



P.M., Port Melbourne

Project Overview: P. & M. Residences, PM Townhouses

This fact sheet pertains to the first and second stage of 320 Plummer Street, Port Melbourne, being 'P Residences', 'PM Townhouses' and 'M. Residences'.

Project Team

Developer: Third Street

Architect: Elenberg Fraser

Builder: To be appointed

Landscape Architect: Jack Merlo

Project Details

Three buildings comprised of residential apartments, townhouses, an apartment hotel and residents' amenities, with retail space on the ground floor.

Stage 1A (P. Residences) – 186 apartments (12 storeys)

- 21 apartments on level 2
- 15 apartments on level 3
- 22 apartments per floor on levels 4-5
- 18 apartments per floor on levels 6-9
- 17 apartments per floor on levels 10-11

Breakdown and price range:

Type	Quantity	Area range m ²	Price range
1 beds 1 bath	47	45 – 51	\$378 – \$498k
2 beds 1 bath	63	62 – 767	\$538 – \$649k
2 beds 2 baths	236	69 – 83	\$660 – \$830k
3 beds 2 baths	25	78 – 100	\$788 – \$1,028k
3 beds 2.5 baths	15	129 – 152	\$1,198k - \$1,592k

Stage 1B (PM. Townhouses) – 11 Residences (4 levels each)

Breakdown and price range:

Type	Quantity	Area range m ²	Price range
3 beds 2.5 baths	11	161 – 183	\$1,595k - \$1,790k

Stage 2 (M. Residences) – 126 apartments (12 storeys)

- 14 apartments per floor on level 2-5
- 10 apartments per floor on levels 6-12

Breakdown and price range:

Type	Quantity	Area range m ²	Price range
1 beds 1 bath	46	47 – 54	\$424 – \$492k
2 beds 1 bath	22	62 – 68	\$573 – \$628k
2 beds 2 baths	34	70 – 86	\$678 – \$780k
3 beds 2 baths	24	75 – 81	\$798 – \$850k

Total site area: 7,456m²

Project Timeline

P. Residences, PM Townhouses

Target construction commencement: Quarter 3-4, 2017

Sunset date: 72 months

Estimated completion / settlement: Quarter 3, 2019

M. Residences

Target construction commencement: Quarter 1, 2018

Sunset date: 72 months

Estimated completion / settlement: Quarter 3, 2019

Location

PM Residences is 3km or a 12-minute drive to the city, offering easy access to an abundance of schools, shopping, Crown Casino, stadiums and restaurants. Within Port Melbourne itself is an 8-minute walk to the beach, plus cafes, restaurants, shopping, parks and reserves.

A bus route on Williamstown Road (less than 200m from site), 109 tram route a short distance away, car-share options, bikes and bike parking provided in development along with residents' own bus / transport service for all apartment hotel guests and residents running to the CBD at intervals daily.

The proposed future urban renewal project of Port Melbourne will allow all residents public transport within 400m of their home. Services proposed include a new underground railway station, new tram and bus routes, new cycle and walkways.

** Please refer to the brochure and flipbook for more information.*

AM / PM

Residents of P. & M. Residences will have access to the apartment hotel's 24-hour premium concierge services, as well as health and wellness facilities, library and business lounge, gourmet retail spaces, an on-site restaurant and other luxury amenities.

A mobile and tablet app will be available for residents to book private lounge areas, order room service, dry-cleaning, baby-sitting services, etc.

** Please refer to the brochure and flipbook for more information.*

Common Amenities

Third Street are delivering world class retail amenity and recreational facilities, to support an urban resort lifestyle and underpin liveability.

Amount of communal amenity per apartment is approximately 6m² (approx 10m² incl outdoor areas) [plus private balconies] where other typical comparable developments run at a range of 3 to 4 m² per apartment.

