

BUILDING SPECIFICATIONS

68 Daly Street, Ascot

Sustainability

Targeting a minimum 4.5 Star NABERS rating.

Approximate Nett Lettable Areas:

3rd Floor	: 1703m ²
4th Floor	: 1703m ²
5th Floor	: 1703m ²
6th Floor	: 1703m ²
Total	: 6812m²

Car Parking

- 29 visitor car bays.
- 198 secure tenant car bays on three levels.

Disabled Facilities

- Wheelchair access to all floors and car park.
- Disabled toilet on each office floor level.
- Disabled car parking on ground level.

Recreational Facilities

- Separate male and female change rooms and amenities on ground level.
- Secure bicycle storage.

Heavy Load Zones

- 4 Heavy Load Zones of 30m² on each office floor.

Plumbing

- Provisions for additional plumbing facilities.
- Waterless urinals.
- Low flow water taps.

Computerised Building Management System

Direct digital control building automation system which monitors and controls all building air-conditioning and energy consumption.

The system's monitoring capabilities provide tenants with the following benefits:

- Reduced energy and maintenance costs.
- Reduced building outgoings.
- Constant monitoring of indoor and outdoor temperatures to provide optimum internal temperature levels at all times.
- Detailed energy consumption information on after-hours and weekend air-conditioning operation.

Fire Service

- Fire hose reels and fire hydrants.
- Early warning fire detection system.

Lifts

- 2 high-speed passenger lifts servicing all levels.
- Provision for access control to any level.

Lighting

- Minimum maintained average of 320 lux for open plan office areas.
- Low brightness (ULB) louvers suitable for screen based tasks.
- Low loss ballasts.

Security

- Monitored proximity card access.
- Monitored car park.
- Digital recording closed circuit TV surveillance system.
- Monitored after hours ingress and egress at all entry points.

Electrical

- Provision for cabling access.
- Backbone telephone cabling services.

Air-Conditioning

- Chilled Air/Water Air-Conditioning System.
- VAV (Variable Air Volume) system with ceiling mounted diffusers.
- Multiple air handling plants.
- Adjustable air-conditioning zones.
- Fresh air economy cycle.
- Provision for supplementary tenant cooling systems to cater for high load areas.

M.A.T.V. System

- Provision for VHF and UHF services.
- Availability of free-to-air T.V. services.



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