

The Residences at

WEST SIDE PLACE

by Far East Consortium

THE RITZ-CARLTON

HISTORY

In the United States, The Ritz-Carlton Investing Company was established by Albert Keller who bought and franchised the name. In the early 1900s, several hotels were known as The Ritz-Carlton, in places such as Boston, Philadelphia, Pittsburgh, Atlantic City and Boca Raton. However, by 1940 none of the hotels were operating except The Ritz-Carlton, Boston. The hotel embodies the finest luxury experience, Yankee ingenuity and Boston social sensibilities. The standards of service, dining and facilities of this Boston landmark served as a benchmark for all future Ritz-Carlton hotels and resorts worldwide.

The Ritz-Carlton, Boston revolutionized hospitality in America by creating luxury in a hotel setting:

- Private bath in each guest room
- Lighter fabrics in the guest room to allow for more thorough washing
- White tie and apron uniforms for the wait staff, black tie for the *Maître d'* and morning suits for all other staff, conducive to a formal, professional appearance
- Extensive fresh flowers throughout the public areas
- A la carte dining, providing choices for diners
- Gourmet cuisine, utilizing the genius and cooking methods of Auguste Escoffier
- Intimate, smaller lobbies for a more personalized guest experience

In 1983, The Ritz-Carlton Hotel Company, LLC was formed. Led by president and founding father, Colgate Holmes, alongside Horst Schulze, Joe Freni, Ed Staros and Herve Humler, the company began to expand, adding new properties across the United States. Within two years, the brand had opened five hotels, including The Ritz-Carlton, Buckhead, The Ritz-Carlton, Atlanta, The Ritz-Carlton, Laguna Niguel and The Ritz-Carlton, Naples. This rapid expansion continued, and by the close of 1992, The Ritz-Carlton had expanded to 23 exceptional luxury hotels, earning its first Malcolm Baldrige National Quality Award. The following year, they opened their first hotel in Asia, The Ritz-Carlton, Hong Kong.

In 1998, the success of The Ritz-Carlton Hotel Company had attracted the attention of the hospitality industry, and the brand was purchased by Marriott International. Since this purchase, The Ritz-Carlton has continued to grow, providing exceptional service and genuine care to their guests across the globe. In 2000, The Ritz-Carlton Residences opened their first property in Washington, D.C., followed by their first Destination Club property, Aspen Highlands, Colorado in 2001. In addition to dozens of new hotels around the globe, in 2008 the company opened the first Ritz-Carlton Reserve property, offering a private sanctuary experience in Phulay Bay, Krabi, Thailand.

Today, the company continues to grow and to inspire life's most meaningful journeys in the most desirable destinations on earth.

THE LION AND THE CROWN

ELEGANCE, REFINEMENT AND NOBLE BEARING.

In 1965, The Ritz-Carlton, Boston hotel's owners, Cabot, Cabot and Forbes, created the logo by combining two dramatic elements: the lion and the crown. With the crown symbolizing royalty and the lion representing wealth, the iconic signature has endured and continues to represent elegance and refinement.

AWARDS

The Ritz-Carlton Hotel Company L.L.C., which operates five-star resorts and luxury hotels worldwide, has received all the major awards the hospitality industry and leading consumer organizations can bestow. Our organization is the first and only hotel company twice honored with the Malcolm Baldrige National Quality Award from the United States Department of Commerce.



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Conde Nast Gold List 2016

Condé Nast Traveler Reader's Choice Award 2015

J.D. Powers 2015 Luxury Travel Award

Virtuoso® Best of the Best Design Award 2015

AAA Four and Five Diamond Award - January, 2015

Forbes Travel Guide 2015 Star Awards

Travel + Leisure World's Best Awards 2015

U.S. News & World Report 2015

Condé Nast Traveler Gold List 2015

Condé Nast Traveler Gold List 2014

Condé Nast Traveler Hot List 2014

Travel + Leisure and Fortune 2014

Best Hotel Brand for Business Travel Travel + Leisure and Fortune 2014

Best Hotel Brand for Customer Service

Engagement Labs – Top 10 Hot Social Hotels

2014 J.D. Power North America Hotel Guest Satisfaction Study

J.D. Power & Associates: 2014 Customer Service Champion

Robb Report Top 100 Resorts 2014

Robb Report Arabia Top 100 Resorts 2014

2014 HSMAI Adrian Awards 2013 Gold Winners

ASCI Hotel Brand Customer Satisfaction Study 2014

CEO World Magazine: 100 Brands With The Most Loyal Customers for 2014

Travel Weekly Reader's Choice Awards – Best in hotel chains, Luxury 2014

MENTOR and the Corporation for National and Community Service - Award for Most Robust and Comprehensive National Youth Mentoring Program