- Landscaped podium swimming pool, spa, private cabanas, BBQ and dining areas
- Health and wellness retreat with yoga, gym, day spa, massage and juice bar
- International-standard retail convenience facilities for everyday goods
- Library and business lounge for study, relaxation and private business meetings
- Restaurant, bar and entertainment facilities
- P. Rooftop entertainment facilities comprise seven private entertainment areas including BBQ dining enjoying spectacular bay views
- M. Rooftop entertainment facilities comprise private dining with chef's kitchen, entertainment terrace, games lounge and outdoor BBQ and lounge area
- Apartment residents will have access to all communal rooftops and podium areas
- Apartment hotel guests will have access to apartment hotel rooftop only

** Please refer to the brochure and flipbook for more information.*

Balconies

All apartments have private external space ranging from 5m² to 62m².

Views

Some apartments have beach views; some have City views; others look towards the landscaped garden.

Car Parking

Resident

All 2 bed and 3 bed apartments include a car space in the secure multi-level carpark in the podium. These car spaces are allocated and included as part of the apartment lot (i.e. same lot number). Some 1 bed apartments do not have car space included or attached to their title. Some 3 bed apartments include 2 car spaces or a Tandem car space. Townhouses include 2 car spaces in their lock-up garage.

There are car spaces on separate titles available for sale (at \$50,000 each including GST). These can be purchased by 1 bedroom (with no car) and 3 bedroom (with 1 car) apartment purchasers, and added to their Contract. These car spaces are generally located on the carpark ramps (Note: these ramps are a shallow incline of approx 1:18 grade)

Note: The Planning Permit provides for a max of 1 car space per 1 bed and 2 bed apartments, and max 2 car spaces for 3 bed dwellings (including Townhouses). If a dwelling is at its maximum

allowable car space limit (per TP Permit), additional car spaces can be leased by way of a 99 year lease (at \$50,000 each including GST, added to Contract Price, with an additional contract clause setting out the provision of Agreements prior to settlement).

Standard car space dimensions = 4.9m long x 2.6m wide

NB: in areas where the vehicle accessway is less than 6.4m wide (e.g. opposite the lifts), some car spaces may vary in width from standard, up to 3m wide.

Electric Cars – there is no power available to carspaces for charging, but an option is available to provide metered power supply for chargers as an additional option subject to car manufacturers requirements.

Bicycle parking is available to residents.

Visitor

Public car spaces & bike parking are provided at ground level (also servicing the retail component).

** Please refer to the brochure and flipbook for more information.*

Storage

Over bonnet storage cages, positioned at the end of car-spaces (1 per apartment with car-space) are constructed of galvanised pipe and wire mesh, and dimensioned (approx.) as follows:

- Max 2.6m wide x 1m high x 1m deep (volume approx. 2.5m³). Approx 1.2m above floor.

Apartments without car-spaces, and car-spaces adjacent to the north wall of the carpark (near M lobby), have a separate [walk-in] storage cage (in the carpark podium levels) constructed of galvanised pipe and wire mesh, and dimensioned as follows:

- Approx. 2.5m³ (min). Footprint approx 0.9m x 1.7m.

Additional [walk-in] storage cages can be purchased @ \$5,000 each.

Apartment Hotel

The boutique apartment hotel will comprise a variety of apartment accommodation.

Apartment Inclusions

- Air Conditioning:
 - Apartments: Reverse cycle heating and cooling to living zones – split system with head outlet on living wall, condenser on balcony; upgrade available for additional outlets in bedrooms;
 - Penthouses: Reverse cycle ducted heating and cooling to living zone and bedrooms (condenser on balcony)
- Appliances – Bosch standard; Miele as upgrade
- Blinds – upgrade
- Flyscreens – no
- Dishwasher – yes, integrated
- Washer / Dryer – no
- Rangehood ducted
- Exhaust fans to bathrooms & laundry
- Shower screens floor to ceiling, with 2100 high doors
- Bathroom Wall Tiling – generally full height tiling to shower recess and walls behind vanity units and toilet suites

