

THE CHAPTERS

BOUTIQUE
WATERFRONT
LIVING
UNIVERSITY HILL



**EXCLUSIVE
1 & 2 BEDROOM
RESIDENCES**



**A SERIES OF BOUTIQUE
LOW-RISE RESIDENCES,
THE CHAPTERS SURROUND
A LIGHT-FILLED CENTRAL
ARBOUR. ENJOY AN
IDYLIC SETTING IN THE
PRESTIGIOUS UNIVERSITY
HILL COMMUNITY.**

THIS SECLUDED ENCLAVE
OF RESIDENCES OVERLOOK
LUSH PARKLAND, NATURAL
WETLANDS AND THE
BEAUTIFUL PLENTY GORGE.
THE CHAPTERS IS A RARE
OPPORTUNITY TO SECURE
A BOUTIQUE LIVING
EXPERIENCE IN RICH
NATURAL SURROUNDS.

CONTENTS

- 1 UNIVERSITY HILL
- 2 THE SETTING
- 3 ARCHITECTURE AND INTERIORS
- 4 SITE OVERVIEW
- 5 FLOOR PLANS
- 6 MARKET ANALYSIS
- 7 SCHEDULE OF FINISHES
- 8 THE TEAM

UNIVERSITY
HILL



NATURAL CONNECTION

This boutique-style development enjoys a tranquil waterside location but is still close enough for residents to enjoy everything the city has to offer. Only 18km from the Melbourne CBD, The Chapters resides in the heart of the well-established Bundoora community where the Number 86 Tram makes commuting into town fast and convenient. Local bus services bring RMIT, La Trobe University, shopping centres and leading schools to the doorstep and the Metropolitan Ring Road means Greater Melbourne is within easy reach.

- No. 86 Tram nearby
- Metropolitan Ring Road 1km away
- Two University campuses
- Abundant local sporting facilities
- Family clinics
- Hospitals

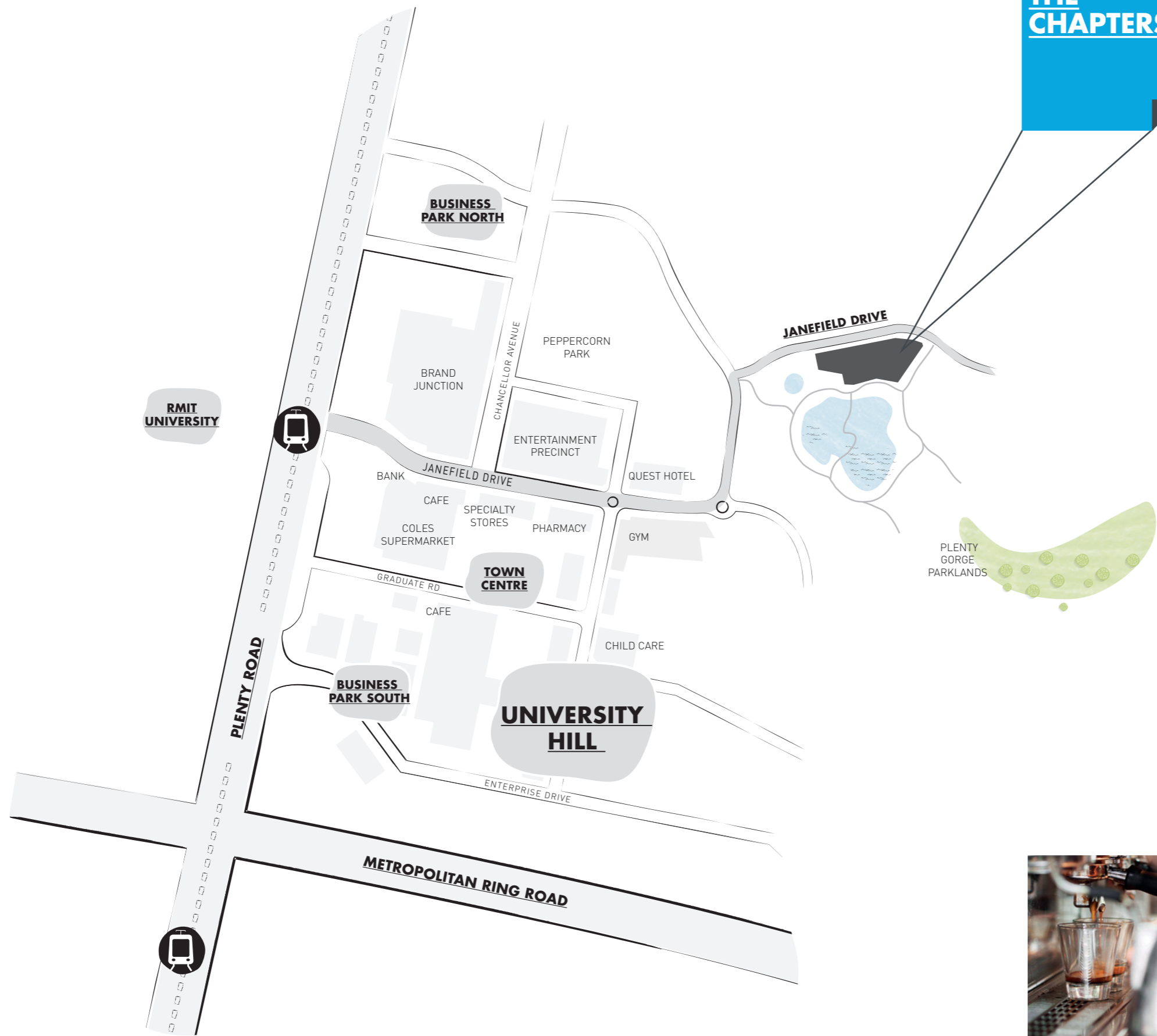


THE CHAPTERS

LANDMARK LIVING

University Hill is Bundoora's most desirable address. Awarded Best Masterplanned Development in 2010 by the Urban Development Institute of Australia, the community is known for its cosmopolitan town precinct, prestigious homes, proximity to two leading universities and spectacular natural surrounds.

The University Hill retail precinct and town centre is modelled on the leafy shopping strips of Melbourne's inner suburbs. Residents enjoy the convenience of a bank, a major supermarket, a pharmacy and childcare within a short stroll of their home. University Hill's cafés and regular farmers' market bring city lifestyle to this relaxed neighbourhood on the cusp of natural parks and wetlands.



THE
SETTING

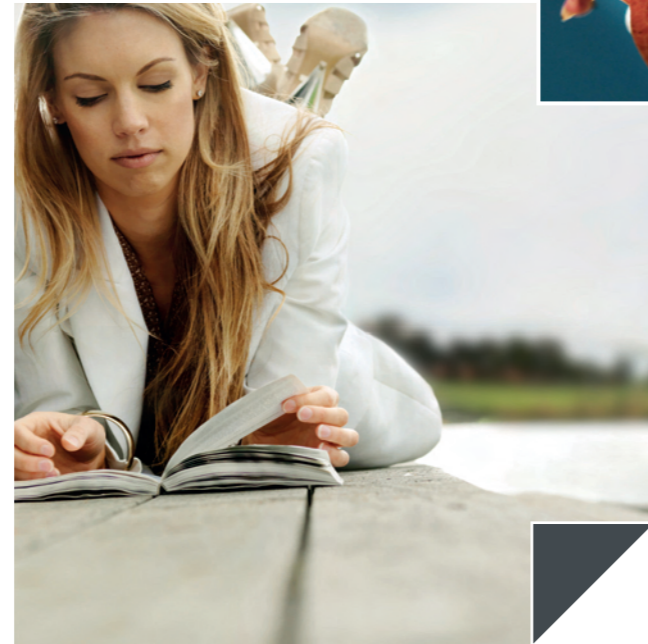




**THE
CHAPTERS**

**A BOUTIQUE
SANCTUARY
WITHIN
UNIVERSITY HILL**





The Chapters community overlooks a unique natural setting that encourages relaxation and a genuine sense of wellbeing. Living in the best and most secluded location in University Hill is all about making the most of your weekends and time together at home. The Chapters residents enjoy waterfront vistas and views of the spectacular Plenty Gorge. Surrounded by green open space, there's plenty of room to roam, explore and stay fit and healthy following the pathways and bike tracks that encircle the parkland.

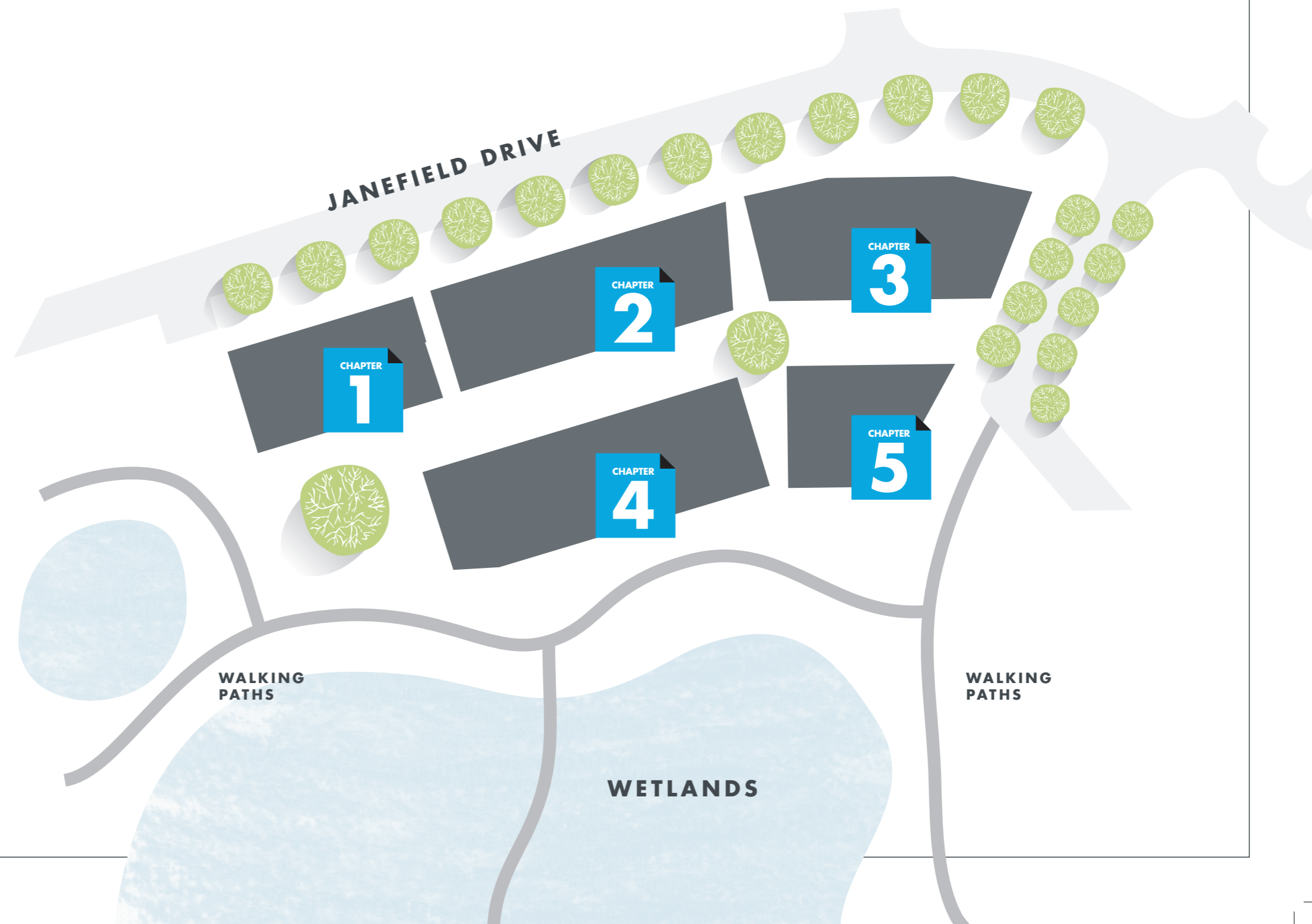
ARCHITECTURE
AND
INTERIORS



UNIQUE SERIES OF RESIDENCES

The Chapters is a series of boutique residences comprising five elegant low-rise buildings. Limited to 12 – 24 apartments each, the eye-catching buildings surround a landscaped central walkway and arbour ensuring a private living environment for residents. Spacious, bright and light-filled, The Chapters residences are designed by award-winning Cornall Building Design to make the most of their unique location. They enjoy a choice of outlooks including waterfront views, courtyards and Plenty Gorge views.

Offering generous 1 and 2 bedroom apartments, with spacious courtyards and balconies, The Chapters embodies a stylish and exclusive living experience. The bright, open interiors feature sleek kitchens, designer bathrooms, oversized showers and large robes – the perfect blend of Melbourne style, quality and function. A minimum 5 star energy rating means The Chapters provides long term value and benefits for residents.



A WIDE VARIETY
OF FLOOR PLANS
MEANS THAT THERE
IS SOMETHING TO
SUIT EVERY LIFESTYLE

2 BEDROOM
1 BATHROOM
+ STUDY
1 CAR

1 BEDROOM
1 BATHROOM
1 CAR

2 BEDROOM
1 BATHROOM
1 CAR

1 BEDROOM
1 BATHROOM
+ STUDY
1 CAR



HIGH STAR ENERGY RATING

GENEROUS SIZED ROOMS

LARGE BALCONIES OR COURTYARDS

QUALITY INCLUSIONS AND FITTINGS

BATHROOM

CLASSIC



CONTEMPORARY



KITCHEN

CLASSIC



CONTEMPORARY



SITE OVERVIEW



A wooden boardwalk with a modern metal railing overlooking a pond in a park setting. The railing features curved metal posts and horizontal cables. The pond reflects the sky and surrounding greenery. In the background, there are trees, a grassy field, and a building with a red roof under a blue sky with scattered clouds.

**SURROUNDED BY
WALKING TRAILS AND
OPEN SPACE, THERE'S
PLENTY OF ROOM TO
ROAM AND EXPLORE.**

CAR PARK



GROUND LEVEL APARTMENTS



LEVEL 1 APARTMENTS



LEVEL 2 APARTMENTS



FLOOR PLANS



FLOOR PLANS

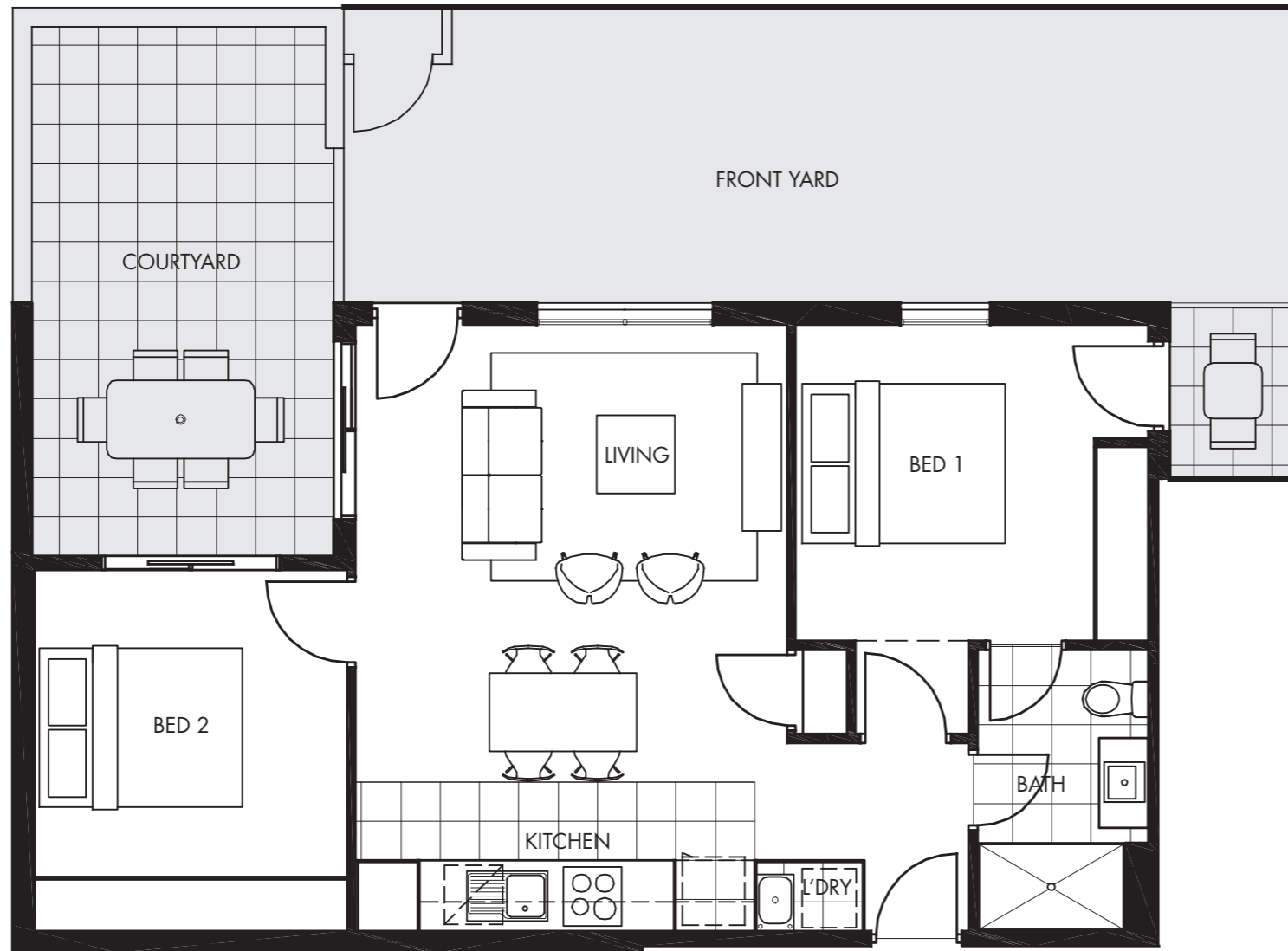
CHAPTER

1



CHAPTER
1

**THE
CHAPTERS**



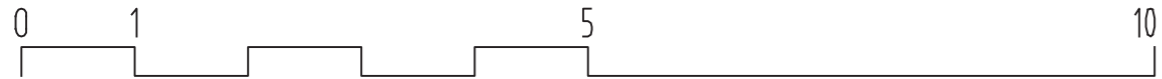
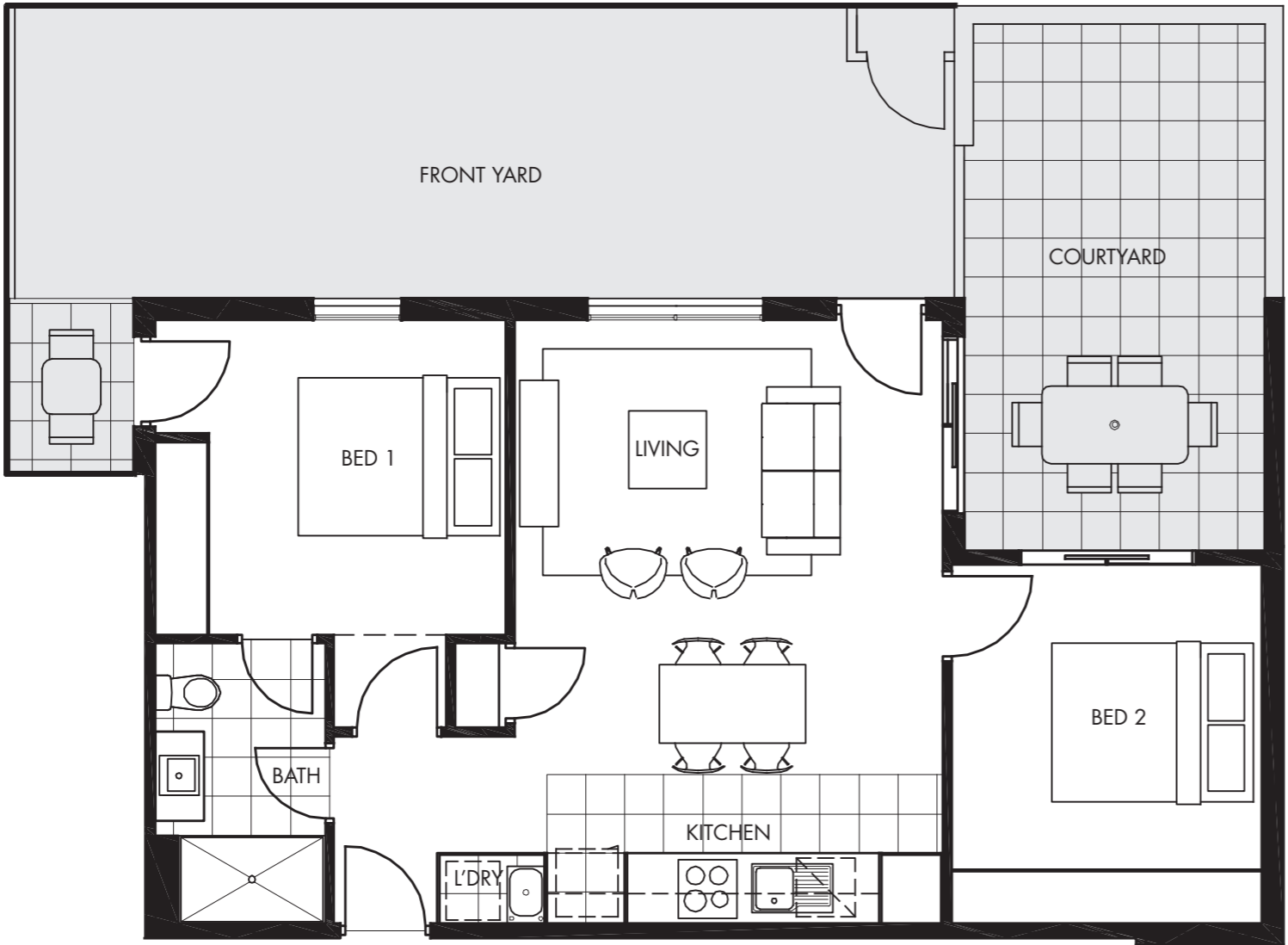
1.101
GROUND LEVEL