Entrepreneur Magazine's Top 120 Most Trusted Brands

TripAdvisor Travelers Choice Awards 2014

Points of Light Institute Corporate Engagement Award of Excellence 2013

For a full list of awards visit <http://www.ritzcarlton.com/en/about/awards>

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HOTELS WORLDWIDE

91 hotels worldwide in 30 countries and territories: Aruba, Austria, Bahrain, Canada, Cayman Islands, Chile, China, Egypt, Germany, India, Indonesia, Israel, Japan, Kazakhstan, Malaysia, Mexico, Oman, Portugal, Puerto Rico, Qatar, Russia, Singapore, Saudi Arabia, South Korea, Spain, Thailand, Turkey, the United Arab Emirates, U.S. Virgin Islands, and the United States.

THE RITZ-CARLTON MELBOURNE

The iconic international luxury brand Ritz-Carlton will anchor this aspirational development, helping to define, and showing ultimate confidence in, the “re-centering” of Melbourne towards the western end of the CBD.

With 263 rooms, The Ritz-Carlton Melbourne will be international in its outlook and will evoke a strong sense of place; an essence of Melbourne drawing on the city’s depth and breadth of culture, its European heritage and the unexpected moments and sense of discovery embodied in its “laneway culture”.

These elements, more often associated with the “Paris End” of Melbourne, will be translated and interpreted through BAR Studio’s elegant, contemporary, residential style with a touch of New York attitude.

THE URBAN ENTRANCE

The street entry for The Ritz-Carlton Melbourne will be a uniquely urban, boutique experience. Entering the lobby of the hotel will be like entering a New York apartment lobby; residential and exclusive. Grand, yet intimate.

THE SKY LOBBY- A RESIDENCE IN THE CLOUDS

Whilst the typical hotel lobby is all about making a grand over-the-top statement, The Ritz-Carlton Melbourne sky lobby on the upper most floor, level 79, should feel like a grand residence, elegant and comfortable, with the quiet confidence of a place sure of its position in the world. Like Melbourne, it will not be flashy or glitzy or “look at me” – it will be understated, but with an edge and a depth. The space will be strong yet intimate and will frame the exceptional views of the city, allowing them to be centre stage or an exceptional backdrop.

FUNCTION SPACES – UNIQUE AND DIVERSE

As a new build hotel, The Ritz-Carlton Melbourne is uniquely positioned to provide a variety of exceptional function spaces unequalled in Melbourne. On level 1 of the podium there will be a 500-seat grand ballroom and 3 meeting rooms of approximately 80sqm each, with pre-function bars as part of the breakout space. An extensive outdoor garden-terrace that the ballroom looks out onto is the heart of the concept, the unexpected moment, large enough for outdoor functions, and a great place for any event.

In addition to these major function spaces on level 1, there will be a smaller-scale apartment-style venue on level 2. This will incorporate 3 boutique meeting rooms and a boardroom centred around a residential-scale display kitchen and bar.

F&B – IN-HOUSE AND OUT

The three F&B outlets will be located on the upper most floor, along with the sky lobby of The Ritz-Carlton Melbourne, on level 79. They will provide a unique space within Melbourne, with incredible views of the city, the docklands, the Yarra River and Port Phillip Bay. The in-house dining will be an extension of the “living room” lobby lounge, with a “destination” bar and restaurant led by an up-and-coming chef.

The Ritz-Carlton Melbourne will be the premium luxury hotel in Melbourne, located at this new western “centre” of the city.

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WEST SIDE PLACE - FACT SHEET

1.0 QUALIFICATION

To avoid any misrepresentation or misunderstanding, sales consultants are to restrict any comments regarding West Side Place to the contents of this fact sheet only. This document is not to be distributed to existing or prospective purchasers.

2.0 PROJECT DESCRIPTION

West Side Place occupies over half a city block, approximately 1.2 hectares and is located on the western edge of the Hoddle Grid with street frontages to Lonsdale, Spencer, Little Lonsdale Streets and Merriman Lane. It sits to the north of Southern Cross Train Station, the regional and interstate coach terminal and the suburban bus terminus at the end of Lonsdale Street. On Spencer Street it is situated between Upper West Side to the South and residential towers to the North, with a supermarket and retail outlets opposite.

A masterplan permit has been granted for the development of four high-rise towers across the site with a mix of uses including residential apartments, hotels, retail tenancies, food and drink premises and a supermarket. The development also provides for basement and above ground car parking.

