

FACT SHEET

1.0 QUALIFICATION

To avoid any misrepresentation or misunderstanding, sales consultants are to restrict any comments regarding 555 Collins to the contents of this fact sheet only. This document is not to be distributed to existing or prospective purchasers.

2.0 PROJECT DESCRIPTION

555 Collins is a landmark project located at the corner of Collins and King Streets, in the south-west quadrant of Melbourne's Hoddle Grid. The proposed building is a 47 level residential and retail development that architecturally aims to contribute to the transformation and reinvigoration of the western end of the CBD.

The building is to become an elegant addition to the picturesque streetscape of Collins Street through its unique form and façade. The tapering form of the tower at the base will create a new public realm on the ground floor with generous provisions for open space and access to the residential entry foyer and retail facilities.

The development will include approximately 625 high quality residences; comprising one, two and three bedroom apartments.

Luxurious resident's amenities will be provided on Level 2 within the tapering base of the building, allowing for views onto Collins and King Streets. Facilities include a lap pool, hot and cold plunge pools, steam room, massage room, multipurpose studio, gymnasium, resident's lounge, resident's dining room and kitchen, wine room and media room allowing residents a sense of luxury and community.

3.0 LOCATION DESCRIPTION

555 Collins is located at the south-west corner of Collins Street and King Street in the south-west end of the Melbourne CBD. The proposed development is located in close proximity to Southern Cross Station, Etihad Stadium, Docklands and the Southbank entertainment and arts district. Collins Street is considered to be the most sought after address for business, boutique retail offerings and high-end residential properties.

Commanding views are provided from the upper levels of the building to Docklands in the north-west, the centre of the Melbourne CBD to the north-east, the Yarra River to the south-east and Port Phillip Bay to the south and south-west.

4.0 CONFIGURATION, SIZE AND PRICE RANGE

Configuration	Number	Mix	Size			Price Range		
			Min	Max	Average	Min	Max	Average
1 Bed 1 Bath	208	33%	47.8	60.8	53.0	\$493,000	\$761,000	\$581,510
2 Bed 2 Bath	369	59%	63.2	75.8	70.5	\$647,000	\$1,084,000	\$831,463
3 Bed 2 Bath	42	7%	84.8	104	96.3	\$1,100,000	\$1,621,000	\$1,380,476
3 Bed 2 Bath PH	6	1%	192.2	218.8	208.53	\$3,177,000	\$3,827,000	\$3,555,333
TOTAL	625	100%	47.8	226.8	83.7	\$493,000	\$811,322	\$811,322

5.0 DEVELOPER PROFILE

Fragrance Group Limited (FGL) is a leading Singaporean property development group publicly listed on the Singapore Exchange specialising in residential, commercial and hospitality developments. FGL was established in the mid-1990s and with over 100 projects completed to date, offers the perfect combination of quality urban living and convenience with their strategic locations throughout Singapore.

FGL has now invested broadly in Australia with the acquisition of several prime sites within the CBD of Melbourne, Perth and Hobart. Their first foray into Melbourne was with Premier Tower, an architecturally significant development currently under construction. It will rise to the height of 79 levels and will become one of the most iconic and high profile projects in Australia.

Situated along the Collins St “Golden Mile”, 555 Collins is FGL’s latest residential development in Australia.

6.0 ARCHITECTURE AND INTERIOR DESIGN

6.1 Architect Profile

Bates Smart is a multidisciplinary design firm delivering architecture, interior design, urban design and strategic services across Australia, with a staff of over 300 located in studios in Melbourne and Sydney. Their award-winning projects transform the city fabric and the way people use and inhabit urban spaces and built environments.

Bates Smart understand the social and economic forces currently shaping communities and their impact on built environments of the future. The founders of the company were the innovators of their time, and the current generation are leaders in the debate on how and where we work, meet, live, learn and heal.

The approach that has delivered transformational buildings is at the heart of all Bates Smart projects, large and small; they are affirming, uniquely conceived for their clients, and beautiful.

6.2 Architectural and Interior Design Overview (design vision)

555 Collins is a true Melbourne landmark development. The prominent corner location on Melbourne’s most known and loved street called for a design response that possesses a dynamic and creative spirit. The proposed development will transform this key corner site and contribute to the unique characteristics of Melbourne’s urban environment of high quality buildings, abundance of open space and bustling active laneways.

The architectural design response ties the proposed development to its prominent position on Collins Street, anchoring the building to this prime corner site. The design concept takes cues from the historical context of key corner buildings along Collins Street, which typically feature heroic expression of verticality in the round with intricate details in the formation of façade details around openings and bay windows. Bates Smart have created a contemporary vertical expression that reinforces the energy of the street corner with a meticulous attention to scale and detail in the facade fenestration. The resultant articulation creates a beguiling object that is constantly changing as seen at different angles from near and afar. The play of texture and light across the façade adds a level of excitement and intrigue to the vibrancy of the Melbourne city skyline.

