

# APARTMENT DESIGN FEATURES

FEATURES ARE NUMBERED WITH SMALL LABELS WITHIN THE DISPLAY APARTMENTS. USE THE LIST BELOW TO FIND OUT MORE ABOUT THESE FEATURES.

## TECHNOLOGY FEATURES

### 1. Emergency Communication

- Tenant alerts made via wall buttons, pendant/watch or iPad
- Alerts received by staff via deskphone, mobile phone or iPad
- Tenant/staff communication via ceiling microphones and speakers, or intercom

### 2. Safety Sensors & Alerts

- Temperature sensor (integrated into Climate Control panel)
- Capacity for motion sensors, door use sensors

### 3. Pre-wiring for Automation

- To all doors, private gates, blinds and windows, for control via wall switches or iPad (wall switch for key external doors only)

### 4. Intercom

- Control panel mounted at accessible height\*

### 5. Heating and Cooling

- Wall switch / control panel at accessible height\*

### 6. Lighting

- Controls mounted at accessible height\*

### 7. Smoke Detectors

- Dual-stage detects smoke/heat, to prevent false alarms
- turn on lights and alert Support Staff and/or the Fire Brigade

### 8. Wall switches

- Reprogrammable to control automated features as needed

### 9. iPad and charger

- RTI interface allows flexibility to customise as needed

\*with capacity to be controlled via iPad

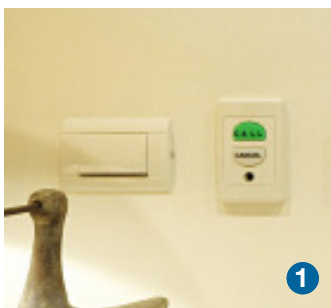
## BUILDING FABRIC

### 10a. Flooring

- Direct-stuck flooring (without underlay, directly to slab)
- Timber-look vinyl flooring in living areas
- Dense-weave carpet tiles and woven vinyl in bedrooms
- Non-slip tiles in bathrooms

### 10b. Walls

- 12mm FC lining throughout for durability and capacity to retrofit grabrails
- Wall corner guards for protection





### 16. Removable cabinetry below sinks & cooktops

- Knee clearance improves access for seated users

### 17. Removable cabinetry below benchtop corners

- Options to improve corner access for seated or reclined users, by removing cabinetry or shelving

### 18. Overhead Storage Units

- One unit easily lowerable, while retaining standard residential look

### 19. Pull-out bins

- Improves reach to bins



### 20. Pull-out pantry

- Improves reach to pantry
- Capacity to automate pantry via plug-in motor

### 21. Dishwasher drawer

- Improves reach to dishwasher

### 22. Oven

- Side opening door and fully extendable telescopic shelves reduce reach

### 23. Pull-out heat-proof tray

- Provides additional safety for those with reduced strength



### 24. Induction cooktop

- No flames and controlled heating zones increases safety
- Touch-controls require less effort and (e.g. no lifting of pots over raised knobs)
- Breaker switch mounted in easily reached position

### 25. Rangehood

- Control switch mounted in easily reached position

### 26. Reversed Fridge-Freezer

- Everyday items located at convenient height for a seated user



### 27. Microwave

- Allows for flexible positioning
- Limited commands simplifies use

### 28. Sink Tap

- Option for either standard or longer lever as needed

### 29. Powerpoints

- Pull-down powerpoints, side-mounting preferred

### 30. Task Lighting

- Continuous strip lighting improves usability and safety

### 31. Cabinetry handles

- Easy-grip D-pull handles



## LAUNDRY DESIGN FEATURES

### 32 & 33. Washing Machine and Dryer

- Proprietary plinth to raise washing machine
- Controls that require few steps and little effort to use
- Dryer can be flipped to make controls more accessible



### 34. Roller door

- Low-effort vertical roller; power provisions for future automation





# BATHROOM

## 35. Linear shower strip drain

- Step-free single slope with strip drain assists mobility and cognitive challenges

## 36. Shower niche

- Provides standard residential (home-like) look

## 37. 2 showerheads and mixers

- Allows for increased sensitivity to cold and helps when given assistance by others