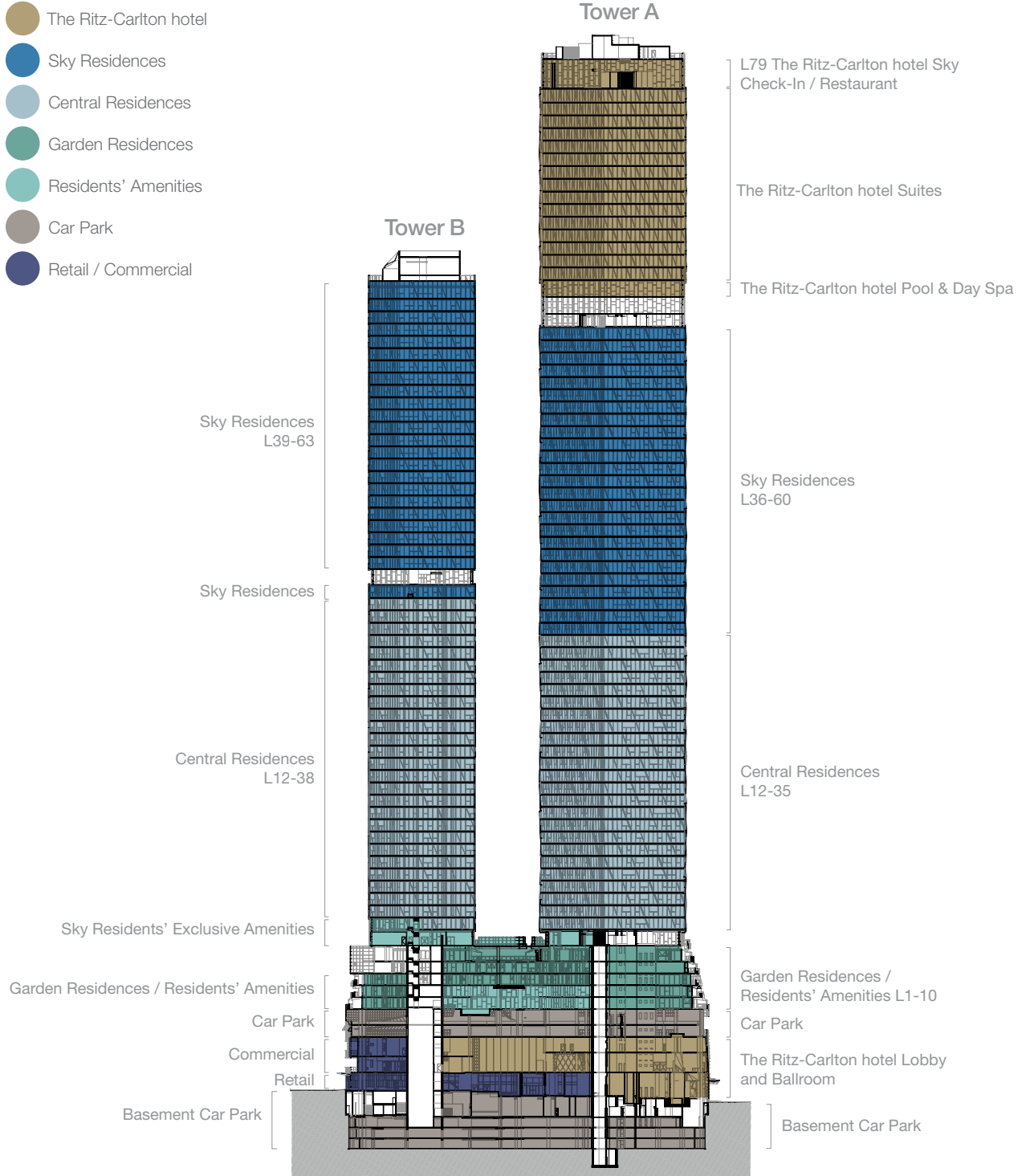
STAGE 1 WILL CONSIST OF:

- 1369 one, two and three bedroom apartments across two towers connected by a podium level.
- Proposed 263 Room, Ritz-Carlton hotel occupying levels 63 to level 80 to Tower A
- Each tower will consist of entry lobby on ground floor
- Retail space on the ground floor creating new laneways in Melbourne
- Level 6 Residents amenities including Residential Lounge, Kitchen, Function Rooms, Garden Terraces, BBQ facilities, Cinema, Karaoke Room, Virtual Golf, 25m lap pool, Gymnasium including Yoga and Pilates equipment
- Level 7 Residents amenities including Private Dining and Living Room's, Library, Study Pods and Business Centre Boardroom
- Level 7 Members Club Lounge, access by membership only to private lounge, bar and wine storage.
- Level 10 Garden Lounge and Terrace
- Level 11 Sky Residences exclusive residential facilities including Recreational Plunge Pool, Gymnasium and Wellness Centre, Garden Lounge, Sauna, Steam Room, Podium Rooftop Terrace with BBQ facilities, Maj Hong Room and Private Lounge with fireplace and kitchen.
- Approx. 457 Bicycle parking spaces
- Approx. 643 Car Parks

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3.0 SITE OVERVIEW



The site is approximately 11,759m² and occupies the majority of the city block bordered by Lonsdale, Spencer, Little Lonsdale Streets and Merriman Lane

There are four towers planned for the site:

STAGE 1

Tower A will stand 81 storeys tall

Tower B will stand 64 storeys tall

The ground level retail precinct offers approx. 14 retail tenancies that will combine retail, cafes and service amenities.

