



ALBERT PLACE

R E S I D E N C E S

GURNER™



WITHOUT EQUAL

GURNER™ IS PROUD TO BRING YOU A NEW
ICONIC ADDRESS, ONE THAT TAKES YOU BACK
TO A TIME WHEN LUXURY WAS DEFINED BY
OPULENT ELEGANCE, EXCEPTIONAL SERVICE
AND FINE TRADITION.

It was a time when society's upper echelons had both wealth,
and class in abundance. Hedonistic pleasures and effortless
sophistication were the order of the day, enjoyed by very few.

Albert Place celebrates a golden era in extravagant living,
a showcase of old world luxury and 5-star hospitality. It captures
the exclusive yet understated lifestyle of New York City's
Upper East Side, a new landmark for Melbourne.

I am very excited to be collaborating with
Elenberg Fraser, David Hicks and Jack Merlo
on another iconic project.

Expect an unprecedented level of amenity
and services, offering an experience that is truly
without equal.

TIM GURNER, GURNER™

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CHAPTER
ONE

INSPIRATION

1

PAGES
14-23

Inspired by New York City's Upper East Side, Albert Place is an expression of old world luxury for modern times.

CHAPTER
TWO

ARCHITECTURE

2

PAGES
24-29

Albert Place is a sculptural masterpiece by Elenberg Fraser, a minimalist statement of classic modernism.

CHAPTER
THREE

THE ARRIVAL EXPERIENCE

3

PAGES
30-43

Personal service reminiscent of the best New York 5-star hotels –live in absolute luxury.

CHAPTER
FOUR

PRINCE ALBERT PRIVATE CLUB
AND THE PRINCES BATHS

4

PAGES
44-57

Prince Albert Private Club and The Princes Baths are an indulgent experience for all residents that will take you to another world of luxury and warm comfort.

CHAPTER
FIVE

INTERIOR DESIGN
BY DAVID HICKS

5

PAGES
58-65

David Hicks has imagined spectacular spaces and interior finishes to a level not seen in Australia.

CHAPTER
SIX

SIGNATURE COLLECTION
BY DAVID HICKS

6

PAGES
66-75

The Signature Collection celebrates the best of extravagant living, elegantly indulgent for the most discerning of tastes.

CHAPTER
SEVEN

THE ALBERT COLLECTION
BY DAVID HICKS

7

PAGES
78-81

Every apartment receives the magical touch of David Hicks, designed to impress and exceed the highest expectations.

CHAPTER
EIGHT

A VIEW WITHOUT EQUAL

8

PAGES
82-89

Albert Place offers uninterrupted views of Albert Park Lake, Port Phillip Bay or the Melbourne CBD.

CHAPTER
NINE

THE SURROUNDS

9

PAGES
90-97

In a highly sought-after location, Albert Place is just moments from the very best of Melbourne.

CHAPTER
TEN

PROJECT TEAM

10

PAGES
98-113

Another world-class collaboration between GURNER™, Elenberg Fraser, David Hicks and Jack Merlo.

CHAPTER
ELEVEN

FLOORPLANS

11

PAGES
114-121

David Hicks and Elenberg Fraser have joined forces to create floorplans that will be the subject of envy, with expansive open plan living and full-height window frontage.

CHAPTER
TWELVE

SPECIFICATIONS

12

PAGES
122-127

Two carefully curated collections offer quality and beautiful finishes for the most sophisticated buyers.

CHAPTER
THIRTEEN

INVESTMENT

13

PAGES
128-131

In the world's most liveable city for the sixth time, Albert Place offers tremendous opportunity for growth and high yields for the discerning buyer.

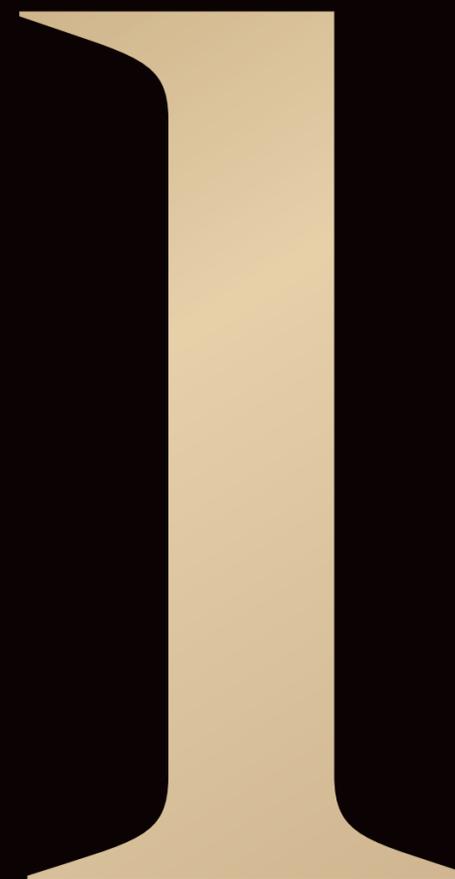


Ab

A VIEW WITHOUT EQUAL



CHAPTER ONE
INSPIRATION



Inspired by New York City's Upper East Side,
Albert Place is an expression of old world
luxury for modern times.

ALBERT PLACE IS AN EVERLASTING
CLASSIC WITH A MODERN EDGE,
INSPIRED BY THE ENDURING
BUILDINGS OF NEW YORK CITY
AND THE EXCLUSIVE LIFESTYLE
OF THE UPPER EAST SIDE.



INSPIRED BY EXTRAORDINARY EXPECTATIONS



Manhattan's Upper East Side is where many of the world's rich and famous choose to live. Imagine timeless residences along Fifth Avenue fronting Central Park, complete with the quintessential concierge and red carpet welcome.

THIS PAGE
Patrons at Speakeasy,
New York, New York, 1933

OPPOSITE PAGE
Marilyn on the roof,
New York City, New York, 1955



UNPARALLELED SERVICE

—
Imagine a wealth of experiences and attention to detail, bringing you a world of sumptuous living reminiscent of a 5-star luxury hotel.



RIGHT
Circa 1937: A commissionaire stands patiently, outside the entrance to hotel.



CLASSIC CRAFTSMANSHIP

There is a sense of artistry in every room, celebrating a sophisticated palette. Bask in understated glamour, beautiful and refined spaces that respect the stature and privacy of their esteemed occupants.

LEFT
A man reading a book in
a library, 1960s

CHAPTER TWO
ARCHITECTURE



Albert Place is a sculptural masterpiece
by Elenberg Fraser, a minimalist statement
of classic modernism.

ALBERT PLACE BRINGS BACK THE ROMANCE IN ARCHITECTURE, SPACES THAT EVOKE A SENSE OF LEGACY, ONE TO LAST FOREVER.

A NATURAL PHENOMENON

Unfolding into the landscape, Albert Place is a theatrical piece of architecture that emanates absolute confidence. It is a building that allows its residents to be themselves, and embrace the life they desire with no fear or second guesses.

Reminiscent of the infamous Flatiron building, its unique formlessness can be experienced from different viewpoints. It evolves as you approach, be it from a travelling vehicle along two of Melbourne's most important boulevards, or when strolling along Bowen Crescent.

There is timeless permanence in its expression, celebrating the romantic movement in its architecture and formal spaces. The building reflects and juxtaposes its surrounding greenery, a pivotal landmark of Western thinking in the Australian context. On the ground floor, vibrant retail, art installations and curated landscaping by Jack Merlo engage the streetscape.



SCULPTED LANDMARK

Seamless floor-to-ceiling glazing wraps the building in a reflective skin, pulling breathtaking views of the parklands, bay and Melbourne CBD, into the building. A statement of classic modernism, its minimalist design creates unique winter gardens with full-glazing windows that slide away.



ARTIST IMPRESSION

CHAPTER THREE
THE ARRIVAL EXPERIENCE



Personal service reminiscent
of the best New York 5-star hotels
—live in absolute luxury.



AT THE DOOR, EXPECT THE HIGHEST LEVELS OF COURTESY. A FAMILIAR FACE WELCOMES YOU BY NAME, WHILE THE VALET TAKES YOUR CAR TO A SECURE CAR SPACE*.



ARTIST IMPRESSION

THE VIP ARRIVAL

At Albert Place, look forward to a red carpet experience. Allow the concierge to greet and usher you in and await your every need. The valet then takes your vehicle to a secure basement carpark.*

*Refer to contract of sale for details on concierge and valet services.
Valet service only available to those apartments with car parks.



YOU ARE HOME

—

Step into Albert Place and bask in an immediate sense of calm. There is absolute discretion and privacy, a sanctuary to indulge in life's greatest pleasures.



A CHARMING WELCOME

The sumptuous lobby exudes tasteful charm, showcasing a warm, natural material palette, tastefully embellished with ornate detail and unique character.

A DAY IN THE LIFE OF AN ALBERT PLACE RESIDENT:

WAKE UP. INDULGE.
SAVOUR. DELIGHT.
ENTERTAIN.

6:00AM You receive a wake up call from the automated Concierge.*

6:15AM You dive into The Princes Baths pool for an invigorating morning swim, the perfect way to start your day.

7:30AM You call the Concierge to get your car ready before heading downstairs.*

8:10AM You leave your laundry with the Concierge for a wash and press.^

8:15AM The Valet opens the door to your car and bids you good day as you leave for work.*

10:00AM While you are out, your online shopping arrives. The Concierge receives your package and places it in secure storage.*

12:30PM The cleaners arranged by the Concierge^ arrive and they ensure your apartment is spotless before you get home.

5:30PM You arrive home running late and toss your keys to the Valet. He parks your car as you run to the elevator to prepare for your evening.*

6:30PM The Concierge calls to advise that your dinner has arrived and is being delivered to your residence.*

8:30PM After your meal, you head down to the Prince Albert Private Club bar and lounge at Level 1. While you wait, you sip a Macallan scotch and read a classic novel from the library.

8:45PM Your friend arrives and you enjoy another drink before a game of pool in the wine cellar.

9:30PM Just as you are ready to call it a night, your neighbours begin a game of poker at the cards table. You join in and it becomes an even more memorable evening.

YOUR PERFECT DAY
IS COMPLETE.

*Refer to contract of sale for details on concierge and valet services, including hours of operation and scope of service. Additional services can be requested by residents and, if available, will incur additional costs. The arranging of additional services such as catering, washing, dry cleaning, theatre tickets and other services are not included. Valet service only available to those apartments with car parks.
^Denotes examples of services to be charged as an additional cost to the individual owner, if made available by the concierge.

AT YOUR SERVICE

Albert Place Residences has been imagined as a place where exceptional service comes naturally. Concierge and valet staff are attentive and reliable, yet discreet and respectful of your privacy.



VALET PARKING

The Valet service will park your car upon car drop-off at Ground level, and will collect your car from the basement and have it ready for you next to the lobby at Ground floor for departure.*

*Valet service only available to those apartments with car parks. Refer to contract of sale for details on concierge and valet services, including hours of operation and scope of service.
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CHAPTER FOUR
PRINCE ALBERT PRIVATE CLUB AND
THE PRINCES BATHS

4

Prince Albert Private Club and The Princes Baths are designed to deliver pleasurable experiences. Expect exclusive amenities and services over two luxurious levels.



PRINCE ALBERT
PRIVATE CLUB

Albert Place is a world of unparalleled service and amenity, created for your enjoyment. Very exclusive and discreet, there is a sense of mystery within the walls of Albert Place, an address for decadent pleasures.



Relax and enjoy the best the world has to offer as you sip on a fine old scotch. Read a classic book from the library followed by a game of pool in a wine cellar of curated vintages. Mid game, unlock your personal collection to open a special bottle for the night*.