The base of the building tapers inwards to create generous public circulation, activated by laneway style retail units, and access from the entry foyer to the residential apartments on the floors above. Transparency at the ground plane allows daylight to filter freely into the foyer and retail spaces and for artificial light to glow into the streets and retail laneways at night. This consistent luminance creates an urban environment that is comfortable, safe and inviting. The subtle curves at the base of the building prevent any corners on the ground plane, providing intriguing and inviting points of views to pedestrians.

High quality resident's amenities are provided at Level 2, in the tapering base of the tower, to allow these facilities to engage in the activity of Collins and King Streets. Facilities include a 20m lap pool, hot and cold plunge pools, steam room, massage room, multipurpose studio, gymnasium, resident's lounge, resident's dining room and kitchen, wine room and media room, allowing residents a sense of luxury and community.

The apartment floor levels allow for a mix of one, two and three bedroom apartments designed to provide a sense of oasis and escape from the energy of the city. A clean, calm palette of materials allows residents to tailor their own lifestyle and identity through furnishings, artworks and personal possessions. Attention to detail and selection of quality finishes materials, provides a sense of understated luxury empowering residents to live well.

The top of the building steps backwards from the south to create exclusive penthouse apartments with commanding views to the north over Collins Street and to the south over the Yarra River, Southbank and beyond to Port Phillip Bay.

7.0 BUILDER

555 Collins will be constructed by a leading Tier 1 Contractor.

8.0 BUILDING DESCRIPTION

555 Collins is a mixed use development comprising of a residential tower, retail ground floor, with basement car parking and bicycle storage. A breakdown of the building is provided below.

- Basement B1 – B5:
 - 4 Levels of Carparking across B2 - B5 providing approximately 200 residential carparks with secure access;
 - More than 200 secure bicycle storage spaces are provided on B1; and
 - More than 250 residential storage cages are provided on B1 – B5.
- Ground floor:
 - 9 Retail/ Food & Beverage Tenancies;
 - Residential lobby;
 - Concierge desk;
 - Residential mail room; and
 - Cold room and dry store room.
- Level 1:
 - 6 apartments.
- Level 2: Communal amenities (accessible to all residents)

- Indoor heated pool;
 - Cold plunge pool;
 - Hot plunge pool;
 - Steam room;
 - Massage room;
 - Multipurpose studio;
 - Gym;
 - Lounge / Library;
 - Lounge / Dining;
 - Show kitchen;
 - Wine room; and
 - Media room with AV.
- Level 3 – 42:
 - 15 apartments per floor.
 - Level 43:
 - 13 apartments.
 - Level 44 – 45:
 - 6 penthouse apartments.

8.1 Access points

- Pedestrian access via:
 - Collins Street;
 - King Street; and
 - Proposed link to 567 Collins Street ground floor.
- Car Park access via:
 - Laneway off Flinders Lane.
- Bicycle access via:
 - Laneway off Flinders Lane.

8.2 Residential facilities

The residential facilities throughout 555 Collins have been meticulously designed by Bates Smart to provide a sense of respite and oasis from the busy life of the city. From the moment a resident enters the luxurious ground floor lobby they are drawn into another world of calmness and healthy living. The resident's amenities located on Level 2 provide a place for residents to meet, eat, drink, exercise and entertain in a sophisticated and relaxing environment. Bates Smart have utilized their extensive experience in the design of high quality residential developments to provide a broad range of leisure and fitness facilities to suit the needs of discerning urban dwellers.

The following facilities are accessible to all residents of 555 Collins:

- Ground Floor:
 - Secure access residential lobby; and
 - Cold room and dry store room.
- Level 2:

- Indoor heated pool;
- Cold plunge pool;
- Hot plunge pool;
- Steam room;
- Massage room;
- Multipurpose studio;
- Gym;
- Lounge / Library;
- Kitchen and Lounge / Dining space;
- Wine room; and
- Media room with AV.

8.3 Lifts

- 4 Residential Lifts
 - Capacity: 18 person
 - Maximum speed: 5 m/s
 - Access: B5 – Level 44 (as applicable)
- 5 Penthouse private domestic lifts
 - Accessible internally within each individual apartment from: Level 44 to 45 only.
- 1 Goods lift for residential loading during off-peak times (where possible).

8.4 Acoustics

- Acoustical design considerations will be integrated into the design for compliance with National Construction Code requirements;
- Noise sources within the building will be isolated and treated to achieve background noise levels under typical conditions in line with prevailing standards; and
- The facade will be double-glazed for superior insulation of outdoor noise. The glass thickness, design of the window mullions, perimeter seals of operable and fixed glazing, and the installation of the windows/doors in the building openings will be selected so that the completed system reduces internal noise levels to meet the building code and Environmental Protection Act requirements.