Towers A and B will share basement levels and are connected up to podium level 11.

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STAGE 2

Tower 3 is anticipated to stand 68 storeys tall

Tower 4 is anticipated to stand 71 storeys tall

The ground level retail precinct offers approx. 12 retail stores that will combine retail, cafes and service amenities.

3.1 PUBLIC SPACES ACCESS

West Side Place will deliver a new central laneway running one way in the south north direction. This laneway has been carefully designed as a shared pedestrian and vehicle zone with no kerbs and a continuous ground treatment. A 475m² landscaped park takes advantage of the increased solar access at the northern end of the central lane. Landscaping continues down the centre of the laneway with trees and low level planting. An arcade runs in the east west direction allowing movement through the precinct and offering an alternative path of traversal from Spencer & Lonsdale Streets.

4.0 CONFIGURATIONS, SIZE & PRICE RANGE

TOWER A

CONFIGURATION	NO.	MIX	SIZE (m ²)		AVG INT SIZE (m ²)	PRICE RANGE		AVG PRICE	AVG \$/m ²
			MIN	MAX		MIN	MIN		
1 BED	227	34%	48	70	56	\$428,300	\$575,800	\$493,010	\$9,618
1 BED + STUDY	13	2%	58	77	69	\$475,300	\$671,800	\$570,995	\$9,976
2 BED 1 BATH	12	2%	74	87	78	\$681,700	\$736,000	\$682,769	\$10,382
2 BED 2 BATH	312	47%	73	109	88	\$708,750	\$911,250	\$784,825	\$10,573
3 BED	98	15%	121	135	128	\$1,252,000	\$1,252,600	\$1,252,600	\$11,200
TOTAL	662	100%	48	153	82	\$475,300	\$1,252,600	\$656,441	\$10,258

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TOWER B

CONFIGURATION	NO.	MIX	SIZE (m ²)		AVG INT SIZE (m ²)	PRICE RANGE		AVG PRICE	AVG \$/m ²
			MIN	MAX		MIN	MIN		
1 BED	96	14%	42	61	51	\$430,500	\$575,800	\$493,010	\$9,618
1 BED + STUDY	236	33%	47	79	57	\$475,300	\$671,800	\$570,995	\$9,976
2 BED 1 BATH	125	18%	54	76	66	\$590,800	\$736,000	\$682,769	\$10,382
2 BED 2 BATH	249	35%	49	88	74	\$660,000	\$911,250	\$784,825	\$10,573
3 BED	1	0%	112	112	112	\$1,252,600	\$1,252,600	\$1,252,600	\$11,200
TOTAL	707	100%	42	88	64	\$430,500	\$1,252,600	\$656,441	\$10,258

5.0 DEVELOPER PROFILE

FAR EAST CONSORTIUM

FEC is an international property development company with a strong Australian presence. Founded in 1960, FEC is one of Asia's largest property developers and is a public company listed on the Hong Kong Stock Exchange.

The company was established by Hong Hong's Chiu family and is headed up in Australia by Executive Director Craig Williams.

Since commencing operations in Australia in 1994, the group has contributed significantly to Melbourne's skyline through landmark urban renewal redevelopments including Regency Towers, Royal Domain Tower, Northbank Place, Flinders Wharf & Upper West Side equating to over \$2million of completed projects.

Far East Consortium's national expansion sees an impressive pipeline of projects, in excess of \$7 billion, including Queens Wharf in Brisbane, The Towers in Perth, Jupiter's on the Gold Coast and Pymont in Sydney.

6.0 ARCHITECTURE AND INTERIOR DESIGN

COTTEE PARKER - ARCHITECT

Cottee Parker Architects operates in Melbourne, Perth and Brisbane. The practise has extensive experience in delivering unique and considered design solutions for the built environment. With over 25 years of operation the practise has established firm relationships with local planning authorities and is well recognised for its exceptional urban design outcomes. This has enabled Cottee Parker to achieve design solutions for clients well beyond the usual planning constraints.

