50% spare
 IDF's with minimum of 20 pair cable provided to each tenancy
 Tenant Communications Riser with space provision for fibre optic cabling
 Separate Building Communication riser provided
 MATV system provided

HYDRAULIC & FIRE PROTECTION SERVICES

Fire Detection and Warning System Will be provided as required by the BCA and Australian Standards

Hydraulic Services Capped off tenancy valve and waste provisions to office floors for tenant use

Office Schedule

UNIT NO.	STRATA LOT NO.	UNIT DESCRIPTION	FLOOR LEVEL	APT./UNIT AREA (m ²)	CAR BAYS IN SINGLE AREA (m ²)	CAR BAYS AREA (m ²)	STORE AREA (m ²)	TOTAL AREA (m ²)
1	96	OFFICES	G	110	3	36	4	150
2	97	OFFICES	1	224	5	60	4	288
3	98	OFFICES	1	191	5	60	4	255
4	99	OFFICES	G	98	2	24	4	126
5	100	OFFICES	G	98	2	24	4	126
6	101	OFFICES	1	191	5	60	4	255
7	102	OFFICES	1	243	6	72	4	319
8	103	OFFICES	G	108	3	36	4	148
9	104	OFFICES	G	110	3	36	4	150
10	105	OFFICES	1	243	6	72	4	319
11	106	OFFICES	1	191	5	60	4	255
12	107	OFFICES	G	98	2	24	4	126
13	108	OFFICES	G	98	2	24	4	126
14	109	OFFICES	1	191	5	60	4	255
15	110	OFFICES	1	224	5	60	4	288
16	111	OFFICES	G	103	3	36	4	143

The above floor areas are measured to the outside face of exterior walls and to the middle of party walls. They are different from "Survey Measurements" which are measured to the inside face of party and external walls.

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