8.5 Building materials

Building Frame & Fabric	Description
Floors	Reinforced concrete slab
Roof	Reinforced concrete slab with waterproofing and drainage
External Walls	Aluminium framed double glazed façade with operable windows
Winter Gardens	Aluminium framed double glazed façade with operable windows Single glazed internal glass line with sliding door
Party Walls	Fire rated party walls, acoustically rated to BCA requirements Plasterboard lining generally
Internal Walls	Plasterboard lining generally
Corridor	Plasterboard lining generally with select finish Carpeted floors and/or tiles to select areas
Car Park	Concrete floors, columns

Stairs	Concrete floors, wall and ceiling
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8.6 Energy efficient standards/sustainability

- The building has been designed to a 5 star Green Star rating or equivalent performance.
- The apartment design will exceed NCC Section J minimum thermal performance requirements targeting 6.5 star NatHERS average rating using efficient air conditioning, lighting and hydraulic fixtures to minimize energy consumption.

9.0 CAR & MOTORCYCLE PARKING

- Approximately 200 secure residential car bays and 8 motorcycle bays across Levels B2-B5.
- Access via laneway off Flinders Lane.
- Carpark levels connected by ramps.
- Car bay/s are provided to all 3 bedroom apartments and some 2 bedroom apartments.
- Car and motorcycle bay/s are available to be purchased.

10.0 BICYCLE STORAGE

- There are more than 200 secure bicycle storage spaces available for residents.
- They are located on B1.
- Bicycle storage is used on a first come, first served basis.

11.0 STORAGE

- There are more than 300 secure residential storage cages available each measuring approximately 3 cubic metres.
- They are located in the basement across Levels B1 - B5.
- Storage is provided to all 3 bedroom apartments and some 2 bedroom apartments.
- There is no storage available to purchase.

12.0 WINE ROOM/ STORAGE

- There are approximately 60 wine storage units available each with the capacity for 60 wine bottles (5 dozen).
- They are located in the wine room on Level 2 which is temperature and humidity controlled.
- The wine room will only be accessible to owners of wine storage units.
- A wine storage unit is provided to each penthouse.
- Wine storage units are available to be purchased.

13.0 SECURITY

- Carparking
 - Secure access entry (via swipe card/fob); and
 - CCTV to entry / exit doors.
- Residential Lobby / Lifts
 - Secure access to entry door (via swipe card/fob);
 - Secure access to lift (via swipe card/fob);
 - CCTV to ground floor lift lobby, reception desk, mail room; and

- Intercom station at ground floor entrance.
- 555 Club / Communal Areas
 - Secure access entry (via swipe card/fob).

14.0 PLANNING PERMIT/ ZONING

- 555 Collins at 555 Collins Street, Melbourne is located in the CBD and therefore falls under Capital City Zone 1 for planning.
- Refer to permit 2014003581 dated 08/09/2016.

15.0 CONSTRUCTION

- Demolition of the existing building is anticipated to commence in the 2018.
- Construction is anticipated to commence late 2018 and is anticipated to complete 2022.
- The sunset clause is 96 months after the Date of Sale.

16.0 TITLES

- Each residence sold within the development will be strata titled.

17.0 APARTMENT SPECIFICATIONS

17.1 Interior finishes - Colour schemes/Standard inclusions:

- There will be two (2) colour schemes available for both the apartments and the penthouse apartments.
- Colour Schemes
 - Option 1: Warm
 - Option 2: Cool
- If a scheme has not been selected upon signing of contract of sale by the purchaser, the default will be the warm scheme.
- Please refer to table below for the finishes schedule:

Floor Finishes	Apartments	
	Warm Scheme	Cool Scheme
Bedroom	Warm Scheme - Select carpet in warm colour Cool Scheme - Select carpet in cool colour	
Kitchen / Living Rooms	Warm Scheme – Engineered timber floor boards in warm colour Cool Scheme - Engineered timber floor boards in cool colour	
Bathroom / Ensuite	Select ceramic tiles in neutral colour	
Winter garden	Warm Scheme – Select ceramic tiles in warm colour Cool Scheme - Select ceramic tiles in cool colour	

Kitchens	Apartments	
	Warm Scheme	Cool Scheme
Cooktop	European brand stainless steel 4 zone gas cook top	
Oven	European brand built-in electric oven	
Range hood	European brand range hood	
Dishwasher	Dishwasher / dishdrawer (as applicable)	
Tap and Mixer	Matt champagne single mixer tap	
Sink	Stainless steel sink	
Benchtop	Reconstituted stone benchtops	
Splashback	Ceramic tiled splashback	
Joinery	Warm Scheme – Select timber grain laminate joinery finish in warm colour Cool Scheme – Select timber grain laminate joinery finish in cool colour Warm & Cool Scheme – Glazed joinery fronts on overhead cupboards	