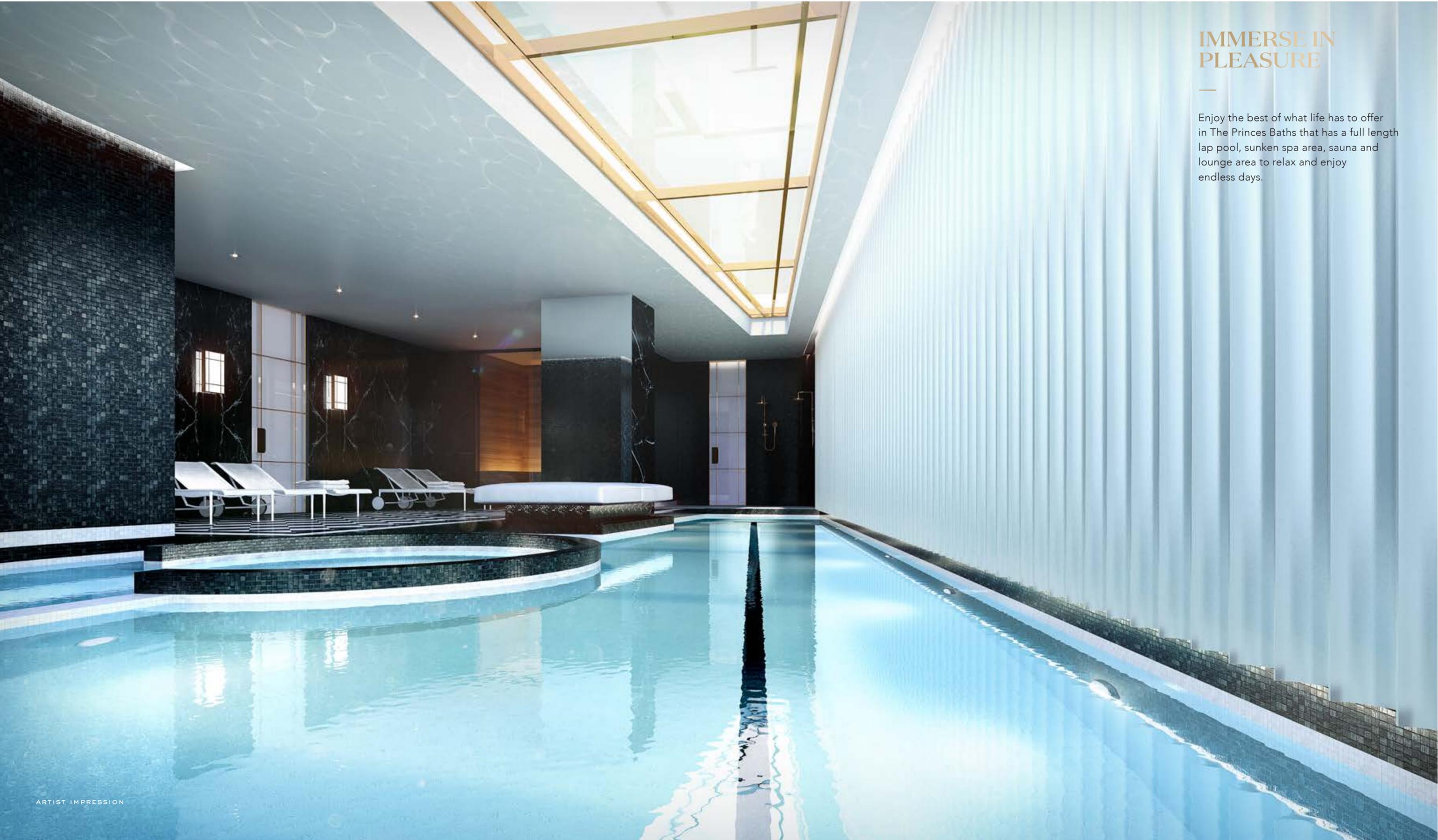


LONG ROOM, LOUNGE AND CARDS TABLE

Enjoy endless long nights with friends over dinner and a drink in The Long Room, followed by a game of poker at the cards table. Savour a limoncello in the lounge before retiring to bed.



CREATED TO PLEASE,
IT IS A WORLD BEYOND
EXPECTATIONS, A LIFE
WITH NO REGRETS.



IMMERSE IN PLEASURE

—

Enjoy the best of what life has to offer in The Princes Baths that has a full length lap pool, sunken spa area, sauna and lounge area to relax and enjoy endless days.

PRINCE ALBERT PRIVATE CLUB LEVEL 1

The Prince Albert Private Club offers the very best of luxury living in a sophisticated style not offered in Australia, reminiscent of the best New York Private Clubs.

Enjoy a classic book in the Library, relax and watch the news in the Lounge, or chat with new friends from the building.

Enjoy dinner and a wine at the Long Room, where you will bump into old friends and make new friends each night as you venture to the cards table for some entertainment.

End the night with a game of pool, surrounded by a collection of wines curated by each resident. Unlock your personal wine collection* to open a classic vintage for the night.



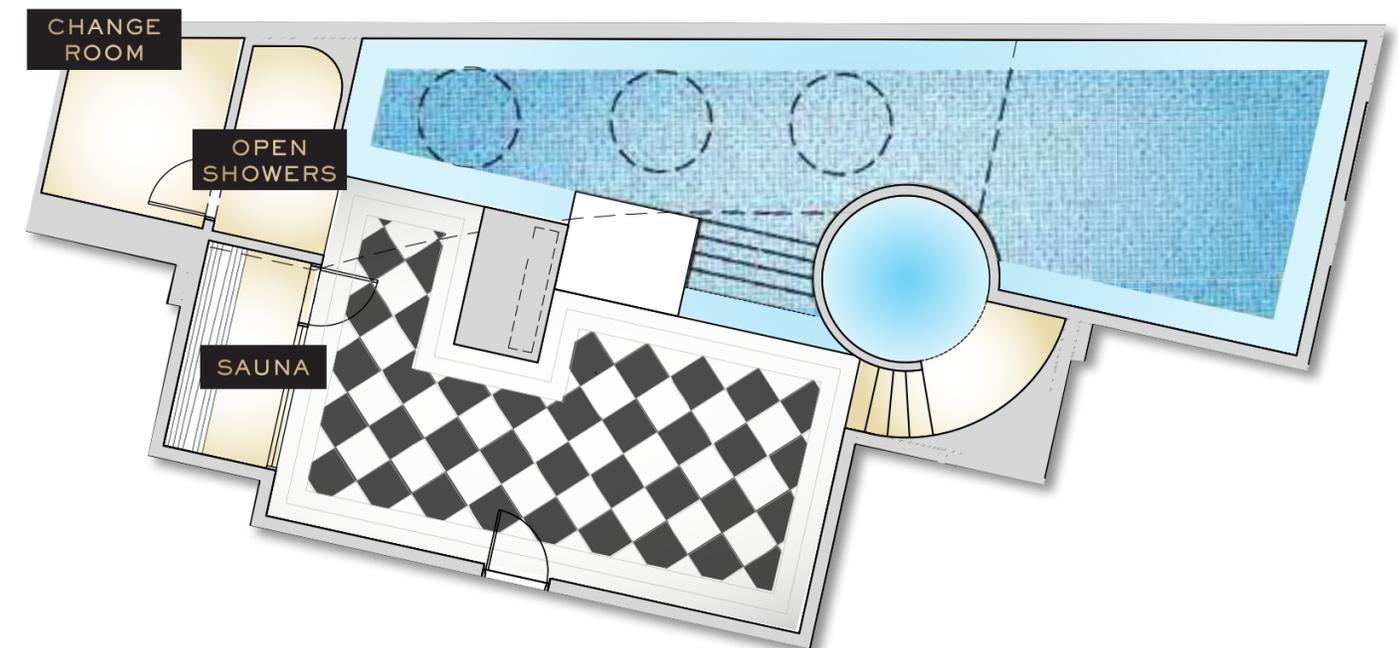
*Wine locker available to purchase.

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THE PRINCES BATHS LEVEL 2

The Princes Baths have been created to take you back to a time when luxury was alive and people appreciated and indulged in life's greatest pleasures.

With a full lap pool, sunken spa area, sauna, outdoor showers and lounge, the Princes Baths will emulate the best 5-star hotels in the world for your ultimate enjoyment.



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CHAPTER FIVE
INTERIOR DESIGN BY
DAVID HICKS



David Hicks has imagined
spectacular spaces and interior finishes
to a level not seen in Australia.

**ALBERT PLACE WAS DESIGNED
TO BECOME AN ICONIC BUILDING
HOUSING NEW YORK INSPIRED
INTERIORS WITH A HIGH LEVEL
OF FINISH AND DETAIL.**

DAVID HICKS, INTERIOR DESIGN



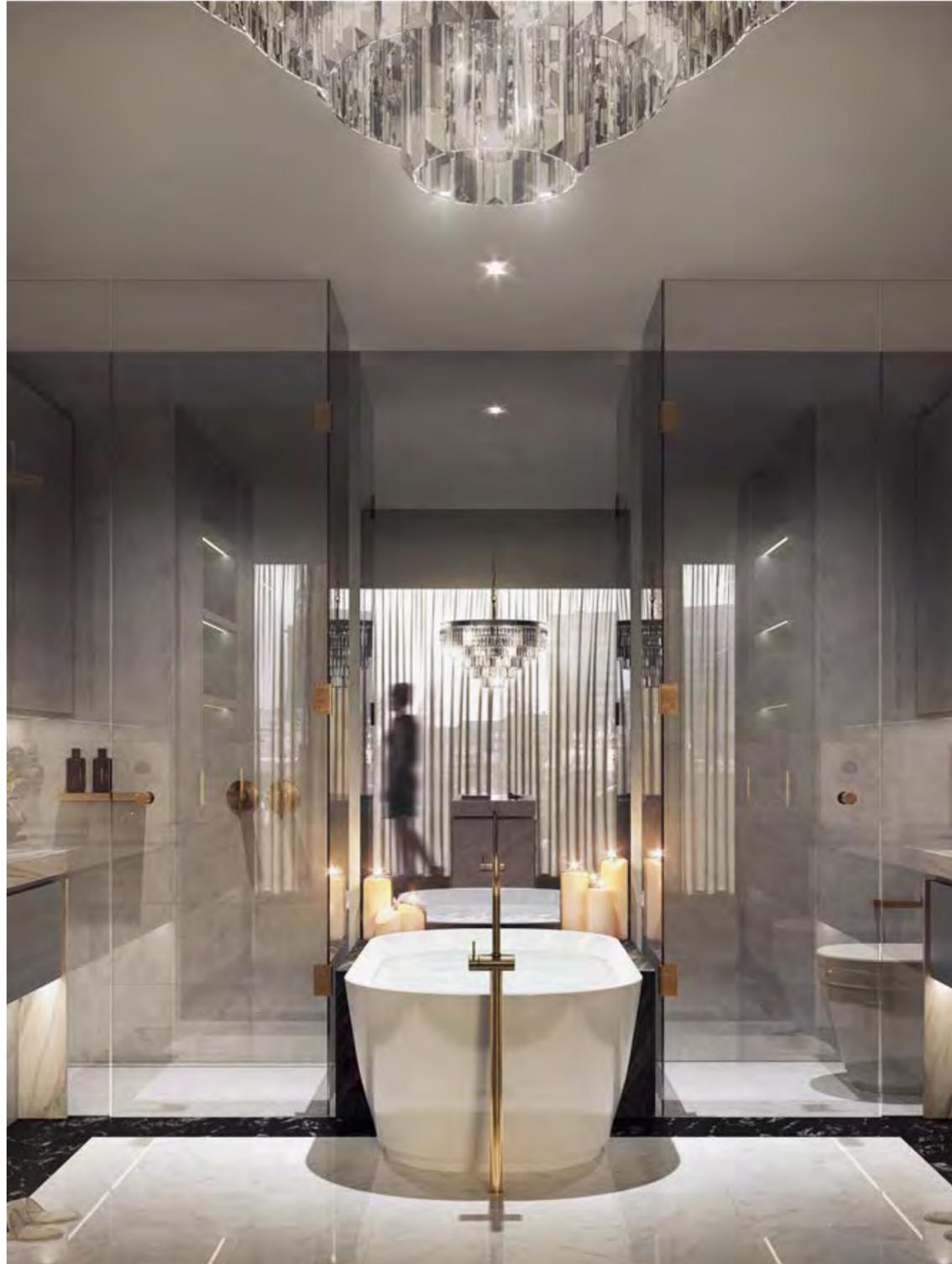
DAVID HICKS

David Hicks is an internationally acclaimed interior and building design practice. Founded in 2001 and based in Australia, Principal David Hicks leads a team of like-minded, highly motivated interior designers and architects. David Hicks specialises in providing bespoke design experiences for private residences, residential developments, hotels, restaurants, retail stores and corporate offices.