Cottee Parker Architects is one of Australia's leading urban design, architectural, and interior design firms.

www.cotteeparker.com.au

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KPDO - INTERIOR DESIGN

Kerry Phelan Design Office was established in 2010 and has quickly garnered a reputation for stunning luxury residential and commercial interiors. KPDO is known for its unique detailing, attention to materiality, fabrics, atmospheric lighting, precise furniture selection and knowledge of contemporary art. Planning is carefully considered, honed and crafted to create a seamless sense of movement and integrated design. KPDO is a 21st century avant-garde design practice operating in Melbourne Hong Kong and New York. KPDO's work splashes the world's design magazines and is a favourite of top photographers and the glitterati.

www.kerryphelan.com.au

BAR STUDIO - INTERIOR DESIGN THE RITZ-CARLTON MELBOURNE

BAR Studio is a boutique Melbourne-based design studio specialising in the design of high profile international hotel environments throughout Asia and Australia. Established in February 2003, BAR Studio is directed by Felicity Beck and Stewart Robertson.

BAR Studio exclusively undertakes high-end hospitality projects. Their specialisation in this field has resulted in projects that are renowned within the fields of both hospitality and design. Their work has been awarded and recognised within Australia and overseas, most recently receiving four Asia Hotel Design Awards for Rosewood Beijing.

BAR Studio takes a holistic approach to design. In each project they bring together a strong contemporary design practice, a studied contextual understanding, an extensive understanding of hotel operations and the food and beverage industry as well as a comprehensive knowledge of build-ability to create successful, and distinctive outcomes.

www.barstudio.com

6.1 ARCHITECTURAL OVERVIEW

At ground level the concept led to the creation of an internal void through the podium and the opening up of the heart of the precinct as a landscaped plaza/laneway that gives back to the city and enhances the destination appeal of West Side Place. As a shared vehicular/pedestrian zone the plaza will allow drop-off to the proposed Ritz-Carlton hotel and pedestrian access to all residential and hotel foyers and retail / commercial facilities.

Permeation of the site is further achieved with an east/west arcade/laneway connection linking Spencer Street and Merriman Lane with the central plaza area. This builds on the celebrated arcade and laneway culture of Melbourne.

The podium holds the street wall and scale for the pedestrian user but simultaneously splits, is creased or eroded, to enable glimpses up through the podium façade to the towers beyond.

Above the street wall the podium levels terrace and fold back toward the smaller floorplates of the towers. The folding and terracing nature of the upper podium is referenced through the surface of the towers via the folding and patterned nature of the tower façade panels.

For each tower a six-sided floor plate allows maximum solar exposure to apartments and penetration into the site whilst providing the best view outcomes out from all apartments. The faceting of the tower floor plans reduces to a minimum any direct overlooking from towers whilst optimising setback dimensions between towers.

Faceting of the tower footprints also allows for alternate views into the site and enhances the three dimensional and sculptural nature of the precinct. West Side Place invites visual and physical engagement from multiple viewpoints, there is no front and back. Each frontage is sculpted and leads the eye to look through the precinct.

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7.0 LANDSCAPING OVERVIEW

The landscaping for West Side Place is designed by award winning landscape architects Rush Wright Associates. It features a public area at ground level and residential terraces at podium levels 6, 7, 10 and 11.

At ground level the northern entrance to the laneway will feature a pocket park with mature trees and planting zones. The rainforest inspired central laneway creates a green spine through the centre of the precinct.

Two large podium roof terraces are accessible via the resident's lounge on Level 6. The Eastern Terrace has a rainforest-inspired design, while the Western Terrace is based on a desert inspired landscape. Both terraces have water features, large enclosed seating pods, BBQ facilities and dining areas.

At level 7 four podium roof terraces are linked to private dining, club lounge and reading rooms.

The sheltered, Eastern-facing terrace on Level 10 offers residents an outdoor relaxation destination. With mature trees, built in seating and planter boxes, the terrace is accessible by all Tower A & B residents.

At level 11 the rooftop terrace offers spectacular views to the East and West, while sheltering under 'cloud shade structures' which create wind and sun protection.

www.rushwright.com

8.0 BUILDER

West Side Place will be constructed by a leading top tier building contractor. Far East Consortium will tender these works to secure the builder for a timely start to construction anticipated to commence in Mid 2017.

