

Frequently Asked Questions

When is the construction due to be completed?

The Target Completion Date is May 2018.

Can I make alterations to my apartment?

Yes, you are able to make reasonable alterations to your apartment to suit your style. Any alterations need to be discussed and approved by the Manager to protect the safety and comfort of all residents and to safeguard the aesthetic qualities and integrity of Brighton Dunes.

Do you have floor plans to scale?

Yes – the updated floorplans are being issued as part of the marketing material packages and have room dimensions and a scale on them.

What are the ceiling heights for apartments?

Standard apartments are 2700mm in the living spaces and bedrooms and 2400mm in wet areas and kitchens.

Penthouses range from 2700mm (wet areas) to 3000mm (most of the living areas and bedrooms). There are some sections in the living areas, where there are raking ceilings that range from 3400mm to 4000mm. Refer to ceiling plans for Penthouse details.

Is there double glazing on all windows?

The documentation of the Brighton Dunes glazing is a performance-based specification. This means that specific performances relating to the glazing has been detailed and the builder is required to provide glass options that equal or surpass these ratings.

Glazing calculators and energy use simulations were used during the design stages to ensure that the double glazing and high performance single glazing proposed throughout the building would ensure the best possible performance. The current glazing design surpasses the requirements of the Building Code of Australia.

As part of our procurement activities, Minda, together with the builder, suppliers in the market and the consultants in the design team are currently finalising the glazing options to deliver the best outcomes for Brighton Dunes. The final configuration details regarding the type of glazing is expected by late March 2017.

Are the windows tinted?

Yes, the curtain walls (some south and north facing windows) are a blue shade. The traditional-framed windows (on all sides of façade) are natural/grey tint.

Can we mix and match finishes between the colour schemes? Is there an option to have a neutral splashback in all three colour schemes?

Colour schemes have been carefully selected by interior designers to work in harmony with all materials selected for that scheme. Colour schemes are chosen as a package only and are not interchangeable between schemes. Brighton Dunes offers three colour schemes for the standard apartments for buyers to choose one of these as a package.

In response to market feedback, the Samphire Coast scheme (originally with a green splashback) has been changed to a clear/white splashback. This will give purchasers the option of white splashback (Samphire Coast), blue splashback (Seamist) or mushroom/beige splashback (The Rocks).

Do you have detailed plans of the kitchen cupboards?

Yes. The sales team have kitchen joinery details and joinery finishes schedules for all apartments – they will be able to assist you with your apartment's details.

What is the height of the kitchen benches in Stage 2 apartments?

The kitchen benches are 870mm high.

Can we have electric appliances in place of gas appliances in Stage 2 apartments?

Gas was selected in response to market feedback. Brighton Dunes is classed as independent living (not aged care facility) therefore there are no restrictions on the use of gas for kitchen appliances. Gas cooktops in the packages available have safety shut-off features included. There is an electric cooktop (induction) option which can be discussed with the sales team.

Can people have larger fridge spaces in Stage 2 apartments?

Yes, depending on the layout of the apartment. This should be captured on the Variations Request document. The variations will be based on the dimensions of the fridge and costed.

Some bedroom doors opens onto the robe. Can this be changed?

This has been designed so that entry into the room is unencumbered by the door. If it were to open to the opposite side, the entry would be obstructed and there is risk of over-swinging the door which could cause damage.

What is the depth of the hanging space in the wardrobes?

In Stage 2 apartments, the space is approximately 550mm internally.

Are there laundry or linen cupboards floor to ceiling to fit brooms in etc.?

Yes – there are mop cupboards which are tall enough for brooms, mops etc.

For Stage 2 apartments, what are the approximate variation costs for:

- **Ceiling fans**
- **Timber flooring in standard apartments (similar to penthouse timber flooring)**
- **Bosch appliance upgrade**
- **Miele appliance upgrade**

- **Cost of tiles in all living areas (carpet to bedroom areas only)**
- **Cost of having penthouse finishes in apartments**

The estimated costs for these have been outlined in the variation costs listing document. Phil McMahon Real Estate Team would be able to assist with the details.

Is the timber flooring in the Penthouse “floating floor”?

The floorboards are adhesively fixed to the concrete slabs.

Are the air-conditioning units separate for each apartment?

Your comfort is our priority; separate air conditioning units have been installed so you can regulate the temperature in your own apartment.

Are there TV points already installed in Stage 1 apartments?

In Stage 1 apartments, there are television points installed in multiple locations in each apartment, depending on the design and layout, options can be discussed with a Sales Agent.

Where are power and data points located in Stage 2 apartments?

The sales team have power and lighting drawings for individual apartments – they will be able to assist you with your apartment’s details.

Do the apartments have internet access?

Yes! The National Broadband Network gives your apartment access to high-speed internet. One connection will give you access to Foxtel, the internet and telephone.

Will Foxtel be connected?

There are electrical provisions for Foxtel. You will need to arrange for this to be connected once you move in to the apartment.

Are there power points on the balconies?

Yes.

Is there gas on the balcony?

No.

Is there a mains water tap on the balcony?

Yes.

What are the side balcony walls made of in Stage 2 apartments?

Precast concrete panels.

Are the front of the balconies clear glass?

Yes, the glass is clear.

Can we have awnings on the balcony?

Yes, these can be managed as a post-occupancy procurement. Only pre-selected retractable blinds on balconies would be permitted to the extents previously agreed for Stage 1 – to ensure uniformity of aesthetics across the entire Brighton Dunes Complex.

Can we have alternative tiles on the balcony?

The tiles have been designed for the coastal environment and are designed to maximise slip resistance. It is generally not recommended to change these to a smooth surface for this reason.