Luxurious living with streamlined interiors designed to create a sanctuary in the sky.



ARTIST IMPRESSION. OPTIONAL SIGNATURE COLLECTION UPGRADE SHOWN WITH OPTIONAL HERRINGBONE TIMBER FLOORBOARD UPGRADE, OPTIONAL CUSTOM TV JOINERY UNIT UPGRADE AND OPTIONAL GAGGENAU INDUCTION COOKTOP UPGRADE.



ARTIST IMPRESSION.
OPTIONAL SIGNATURE COLLECTION UPGRADE SHOWN.



ARTIST IMPRESSION.
ALBERT COLLECTION SHOWN WITH OPTIONAL HERRINGBONE TIMBER FLOORBOARD UPGRADE AND LED STRIP LIGHTING IN KITCHEN AND BATHROOM.

CHAPTER SIX
SIGNATURE COLLECTION
BY DAVID HICKS



The Signature Collection celebrates
the best of extravagant living, elegantly indulgent
for the most discerning of tastes.



SIGNATURE COLLECTION

BY DAVID HICKS



A TIMELESS CLASSIC

Albert Place penthouses will elevate the expectations of luxury living. Set over two levels they deliver spacious entertaining areas and sumptuous bedroom suites, some penthouses having their own private plunge pools.

All penthouses feature the Signature Collection as standard, while other residences may choose this refined collection as an upgrade.

Bathed in natural light, two-level penthouses feature lofty ceilings and a double-height void above a sprawling lounge with views to impress.

Spectacular in its finish and enviable quality, the penthouse kitchen is perfect for the ultimate host or hostess. It is the place to gather at the heart of the home, with plenty of space for catering, storage and Gaggenau appliances.



ARTIST IMPRESSION. PENTHOUSE SIGNATURE COLLECTION WITH OPTIONAL HERRINGBONE TIMBER FLOORBOARD SHOWN.

AN EXQUISITE OASIS

A modern expression of a classic Upper East Side luxury hotel bathroom, walls and floors are dressed in carrara marble combined with timber veneer laminate and polished bronze accents provides an elegant and sophisticated scheme.





Every room and every detail is a statement of class and sophistication. Only the most beautiful and enduring finishes will satisfy the vision imagined by David Hicks.

CHAPTER SEVEN
THE ALBERT COLLECTION
BY DAVID HICKS



Every apartment receives the magical touch
of David Hicks, designed to impress and exceed
the highest expectations.



ALBERT COLLECTION

BY DAVID HICKS

UNDERSTATED ELEGANCE

Celebrating a sophisticated and natural palette, everything you can see and touch exudes a sense of timeless luxury and refined quality.



ARTIST IMPRESSION. ALBERT COLLECTION WITH OPTIONAL HERRINGBONE TIMBER FLOORBOARD UPGRADE, OPTIONAL LED STRIP LIGHTING IN KITCHEN AND BATHROOM UPGRADE, OPTIONAL DAVID HICKS OUTDOOR BAR UPGRADE AND OPTIONAL CUSTOM TV JOINERY UPGRADE SHOWN.



ARTIST IMPRESSION, ALBERT COLLECTION WITH VARIOUS OPTIONAL UPGRADES SHOWN INCLUDING HERRINGBONE TIMBER FLOORBOARDS, INDUCTION COOKTOP, COFFERED CEILING, LED STRIP LIGHTING AND CUSTOM TV JOINERY UNIT.

CHAPTER EIGHT
A VIEW WITHOUT EQUAL



Albert Place offers uninterrupted views
of Albert Park Lake, Port Phillip Bay
or the Melbourne CBD.





View from level 10



View from level 19

DAYTIME

Be soaked in sunlight with full north-facing façade that captures the best of what Melbourne has to offer.



ARTIST IMPRESSION: ALBERT COLLECTION WITH OPTIONAL HERRINGBONE TIMBER FLOORBOARD UPGRADE, OPTIONAL LED STRIP LIGHTING IN KITCHEN AND BATHROOM UPGRADE, OPTIONAL DAVID HICKS OUTDOOR BAR UPGRADE AND OPTIONAL CUSTOM TV JOINERY UPGRADE SHOWN.

DUSK

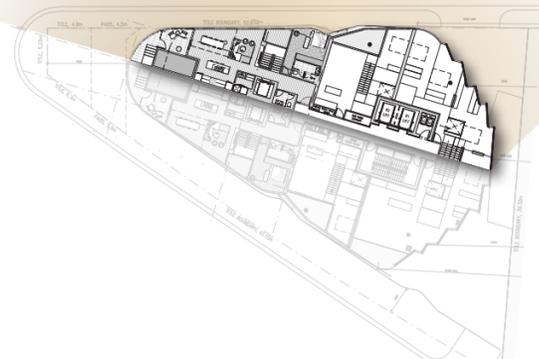
Watch the sunset over the bay as you enjoy the best life has to offer.



ARTIST IMPRESSION: ALBERT COLLECTION WITH OPTIONAL HERRINGBONE TIMBER FLOORBOARD UPGRADE, OPTIONAL LED STRIP LIGHTING IN KITCHEN AND BATHROOM UPGRADE, OPTIONAL DAVID HICKS OUTDOOR BAR UPGRADE AND OPTIONAL CUSTOM TV JOINERY UPGRADE SHOWN.

DESIRABLE NORTHERN LIGHT

Uninterrupted north-facing light lets you enjoy full sun all day as you look over Albert Park Lake, the bay and Melbourne CBD skyline.

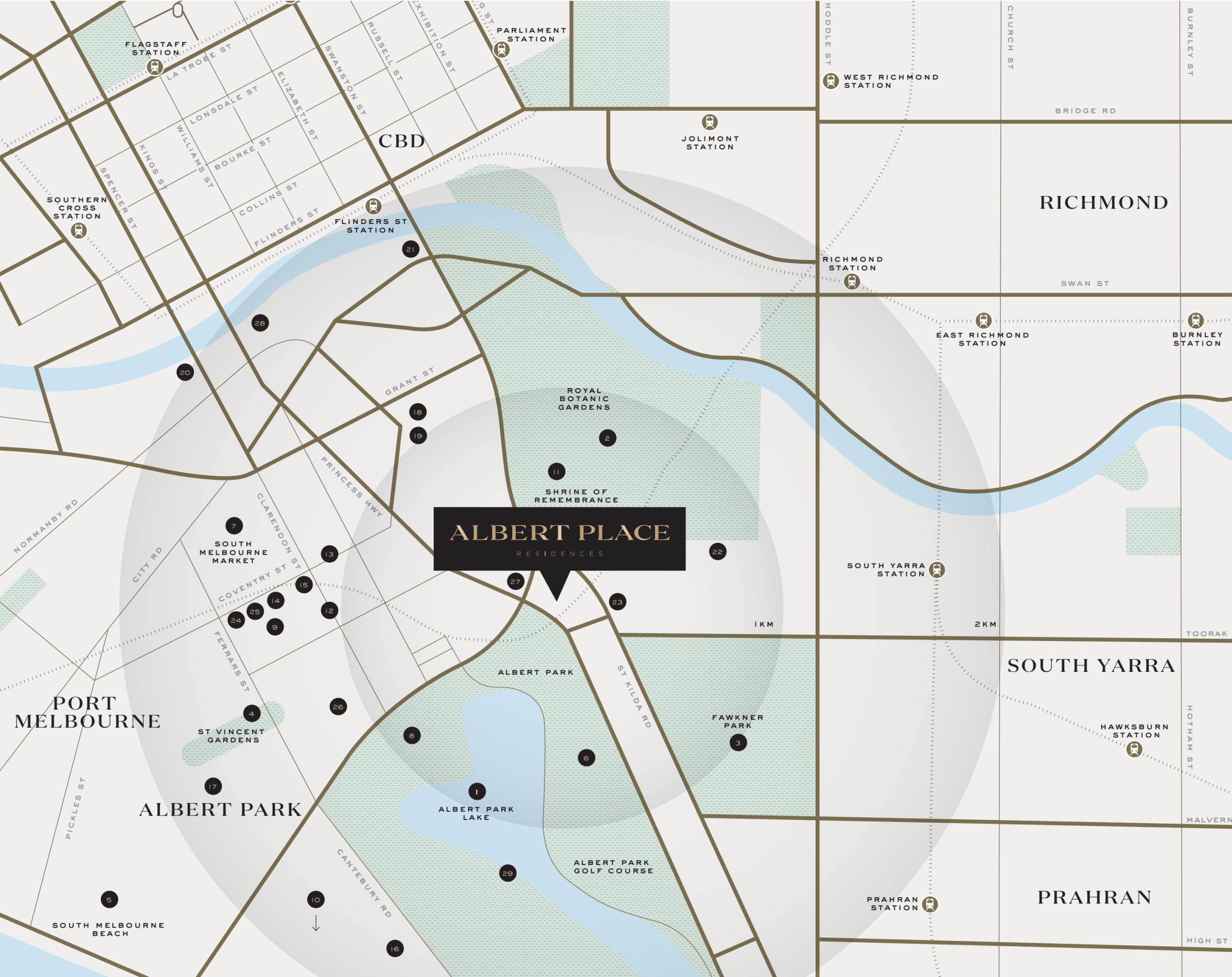


CHAPTER NINE
THE SURROUNDS

9

In a highly sought-after location,
Albert Place is just moments from
the very best of Melbourne.





ALBERT PLACE is ideally located to take advantage of this area's unique combination of peaceful parklands and bustling retail strips. This is the ideal place to enjoy Melbourne's celebrated arts and entertainment, fine dining and café culture, with the CBD and bayside beaches also just moments away.

The St Kilda Rd trams are just 200m from the doorstep, taking residents into the city, and all it offers, in only ten minutes.