Bedrooms: 2
 Apartment: 68.59m²
 Courtyard: 21.18m²
 Front Yard: 28.90m²
 Total Area: 118.67m²
 Apartment Type: A

Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

CHAPTER
1

**THE
CHAPTERS**



1.102
GROUND LEVEL

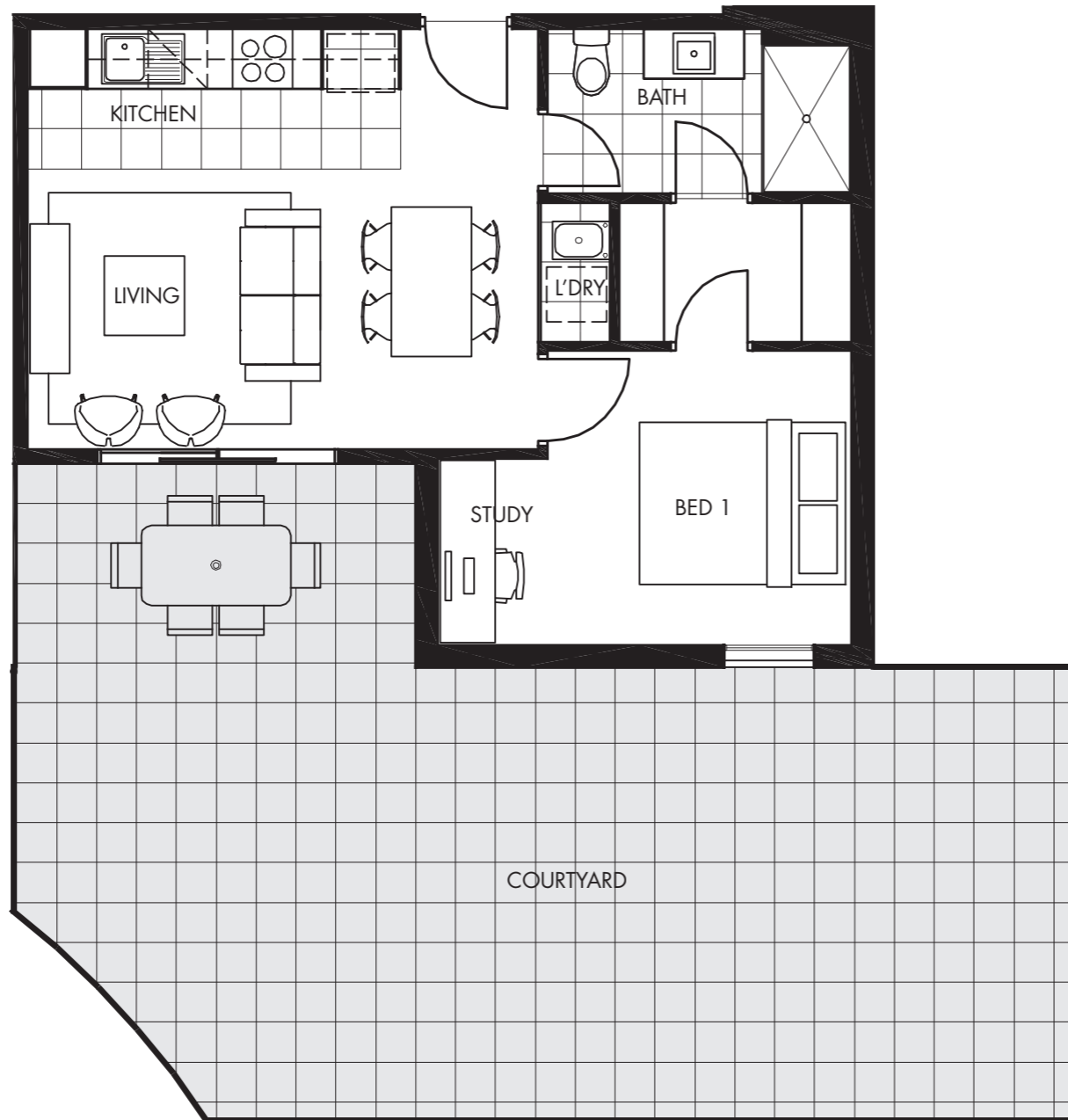
Bedrooms: 2
 Apartment: 68.25m²
 Courtyard: 21.18m²
 Front Yard: 28.90m²
 Total Area: 118.33m²
 Apartment Type: A.M



Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

CHAPTER
1

**THE
CHAPTERS**



1.103
GROUND LEVEL

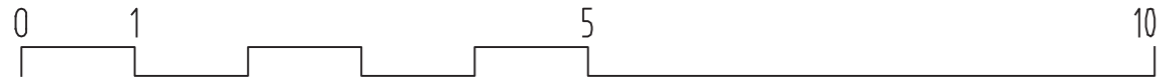
Bedrooms: 1
 Apartment: 48.35m²
 Courtyard: 54.38m²
 Total Area: 102.73m²
 Apartment Type: C.1



Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

CHAPTER
1

**THE
CHAPTERS**



1.104
GROUND LEVEL

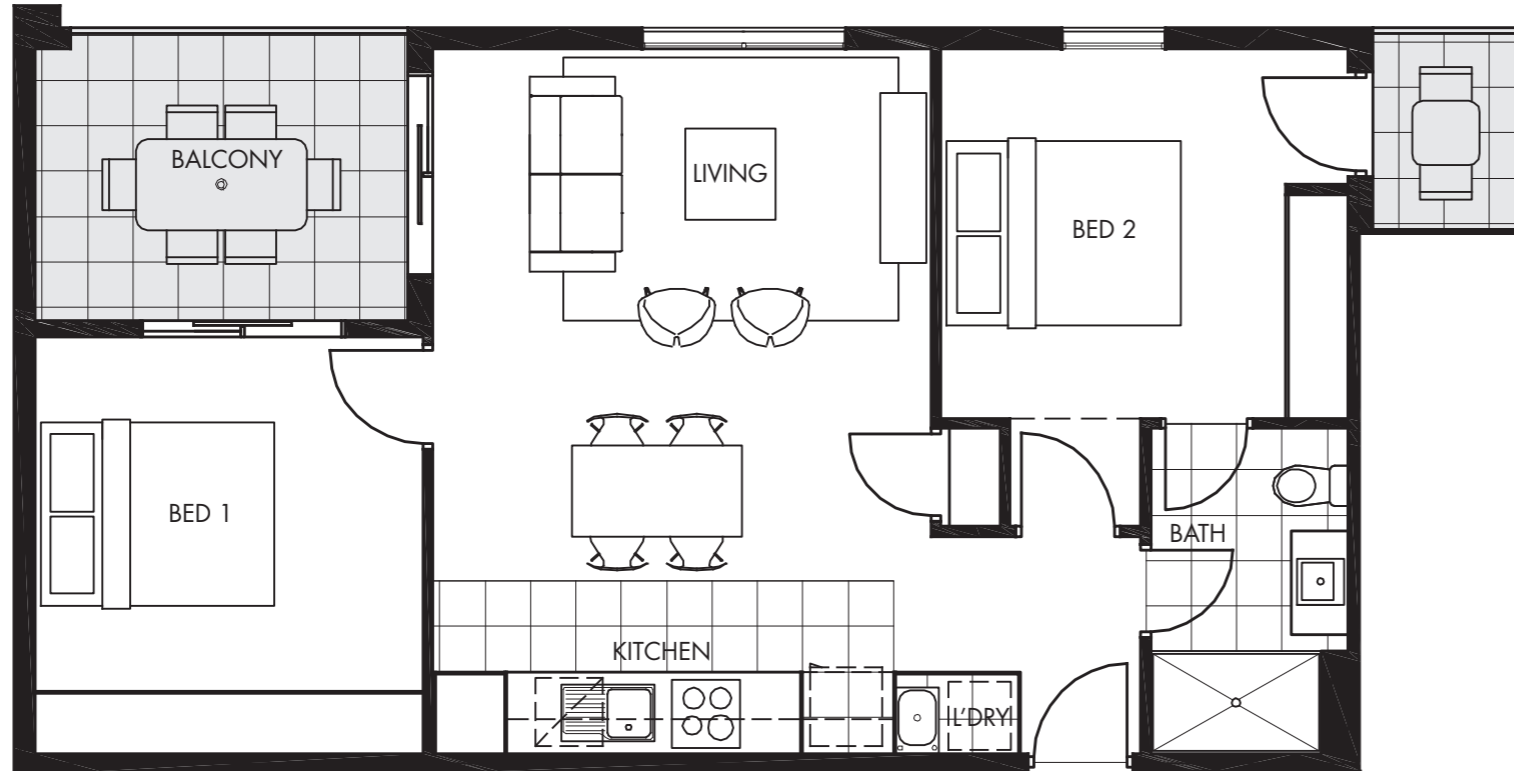
Bedrooms: 1
Apartment: 50.35m²
Courtyard: 13.64m²
Total Area: 63.99m²
Apartment Type: C.M



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CHAPTER
1

**THE
CHAPTERS**



1.201
1.301
LEVELS 1 & 2

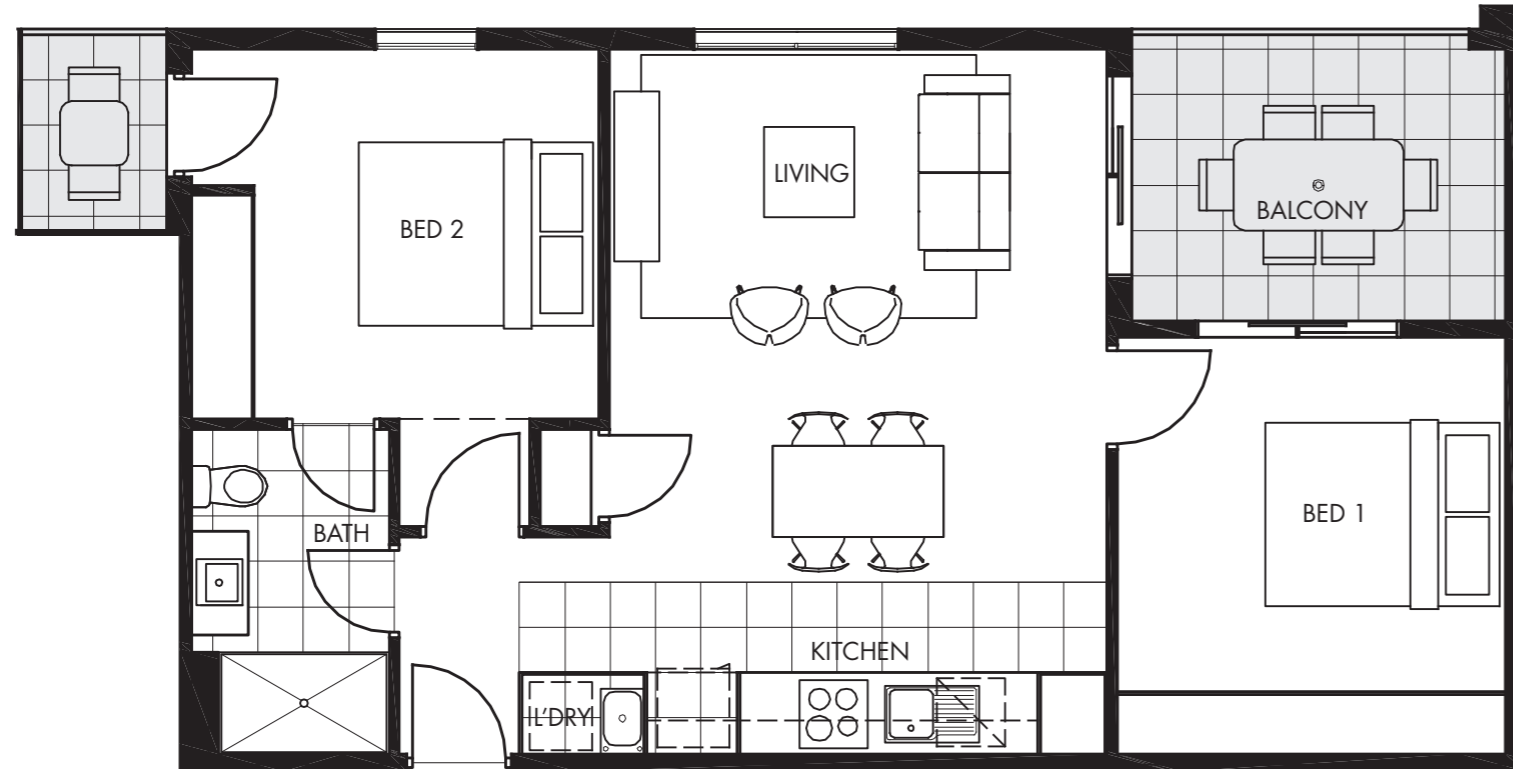
Bedrooms: 2
Apartment: 68.93m²
Balcony: 11.40m²
Total Area: 80.33m²
Apartment Type: A.1



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CHAPTER
1

**THE
CHAPTERS**



1.202
1.302
LEVELS 1 & 2

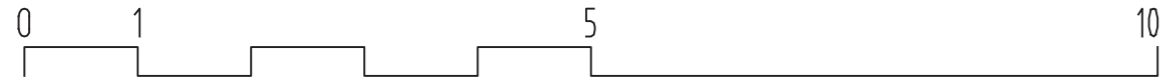
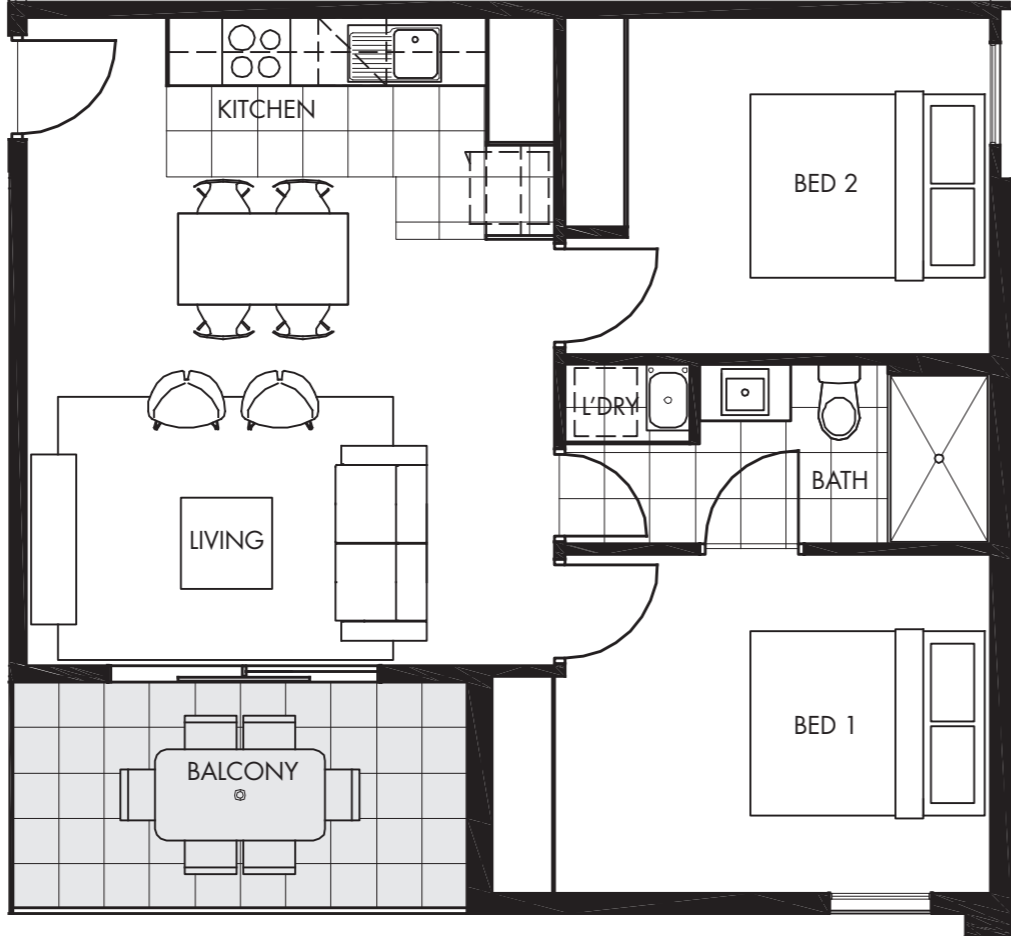
Bedrooms: 2
Apartment: 68.93m²
Balcony: 11.40m²
Total Area: 80.33m²
Apartment Type: A.1.M