9.0 BUILDING DESCRIPTION

FLOOR	TOWER A	TOWER B
BASEMENT LEVEL 4	Car Parking and Storage	
BASEMENT LEVEL 3	Car Parking, Storage and Bicycle Spaces	
BASEMENT LEVEL 2	Car Parking, Storage and Bicycle Spaces	
BASEMENT LEVEL 1	Car Parking, Storage, Bicycle Spaces, Goods Loading Access	
GROUND LEVEL	<ul style="list-style-type: none">• Car Park access via Little Lonsdale Street until the completion of Stage 2. Access will then be via Merriman Lane• Bike Storage access from Spencer Street• Loading bay access from Little Lonsdale Street• Pedestrian Access from arcade connecting Spencer Street and Central Laneway• Residential Lobby & Mail room• Ritz-Carlton hotel Lobby• Porte-Cochere	<ul style="list-style-type: none">• Car Park access via Little Lonsdale Street until the completion of Stage 2. Access will then be via Merriman Lane• Bike Storage access from Spencer Street• Loading bay access from Little Lonsdale Street• Pedestrian Access from arcade connecting Spencer Street and Central Laneway• Residential Lobby & Mail room• Ritz-Carlton hotel Lobby• Porte-Cochere

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FLOOR	TOWER A	TOWER B
LEVEL 1		<ul style="list-style-type: none">• 2 Garden Residents Apartments
LEVEL 2		<ul style="list-style-type: none">• 2 Garden Residents Apartments
LEVEL 3		<ul style="list-style-type: none">• 2 Garden Residents Apartments
LEVEL 4		Car Parking and Storage
LEVEL 5		Car Parking and Storage
LEVEL 6	<ul style="list-style-type: none">• 22 Garden Residents Apartments <p>Residents Facilities</p> <ul style="list-style-type: none">• Residential Lounge/Event Space• Kitchen• Function Rooms• Garden Terraces• BBQ facilities• Cinema• Karaoke Room• Virtual Golf• 25m Lap Pool• Gymnasium including yoga and Pilates equipment• Sauna• Steam Room	
LEVEL 7	<ul style="list-style-type: none">• 24 Garden Residents Apartments <p>Residents Facilities</p> <ul style="list-style-type: none">• Private Dining and Living Rooms• Library• Study Pods• Business Centre• Boardroom <p>Members Only Club Lounge</p> <ul style="list-style-type: none">• Bar• Lounge• Wine Storage	
LEVEL 8		<ul style="list-style-type: none">• 32 Garden Residents Apartments
LEVEL 9		<ul style="list-style-type: none">• 24 Garden Residents Apartments
LEVEL 10		<ul style="list-style-type: none">• 18 Garden Residents Apartments• Garden Lounge• Garden Terrace

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FLOOR	TOWER A	TOWER B
LEVEL 11	Sky Residences Facilities - Exclusive Access to Sky Residences ONLY <ul style="list-style-type: none">• Recreation Plunge Pool• Gymnasium and wellness centre• Garden Lounge• Sauna• Steam Room• Mahjong Room• Podium Rooftop Terrace with BBQ facilities• Private Lounge with fireplace and kitchen	
LEVEL 12-35	Central Residences <ul style="list-style-type: none">• 12 apartments per floor	Central Residences <ul style="list-style-type: none">• 13 apartments per floor
LEVEL 36-38	Sky Residences <ul style="list-style-type: none">• 12 apartments per floor• 11 apartments (level 36)	Central Residences <ul style="list-style-type: none">• 13 apartments per floor
LEVEL 39	Sky Residences <ul style="list-style-type: none">• 12 apartments per floor	Sky Residences <ul style="list-style-type: none">• 13 apartments per floor
LEVEL 40	Sky Residences <ul style="list-style-type: none">• 12 apartments per floor	Plant Rooms
LEVEL 41-60	Sky Residences <ul style="list-style-type: none">• 12 apartments per floor	Sky Residences <ul style="list-style-type: none">• 13 apartments per floor
LEVEL 61-62	Plant Rooms	Sky Residences <ul style="list-style-type: none">• 13 apartments per floor
LEVEL 63	The Ritz-Carlton hotel Pool and Spa	Sky Residences <ul style="list-style-type: none">• 13 apartments per floor
LEVEL 64-78	The Ritz-Carlton hotel Guest Rooms	N/A
LEVEL 79-80	The Ritz-Carlton hotel Sky Check In and Restaurants	N/A

9.1 ACCESS POINTS

- Car Park access via Little Lonsdale Street until the completion of Stage 2. Access will then be via Merriman Lane
- Bike Storage access via Spencer Street via shared retail lift
- Loading bay access from Little Lonsdale Street
- Tower A pedestrian access from arcade connecting Spencer Street and Central Laneway
- Tower B pedestrian access from Central Laneway connecting Lonsdale Street and Little Lonsdale Street

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10.0 RESIDENTIAL FACILITIES

LEVEL 6 - ACCESSIBLE BY ALL GARDEN, CENTRAL AND SKY RESIDENCES:

- Residential Lounge / Event Space
- Kitchen
- Function Rooms
- Garden Terraces
- BBQ facilities
- Cinema
- Karaoke Room
- Virtual Golf
- 25m Lap Pool
- Gymnasium including yoga and pilates equipment
- Sauna
- Steam Room