PARKS AND GREEN SPACES

- 1 Albert Park Lake
- 2 The Royal Botanic Gardens
- 3 Fawkner Park
- 4 St Vincent Park in Albert Park
- 5 South Melbourne Beach
- 6 Albert Park Golf Course

LANDMARKS

- 7 South Melbourne Market
- 8 The Aquatic Centre
- 9 South Melbourne Town Hall
- 10 St Kilda Beach
- 11 Shrine Of Remembrance

RETAIL

- 12 Clarendon Street
- 13 Coventry Street
- 14 Vincent 2
- 15 Beggar Man Thief
- 16 Middle Park Village
- 17 Albert Park Village (Bridport Street Shops)

ART AND ENTERTAINMENT

- 18 Acca
- 19 Malthouse Theatre
- 20 Crown Casino
- 21 Arts Centre

FOOD AND DINING

- 22 The Botanical
- 23 Bistro Vue
- 24 Chez Dre
- 25 Bibelot
- 26 Lamaro's
- 27 The Kettle Black
- 28 Nobu
- 29 Carousel



PARKS & GARDENS

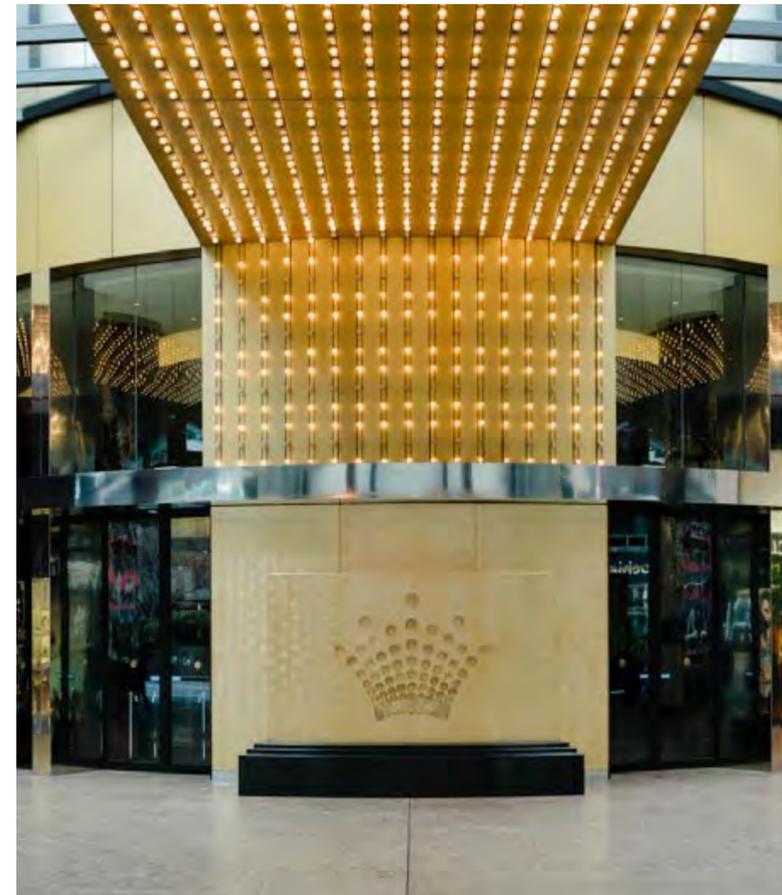
ALBERT PLACE is surrounded by an abundance of immaculate parklands and lush tranquil spaces. Albert Park Lake is a favourite place for boating, rowing and sailing, while the historic Royal Botanic Gardens and Fawkner Park both provide places to enjoy fresh air and fitness among winding pathways, stately trees and wide green expanses.

ABOVE Royal Botanic Gardens
RIGHT St Kilda beach



FINE DINING

Some of **MELBOURNE'S FINEST EATERIES** are just minutes away from the doorstep with high-end wine stores, gourmet delicatessens and award-winning restaurants. Local favourites include the Middle Park Hotel, the acclaimed Kettle Black cafe, and the newly opened The Crux & Co.



ARTS & CULTURE

Melbourne's famous arts precinct is a 10-minute walk from **ALBERT PLACE** with its world class galleries, theatre and music spaces.

Gas Works Arts Park and Malthouse Theatre are also part of a broader vibrant arts community, showcasing high quality contemporary exhibitions and performances.

ABOVE The Botanical 169 Domain Rd, South Yarra
LEFT Crown Casino, Southbank

CHAPTER TEN
PROJECT TEAM

10

Another world-class collaboration
between GURNER™, Elenberg Fraser,
David Hicks and Jack Merlo.

AT GURNER™, IT'S NOT ABOUT FOLLOWING A PRESCRIBED FORMULA. WE CREATE FINE HOMES THAT GO WELL BEYOND FOUR WALLS, TO THE STREETS AND COMMUNITIES SURROUNDING THEM. THE RESULT IS **LIVING PLACES**, THAT TRULY FEEL LIKE HOME.

TIM GURNER, GURNER™

GURNER™

While cities such as London, New York and Tokyo have some of the most cutting edge urban developments, Australian cities are now becoming more sophisticated, responding to purchaser demands as Australia starts to embrace inner city living. GURNER™ firmly believes in 'over-delivering', enabled by their expertise in all facets of design and construction, and a clear knowledge of what makes an apartment highly desirable.

GURNER™ has over 5,500 apartments under development worth over \$3 billion and the team understand how people want to live; making this pivotal to its vision, with global standards. As well as engaging the finest architects and consultants, from both here and abroad, each step of the development process is finely tuned; from the initial site acquisition, to the meticulous overseeing of plans and specifications through to construction. This process delivers spaces that are efficient, as well as flexible with spacious, well thought out living areas ensuring they have efficient kitchens and bathrooms with generous storage. GURNER™ attention to detail sets a new benchmark in apartment living.





FV, BRISBANE
ARTIST IMPRESSION

DELIVERING SPACIOUS,
EFFICIENT AND
THOUGHTFULLY
DESIGNED SPACES.
GURNER™'S ATTENTION
TO DETAIL SETS
A NEW BENCHMARK
IN LUXURY LIVING.



107 CAMBRIDGE, MELBOURNE
ARTIST IMPRESSION



FV NO.1, BRISBANE
ARTIST IMPRESSION



FV NO.1, BRISBANE
ARTIST IMPRESSION



107 CAMBRIDGE, COLLINGWOOD
ARTIST IMPRESSION



FV NO.1, BRISBANE
ARTIST IMPRESSION

ELENBERG FRASER IS AN ARCHITECTURE FIRM THAT REVOLUTIONISES THE WAY THAT ARCHITECTURE IS PRACTICED.

ELENBERG FRASER

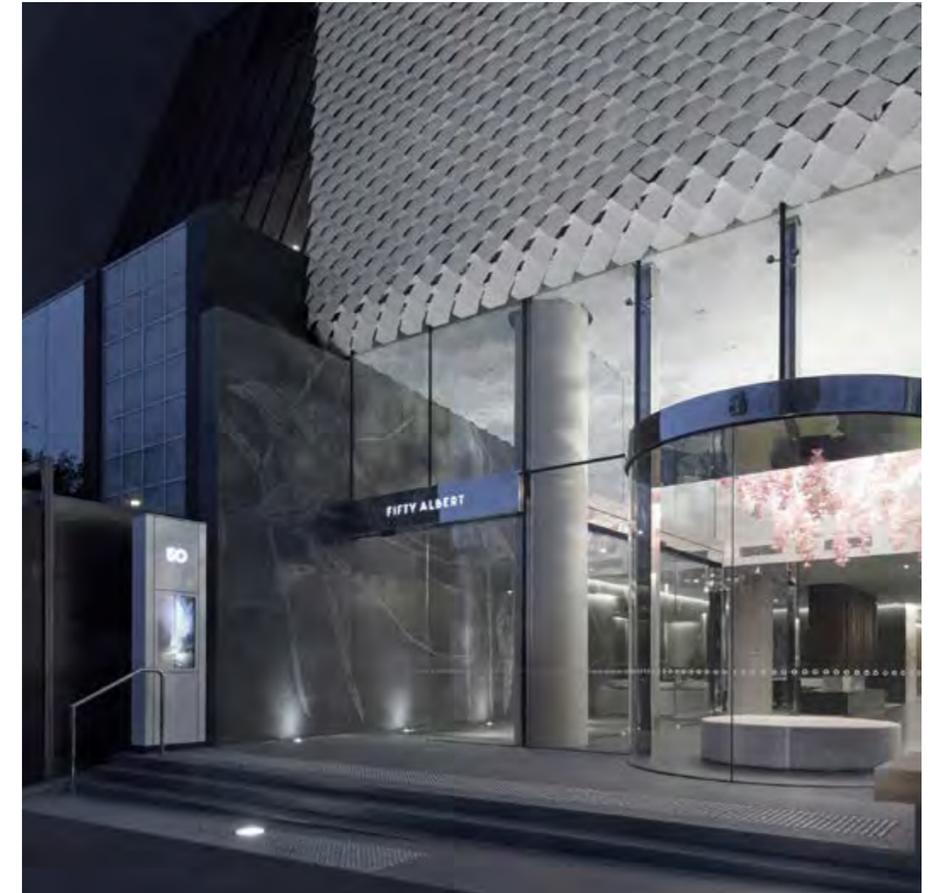
Elenberg Fraser—not your average architecture firm. An integrated design practice operating across the Asia-Pacific region, our buildings prove that good design leads to economic, social and cultural benefits. But what makes us so special?

Invention excites us. We address the needs of our clients, building users and the community by identifying the specific needs of each project. We ask the right questions without imposing pre-determined solutions and then we use our 6Ds process to take us to the invention stage. This process has opened people's eyes to impossible realities. Who knew buildings could be both design-driven and market-driven?

Rather than applying a house style, our buildings are conceived in their own right, responding to their specific site, location and purpose. We don't generalise across projects either – our job is to uncover and express the unique identity of each project, through built form.

Elenberg Fraser is an expert in multi-residential architecture and interior design. We are currently delivering around 10% of the apartments under construction in Melbourne. This expertise has been recognised through industry awards for projects such as A'Beckett Tower (2011 AIA Victoria Best Overall Award for Multi-Residential Architecture) and 401 St Kilda Road (2010 AIA Victoria Award for Multiple Housing). Our track record in delivering residential projects that are both design-driven and market-driven stems from our ability to create solutions that address not only the financial constraints of the speculative property market and developers but also the requirements of the end user and occupant – the hidden client of residential architecture. Elenberg Fraser residential projects have demonstrated their potential to improve returns and work within strict floorplan and cost considerations, but also provide truly inhabitable environments that excite and engage their owners and tenants. We create flexible spaces that can be adapted to a range of needs, with practical yet individual approaches to interior design. Generous communal spaces are provided, creating society within the building.

These inhabitable spaces are also the result of our first principles approach to environmental design. We apply our research and understanding of solar orientation and wind technology across typologies to produce buildings that breathe. Passive environmental design means that we can cost-effectively use building design elements for shading, cross-ventilation, insulation and to provide access to natural light – all of which improve apartment values as well as offer more comfort for residents. The natural world is an important part in our projects, in fact, environments and gardens are frequently integrated into both private and communal areas in our buildings. Elenberg Fraser residential projects feel as good from the inside as they look good from the outside. Our apartments offer amenity, customisation and a sense of address that comes from the strong identity and address that good design provides.



Japan is known for many things: sushi, geishas, Harajuku girls, and now as the inspiration for Fifty Albert Road, our new residential project located on St Kilda Road near the Domain Interchange. The building also reflects the leafy Albert Park location, linking culture, architecture and landscape to reflect the grand inner city green spaces.

GURNER™ AND ELENBERG FRASER HAVE CREATED A STRONG PARTNERSHIP, WORKING TOGETHER FOR OVER TEN YEARS ON SOME OF AUSTRALIA'S MOST SIGNIFICANT DEVELOPMENTS.

AS THE COLLABORATION GROWS STRONGER, THEY PUSH EACH OTHER TO ALWAYS CREATE BEAUTIFUL LIVING SPACES THAT INSPIRE AND ENGAGE.



FV FLATIRON
147 Alfred Street, Fortitude Valley
354 apartments
5000sqm retail precinct



FV VALLEY HOUSE
147 Alfred Street, Fortitude Valley
296 apartments
5000sqm retail precinct



FV NO.1
147 Alfred Street, Fortitude Valley
330 apartments
5000sqm retail precinct



SKYLOFTS
601 Little Collins Street, Melbourne
91 apartments



LOFTS
601 Little Collins Street, Melbourne
25 residential lofts and retail



OXLEY
Stanley Street, Collingwood
233 apartments



ALESSI
485 Spencer Street, West Melbourne
54 apartments



IKEBANA
130 Dudley Street, West Melbourne
241 apartments and retail



I07
107 Cambridge Street, Collingwood
90 apartments and retail



I810 MALVERN
1810 Malvern Road, Malvern East
15 luxury townhouses and retail



TIVOLI
461 Brunswick Street, Fitzroy North
23 apartments and retail



WATERGATE TOWERS
Waterview Walk, Docklands
350 apartments and retail



DAVID HICKS



David Hicks is an internationally acclaimed interior and building design practice. Founded in 2001 and based in Australia, Principal David Hicks leads a team of like-minded, highly motivated interior designers and architects.