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CHAPTER
1

**THE
CHAPTERS**



1.203
1.303
LEVELS 1 & 2

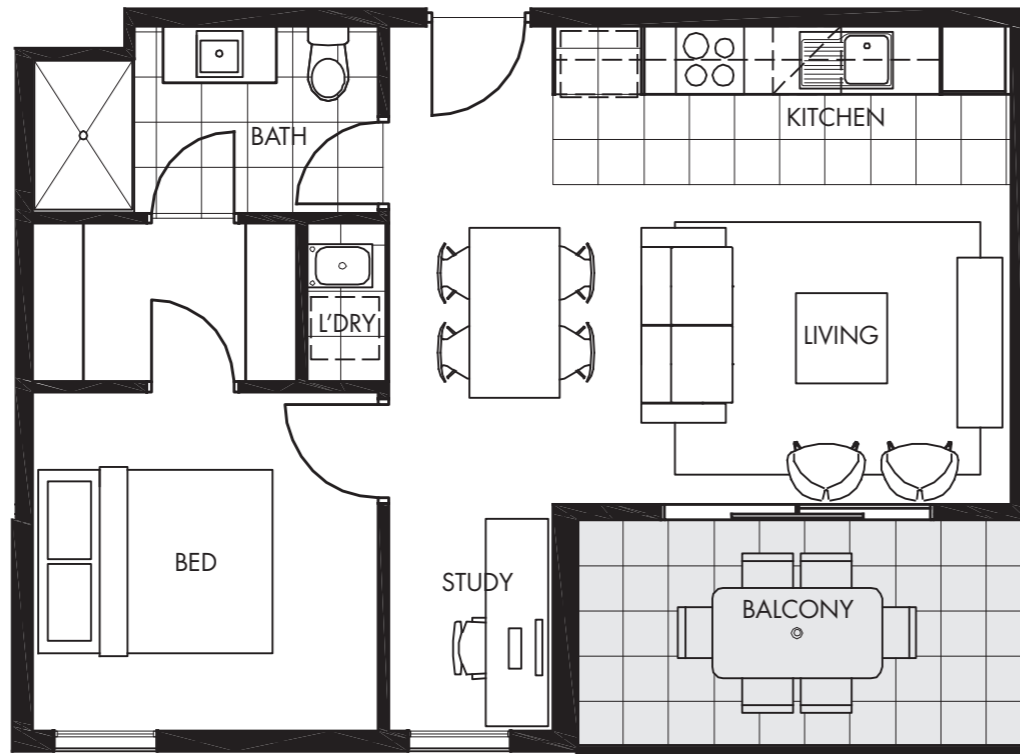
Bedrooms: 2
Apartment: 62.74m²
Balcony: 8.24m²
Total Area: 70.98m²
Apartment Type: B



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CHAPTER
1

**THE
CHAPTERS**



1.204
1.304
LEVELS 1 & 2

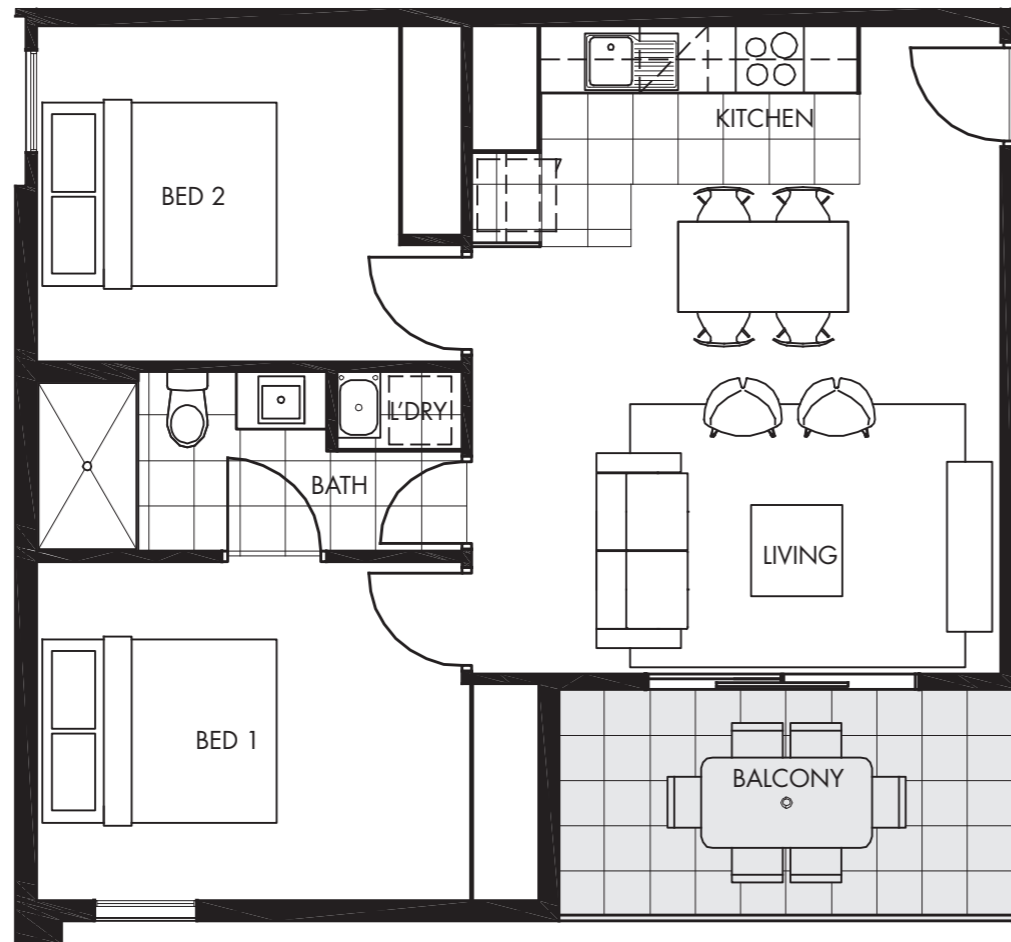
Bedrooms: 1
Apartment: 50.41m²
Balcony: 8.10m²
Total Area: 58.51m²
Apartment Type: C.M



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CHAPTER
1

**THE
CHAPTERS**



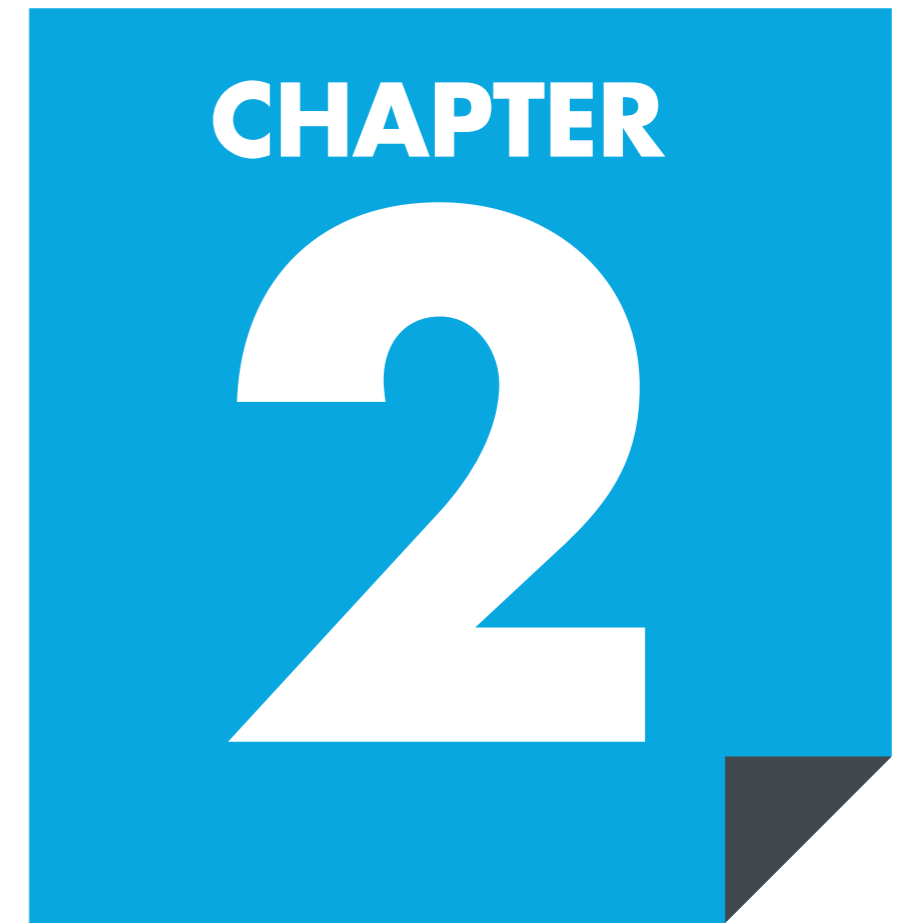
1.205
1.305
LEVELS 1 & 2

Bedrooms: 2
Apartment: 62.74m²
Balcony: 8.18m²
Total Area: 70.92m²
Apartment Type: B.M



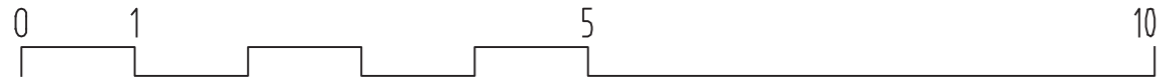
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FLOOR PLANS



CHAPTER
2

**THE
CHAPTERS**



2.101
GROUND LEVEL

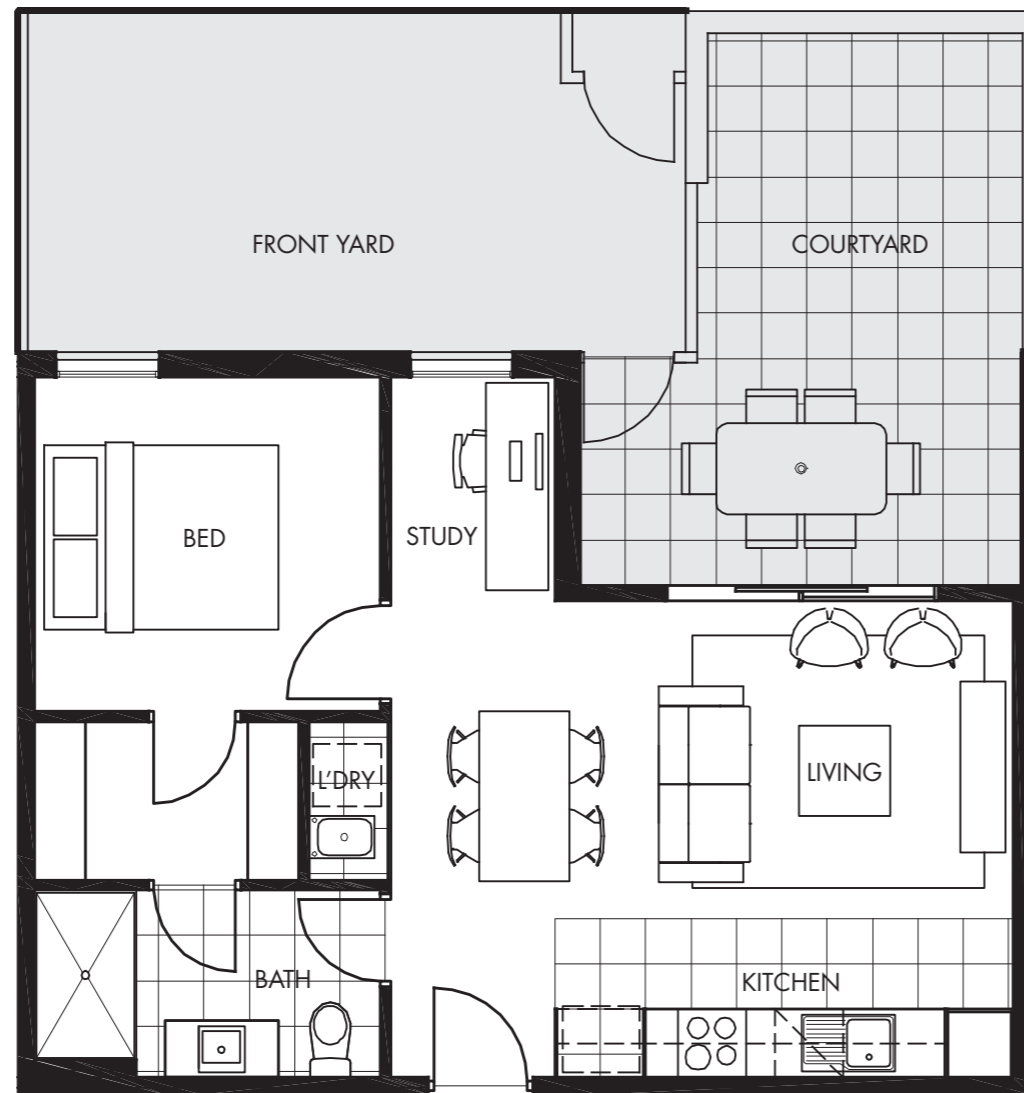
Bedrooms: 2
 Apartment: 65.92m²
 Courtyard: 19.04m²
 Front Yard: 20.52m²
 Total Area: 105.48m²
 Apartment Type: D.1



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CHAPTER
2

**THE
CHAPTERS**



2.102
GROUND LEVEL

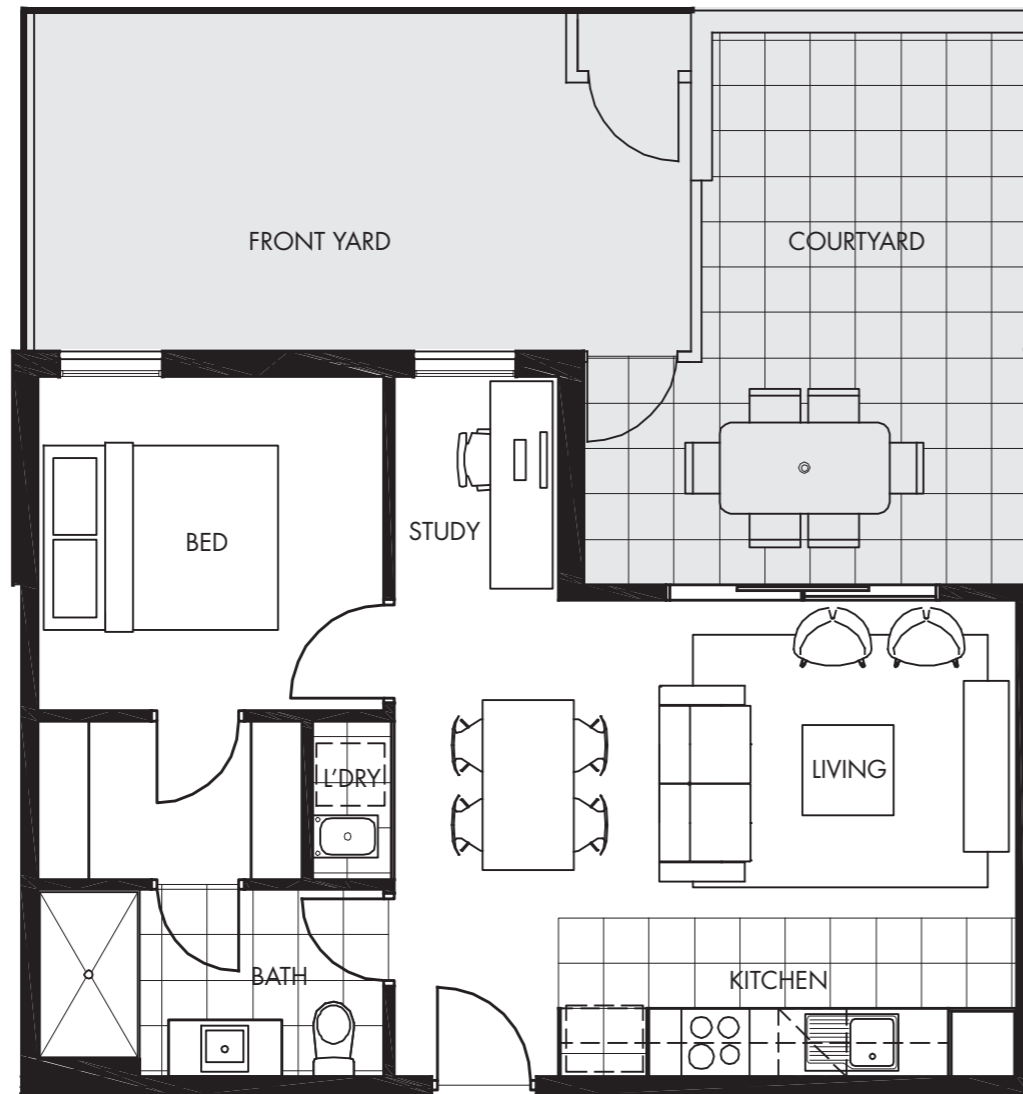
Bedrooms: 1
 Apartment: 50.27m²
 Courtyard: 17.02m²
 Front Yard: 17.88m²
 Total Area: 85.17m²
 Apartment Type: C



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CHAPTER
2

**THE
CHAPTERS**



2.103
GROUND LEVEL

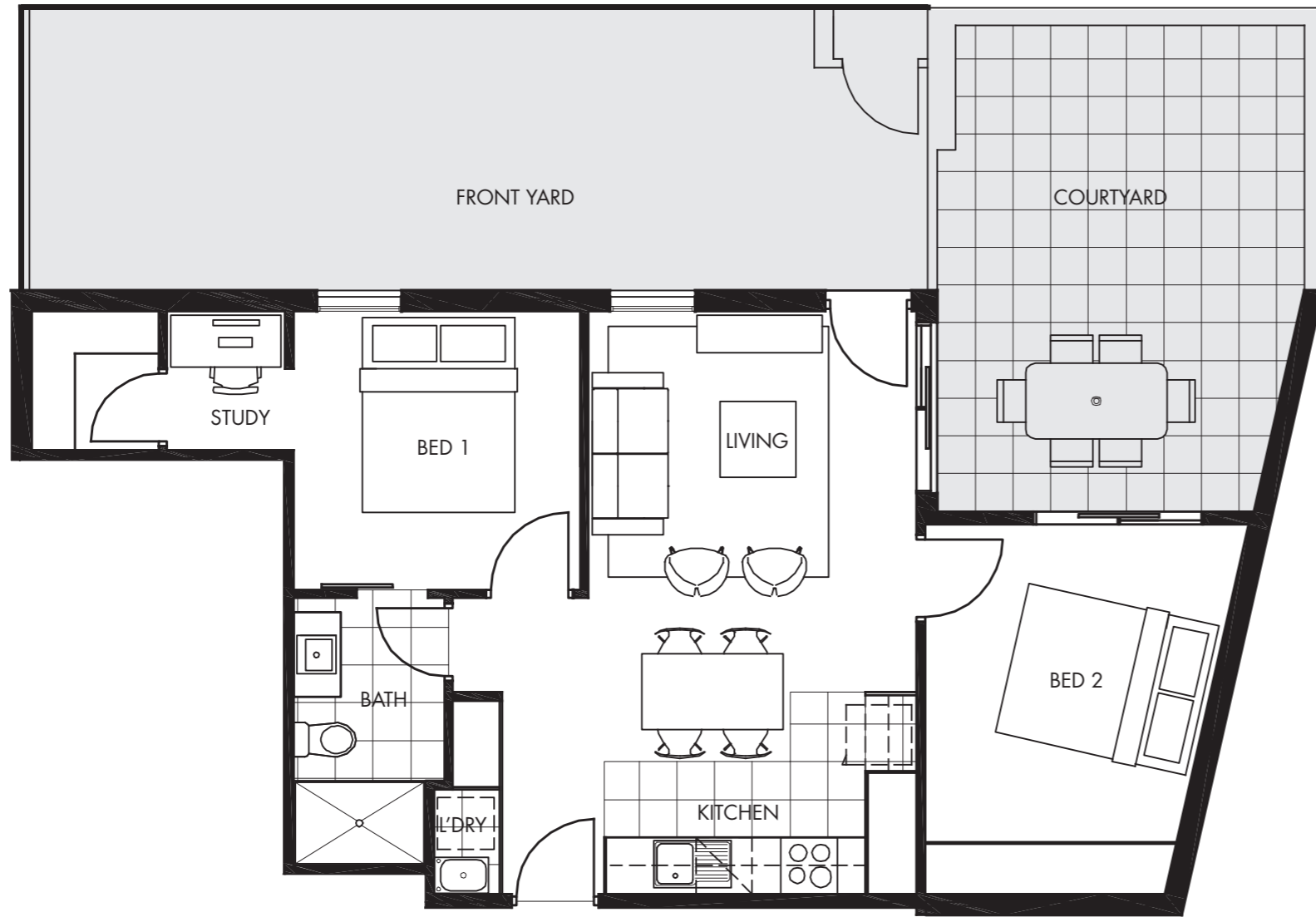
Bedrooms: 1
Apartment: 50.23m²
Courtyard: 17.02m²
Front Yard: 17.80m²
Total Area: 85.05m²
Apartment Type: C