- Wardrobe doors - full height mirror sliding (some may be lower due to service provisions)
- Storage – storage space in apartment and downstairs in basement as storages cages
- Internet/telephone and pay TV points - cabling infrastructure in place, individual owners to arrange connections/accounts. {Note – high speed internet provider tbc}
- Flooring – engineered timber floorboards in living areas and carpet in the bedrooms; upgrade to Chevron flooring
- Colour schemes – the apartments have one colour scheme throughout
- Privacy screens between apartment & townhouse balconies/terraces (approx. 1.7m high)
- Natural ventilation to all living rooms and bedrooms – openable windows (generally awning or casement) or doors to balcony/terraces

Building Inclusions

- Security and CCTV – video intercom
- Clothesline – no
- Storage – basement storages cages (over-bonnet where practical)
- Lifts – 2 lifts each M. and P. building; 3 lifts PM Hotel
- Carpark ceiling heights – 2.2m – 2.4m (2m at entry)
- Clothes line – No

Townhouse Inclusions

(where different to Apartments)

- Air-conditioning: Reverse cycle ducted heating and cooling to living zone and bedrooms (condenser to rooftop terrace)
- Appliances – Miele 800mm standard
- Bathroom Wall Tiling – generally full height tiling to shower recess and walls behind vanity units and toilets suites
- Wardrobe doors to bed 1 - full height hinged timber veneer (some may be lower due to service provisions)
- Individual street addresses
- Individual front privacy fence and secure gate (approx. 1.7m high)
- Individual Video Intercoms
- Natural ventilation to all living rooms and bedrooms – openable windows (generally awning or casement)
- Flooring – Chevron pattern engineered timber floorboards in living areas and carpet in the bedrooms
- Colour schemes – the townhouses have one colour scheme throughout
- {A section showing the interface between townhouses and adjoin apartments is attached as Annexure 1}

* Refer Brochures and Spec Sheets (Flip Book) for more information. Refer also Display Suite Spec Sheet.

Ceiling Heights

Apartments generally:

- Living room 2700mm
- Bathroom 2400mm*
- Bedroom 2600mm

{*Note: Bathroom ceiling height to apartment 5.15A height TBC}

2550mm bulkhead runs in kitchen overhead cupboards, allowing entry ceiling to sit at approx. 2550mm. (Note Penthouse kitchens & entries approx 2400mm [allows provision for aircon ducting above]).

PM Townhouses, generally:

- Living Level (Upper Ground): Living – 3.4m (min 3.2m); Kitchen 3.2m
- Bedroom Level: Bedrooms - 3m (min 2.8m); Bathrooms min 2.4m
- Lower Ground Garage: Laundry/Multi – 2.35m (min 2.2m bulkheads as may be required for services); Garage - 2.4m to underside of slab

Distances Between Buildings (approx.)

- P Residences to M Residences – 43m
- M Residences to Apartment Hotel – 9m
- Apartment Hotel to P Residences – 9m

Common Areas

Area	Approximate Dimensions
Podium Garden	1,700m ² (irregular shape)
M. Lobby	90m ² (including mail room, plus external front entry)
M. Rooftop	300m ² of proposed communal areas (including lounge/dining) including outdoor landscaped garden / BBQ area
P. Lobby	92m ² (including mail room, plus external front entry)
P. Rooftop	570m ² of proposed communal areas (including lounges, dining) including outdoor landscaped garden / BBQ area
Apartment Hotel Lobby	418m ² including proposed restaurant / bar
Apartment Hotel Rooftop	600m ² of proposed cocktail bar and landscaped pool area
Gym and other facilities	700m ² of proposed communal facilities in podium levels (e.g. gym, day spa, business centre, cinema)

Outgoings Estimates

Owners Corporation (Body Corporate)

The following estimates are subject to design completion of services and common areas:

- 1 bed: \$2,000 - \$2,750 pa plus GST
- 2 bed: \$3,750 - \$4,500 pa plus GST
- 3 bed 2 bath: \$4,750 - \$5,500 pa plus GST
- 3 bed 2.5 bath: \$8,500 - \$9,500 pa plus GST
- Townhouses: \$9,400 - \$9,950 pa plus GST