David Hicks specialises in providing bespoke design experiences for private residences, residential developments, hotels, restaurants, retail stores and corporate offices.



JACK MERLO

A FULLY INTEGRATED LANDSCAPE DESIGN AND CONSTRUCTION BUSINESS, JACK MERLO DESIGN CREATES SIMPLE, ELEGANT AND UNIQUE OUTDOOR SPACES OF THE HIGHEST STANDARD.

JMD's emphasis on purity of shape and form results in pared back design interpretations. Whether creating a cutting edge, contemporary or traditional space, soft and hard landscaping elements are combined in harmony and with precision execution.

JMD's carefully selected team of professionals provides a fully integrated service. From the earliest design stages to final construction, JMD remains your one-point reference, ensuring impeccable detail and workmanship throughout.

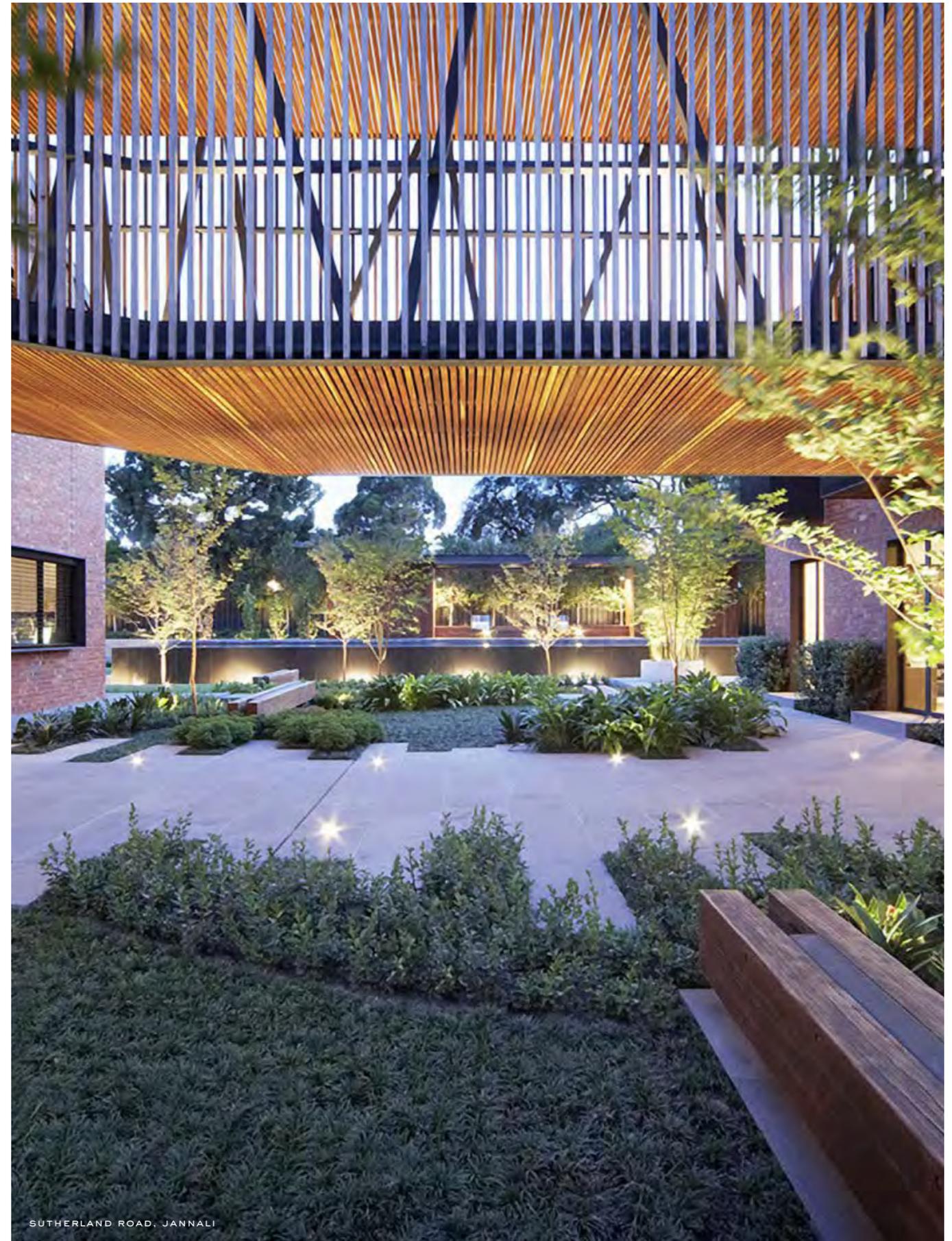
Jack Merlo's passion for gardens began at an early age. While studying for a Bachelor of Science Degree in Horticulture at Melbourne University, Jack was invited to exhibit at the 1999

Melbourne Flower and Garden Show. In 2000 Jack exhibited at the event again, this time winning Gold. In 2004 Jack was awarded Best in Show for his exhibit and once more took home Gold. These achievements led to the 2005 Chelsea Flower Show, where Jack won the prestigious Gold Medal.

Today JMD is highly respected for its understated and practical design solutions. Taking on requirements of client, architect, engineer and builder, JMD achieves your ultimate outdoor environment.

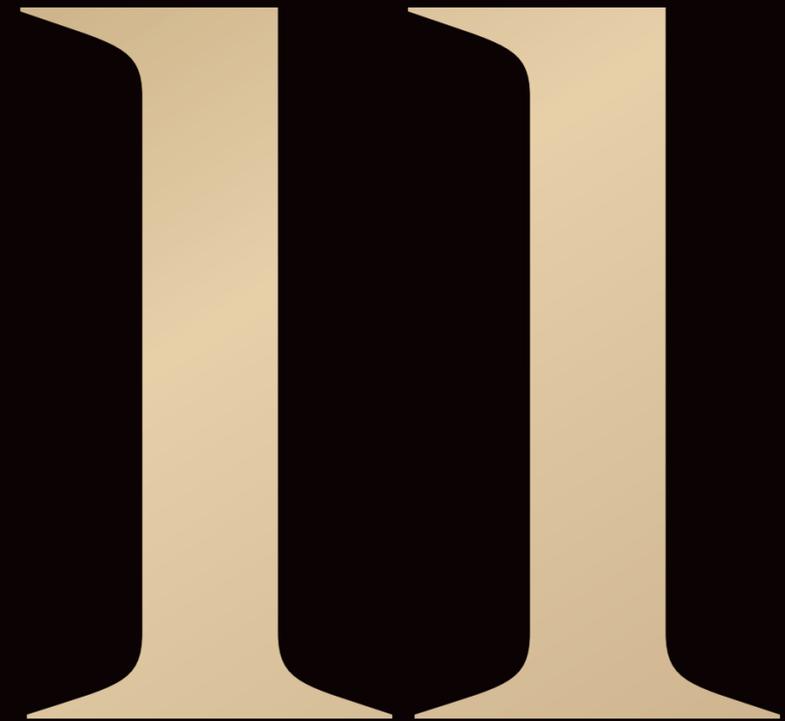


LANSELL ROAD, TOORAK



SÜTHERLAND ROAD, JANNALI

CHAPTER ELEVEN
FLOORPLANS



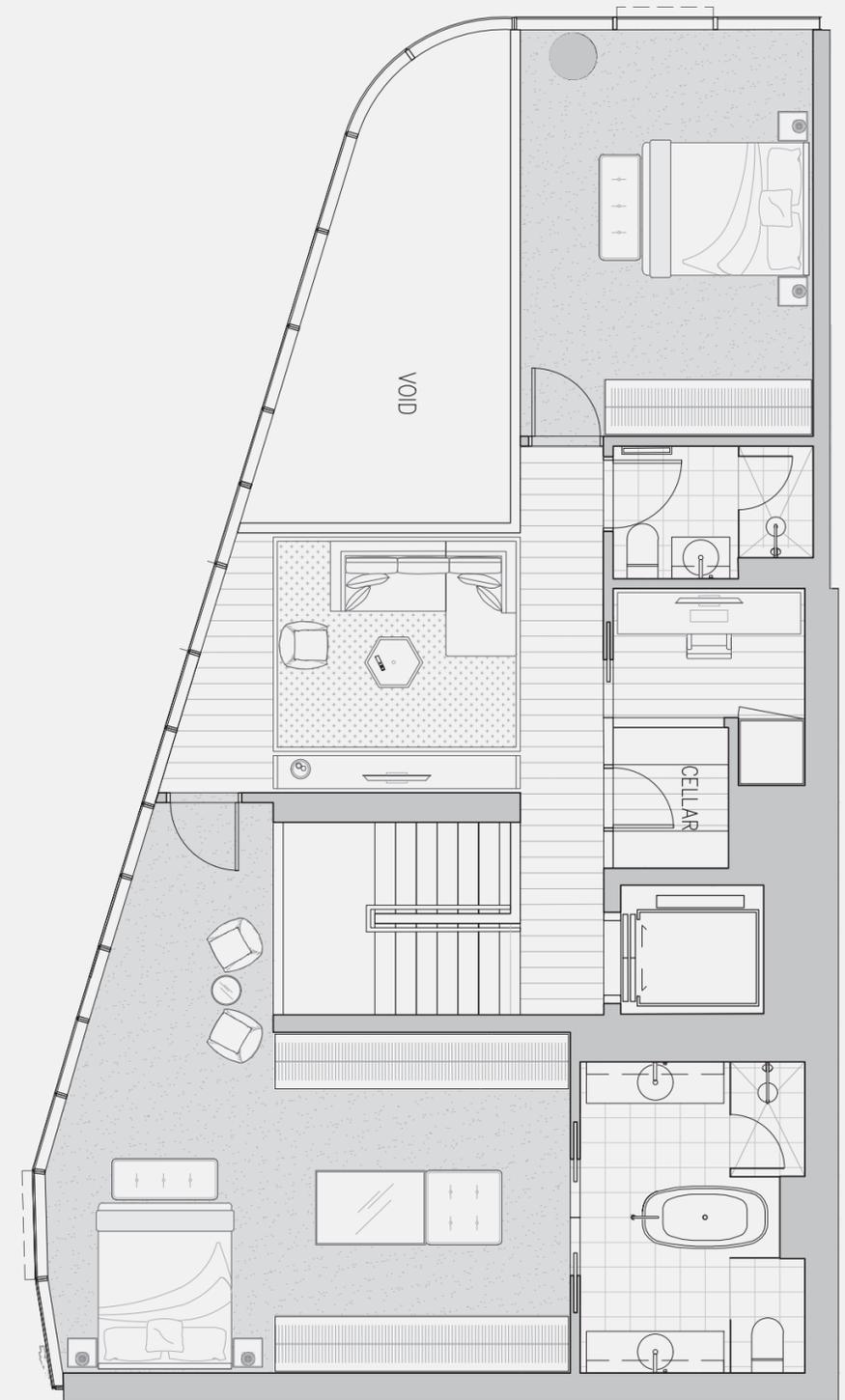
David Hicks and Elenberg Fraser have
joined forces to create floorplans that will be
the subject of envy, with expansive open plan living
and full-height window frontage.