LEVEL 7 – ACCESSIBLE BY ALL GARDEN, CENTRAL AND SKY RESIDENCES

- Private Dining and Living Rooms
- Library
- Study Pods
- Business Centre
- Boardroom

MEMBERS ONLY CLUB LOUNGE

- Bar
- Lounge
- Wine Storage

LEVEL 11 – ACCESSIBLE BY ALL GARDEN, CENTRAL AND SKY RESIDENCES

- Recreation Plunge Pool
- Gymnasium and wellness centre
- Garden Lounge
- Sauna
- Steam Room
- Podium Rooftop Terrace with BBQ facilities
- Mahjong Room
- Private Lounge with fireplace and kitchen

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11.0 LIFTS

TOWER A

There will be 6 lifts servicing the residential levels of WSP Tower A

- Three low rise lifts servicing Basement 4 to L35 (excluding L1-3, L11)
- Three high rise lifts servicing Basement 4 to Ground; L6-7, 10, 11 & L36 – 60

TOWER B

There will be 6 lifts servicing the residential levels of WSP Tower B

- Three low rise lifts servicing Basement 4 to L38 (excluding L11)
- Three high rise lifts servicing Basement 4 to Ground; L6-7, 10, 11 & L39 – 63
- Only 1x low rise and 1 x high rise lift serve B1 for Tower B. No car park access from this level; for loading and unloading goods only.

RETAIL, BICYCLE PARK & CAR LIFTS

Additionally two car lifts located at Basement 1 of Tower B will be available to service podium car park levels (L4 & 5).

A shared retail / bicycle lift located in Tower A is available to access bicycle storage rooms.

12.0 BUILDING MATERIALS

Vertical structure: Combination of glass and aluminium, with the addition of composite cladding, louvers and stone at podium levels.

Floors: Reinforced concrete

Car park: Reinforced concrete

External walls: Off form concrete and cladding

Party walls (between residences): Dry wall construction and acoustic separation to BCA requirements

13.0 CAR PARKING

There will be six levels of car parking: four basement levels and two levels at podium (L4 & 5). Temporary access to the car parking levels is via a ramp from Little Lonsdale Street until the completion of Stage 2 construction, where the access will move to Merriman Lane. Access to the podium car park levels is via the car lift located at Basement 1 of Tower B. Car stacker parking comprises the majority of Level 5 car parking (details TBC).

There is no visitor off street parking.

Car Parking is priced separately, please refer to pricelist.

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14.0 BICYCLE STORAGE

Approximately 457 bicycle parking spaces are located in the basement levels.

A shared retail lift provides access from ground level to the bicycle facilities.

15.0 STORAGE

There will be approximately 319 (including both independent and associated with car spaces) storage lots available to purchase of Towers A and at West Side Place. Stores are located on the car park levels and additionally on some podium apartment levels.

Stores are available to purchase separately from \$1,000p.s.m.

16.0 SECURITY

All apartments will be fitted with an audio visual intercom system.

Swipe access is required for all building entrances, bicycle storage rooms and lifts. Access control will also be provided to the basement car park.

Common areas and car park entry will be fitted with 24hr CCTV.

There will be an onsite building manager. The manager's office is located in the lobby at ground level of each building.

17.0 PLANNING PERMIT

West Side Place (250 Spencer Street, Melbourne) is located within the Capital City Zone, Schedule 1.

In accordance with the relevant planning controls of the Melbourne Planning Scheme, which apply to the site, the Minister for Planning, as the Responsible Authority, issued an Amended Planning Permit on 1 August 2014 for a staged development of the site including construction of multi-storey mixed-use buildings, use of the land for supermarket and advertising signage.

Essentially, the permit allows for the development of four high-rise towers across the site with a mix of uses including residential apartments, hotels, retail tenancies, food and drink premises and a supermarket. The development also provides for basement and above ground car parking. The overall development may be constructed over two stages.

18.0 CONSTRUCTION

Construction is anticipated to commence Mid 2017 with an targeted construction duration of 4 years to final completion. There will be possibility of early settlement for select Garden and Central Residences.

Target completion program is outlined below:

Possibility of select Garden and Central Residences: Late 2020 / Early 2021

Sky Residences: Mid 2021

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19.0 TITLES

The apartments will be strata titled. Please refer to the contract of sale documents for plan of subdivision.

20.0 APARTMENTS SPECIFICATIONS

20.1 COLOUR SCHEMES

Purchasers of each apartment have the option to select one of the two predetermined apartment colour schemes. The default colour scheme is the Spritz (Light) scheme.