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CHAPTER
2

**THE
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2.104
GROUND LEVEL

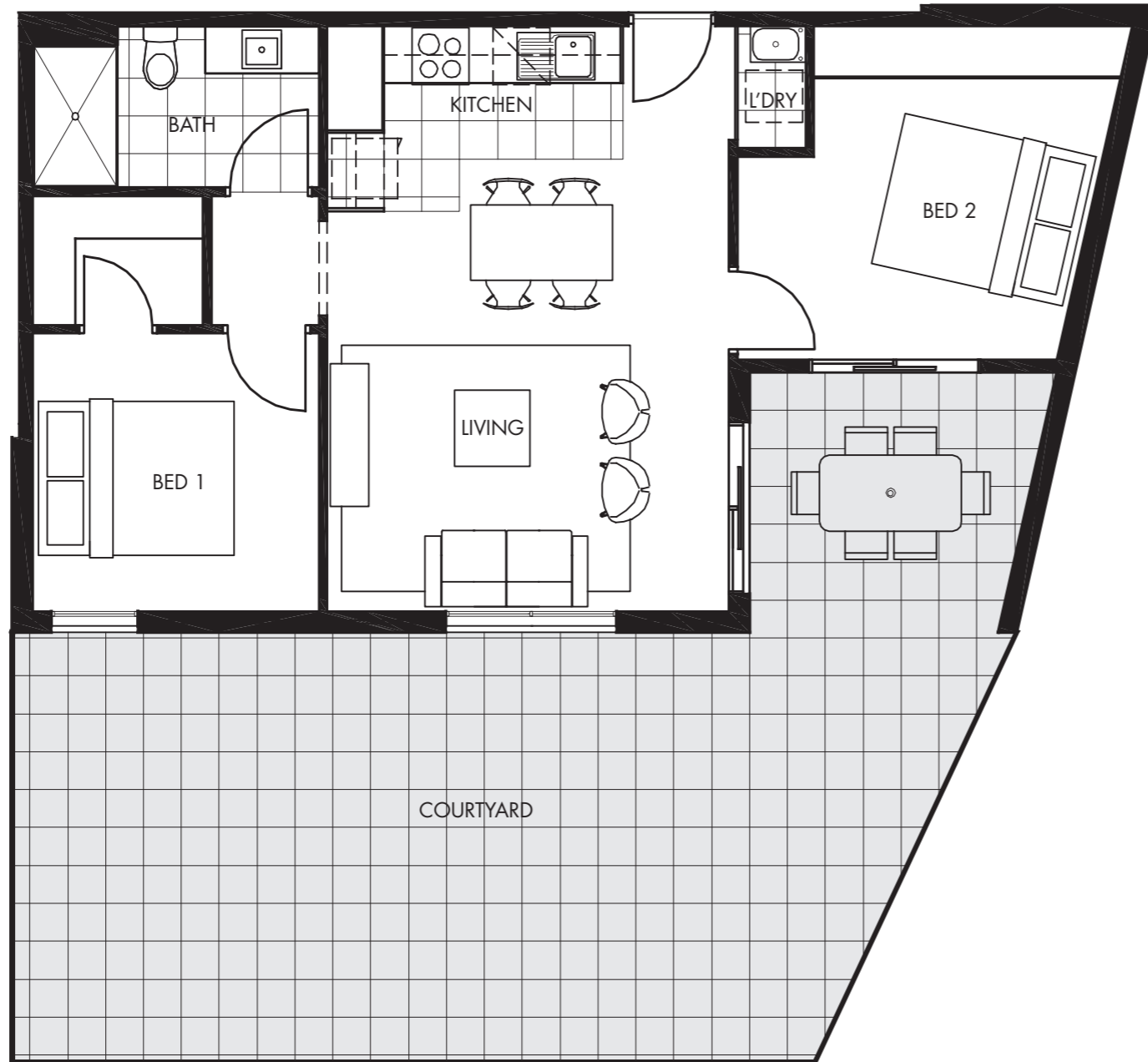
Bedrooms: 2
 Apartment: 63.76m²
 Courtyard: 21.76m²
 Front Yard: 28.60m²
 Total Area: 114.12m²
 Apartment Type: J.1



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CHAPTER
2

**THE
CHAPTERS**



2.105
GROUND LEVEL

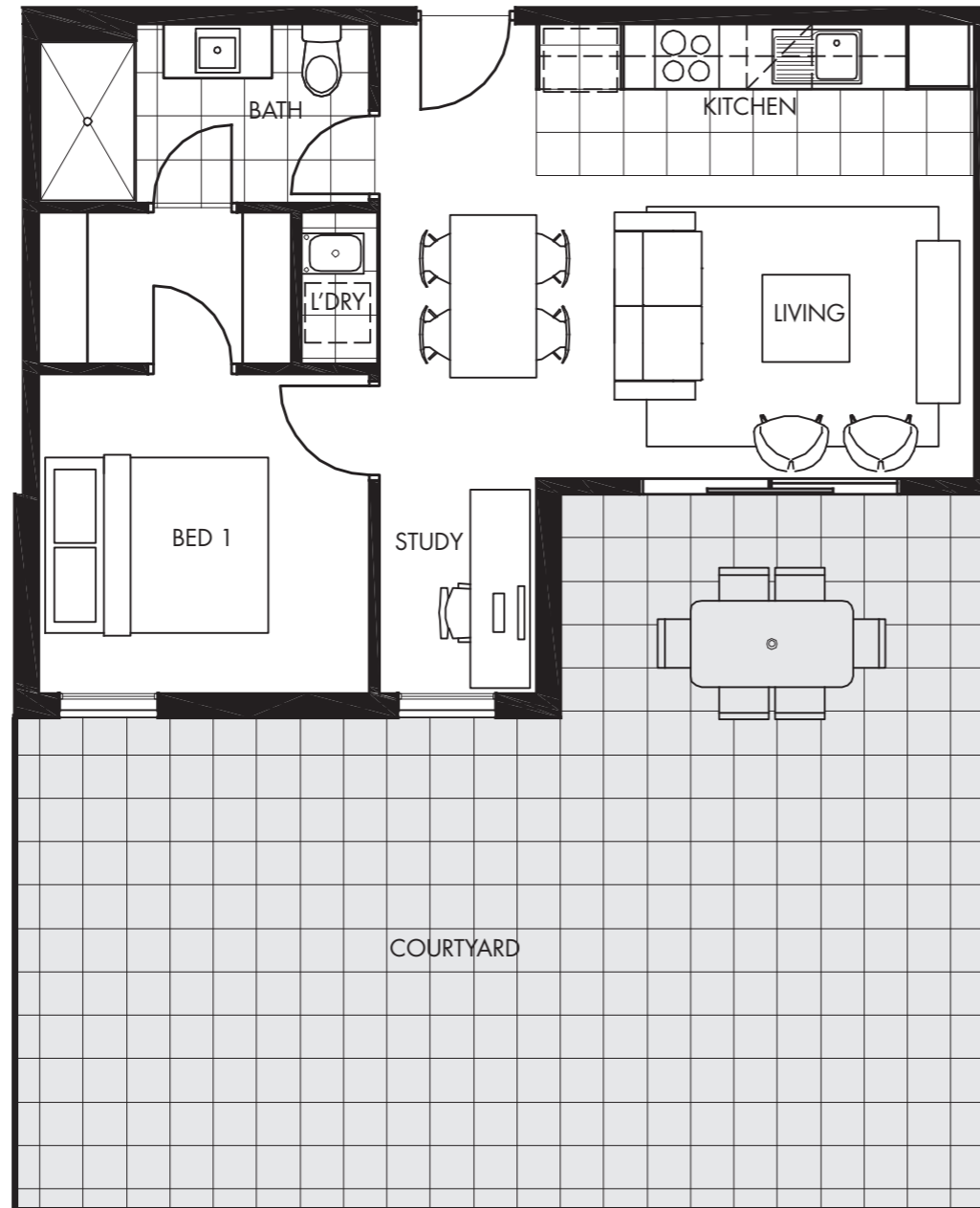
Bedrooms: 2
Apartment: 65.56m²
Courtyard: 51.94m²
Total Area: 117.50m²
Apartment Type: E.4



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CHAPTER
2

**THE
CHAPTERS**



2.106
GROUND LEVEL

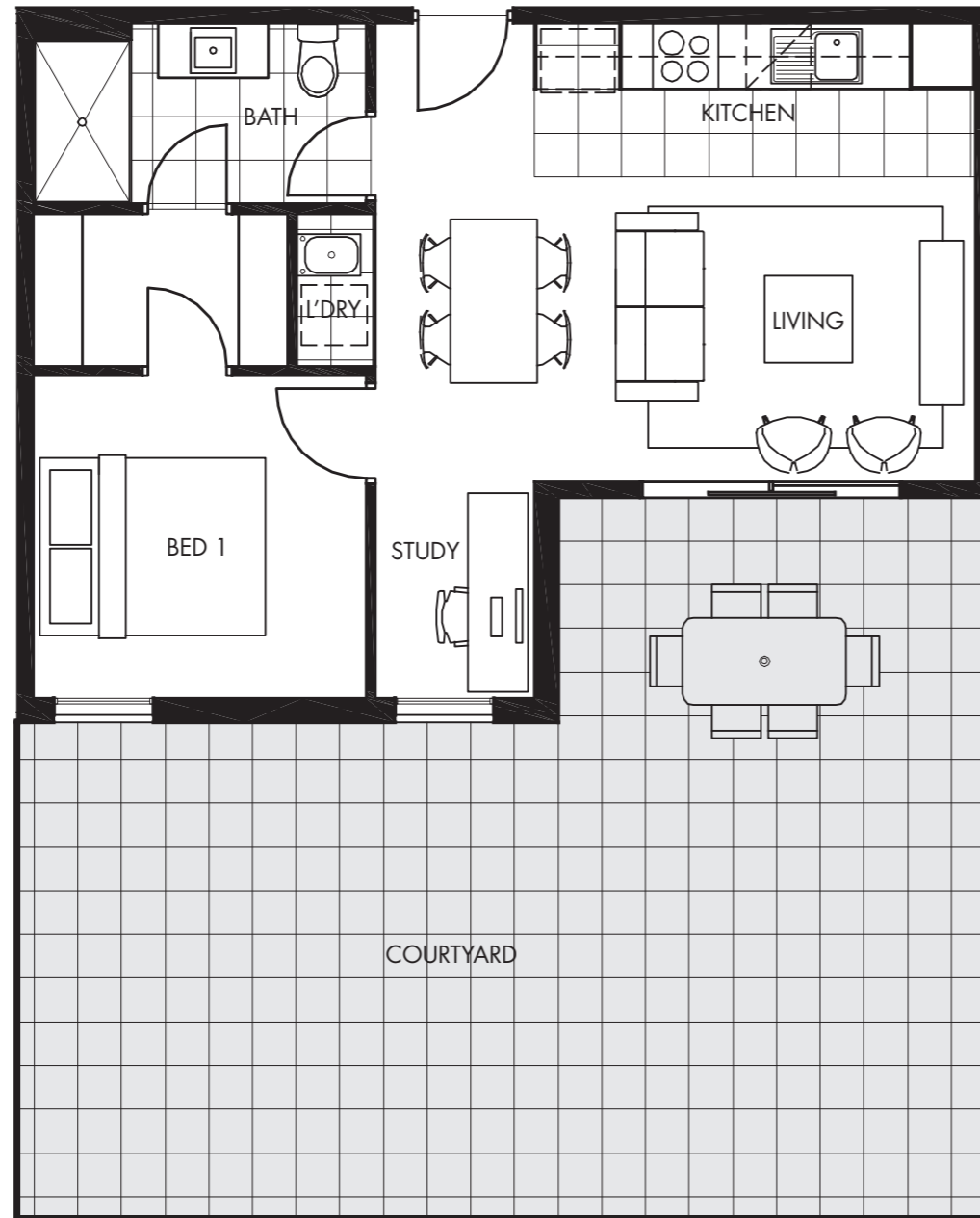
Bedrooms: 1
 Apartment: 50.41m²
 Courtyard: 48.62m²
 Total Area: 99.03m²
 Apartment Type: C.M



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CHAPTER
2

**THE
CHAPTERS**



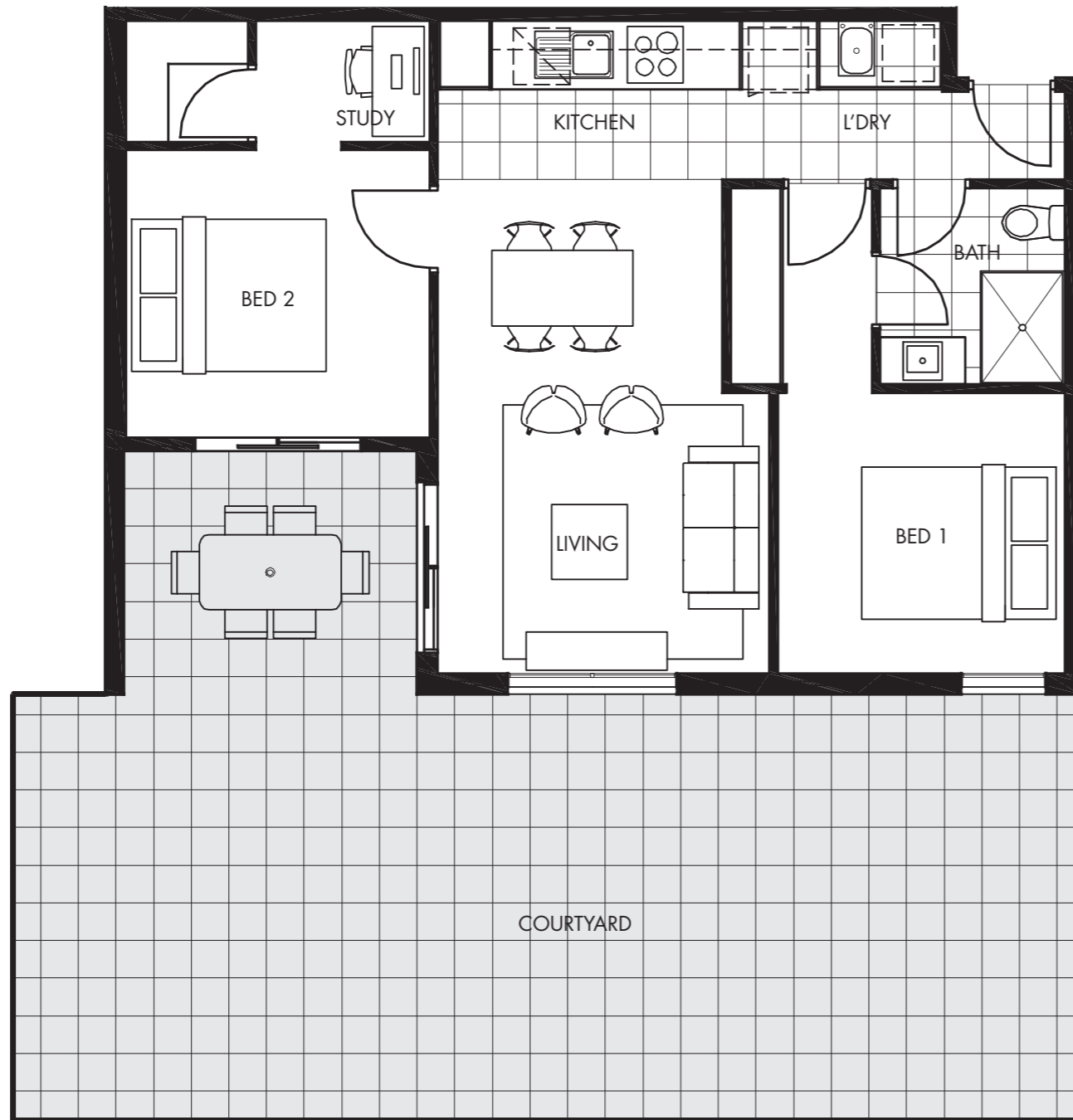
2.107
GROUND LEVEL

Bedrooms: 1
 Apartment: 50.27m²
 Courtyard: 47.89m²
 Total Area: 98.16m²
 Apartment Type: C.M

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CHAPTER
2

**THE
CHAPTERS**



2.108
GROUND LEVEL

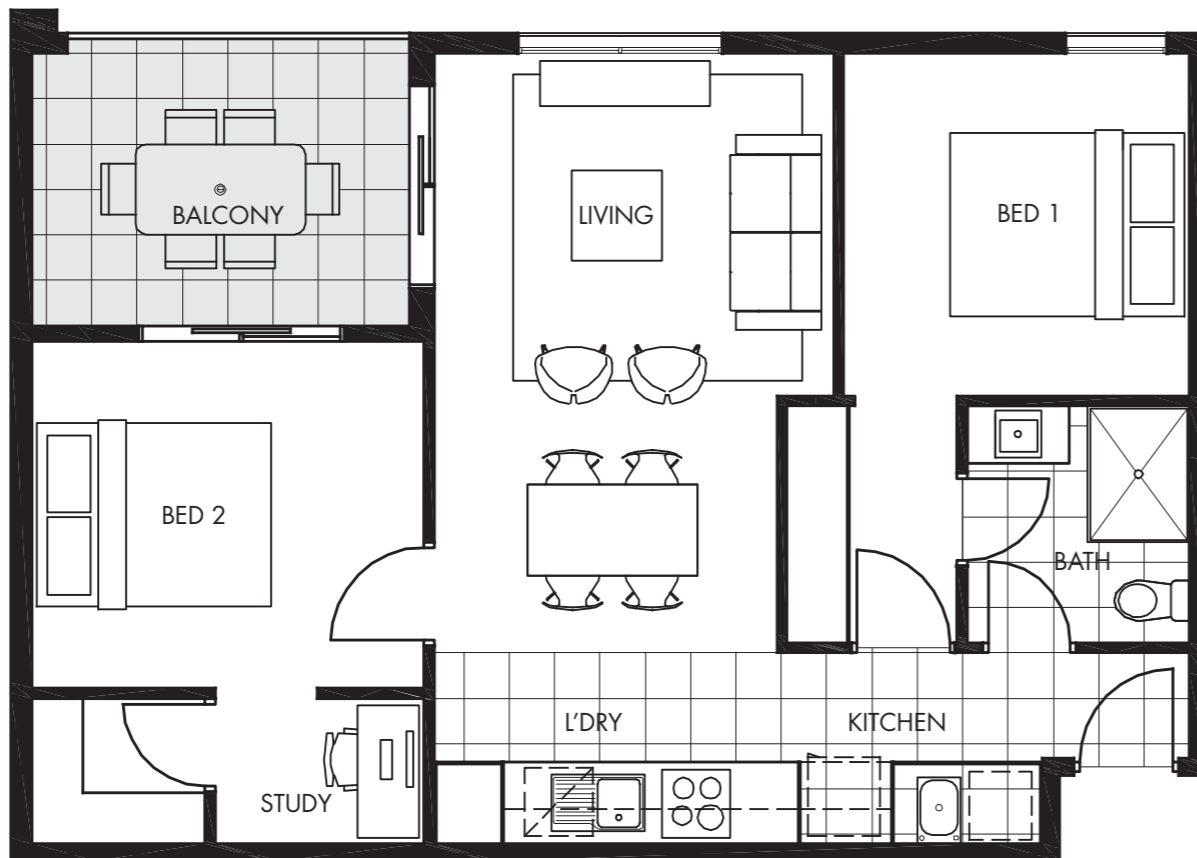
Bedrooms: 2
Apartment: 65.92m²
Courtyard: 59.99m²
Total Area: 125.91m²
Apartment Type: D.M