DUAL LEVEL PENTHOUSE 3 BED 3.5 BATH 2 STUDY CELLAR

LOWER LEVEL



UPPER LEVEL



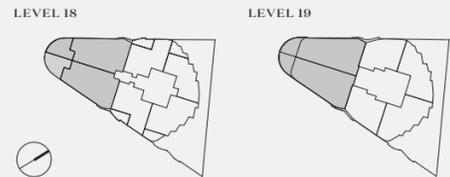
PENTHOUSE E03 1804, 1805*

LOWER INTERNAL 114M² 1227FT²

UPPER INTERNAL 114M² 1227FT²

EXTERNAL (INCLUDING POOL) 29M² 312FT²

TOTAL PENTHOUSE 257M² 2766FT²

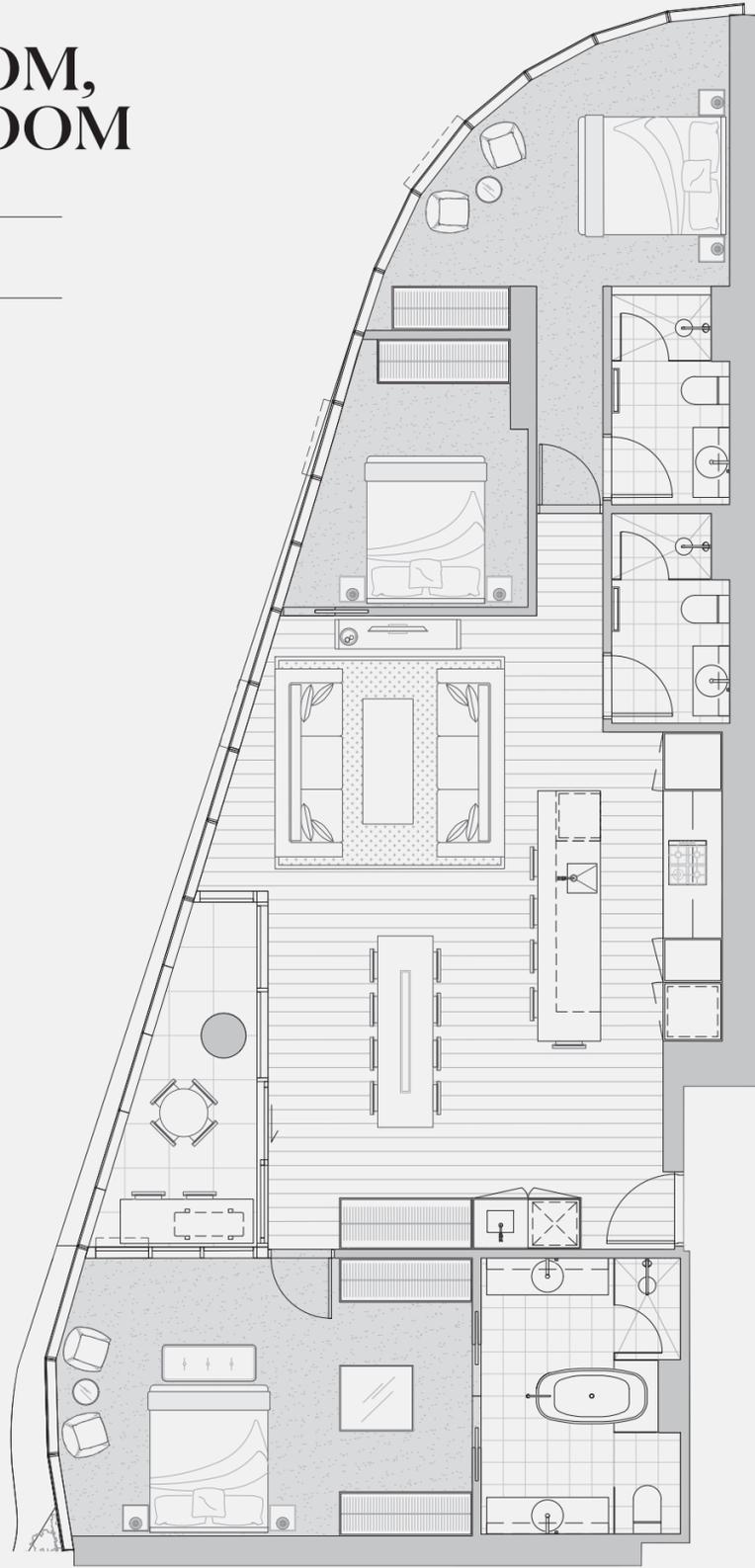


*Mirrored apartment.

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Scale: Not to scale. All dimensions are approximate.

3 BEDROOM, 3 BATHROOM

TYPE EO1.1



APARTMENT
15.04, 15.05*, 16.04, 16.05*,
17.04, 17.05*

INTERNAL 132M² 1421FT²

EXTERNAL 8M² 86FT²

TOTAL 140M² 1507FT²



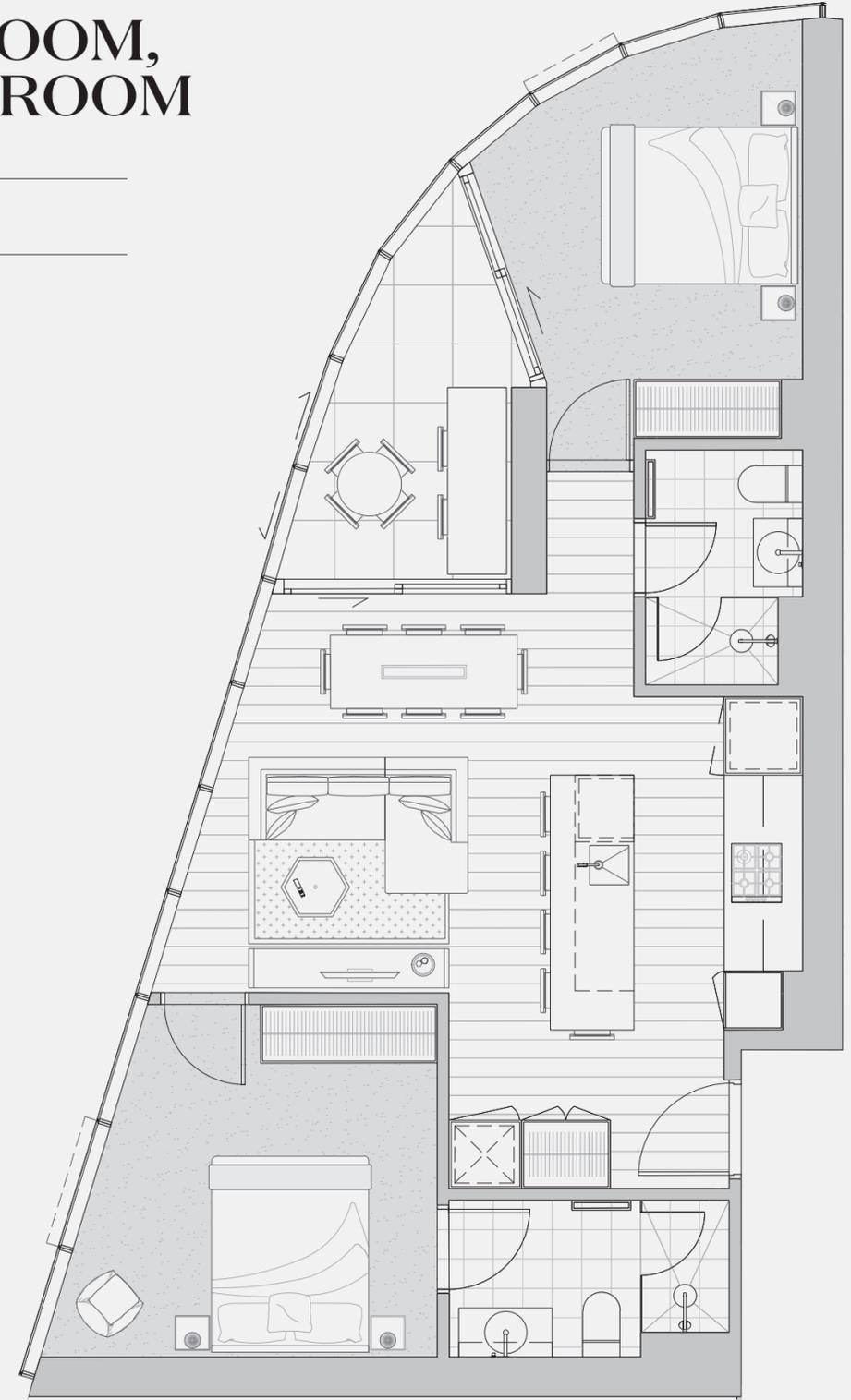
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*Mirrored apartment.
Note: Timber floor optional upgrade shown to living, kitchen and study areas (where applicable).
David Hicks custom outdoor upgrade bar is shown.

2 BEDROOM, 2 BATHROOM

TYPE CO1



APARTMENT
1.06, 1.07*, 2.07, 2.08*, 3.08, 3.09*, 4.08,
4.09*, 5.08, 5.09*, 6.08, 6.09*, 7.06,
7.07*, 8.06, 8.07*, 9.06, 9.07*, 10.06,
10.07*, 11.06*, 12.06*, 13.06*, 14.06*

INTERNAL 72M² 775FT²

WINTER GARDEN 8M² 86FT²

TOTAL 80M² 861FT²



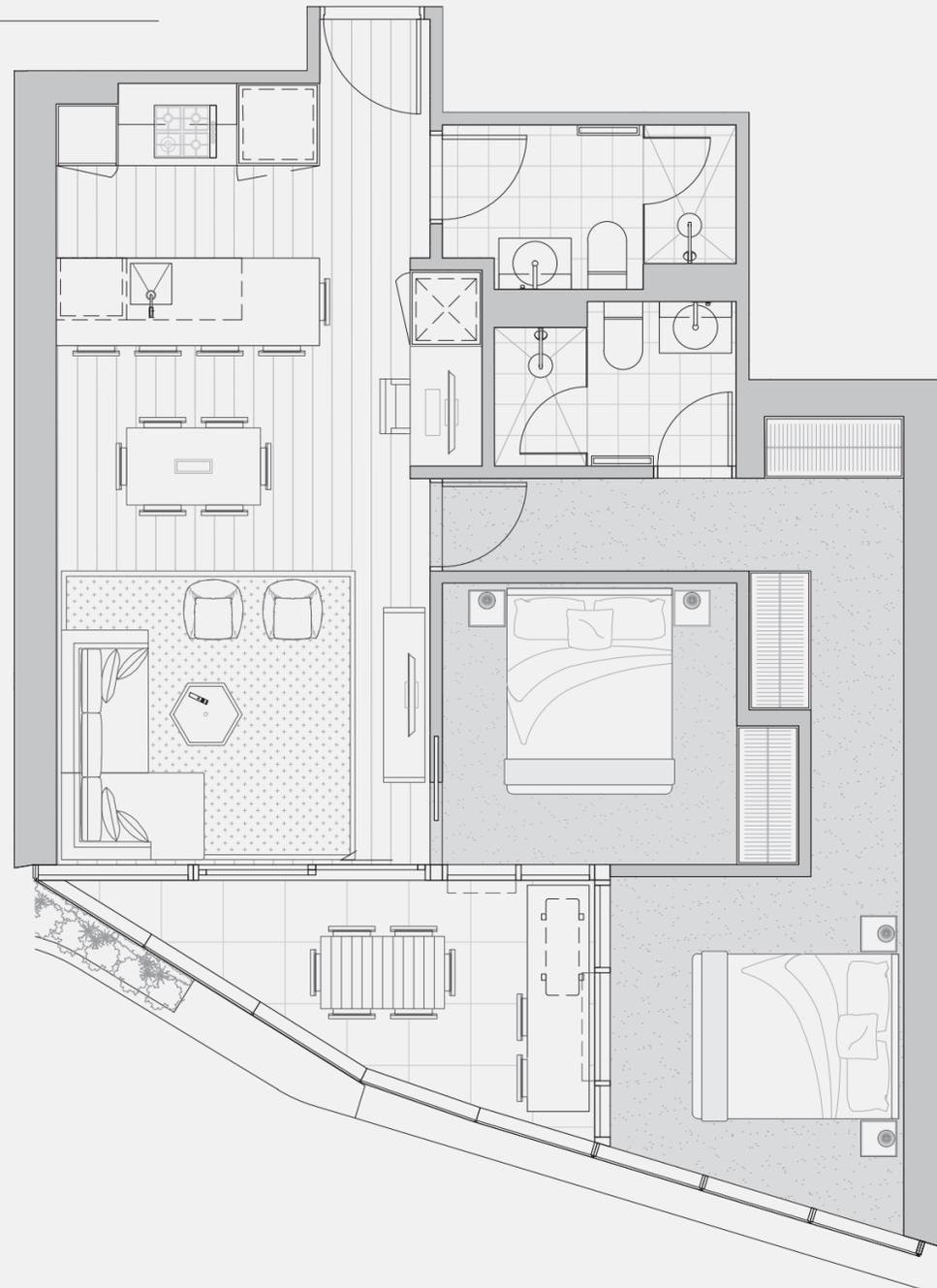
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*Mirrored apartment.
Note: Timber floor optional upgrade shown to living, kitchen and study areas (where applicable).
David Hicks custom outdoor upgrade bar is shown.