## 38. Fixed / folding screens

- Provides flexibility
- Ease of use and does not stick to body

## 39. Flexible toilet

- Removable front panels allow for alterable toilet position and type
- Steel framing and powerpoint allow for drop-down grabrails / sensor flush

## 40. Vanity basin

- Height-adjustable via wall brackets, to allow knee clearance

## 41. Suction-cap shower shelf

- Allows for preferred positioning of shelf

## 42. Shower and vanity mixer taps

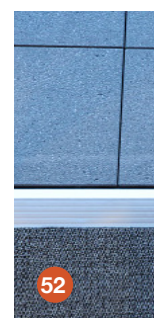
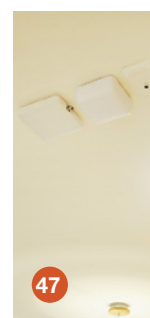
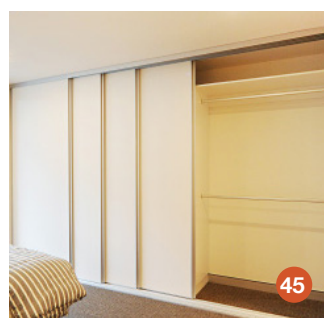
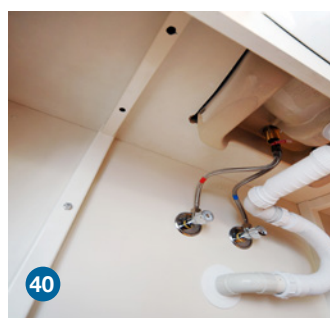
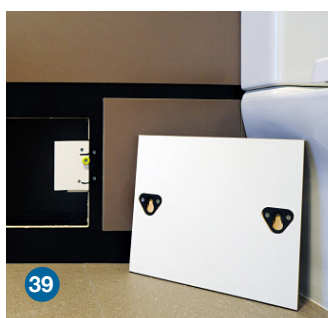
- Option for either standard or longer lever as needed

## 43. Heat Lamp

- Assists those with sensitivity to the cold

## 44. Provision for thermostatic mixing valve

- Allows for adjustment of maximum hot water temperature if needed



## PLATINUM 'PLUS' BEDROOM DESIGN FEATURES

### 45. BIR doors

- Lightweight multi-panels enable increased control over access and privacy
- Flush bottom track enables wheelchair users closer reach

### 46. BIR vertical shelving units

- Re-locatable storage units to suit access preferences
- Wire baskets allow for easy identification of contents
- Powerpoint allows for private equipment charging or TV

### 47. Ceiling Hoist Provisions

- In-ceiling support and powerpoint for future XY system (Bedroom 1 and living)

### 48. Blinds

- Separate privacy / blockout blinds for dignity when hoisting
- Capacity to upgrade from manual to motorised if needed
- Motor blinds controllable via wall switches, iPad or remote