Bathrooms & Ensuites	Apartments	
	Warm Scheme	Cool Scheme
Basin Tapware & Spout	Matt champagne finish	
Shower Head & Mixer	Matt champagne finish	
Shower Shelf	Matt champagne finish	
Towel Rail	Matt champagne finish	
Robe Hook	Matt champagne finish	
Toilet Roll Holder	Matt champagne finish	
Toilet	White porcelain toilet suite	
Wall Tiles	Ceramic wall tile	
Basin	White porcelain basin	
Vanity Top	Warm Scheme – Reconstituted stone vanity top in warm colour Cool Scheme – Reconstituted stone vanity top in cool colour	
Vanity Joinery	Warm Scheme – Select timber grain laminate finish in warm colour Cool Scheme – Select timber grain laminate finish in cool colour	
Medicine Cabinet	Mirror front	

Laundry	Apartments	
	Warm Scheme	Cool Scheme
Laundry	Washing machine taps and drain only	

17.2 Upgrade options

- Whitegoods: Semi-integrated fridge/freezer & Washing machine/dryer combination.
- Blinds.

17.3 TV, telephone and internet connections

- Apartments on Level 1 – 43 will be wired with the following:
 - 1 x NBN data point in the living room and/or bedroom as applicable;
 - 1 x free to air television point in the living room;
 - 1 x pay television point in the living room; and
 - 1 x Video Intercom Unit.

- Apartments on Level 44 – 45 (Penthouse apartments) will be wired with the following:
 - NBN data point in the living room and/or bedroom as applicable;
 - 1 x free to air television point in the living room and 1 x free to air television point in the master bedroom;
 - 1 x pay television point in the living room and 1 x pay television point in the living room master bedroom; and
 - 1x Video Intercom Unit.

17.4 Exhaust

- Kitchen and bathroom are ducted.

17.5 Heating and air-conditioning

- Most apartments have openable windows and as such are naturally vented.
- Ducted heating and cooling units will service living rooms and bedrooms. Units will be connected to a centralised plant.

17.6 Ceiling heights

- Typical ceiling heights in living areas and most bedrooms are approximately 2650mm.
- Typical ceiling heights in kitchens, bathrooms, corridors, over wardrobes and select bedrooms are approximately 2350mm.

17.7 Winter gardens

- Winter gardens to most apartments.
- These are semi enclosed spaces that connect to the living room.
- Winter gardens consist of a double glazed exterior and single glazed internal glass line.
- Operable windows where applicable.

17.8 Windows

- There are operable windows to bedrooms, living area and/or winter garden where applicable.
- Windows that are accessible by owners internally are to be cleaned by the owners. Inaccessible windows are the responsibility of the owner's corporation. A cleaning schedule is to be provided in the settlement package.

18.0 BUILDING SERVICES

18.1 Fire detection

- Apartments
 - There are fire sprinklers throughout all apartments and an occupant warning system.
 - Smoke alarms will be provided to each apartment.
- Common Areas

- There are fire sprinklers throughout all common spaces of the building. There is also the occupant warning system, smoke detection, fire hydrant coverage and portable fire extinguishers.

18.2 Hot water system

- Hot water will be provided to the apartments from a centrally located gas-fired hot water system.

18.3 Water meter

- Apartments will be individually metered as per authority requirements.

18.4 Electricity meter

- Apartments will be individually metered as per authority requirements.

18.5 Gas meter

- Hot water will be sub-metered to authority requirements. Gas cook top will not be individually metered, a flat fee may applied.

18.6 Rubbish

- The residential tower has a centrally located rubbish chute and recycling chute on each level which leads to basement rubbish compactors.
- Garbage and recycling will be collected approximately 3 times per week with hard waste collection to occur monthly.

18.7 Mail

- The mail boxes are located on the ground floor and are accessed via the lobby.

17.8 Store rooms

- A cold room and dry storage room will be available for residents use and will be managed by the concierge.

19.0 PETS

- The Owners Corporation Rules outlined in the Contract of Sale specify rules relating to the keeping of animals. Residents may keep a small pet dog or cat, in some circumstances the owner must obtain written consent from the Owners Corporation. Refer to the Owners Corporation Rules for further details and conditions.

20.0 ALTERATIONS/OPTIONS

- Combination of, and alterations to, apartments is a possibility, however these will need to be referred to the Architect. Fee to be confirmed based on an assessment of the scope of the alteration or amalgamation works. This assessment will be made on a case-by-case basis.

21.0 GST

- Prices are GST inclusive.

22.0 DISCLAIMER

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