2 BEDROOM + STUDY, 2 BATHROOM

TYPE CO2



APARTMENT 1.04, 1.09*, 2.05, 2.10*, 3.06, 3.11*, 4.06, 4.11*, 5.06, 5.11*, 6.06, 6.11*, 7.04, 7.09*, 8.04, 8.09*, 9.04, 9.09*, 10.04, 10.09*, 11.04, 11.08*, 12.04, 12.08*, 13.04, 13.08*, 14.04, 14.08*, 15.06*, 16.06*, 17.06*

*Mirrored apartment.
Note: Timber floor optional upgrade shown to living, kitchen and study areas (where applicable).
David Hicks custom outdoor upgrade bar is shown.
Some external areas include planter box areas on title.

INTERNAL	72M ²	775FT ²
EXTERNAL (INCLUDES PLANTER BOX)	9M ²	97FT ²
TOTAL	81M ²	872FT ²

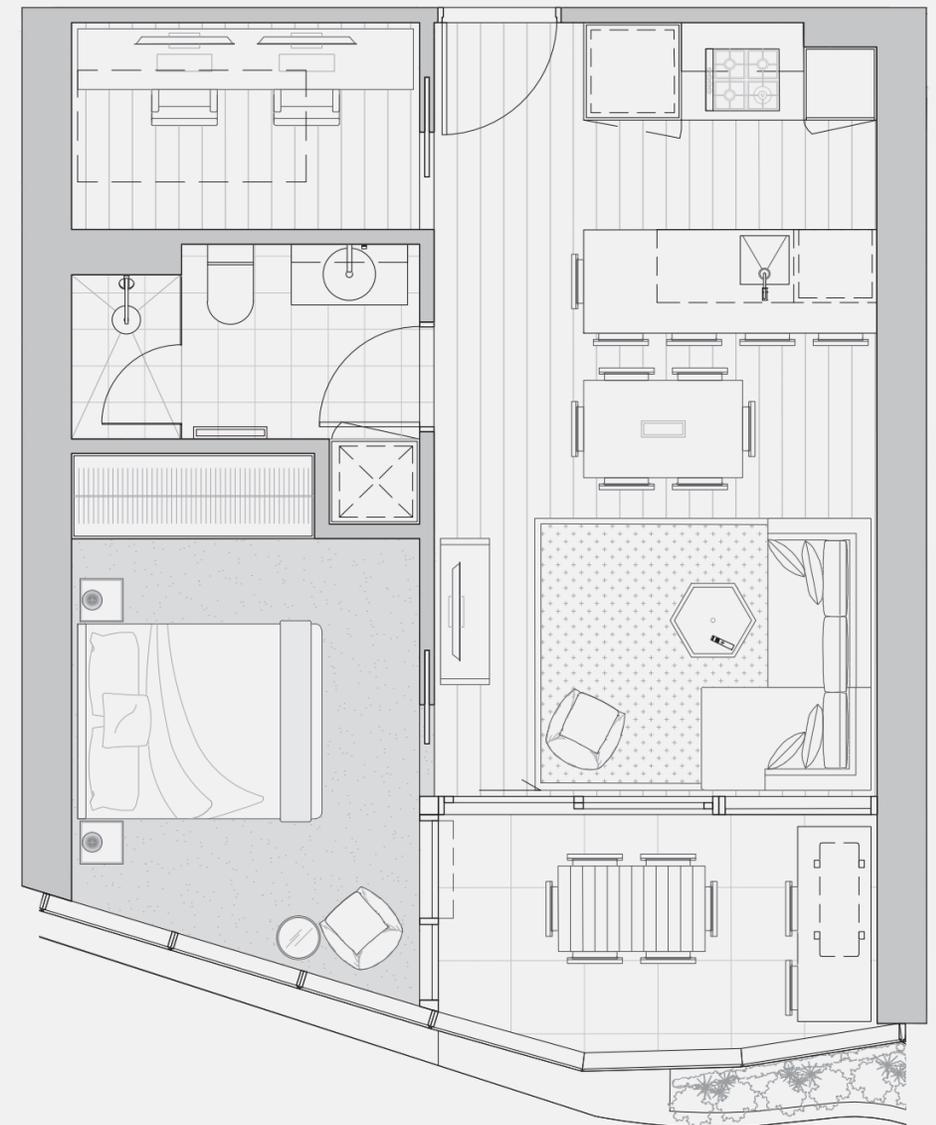


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1 BEDROOM + STUDY, 1 BATHROOM

TYPE AO1



APARTMENT 1.05, 1.08*, 2.06, 2.09*, 3.07, 3.10*, 4.07, 4.10*, 5.07, 5.10*, 6.07, 6.10*, 7.05, 7.08*, 8.05, 8.08*, 9.05, 9.08*, 10.05, 10.08*, 11.07*, 12.07*, 13.07*, 14.07*

*Mirrored apartment.
Note: Timber floor optional upgrade shown to living, kitchen and study areas (where applicable).
David Hicks custom outdoor upgrade bar is shown.
Some external areas include planter box areas on title.

INTERNAL	50M ²	538FT ²
EXTERNAL (INCLUDES PLANTER BOX)	8M ²	86FT ²
TOTAL	58M ²	624FT ²



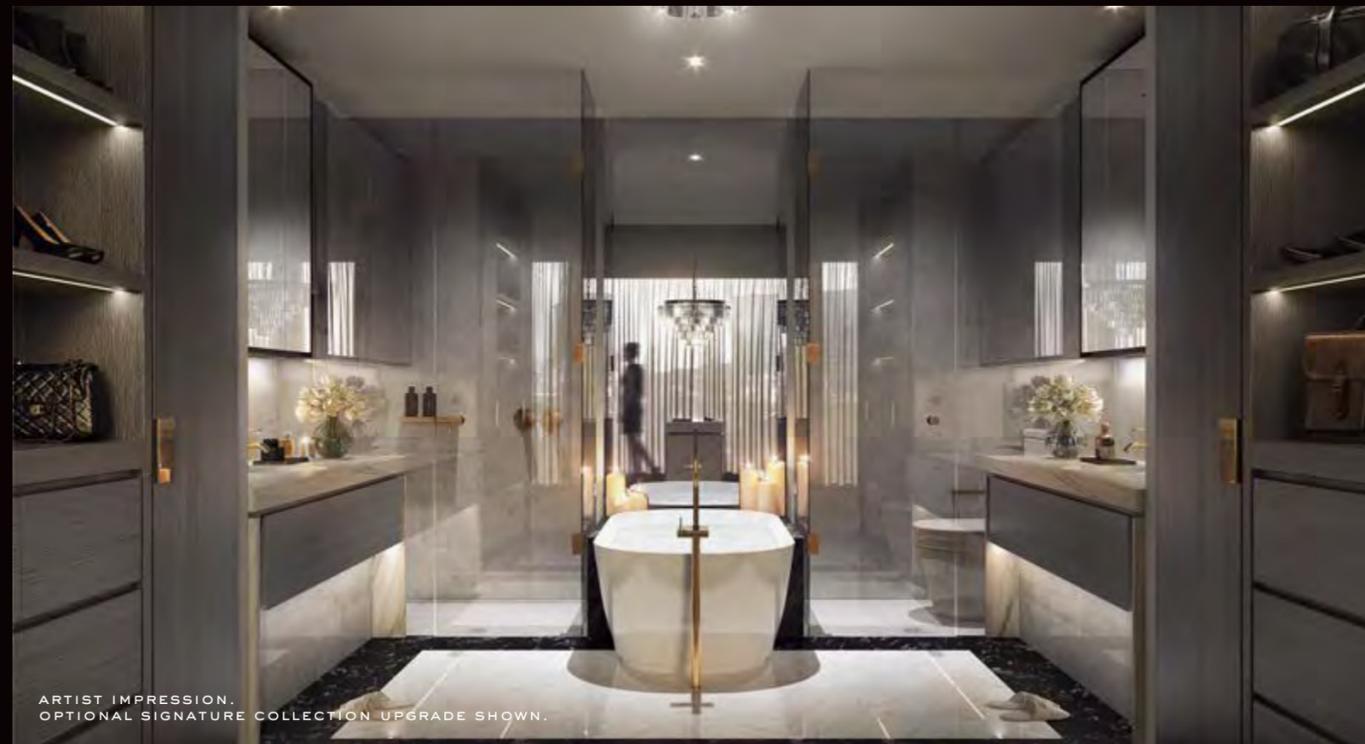
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CHAPTER TWELVE
SPECIFICATIONS

12

Two carefully curated collections
offer quality and beautiful finishes for the most
sophisticated buyers.

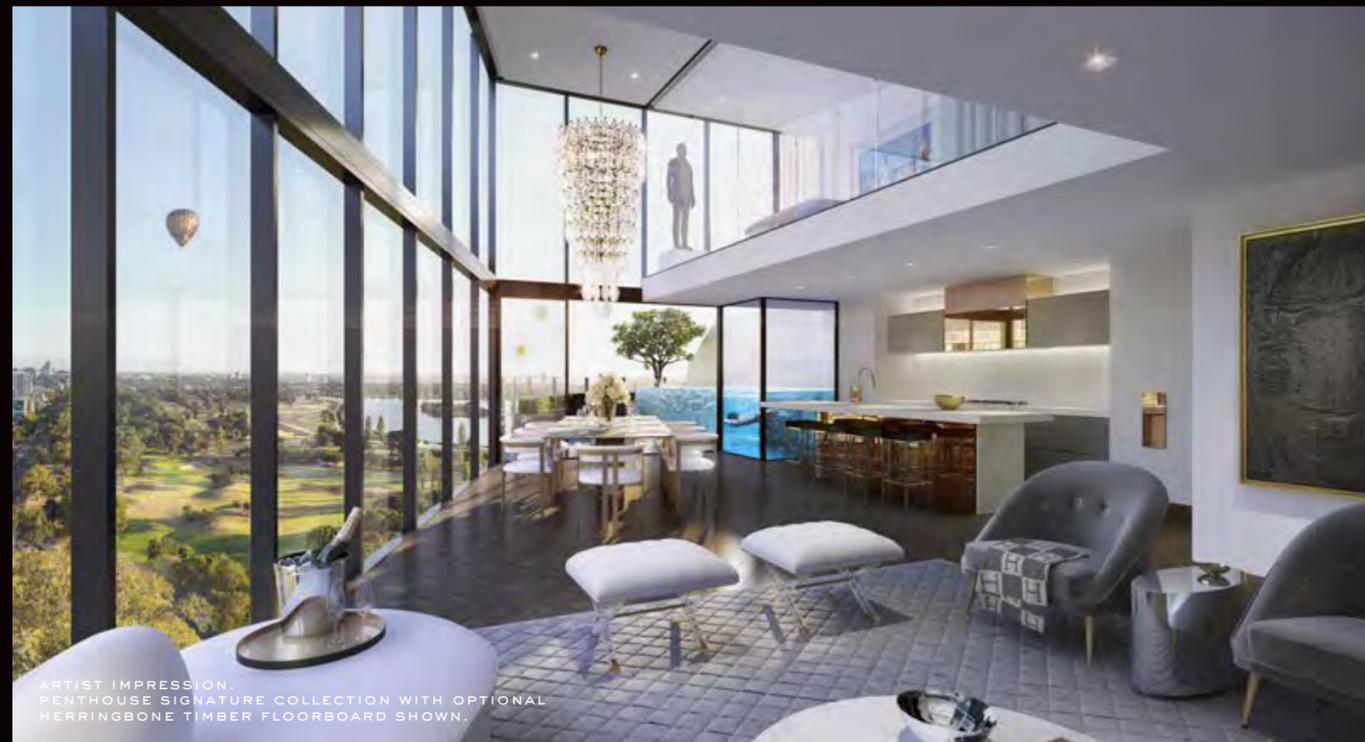


ARTIST IMPRESSION. OPTIONAL SIGNATURE COLLECTION UPGRADE SHOWN.