Water and Council Rates

Contract Amount	Rates Estimate ¹²	
	City of Port Phillip	South-East Water
\$378,000	\$855	\$693
\$400,000	\$899	\$693
\$450,000	\$998	\$693
\$500,000	\$1,097	\$693
\$550,000	\$1,197	\$693
\$600,000	\$1,296	\$693
\$650,000	\$1,395	\$693
\$700,000	\$1,494	\$693
\$750,000	\$1,594	\$693
\$800,000	\$1,693	\$693
\$850,000	\$1,792	\$693
\$900,000	\$1,891	\$693
\$1,000,000	\$2,090	\$693
\$1,100,000	\$2,288	\$693
\$1,200,000	\$2,487	\$693
\$1,300,000	\$2,685	\$693
\$1,400,000	\$2,884	\$693
\$1,500,000	\$3,082	\$693
\$1,600,000	\$3,281	\$693
\$1,700,000	\$3,479	\$693
\$1,800,000	\$3,678	\$693
\$1,900,000	\$3,876	\$693
\$2,000,000	\$4,075	\$693

Contract of Sale

- Vendor's legal entity: Abbott Kinney Pty Ltd
- Reservation fee required: AUD \$5,000 or equivalent
- Vendor's solicitor: Degnan & Associates

Third Street will generally not entertain any changes to the sale contract however cooling off periods will comply with state legislation.

The apartments and townhouses have been designed by leading architects so no amendments will be considered.

Purchasers have the option of purchasing additional upgrades and/or options to their apartments, as detailed in the Specifications & Upgrades sheet.

Refer also Contract Completion Guidelines provided by Charter Bond.

Deposit Methods

Cash and Bank Guarantee accepted.

¹ Rates estimates are based on information provided on the City of Port Phillip website and South-East Water website for the 2017 period, and are not provided by the Vendor / Developer.

² The South-East Water Rates estimates exclude water usage charges and sewage disposal charges, which are charged to the occupant based on water usage.

Bank Guarantees must be in a form satisfactory to Third Street delivered on Contract signing, without expiry date. (Note: Per Contract - must be from a Bank with a min Credit Rating of AA (from S&P) or AA2 (from Moody's).)

Trust Account

Account Name: Degnan & Associates Law Practice Trust Account
Bank: Commonwealth Bank of Australia
BSB: 063 103
Account No.: 1036 1526
Branch address: 1341 Dandenong Rd, Chadstone VIC Australia
SWIFT Code: CTBAAU2S

Invoicing

Vendor's entity for invoicing purposes: Port Melbourne Land Custodians Pty Ltd

Foreign Investors

The project has FIRB Approval so purchasers do not need to apply individually.

The Approval is valid for buyers purchasing a maximum value of \$3,000,000 in the project; this includes all associates, family members, etc. Should family or associates wish to purchase properties in the building above this amount, they will need to apply for FIRB approval separately.

The Approval can be found on the portal.

Stamp Duty

Using the Fixed Percentage Method (as per SRO), for Contracts entered into prior to commencement of site works, estimated Stamp Duty liability would range between approx. \$2,698 and \$15,116 for apartments, up to \$26,699 for Penthouses, and up to \$29,975 for Townhouses (plus 7% of contract price 'additional duty payable by foreign purchasers'). See Stamp Duty schedule on the portal for estimates.

Zoning & Town Planning Approvals

Planning Permit (as amended) for the development was issued on 4th October 2016 (No: MPA 14/0005). A copy of this Permit is included in the Vendor's Statement, as included in the Contract of Sale.

Disclaimer: Every care has been taken to verify the accuracy of the information contained herein, but no warranty is given or implied and prospective purchasers/tenants are advised to carry out their own investigations. Details herein do not constitute any representation by the Vendor or its Agent and are expressly excluded from any contract.