### 49. External Door

- Alternative egress path in case of a fire

### 50. Door to Bathroom

- Provides privacy if hoisting is needed

### 51. Heating & Cooling

- Second outlet for zoning and increased temperature control

## PRIVATE BALCONY AND COURTYARD DESIGN FEATURES

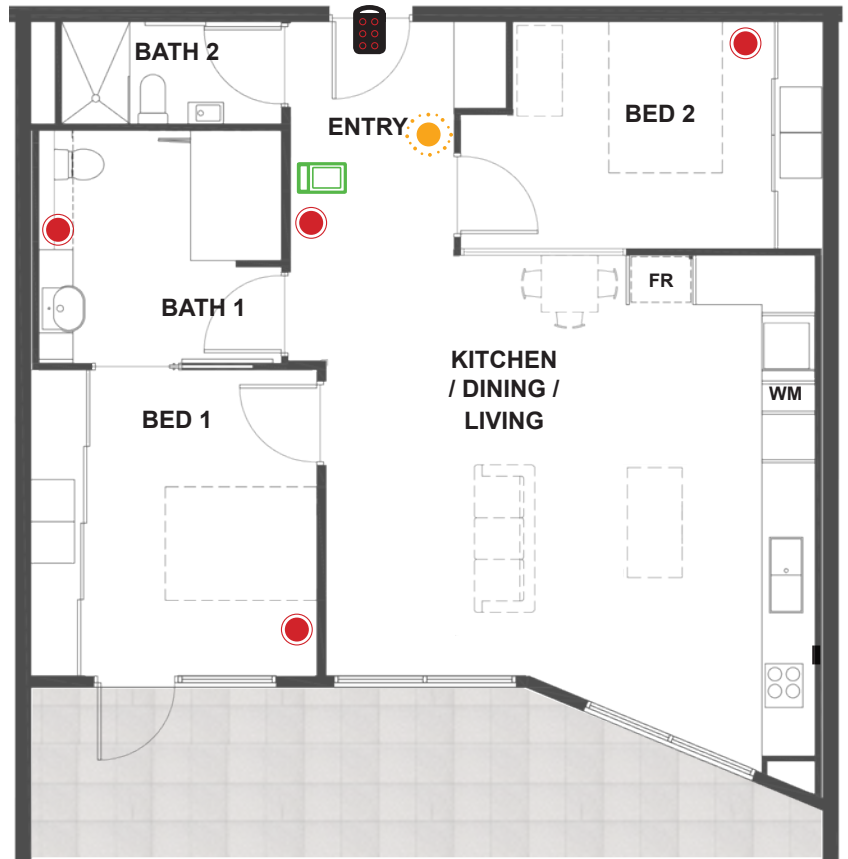
### 52. Step-free flooring thresholds

- Tiles on buzon feet

### 53. Sensor Lighting

- Increases safety and security





# DISPLAY APARTMENT PLANS



DISPLAY APARTMENT  
(LEVEL TWO) >

## APARTMENT FEATURES

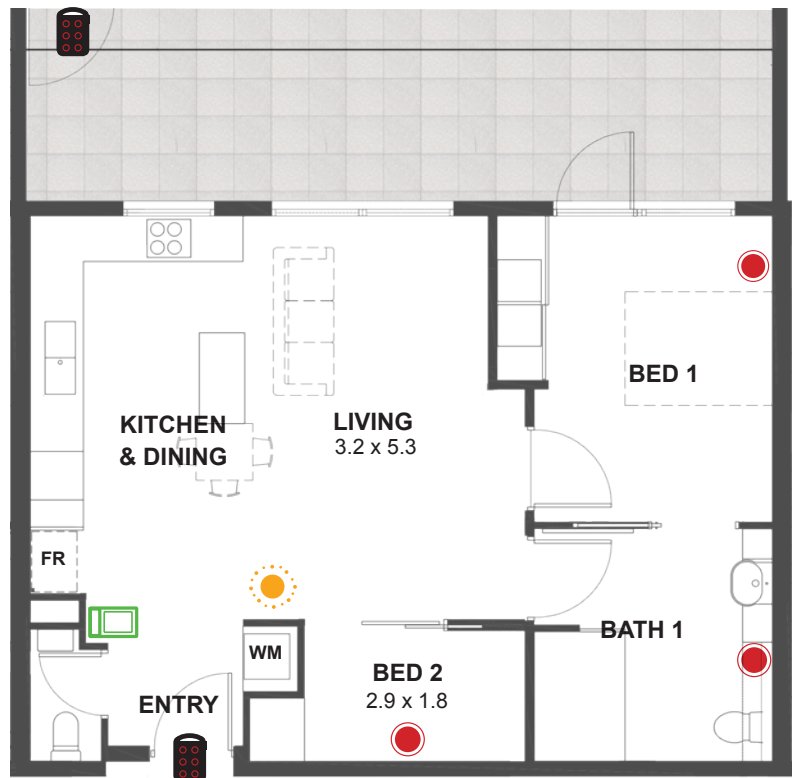
- 1 Livable Housing Australia Platinum 'Plus' accessible bedroom and bathroom
- Open-plan kitchen, dining and living
- Private courtyard or balcony
- Second toilet or bathroom

-  EMERGENCY CALL BUTTON
-  TEMPERATURE WALL PANEL
-  INTERCOM
-  SECURE ACCESS  
- ELECTRONIC FOB

SCALE 1:100@A4  
(1cm = 1m @ A4 size)



DISPLAY APARTMENT  
(GROUND LEVEL) >



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