Sombre Scheme (Dark)

Caramel Timber Flooring
Charcoal Laminate Joinery Finishes
White Joinery Trims
Black Ceramic tile Wet Area Finishes
Turquoise Vanity Feature Mirror

Spritz Scheme (Light)

Caramel Timber Flooring
White Laminate Joinery Finishes
Charcoal Joinery Trims
Light Grey Ceramic Tile Wet Area Finishes
Bronze Vanity Feature Mirror

20.2 INTERIOR FINISHES

Refer to specifications schedule in the contract of sale.

SKY RESIDENTS ADDITIONAL INCLUSIONS

- Track Lighting to main living area
- Integrated European Fridge/Freezer
- Washer Dryer Condenser Unit

GARDEN & CENTRAL RESIDENTS UPGRADE OPTIONS

1. Integrated European Fridge/Freezer available for all Garden and Central Residences of Towers A & B (at purchaser cost)
2. Washer Dryer Condenser Unit available for all Garden and Central Residences of Towers A & B (at purchaser cost)

GARDEN, CENTRAL & SKY RESIDENTS UPGRADE OPTION

1. Engineered Timber Floor Boards to match living area available as an upgrade option for all Garden, Cantal and Sky Residences of both Towers A & B (at purchaser cost)

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20.3 TV, TELEPHONE AND INTERNET CONNECTIONS

One TV point will be located in the living area and master bedroom of each apartment.

One Pay TV point will be located in the living area and master bedroom of each apartment.

One RJ45 voice / data outlet (can be used for phone and internet) will be located in the living area and master bedroom of each apartment.

Note that the RJ45 phone / data outlets are located next to the TV outlets in both locations. This allows a Foxtel IQ box to be connected to the internet via the modem / router.

20.4 EXHAUST

Garden Residences are provided with local bathroom and kitchen exhaust discharging to the local façade.

Central and Sky Residences apartments will have connections to centralised kitchen and bathroom exhaust risers (one connection per apartment).

West Side Place laundry cupboards will be vented, however the use of condensing tumble dryers is mandatory to ensure there is no moisture build up.

20.5 HEATING AND AIR CONDITIONING

Central and Sky Residences will each contain a chilled water / heating hot water fan coil unit to air condition and heat each apartment. Garden Residences will each contain a chilled water / heating hot water wall mounted unit to air condition and heat each apartment. A controller will be provided with a local thermostat. Each apartment will be connected to the site centralised chilled water and heating hot water loop and supporting infrastructure via a metered supply for each service.

20.6 CEILING HEIGHTS

The ceiling heights excluding any bulk heads are typically 2700mm high.

Whilst bathrooms and other amenity area ceiling heights are typically 2400mm high.

20.7 BALCONIES AND TERRACES

Garden & Central Residences – Ceramic / stone tiled balcony

Sky Residences – No balconies

Refer to contract of sale and plan of subdivision for balcony locations.

20.8 WINDOWS

Restricted opening awning windows are typically provided to bedrooms and living rooms. Sliding doors are provided to balconies.

The Residences at

WEST SIDE PLACE

by Far East Consortium

21.0 BUILDING SERVICES

21.1 FIRE DETECTION

Smoke detectors and sprinklers will be installed in each apartment and common areas to NCC requirements.

21.2 HOT WATER SYSTEMS

A hot water system will be provided as part of the centralised heating hot water infrastructure which will provide hot water to the apartments.

A hot water sub-meter will be supplied for each apartment.

The cost of supply for the water for hot water use will be paid by the Owners Corporation owners according to their lot liability.

Gas required to heat hot water is paid by the apartment occupier according to the hot water sub-meter reading.

21.3 WATER METER

A main cold water meter will be provided by the supply authority for the property.

A cold water sub-meter will be supplied for each apartment.

Cold water consumption is paid by the apartment occupier according to the cold water sub-meter reading.

21.4 ELECTRICITY METER

Apartment power is individually metered and part of an embedded metering scheme.

21.5 GAS METER

A main gas meter will be provided by the supply authority for the property.

Gas supplied to the apartment cook top will be paid by the Owners Corporation owners according to their lot liability.

21.6 RUBBISH

A refuse room is located on Basement 1 with chute connected to each level for refuse waste.

Apartments on levels 1, 2 and 3 will need to transfer waste to refuse chutes on car park level 4.

Recycling will be collected via a separate chute.

Bulk refuse, polystyrene waste and charity rooms are also available on Basement 1.

The Residences at

WEST SIDE PLACE

by Far East Consortium

21.7 MAIL

Letterboxes will be located in the entry foyer; all are lockable and accessed from within the foyer of each building fire detection.

22.0 PETS

The Owners Corporation rules can impose strict requirements on the behaviour of pets and can give the Owners Corporation power to require the removal of a pet if it is causing damage or is a nuisance etc.

23.0 ALTERATIONS / OPTIONS

No alterations to the plans for the dwellings will be considered.