Can I have pets?

At Brighton Dunes, we appreciate the companionship pets can provide. Pets are welcome in your home and as a part of our community. While Brighton Dunes prides itself as a pet-friendly community, we also understand our obligations to others in the community without pets. We welcome the opportunity to discuss your pet's suitability for residing at Brighton Dunes.

Can my family and friends visit?

Of course, this is your home after all! Your family and friends are welcome to visit you as often as they would in your own home. We're sure they'll enjoy all that is on offer at Brighton Dunes with you.

Can my family and friends stay?

You're more than welcome to have family and friends stay overnight. For the safety and security of your visitors and the community, we ask that you record their stay with Reception. This way we can ensure everyone is safe in the case of an emergency.

Where can my friends and family park when visiting?

Visitor parking is available in front of the main entry – on grade car parking and guests are also welcome to utilise your allocated car parking space.

How many car parks are available?

Each apartment is allocated either one or two undercover, secured car parking spaces, dependent upon the style of apartment.

Can car parks be switched?

The car park allocations have been carefully considered with many factors in mind. These have now been finalised and are not able to be changed.

Your car park may have been changed since you put your deposit on your apartment. Please discuss it with the Phil McMahon's Sales Team to verify your allocated car park(s).

Can we purchase additional car parks?

There are a finite number of car parks, which have already been allocated to residents, contractors, visitors or disability access car parks. You may be able to negotiate with fellow residents and management once you move in if some residents do not need all of their allocated car parks.

Can we enclose the car parks?

No. The car park is a secure, under-cover area which provides sufficient security for cars from the public. Any items other than cars should be stored in the allocated storage units, which are fully secure/lockable.

Are there car washing facilities?

A car washing bay is provided in the basement of Stage 1 and Stage 2 car parks for the use of the residents.

Is there somewhere I can park my caravan?

Of course! At Brighton Dunes, we have secure caravan, boat and trailer parking facilities. * fees apply

Is there additional storage available?

Yes, each apartment has a designated secure storage unit in the underground carpark for storing personal items.

What are the sizes of the storage units?

The storage cages range in size from 3100mm² to 3800mm². Refer to the apartment inclusions with floorplan document for individual dimensions.

What kind of security do you have?

At Brighton Dunes, your security is our priority. The site is secured with personalised access cards which gives you access to the car park, reception area, communal facilities and each apartment building.

Is there somewhere I can hang my washing?

We want to make your life easier, so each apartment is equipped with either a laundry cupboard or laundry room. Laundry can be dried internally within the apartments.

Can my doctor visit my apartment?

Absolutely, your doctor can be granted access to your home via Brighton Dunes Reception.

Where is the waste collected?

Waste is collected in the basement of the buildings, from the waste chutes located by the lift on each level.

Where can I receive/post my mail?

You can send mail with ease with the postage services located at Brighton Dunes Reception, parcels will need to be sent via Australia Post. Individualised letterboxes are also located near the Reception Area. Our Reception, when attended, will also happily accept packages and deliveries on your behalf if you are not home.

Is there transport provided for outings, such as shopping?

Brighton Dunes apartments are located close to public transport, which can be accessed from King George Avenue.

What is included in my Residents Fee?

Residents contribute to the cost of running Brighton Dunes through a Residents Fee. The Residents Fee covers costs such as waste removal, buildings insurance and communal operating costs including electricity power for the grounds and pavilion, cleaning, pool maintenance, grounds and landscaping, general repairs and maintenance, management, emergency call system charges etc.

What additional costs will I be responsible for?

Additional costs include contents insurance, council rates and utilities; including electricity network charges, water heating, water supply (not usage) and service connectivity costs, such as the internet, phone and pay-TV. If you wish to store bulky items such as caravans and boats, an additional cost will be charged. We welcome the opportunity to discuss your needs and advise the additional costs.

Is Brighton Dunes environmentally friendly?

Stage 1

Minda's Brighton Dunes apartments focus on passive design, with natural ventilation and daylight in all apartments. Sustainability is balanced with comfort for easy modern living. This includes features such as:

- Energy efficient air conditioning and LED lighting
- Daylight to all living areas and bedrooms
- Maximised views and connection to the outdoors
- Naturally ventilated car parks to minimise mechanical ventilation requirements
- Recycling areas for ease of separation of wastes

Stage 2

The second stage of Brighton Dunes builds on the sustainability achievements from Stage 1, with high levels of thermal performance incorporated into the building design. Energy efficiency has been designed to exceed building code requirements. Environmental Sustainability initiatives include:

- Energy efficient air conditioning, zoned for day and night time use
- LED lighting throughout, including daylight and motion sensors to common areas

- Daylight to all living areas and bedrooms
- Maximised views and connection to the outdoors
- Materials and glazing selected for thermal performance and comfort
- Renewable energy provided through solar Photovoltaic cells (solar) on roofs
- Solar-boosted hot water
- Water efficient fixtures are selected for all apartments and common facilities.

Is there direct access to the beach?

Ultimate beachfront means you can step out of your apartment and directly access the beach on the north end of the dunes.

What will the actual size of the Pavilion be once the extension is completed?

The Gross Floor Area would be approximately 300m².

What is the pool area like?

The communal facilities boast a stunning 12.5m long pool that is heated year-round for your enjoyment. The pool is situated beside the gym facilities, outdoor exercise space and changing facilities. The Minda Brighton site also boasts a fully-heated hydrotherapy pool with disability access.

Is Brighton Dunes fully gated – how can I access my apartment?

Brighton Dunes is a fully secure facility with access via a swipe card. Access can also be gained through the basement, Reception and designated access points.