SIGNATURE COLLECTION

BY DAVID HICKS

DAVID HICKS IMAGINED SPECTACULAR SPACES AND INTERIOR FINISHES AT A LEVEL YET TO BE SEEN IN AUSTRALIA.



ARTIST IMPRESSION. PENTHOUSE SIGNATURE COLLECTION WITH OPTIONAL HERRINGBONE TIMBER FLOORBOARD SHOWN.

<p>GENERAL</p> <p>WINDOWS</p> <p>TERRACES & BALCONIES</p> <p>SECURITY</p> <p>HEATING & COOLING</p> <p>CAR PARK</p> <p>KITCHEN/LIVING</p> <p>SINK</p> <p>SINK MIXER</p> <p>COOK TOP</p> <p>OVEN</p> <p>RANGEHOOD</p> <p>DISHWASHER</p> <p>SPLASHBACK</p> <p>BENCH TOP</p> <p>JOINERY UNITS</p> <p>CEILINGS</p> <p>FLOORING</p> <p>LIGHTING</p> <p>BEDROOMS</p> <p>FLOORING</p> <p>WALLS & CEILINGS</p> <p>SKIRTINGS</p> <p>LIGHTING</p> <p>ROBES</p>	<p>Sliding doors to balconies and wintergarden where indicated</p> <p>Tile</p> <p>Video intercom</p> <p>Reverse cycle heating & cooling: one bedroom apartments to living zones, two and three bedroom apartments to living and master bedrooms, penthouses to living and all bedrooms</p> <p>Secure undercover carparking with internal access (where applicable)</p> <p>Undermount stainless steel</p> <p>Single mixer</p> <p>Gaggenau 60cm cooktop (gas)</p> <p>Gaggenau 60cm oven</p> <p>Stainless steel rangehood</p> <p>Gaggenau 60cm integrated dishwasher</p> <p>Natural stone</p> <p>Natural stone</p> <p>2 PAC and timber veneer laminate finish</p> <p>Soft close drawers</p> <p>Painted plasterboard with coffered detail with LED lighting detail (living zones only)</p> <p>Timber floorboards</p> <p>Selected low voltage downlights and feature LED lighting to overhead kitchen cabinets</p> <p>Selected carpet</p> <p>Painted plasterboard</p> <p>Painted timber skirting</p> <p>Selected low voltage recessed downlights</p> <p>Timber veneer laminate doors</p>	<p>BATHROOM</p> <p>BASIN</p> <p>BASIN MIXER</p> <p>VANITY CABINETS</p> <p>JOINERY VANITY</p> <p>TOILET SUITE</p> <p>MASTER ENSUITE</p> <p>BATHROOM (OTHER)</p> <p>SHOWER SCREEN</p> <p>FLOOR TILE</p> <p>WALL TILE</p> <p>CEILINGS</p> <p>LIGHTING</p> <p>ADDITIONAL</p> <p>ADDITIONAL UPGRADES AVAILABLE TO SIGNATURE COLLECTION</p> <p>KITCHEN</p> <p>BATHROOM</p> <p>BEDROOM</p> <p>WINDOW FURNISHINGS</p> <p>FLOORING</p> <p>OTHER</p>	<p>Ceramic basin</p> <p>Single mixer (chrome or gold)</p> <p>Mirror overhead cabinet</p> <p>Custom made piece</p> <p>White ceramic</p> <p>Handheld shower head (chrome or gold)</p> <p>Handheld shower head (chrome or gold)</p> <p>Frameless shower screen</p> <p>Stone floor tile</p> <p>Stone to vanity and full height in shower recess</p> <p>Painted plasterboard</p> <p>Selected low voltage downlights and LED lighting to overhead cabinets</p> <p>Toilet roll holder and towel rail</p> <p>Washing machine taps</p> <p>90cm Gaggenau oven, gas cooktop and rangehood</p> <p>90cm Gaggenau induction cooktop</p> <p>Gaggenau integrated coffee machine</p> <p>Zip hydro tap</p> <p>Liebherr integrated built in refrigerator / freezer</p> <p>Liebherr 18 bottle under bench wine storage cabinet</p> <p>Overhead additional rain shower head</p> <p>Additional air conditioning to bedroom (where applicable)</p> <p>Blinds (sheer to living areas, blackout to bedrooms)</p> <p>Herringbone pattern timber floor to bedrooms</p> <p>Herringbone pattern timber floor to kitchen, living and study (where applicable)</p> <p>Timber flooring to bedrooms</p> <p>Stone feature to stairs (applicable to penthouse only)</p> <p>Built-in BBQ and bar refrigerator</p> <p>David Hicks custom outdoor bar</p> <p>Custom TV joinery unit</p>
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ARTIST IMPRESSION. ALBERT COLLECTION WITH OPTIONAL HERRINGBONE TIMBER FLOORBOARD UPGRADE, OPTIONAL LED STRIP LIGHTING IN KITCHEN AND BATHROOM UPGRADE, OPTIONAL DAVID HICKS OUTDOOR BAR UPGRADE AND OPTIONAL CUSTOM TV JOINERY UPGRADE SHOWN.

BECAUSE WE KNOW YOU DESERVE ONLY THE VERY BEST.



ARTIST IMPRESSION. OPTIONAL LED LIGHTING AND SHOWER SCREEN UPGRADES SHOWN.

ALBERT COLLECTION
BY DAVID HICKS

GENERAL WINDOWS	Sliding doors to balconies and wintergarden areas where indicated	BATHROOM (OTHER)	Wall mounted shower head (chrome or gold)
TERRACES & BALCONIES SECURITY	Tile	SHOWER SCREEN FLOOR TILE	Semi frameless glass to 2100mm Carrara Porcelain Matt Finish (or similar)
HEATING & COOLING	Video intercom	WALL TILE	Carrara Porcelain Matt Finish (or similar) to shower screen height
CAR PARK	Reverse cycle heating & cooling	CEILING LIGHTING	Painted plasterboard
	One bedroom apartments to living zones, two and three bedroom apartments to living and master bedrooms	ADDITIONAL	Low voltage downlights
	Secure undercover carparking with internal access (where applicable)		Toilet roll holder and towel rail
			Washing machine taps
KITCHEN/LIVING SINK	Single stainless steel (above mount)	OPTIONAL UPGRADES FLOORING	Timber flooring to living, dining and study (if applicable)
SINK MIXER	Single mixer (chrome or gold)		Timber flooring to bedrooms
COOK TOP	Miele 60cm burner stainless steel (gas)	LIVING ROOM CEILING WINDOW FURNISHINGS	Herringbone pattern timber floor
OVEN	Miele 60cm stainless steel oven		Coffered ceiling with LED lighting
RANGEHOOD	Miele 60cm rangehood	KITCHEN	Blinds (sheer to living areas, blackout to bedrooms)
DISHWASHER	Miele 60cm stainless steel semi-integrated dishwasher		Gaggenau 60cm burner stainless steel (gas)
SPLASHBACK	Statuario reconstituted stone	KITCHEN JOINERY	Gaggenau 60cm stainless steel oven
BENCH TOP	Statuario reconstituted stone		Gaggenau 60cm stainless steel semi-integrated dishwasher
JOINERY UNITS	2 PAC and timber veneer laminate	LIVING ROOM JOINERY	Soft close drawers
CEILINGS	Painted plasterboard with downlights		LED strip lighting
FLOORING	Selected tile	BEDROOM	Undermount stainless steel sinks
LIGHTING	Selected low voltage recessed down lights		Timber veneer laminate custom TV joinery
BEDROOMS FLOORING	Selected carpet	BEDROOM JOINERY	Additional air conditioning to bedroom (where applicable)
WALLS & CEILINGS	Painted plasterboard		Timber veneer laminate doors to bedrooms (additional to master bedroom)
SKIRTINGS	Painted timber skirting	NATURAL STONE UPGRADE	Natural stone to kitchen benchtops and splashbacks, and bathroom floors and walls (where applicable)
LIGHTING	Selected low voltage recessed downlights	BATHROOMS	Full height tile to shower
MASTER ROBES ROBES	Timber veneer laminate or 2 PAC doors		Frameless shower screen
	Mirror sliding doors	STUDY DESK JOINERY	LED strip lighting to vanity joinery
BATHROOM BASIN	Ceramic basin		Built in study desk in timber veneer laminate
BASIN MIXER	Single mixer (chrome or gold)	OTHER	David Hicks custom outdoor bar
VANITY CABINETS JOINERY VANITY	Mirror overhead cabinet		
TOILET SUITE	Custom design piece		
	White ceramic (freestanding, not integrated)		
MASTER ENSUITE	Wall mounted shower head (chrome or gold)		

CHAPTER THIRTEEN
INVESTMENT

13

In the world's most liveable city for the sixth time,
Albert Place offers tremendous opportunity for growth
and high yields for the discerning buyer.

10 REASONS TO INVEST

NO.1

WORLD'S BEST LUXURY DESIGN COLLABORATION

ELENBERG FRASER

DAVID HICKS

JACK MERLO

NO.2

THE ALBERT PLACE POINT OF DIFFERENCE

- 5-STAR AMENITY
- OLD WORLD CHARM AND SOPHISTICATION
- VALET AND CONCIERGE
- AMENITY LIKE NO OTHER
- OWNER OCCUPIER TARGET MARKET

NO.3

UNINTERRUPTED VIEWS AND ASPECT TO ALL RESIDENCES LIKE NO OTHER



NO.4

BEST CONSIDERED PLANS IN THE MARKET

Over 65% of the demographic are professional or managers with median income of over \$1700 p/w.

Source: www.censusdata.abs.gov.au

65%

NO.5

5.6% rental yield (Melbourne 3000)

Source: www.realestate.com.au/invest/unit-in-melbourne,+vic+3000

5.6%

NO.6

Over 65% of the demographic are professional or managers with median income of over \$1700 p/w.

Source: www.censusdata.abs.gov.au

65%

NO.7

Everything you need within a short stroll. **ALBERT PLACE** has a Walk Score of 92 out of 100. This location is a walker's paradise.

Source: walkscore.com

92

NO.8

SURROUNDED BY SOME OF MELBOURNE'S MOST BEAUTIFUL PARKS, RENOWNED RESTAURANTS AND PRESTIGIOUS SHOPPING VILLAGES.

NO.9

LOW MAINTENANCE LIVING

NO.10

EXPERIENCED DEVELOPER

A DEVELOPER WHO DELIVERS ON PROMISES — GURNER™

ALBERTPLACE.COM.AU

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