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CHAPTER
2

**THE
CHAPTERS**



2.201
2.301
LEVELS 1 & 2

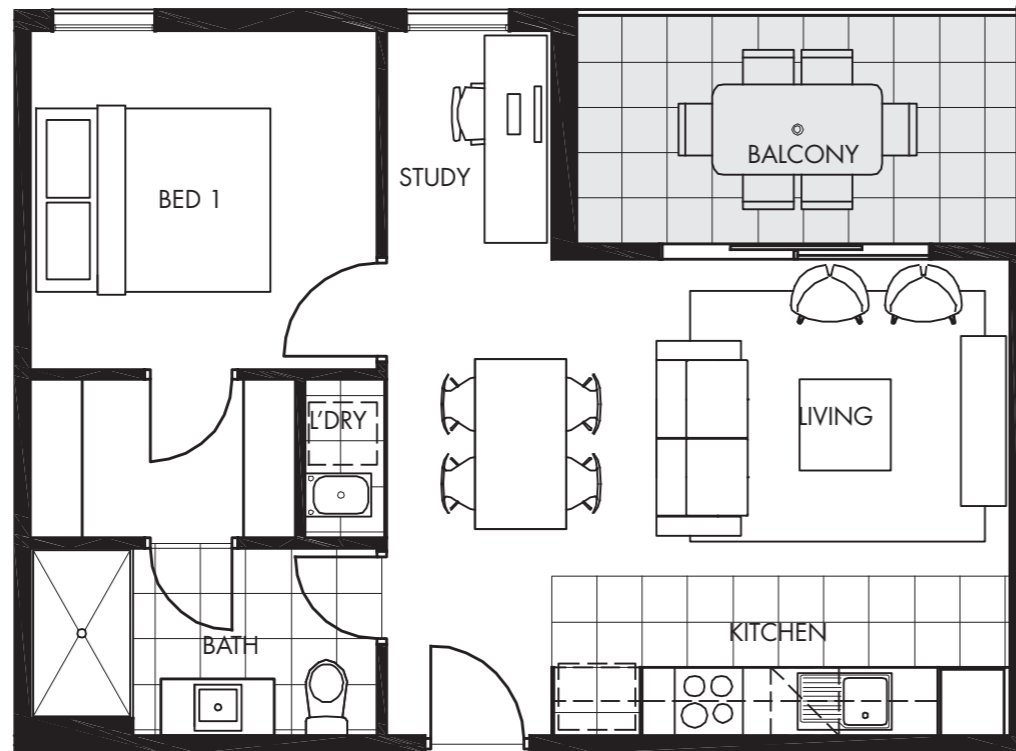
Bedrooms: 2
Apartment: 66.89m²
Balcony: 9.14m²
Total Area: 76.03m²
Apartment Type: D



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CHAPTER
2

**THE
CHAPTERS**



2.202
2.302
LEVELS 1 & 2

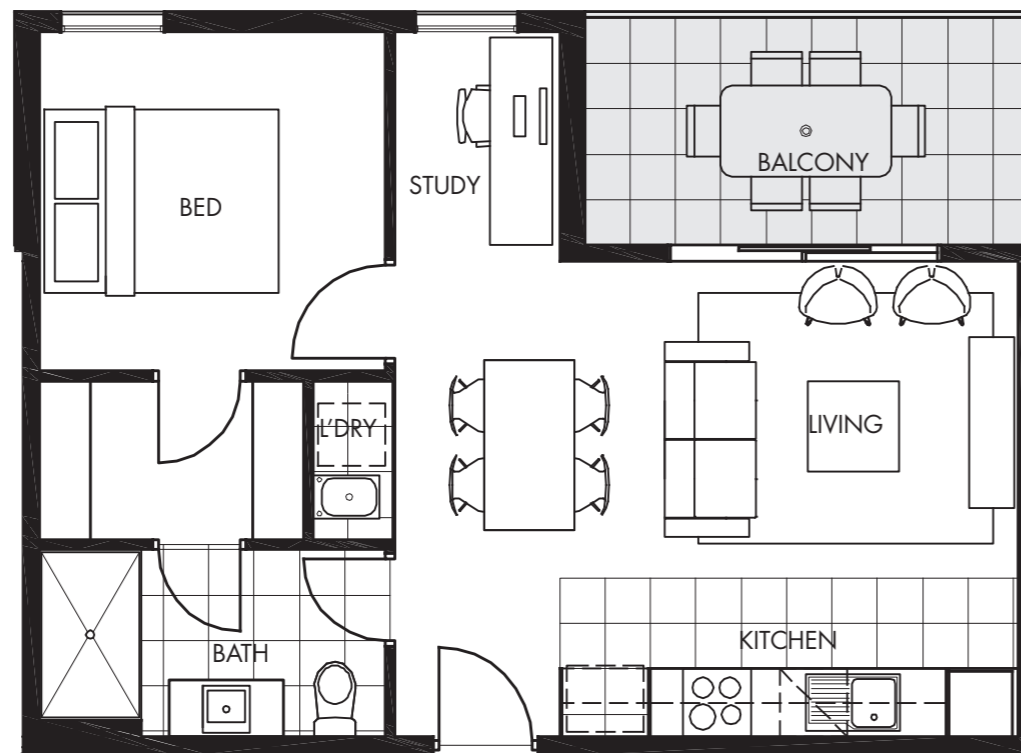
Bedrooms: 2
Apartment: 50.27m²
Balcony: 8.03m²
Total Area: 58.30m²
Apartment Type: C



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CHAPTER
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**THE
CHAPTERS**



2.203
2.303
LEVELS 1 & 2

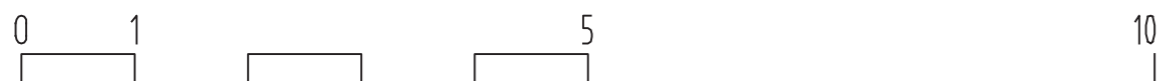
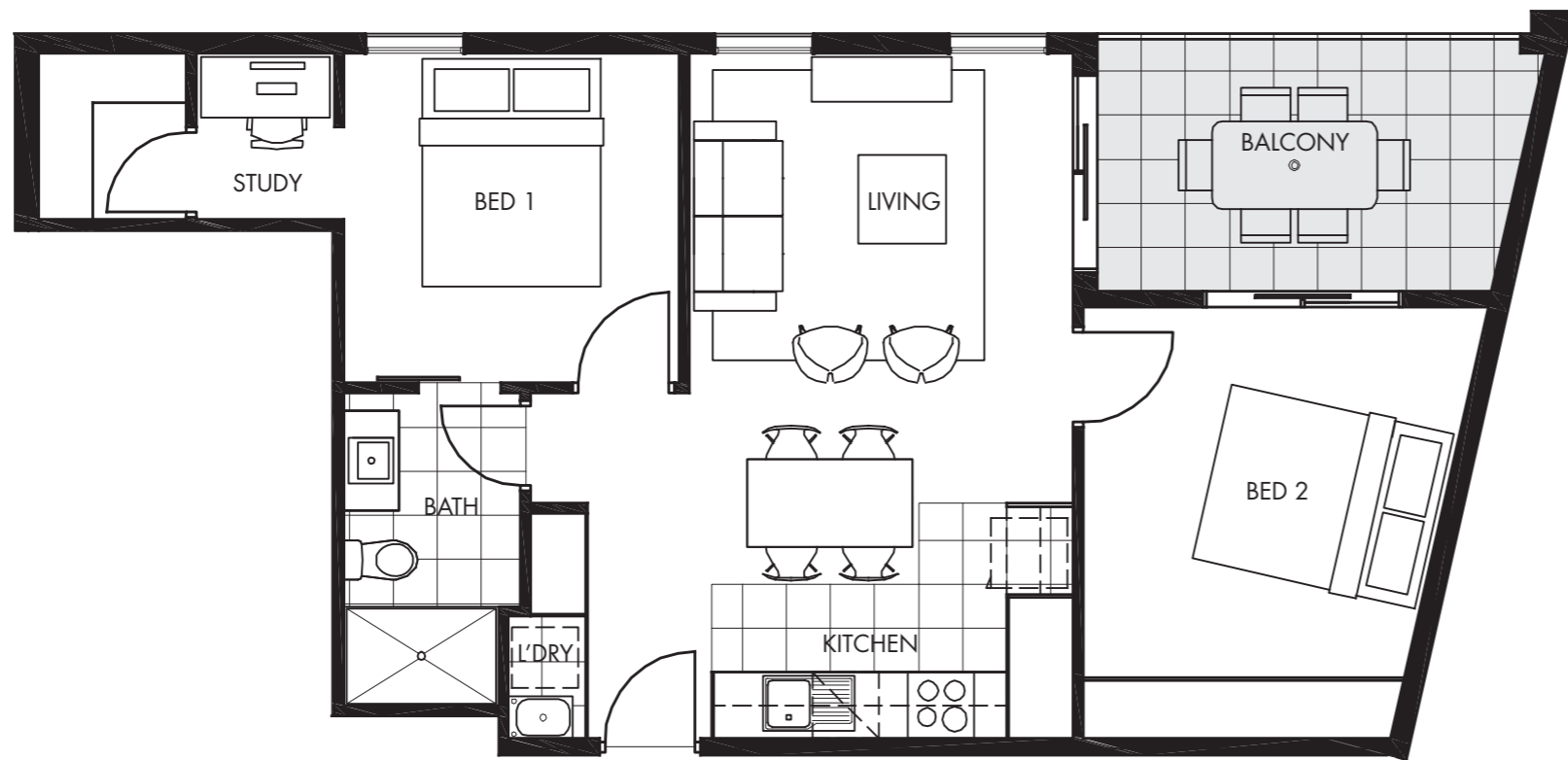
Bedrooms: 1
Apartment: 50.24m²
Balcony: 8.03m²
Total Area: 58.27m²
Apartment Type: C



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CHAPTER
2

**THE
CHAPTERS**



2.204
2.304
LEVELS 1 & 2

Bedrooms: 2
Apartment: 64.43m²
Balcony: 9.49m²
Total Area: 73.92m²
Apartment Type: J



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CHAPTER
2

**THE
CHAPTERS**



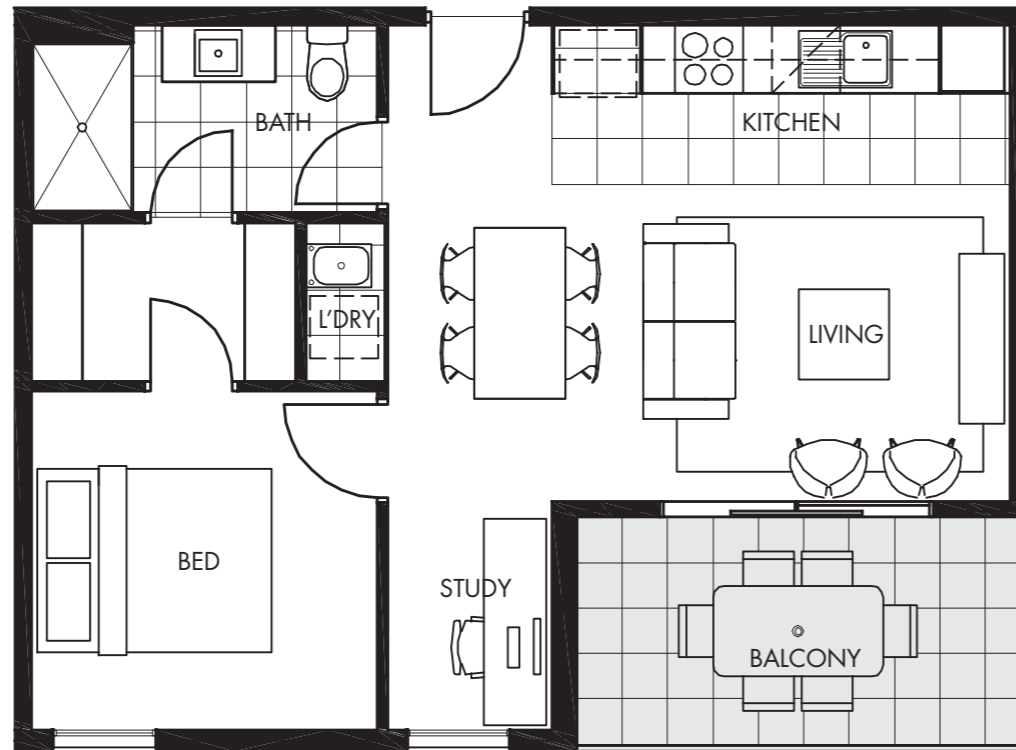
2.205
2.305
LEVELS 1 & 2

Bedrooms: 2
Apartment: 66.16m²
Balcony: 9.21m²
Total Area: 75.37m²
Apartment Type: E.4

Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

CHAPTER
2

**THE
CHAPTERS**



2.206
2.306
LEVELS 1 & 2

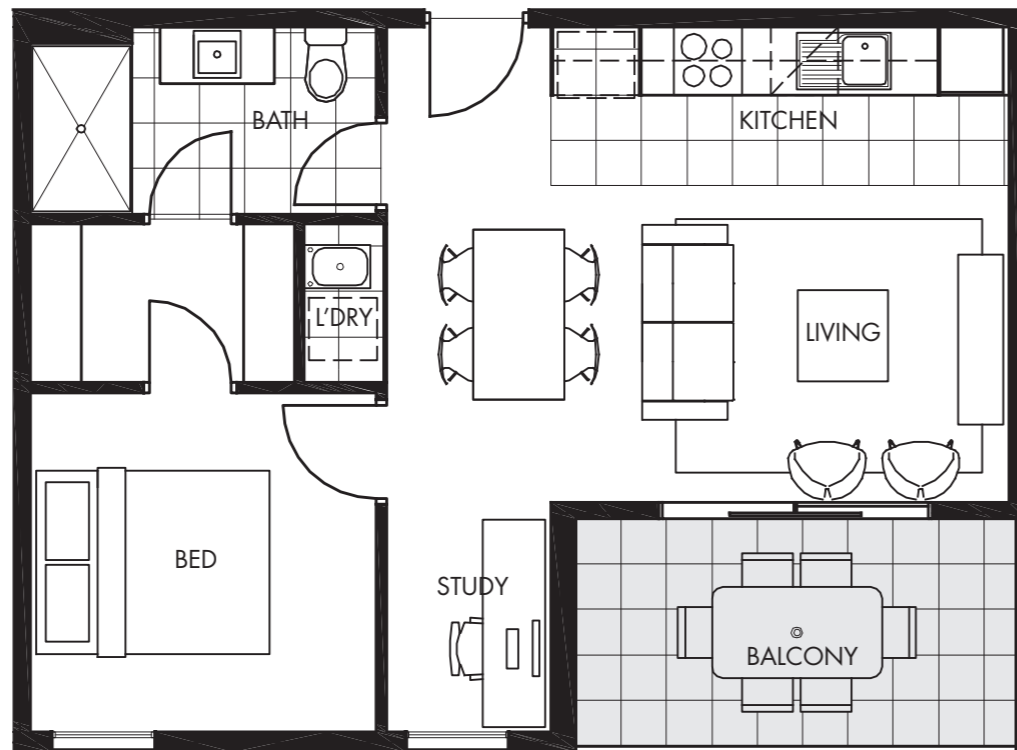
Bedrooms: 1
Apartment: 50.41m²
Balcony: 8.03m²
Total Area: 58.44m²
Apartment Type: C.M



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CHAPTER
2

**THE
CHAPTERS**



2.207
2.307
LEVELS 1 & 2

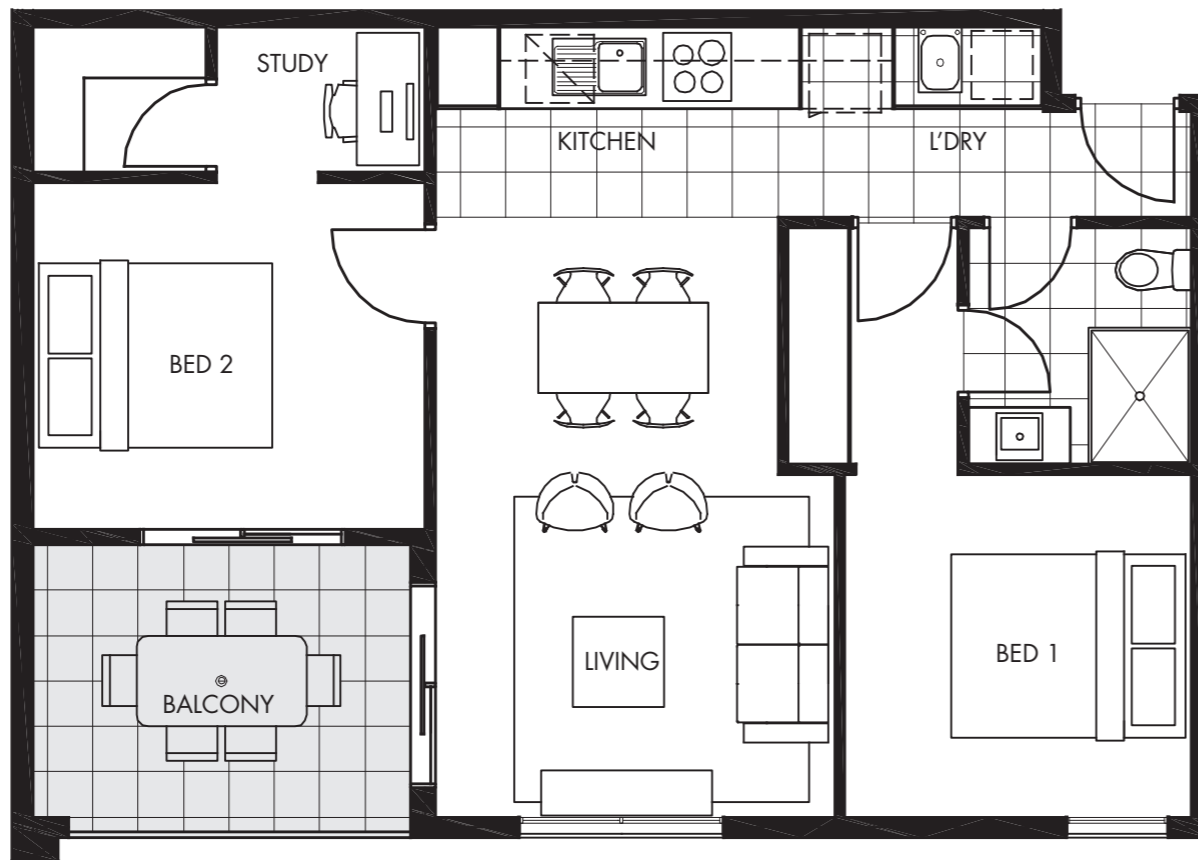
Bedrooms: 1
Apartment: 50.27m²
Balcony: 8.03m²
Total Area: 58.30m²
Apartment Type: C.M



Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

CHAPTER
2

**THE
CHAPTERS**



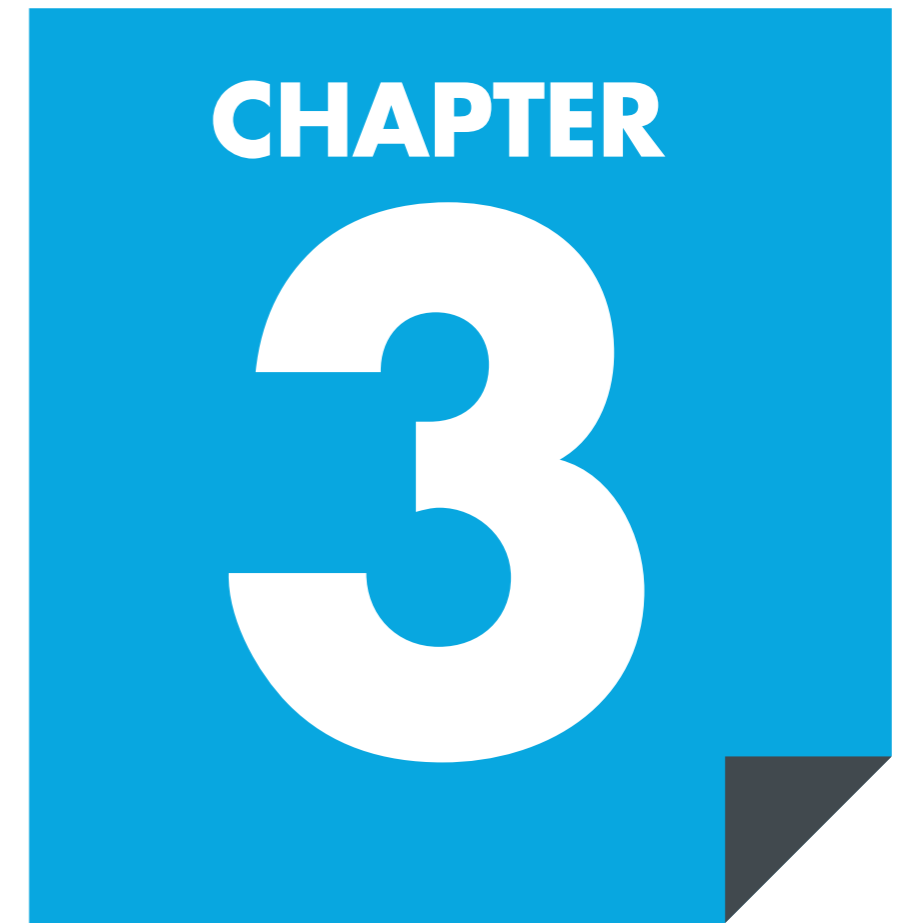
2.208
2.308
LEVELS 1 & 2

Bedrooms: 2
Apartment: 66.86m²
Balcony: 9.14m²
Total Area: 76.00m²
Apartment Type: D.M



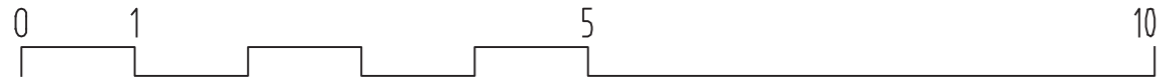
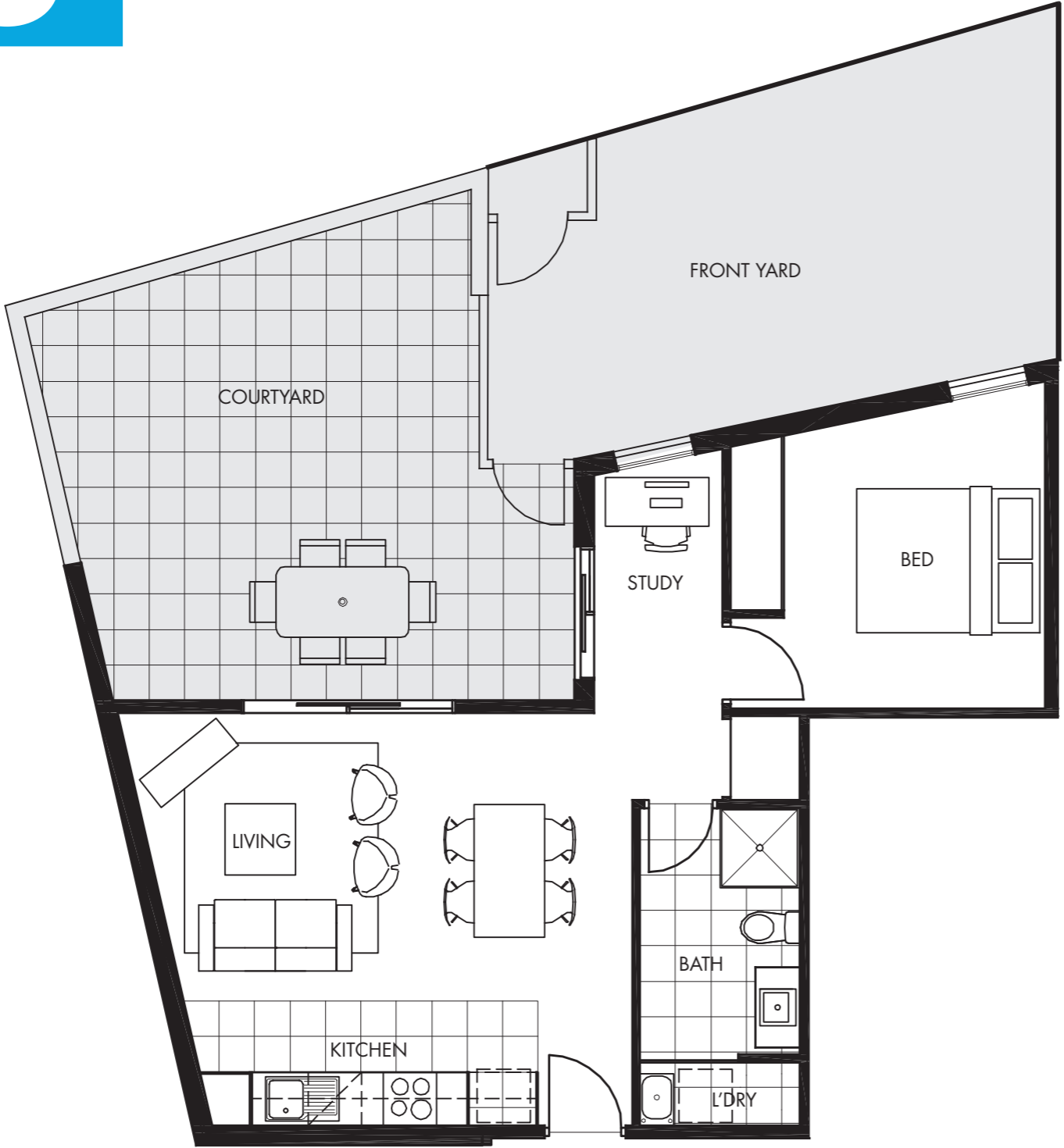
Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

FLOOR PLANS



CHAPTER
3

**THE
CHAPTERS**

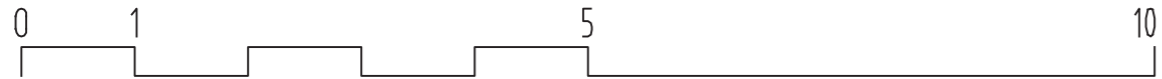
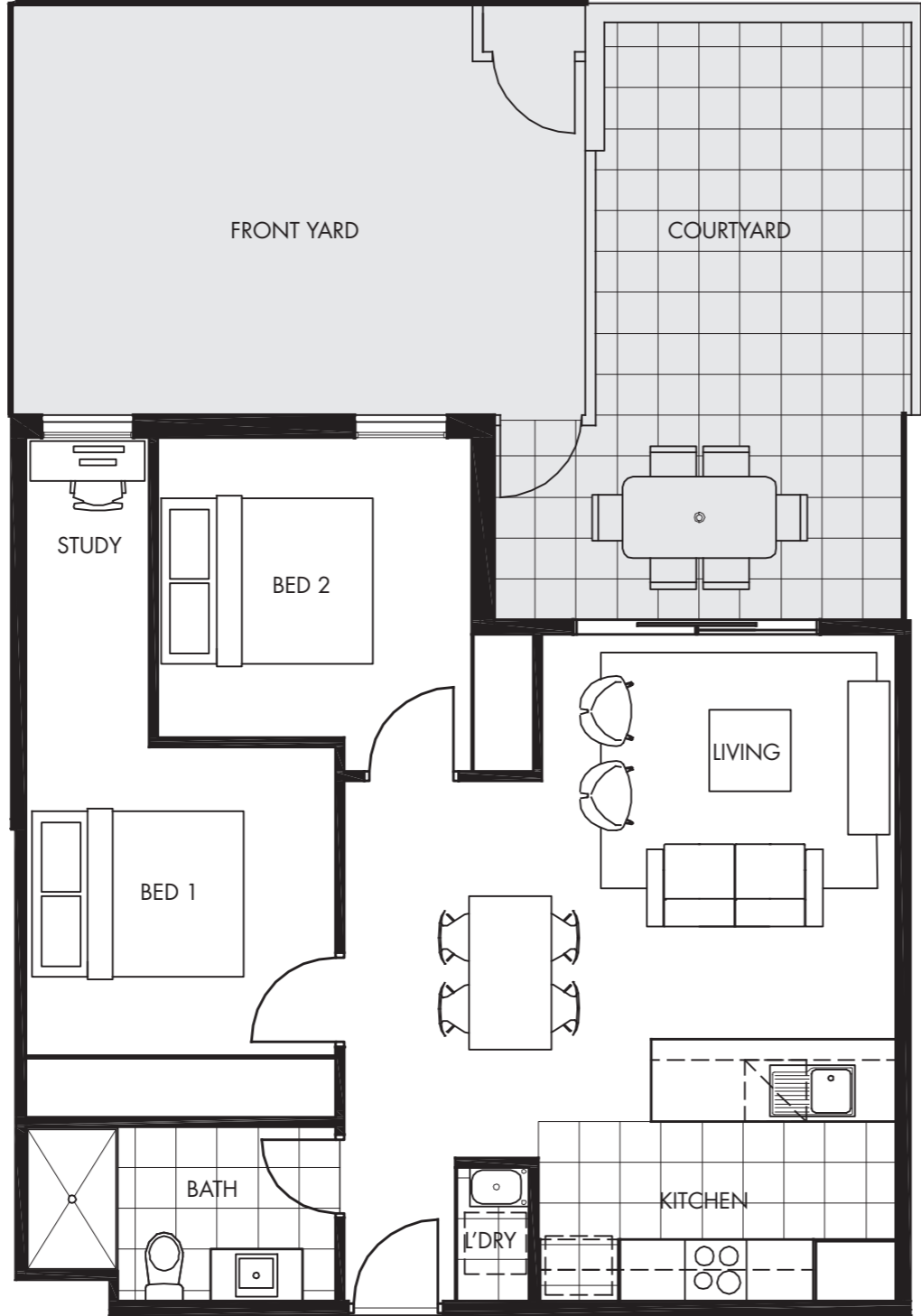


3.101
GROUND LEVEL

Bedrooms: 1
 Apartment: 55.79m²
 Courtyard: 32.97m²
 Front Yard: 20.05m²
 Total Area: 108.81m²
 Apartment Type: E.8



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3.102
GROUND LEVEL

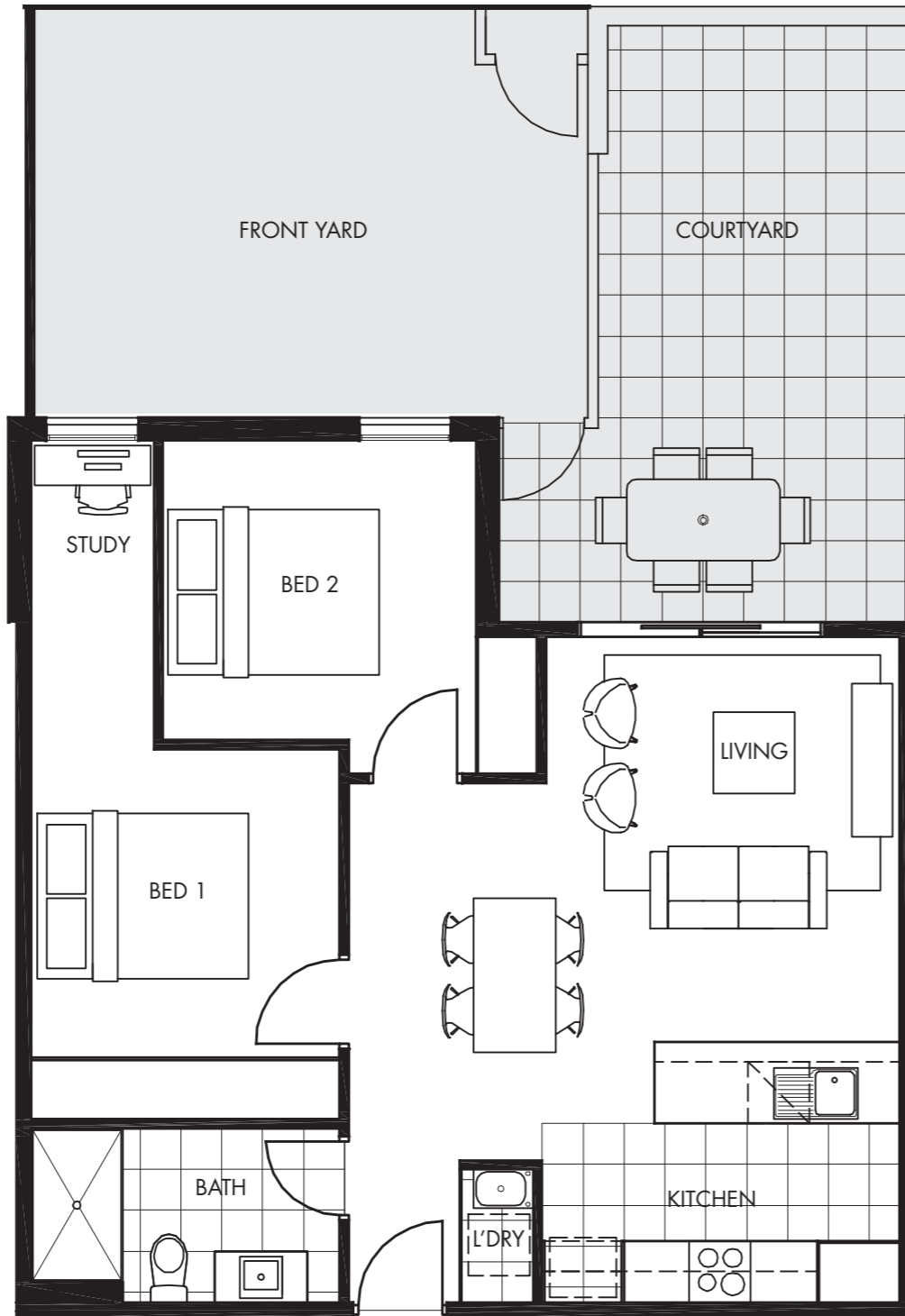
Bedrooms: 2
 Apartment: 69.02m²
 Courtyard: 20.74m²
 Front Yard: 23.02m²
 Total Area: 112.78m²
 Apartment Type: F



Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

CHAPTER
3

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3.103
GROUND LEVEL

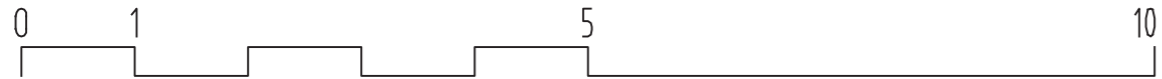
Bedrooms: 2
 Apartment: 69.35m²
 Courtyard: 20.22m²
 Front Yard: 22.63m²
 Total Area: 112.20m²
 Apartment Type: F



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CHAPTER
3

**THE
CHAPTERS**



3.104
GROUND LEVEL

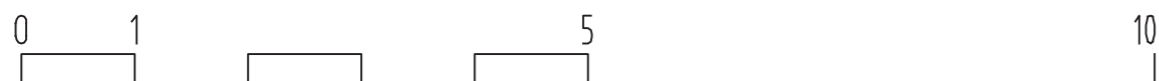
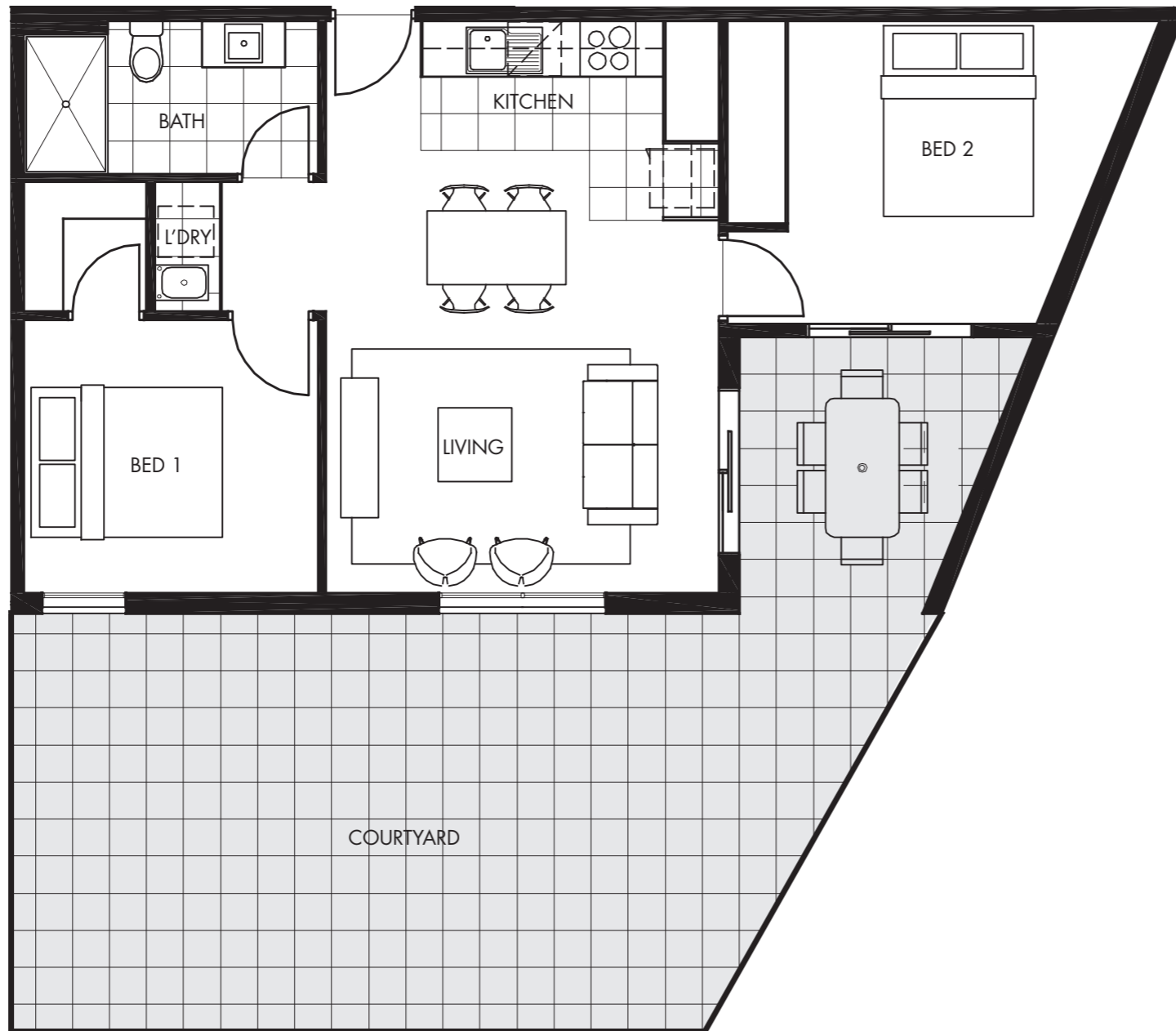
Bedrooms: 2
 Apartment: 71.81m²
 Courtyard: 28.17m²
 Front Yard: 32.64m²
 Total Area: 132.62m²
 Apartment Type: E.7



Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

CHAPTER
3

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CHAPTERS**



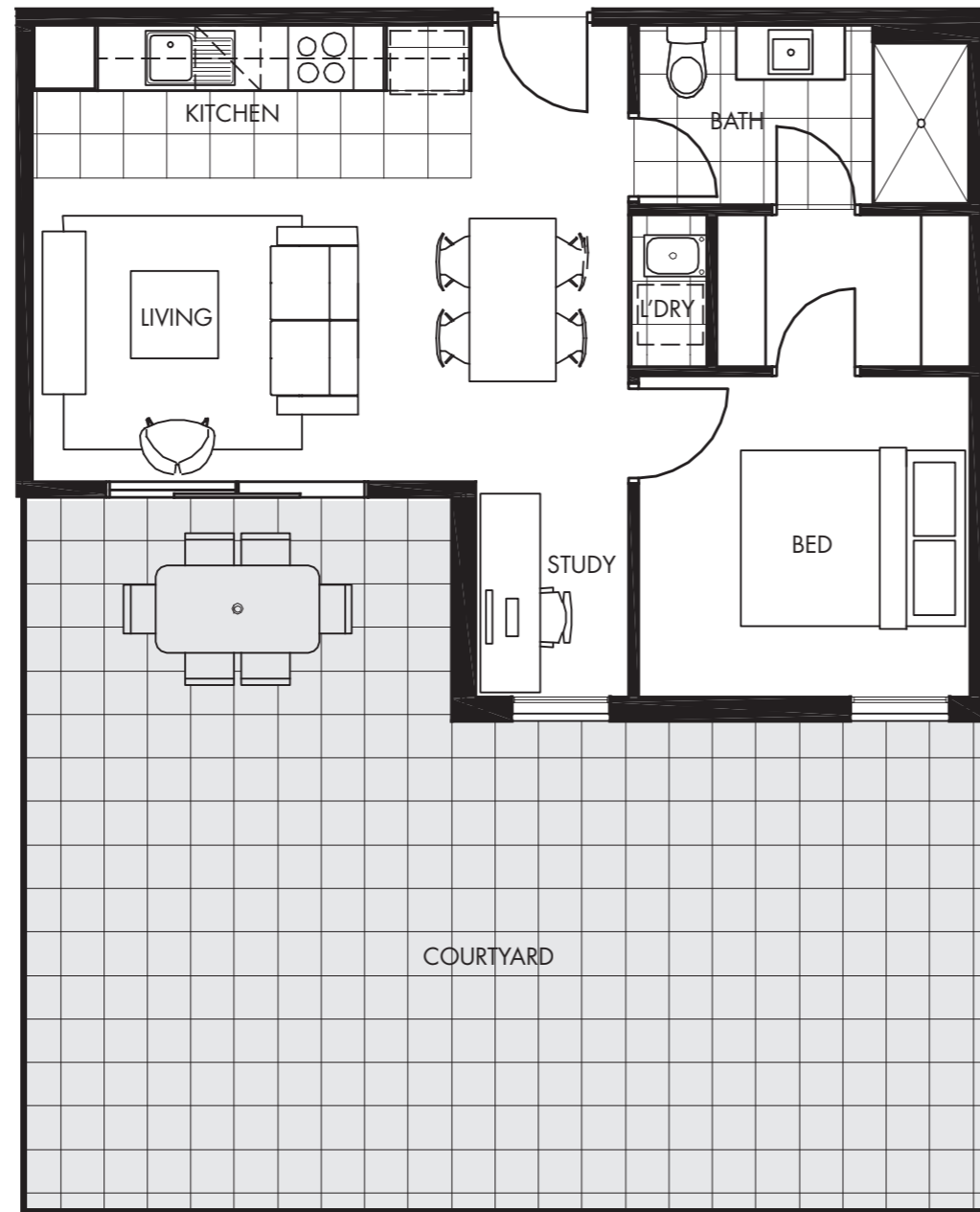
3.105
GROUND LEVEL

Bedrooms: 2
Apartment: 66.16m²
Courtyard: 47.93m²
Total Area: 114.09m²
Apartment Type: P

Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

CHAPTER
3

**THE
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3.106
GROUND LEVEL

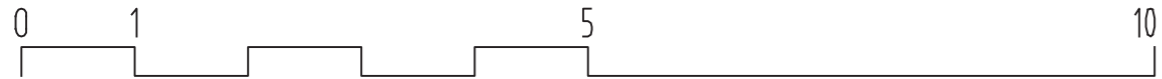
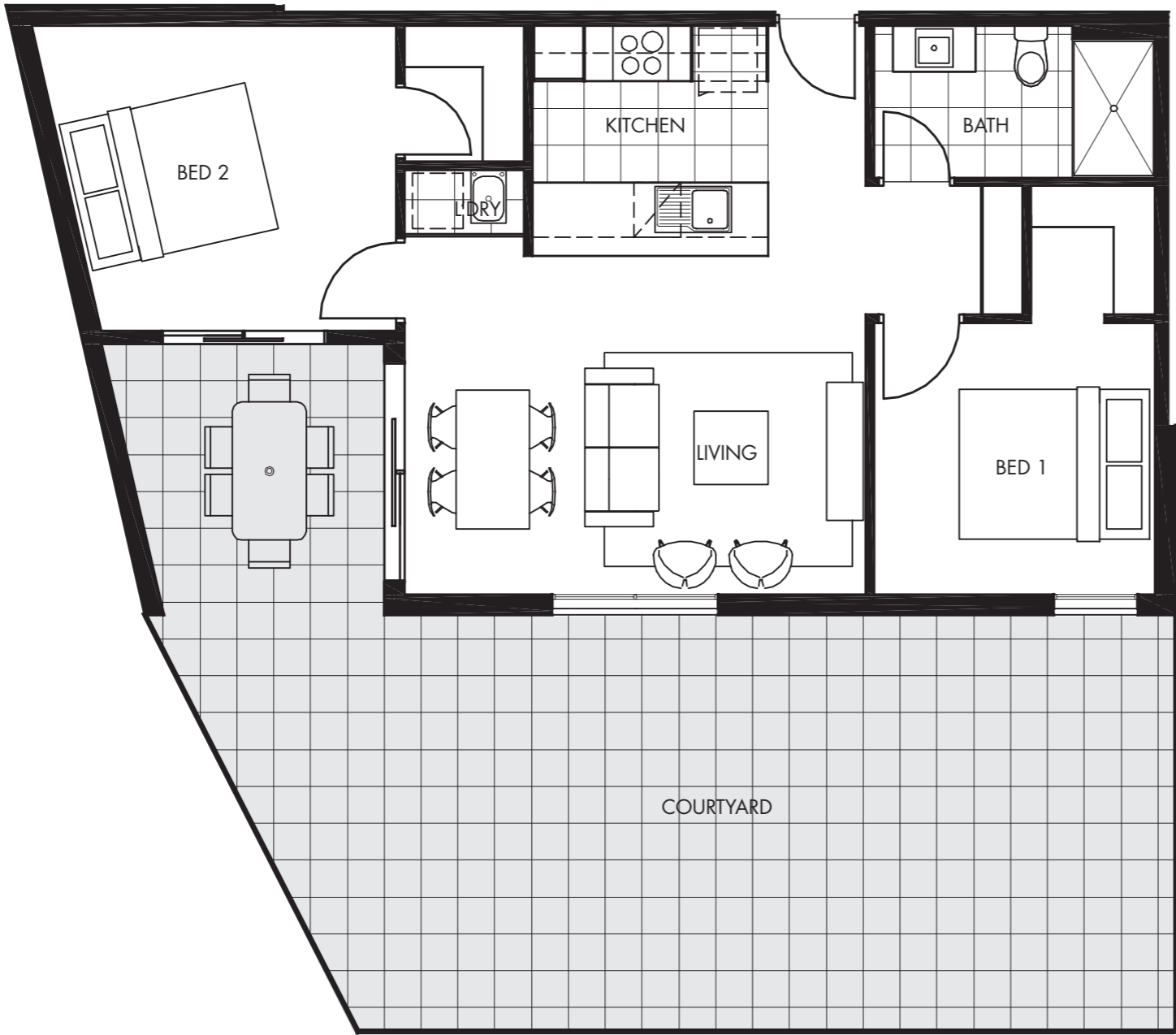
Bedrooms: 1
Apartment: 50.19m²
Courtyard: 48.12m²
Total Area: 98.31m²
Apartment Type: C



Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

CHAPTER
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3.107
GROUND LEVEL

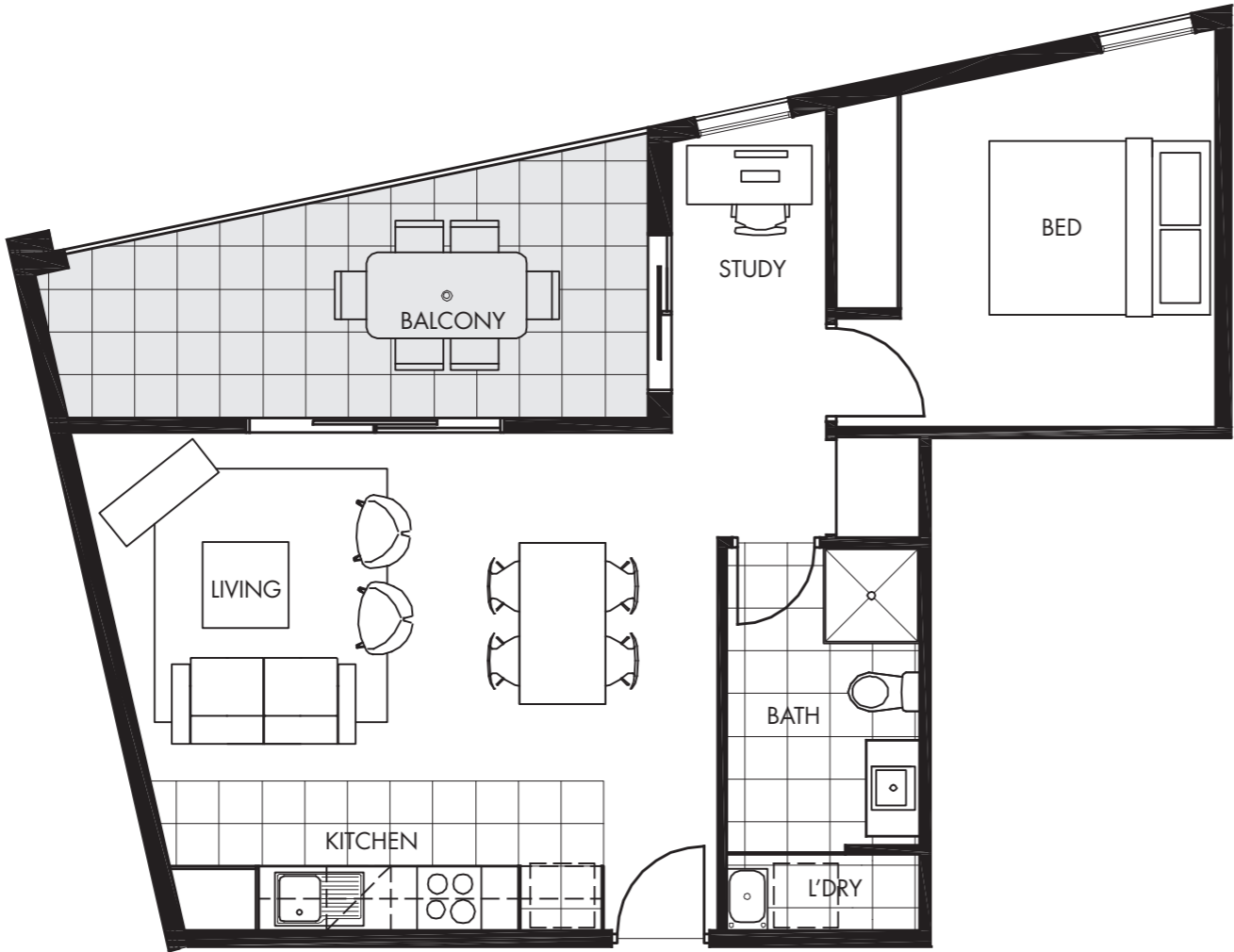
Bedrooms: 2
Apartment: 69.37m²
Courtyard: 53.90m²
Total Area: 123.27m²
Apartment Type: G.1



Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

CHAPTER
3

**THE
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3.201
3.301
LEVELS 1 & 2

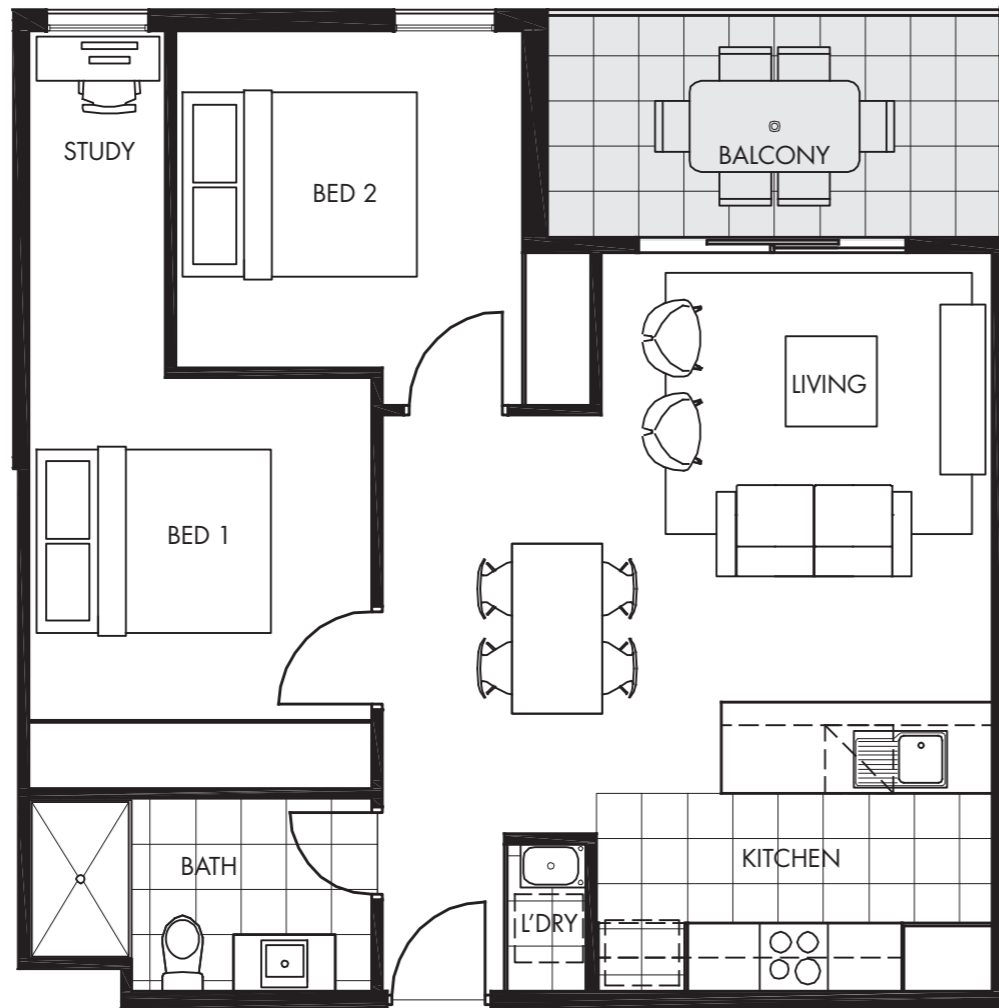
Bedrooms: 1
Apartment: 56.58m²
Balcony: 12.29m²
Total Area: 68.87m²
Apartment Type: E.8



Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

CHAPTER
3

**THE
CHAPTERS**



3.202
3.302
LEVELS 1 & 2

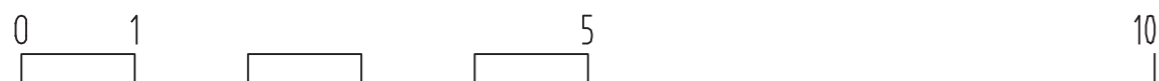
Bedrooms: 2
Apartment: 69.02m²
Balcony: 8.00m²
Total Area: 77.02m²
Apartment Type: F



Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

CHAPTER
3

**THE
CHAPTERS**



3.203
3.303
LEVELS 1 & 2

Bedrooms: 2
Apartment: 69.35m²
Balcony: 8.00m²
Total Area: 77.35m²
Apartment Type: F



Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

CHAPTER
3

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3.204
3.304
LEVELS 1 & 2

Bedrooms: 2
Apartment: 72.94m²
Balcony: 12.56m²
Total Area: 85.50m²
Apartment Type: E.7



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CHAPTER
3

**THE
CHAPTERS**



3.205
3.305
LEVELS 1 & 2

Bedrooms: 2
Apartment: 66.93m²
Balcony: 9.04m²
Total Area: 75.97m²
Apartment Type: P



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CHAPTER
3

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3.206
3.306
LEVELS 1 & 2

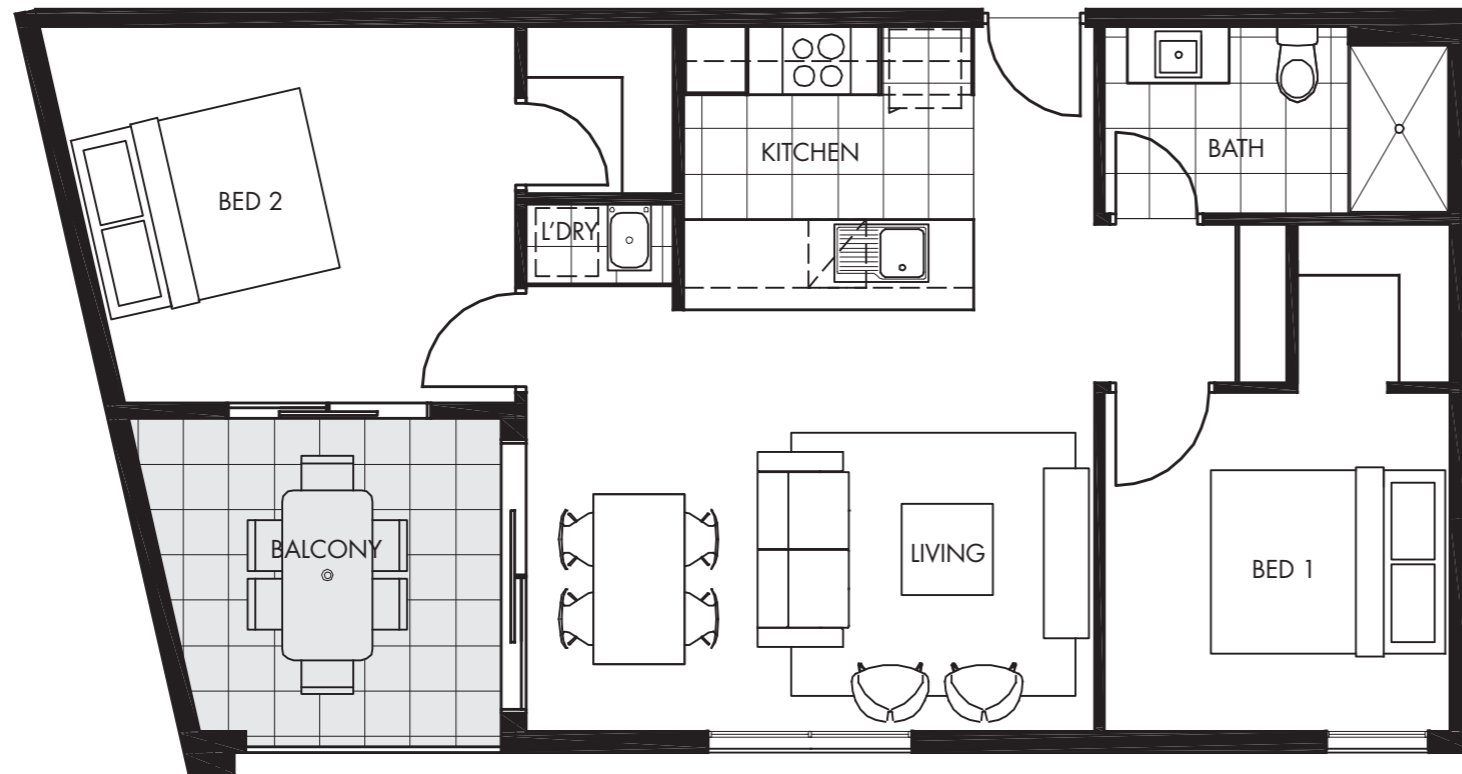
Bedrooms: 1
Apartment: 50.19m²
Balcony: 8.12m²
Total Area: 58.31m²
Apartment Type: C



Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

CHAPTER
3

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CHAPTERS**



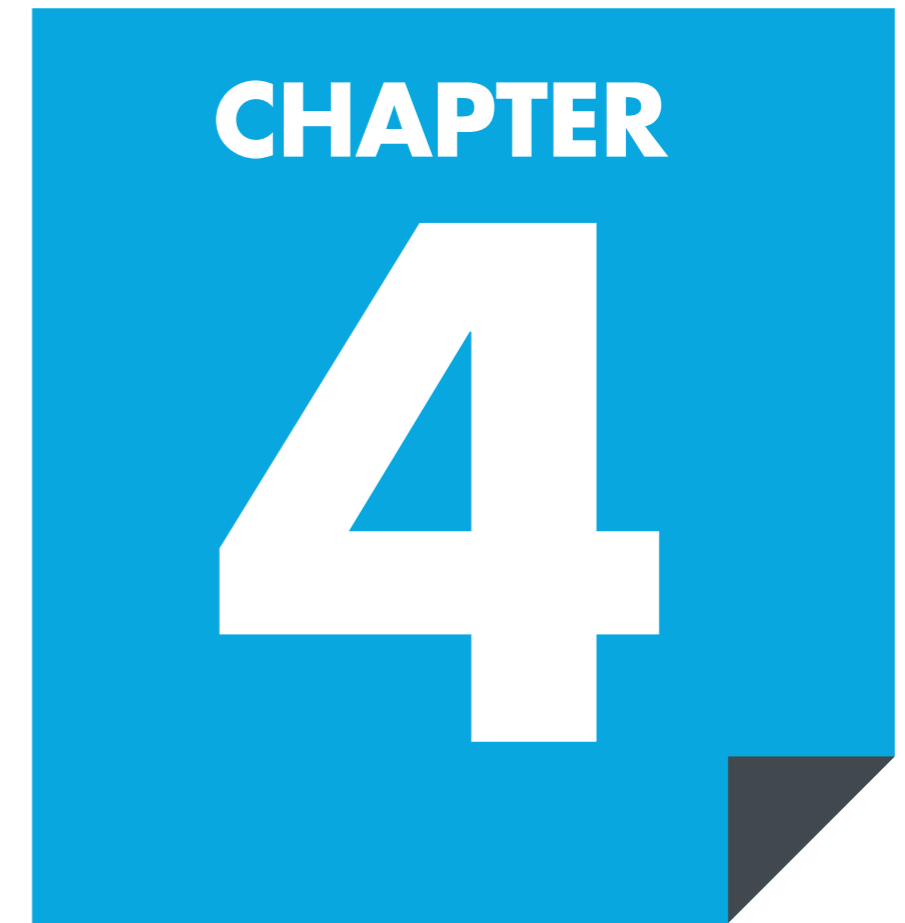
3.207
3.307
LEVELS 1 & 2

Bedrooms: 2
Apartment: 69.90m²
Balcony: 9.30m²
Total Area: 79.20m²
Apartment Type: G.1



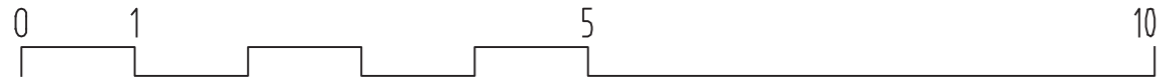
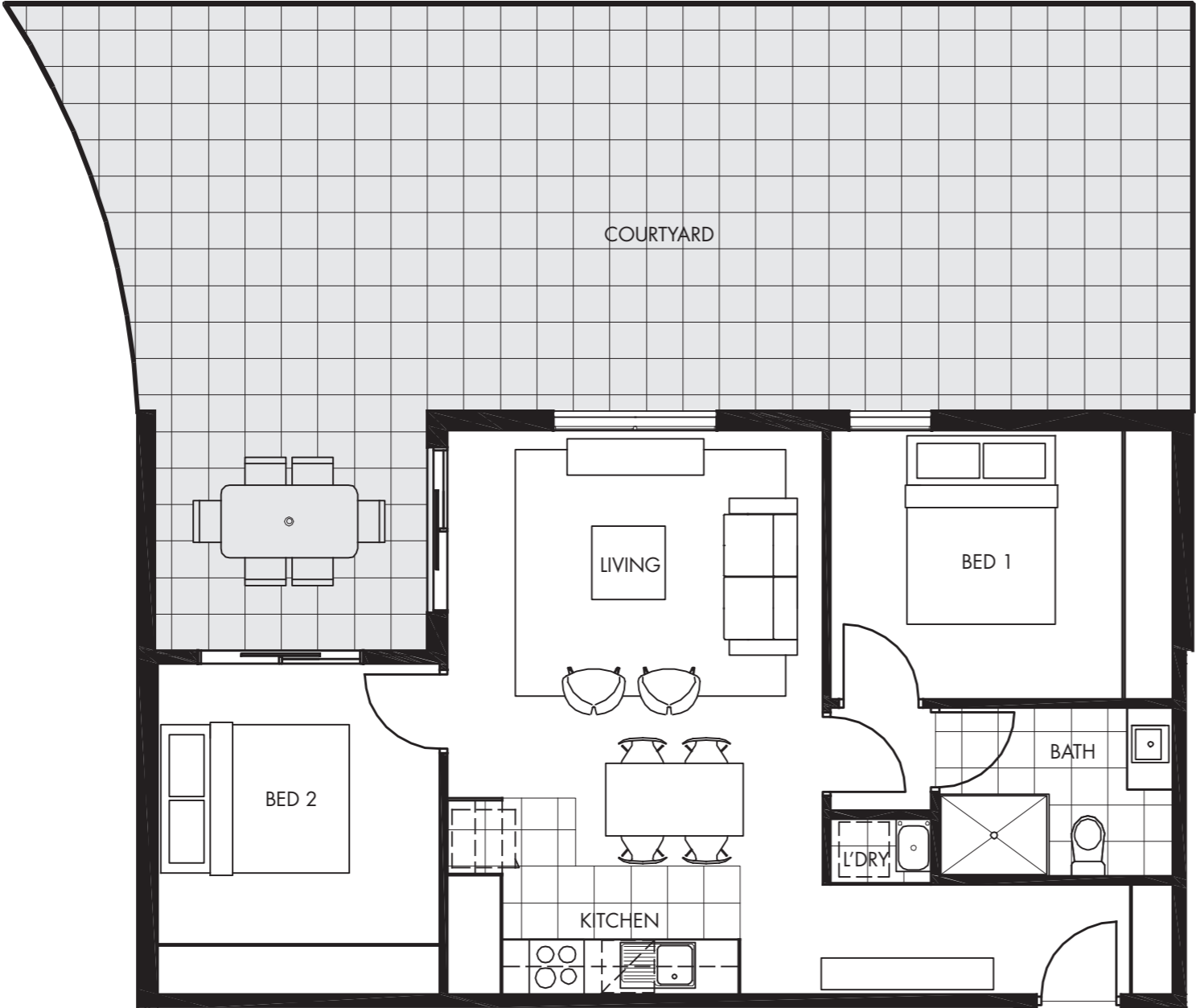
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FLOOR PLANS



CHAPTER
4

**THE
CHAPTERS**



4.101
GROUND LEVEL

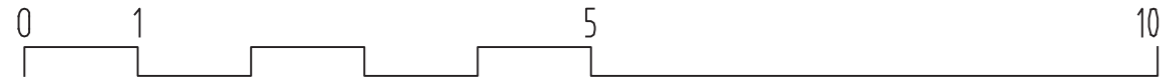
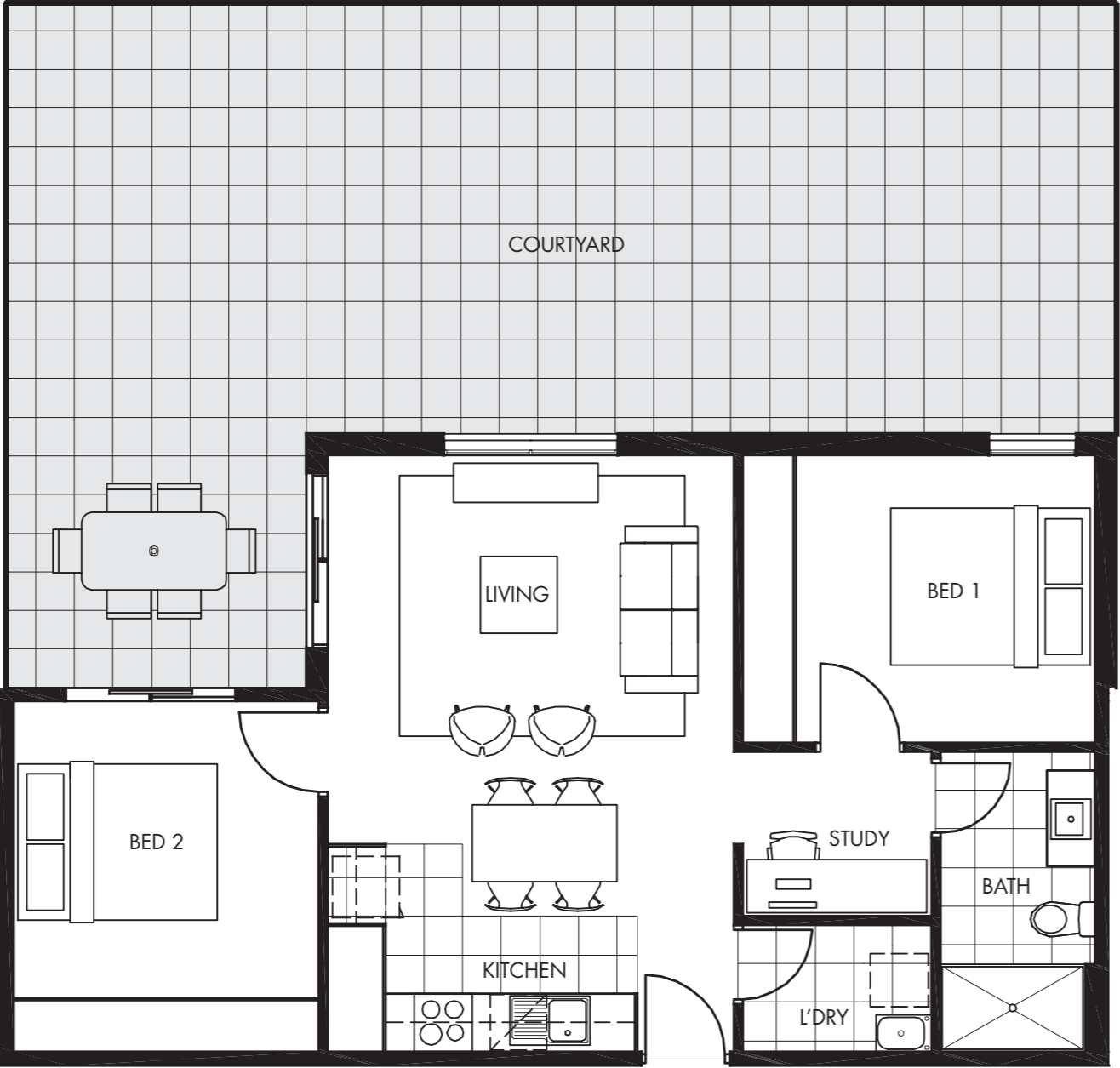
Bedrooms: 2
Apartment: 67.09m²
Courtyard: 62.04m²
Total Area: 129.13m²
Apartment Type: E.1



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CHAPTER
4

**THE
CHAPTERS**



4.102
GROUND LEVEL

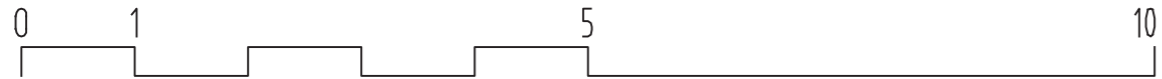
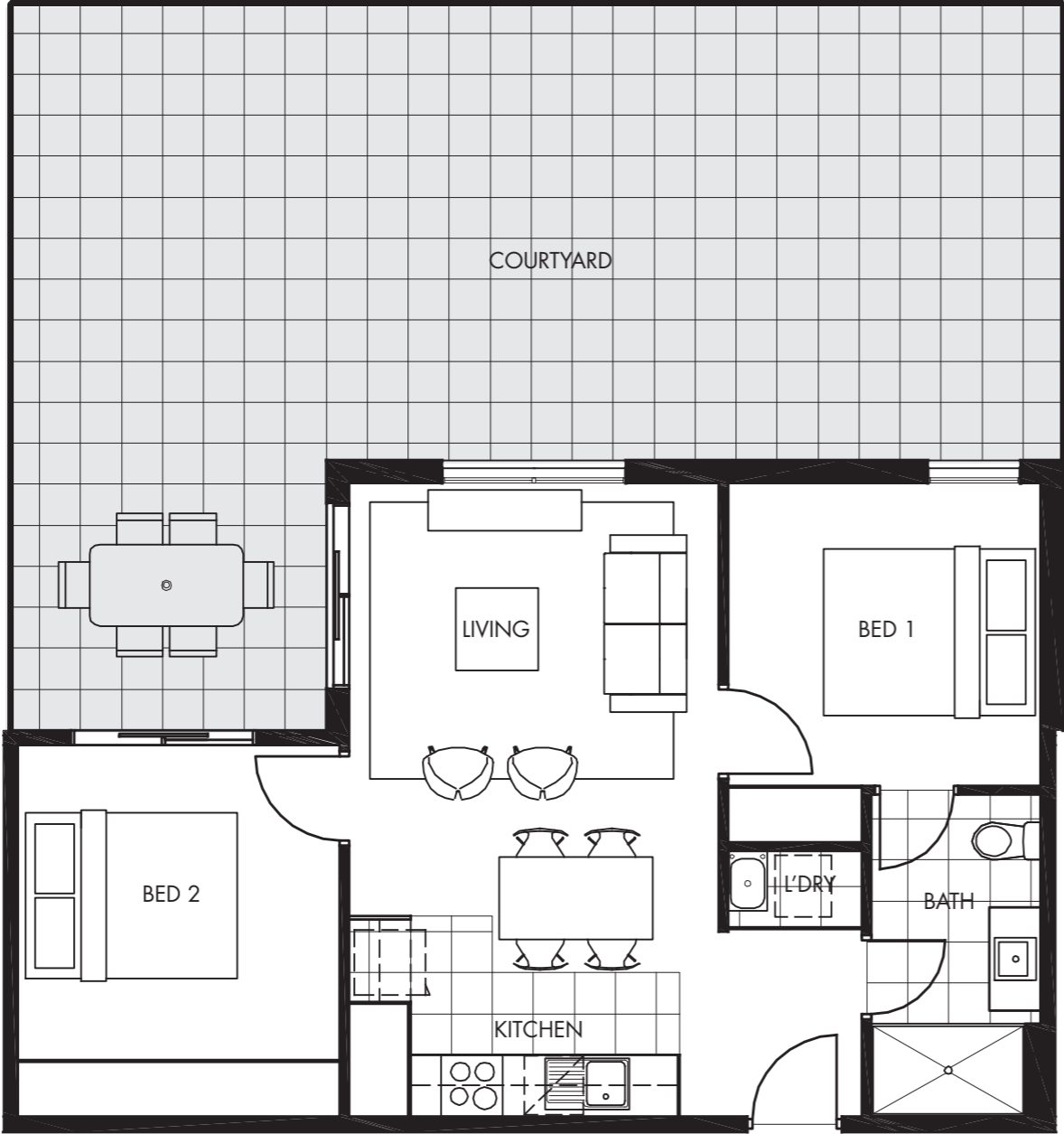
Bedrooms: 2
Apartment: 67.09m²
Courtyard: 59.36m²
Total Area: 126.45m²
Apartment Type: E



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CHAPTER
4

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4.103
GROUND LEVEL

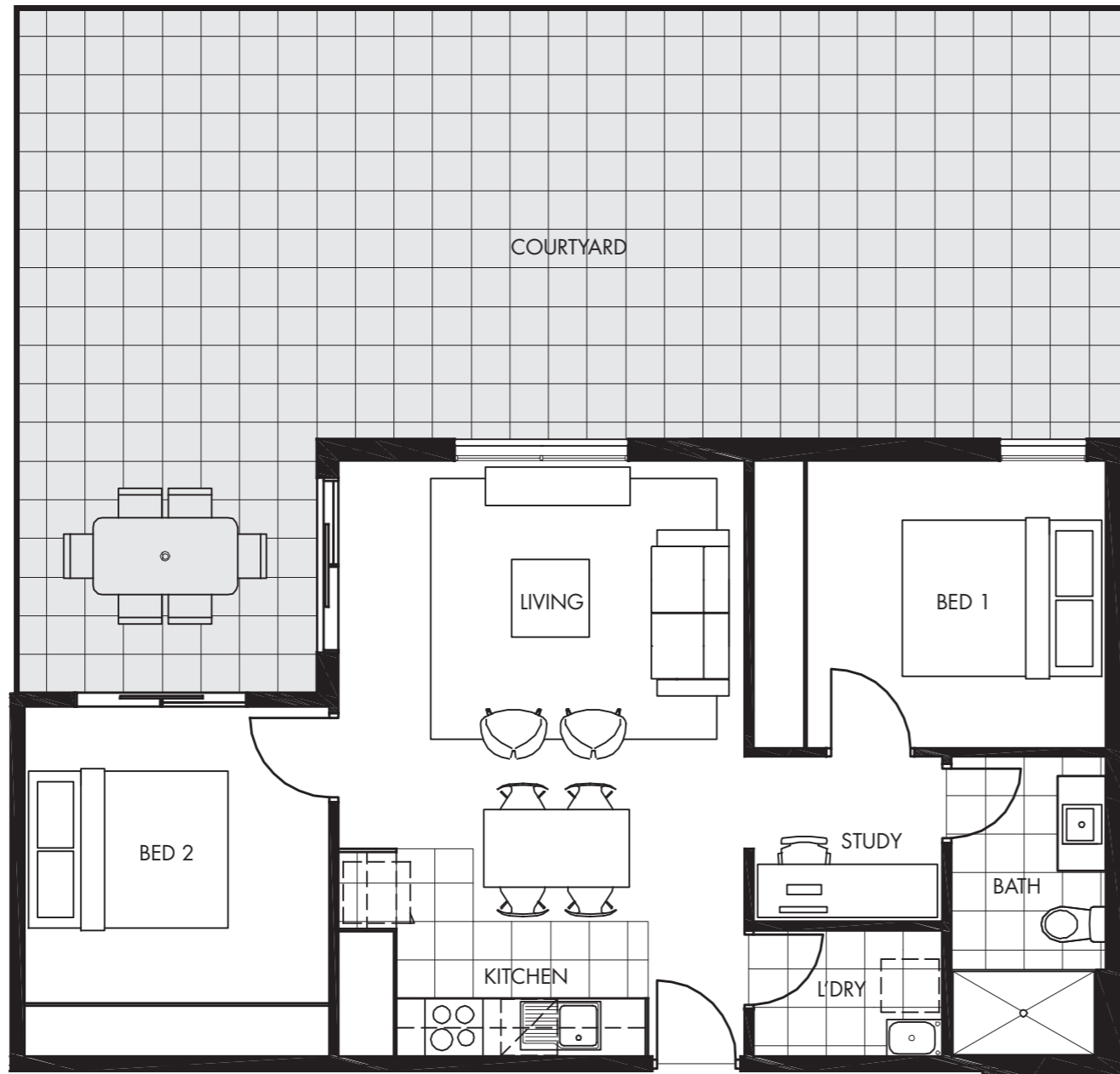
Bedrooms: 2
Apartment: 59.16m²
Courtyard: 53.93m²
Total Area: 113.09m²
Apartment Type: M



Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

CHAPTER
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**THE
CHAPTERS**



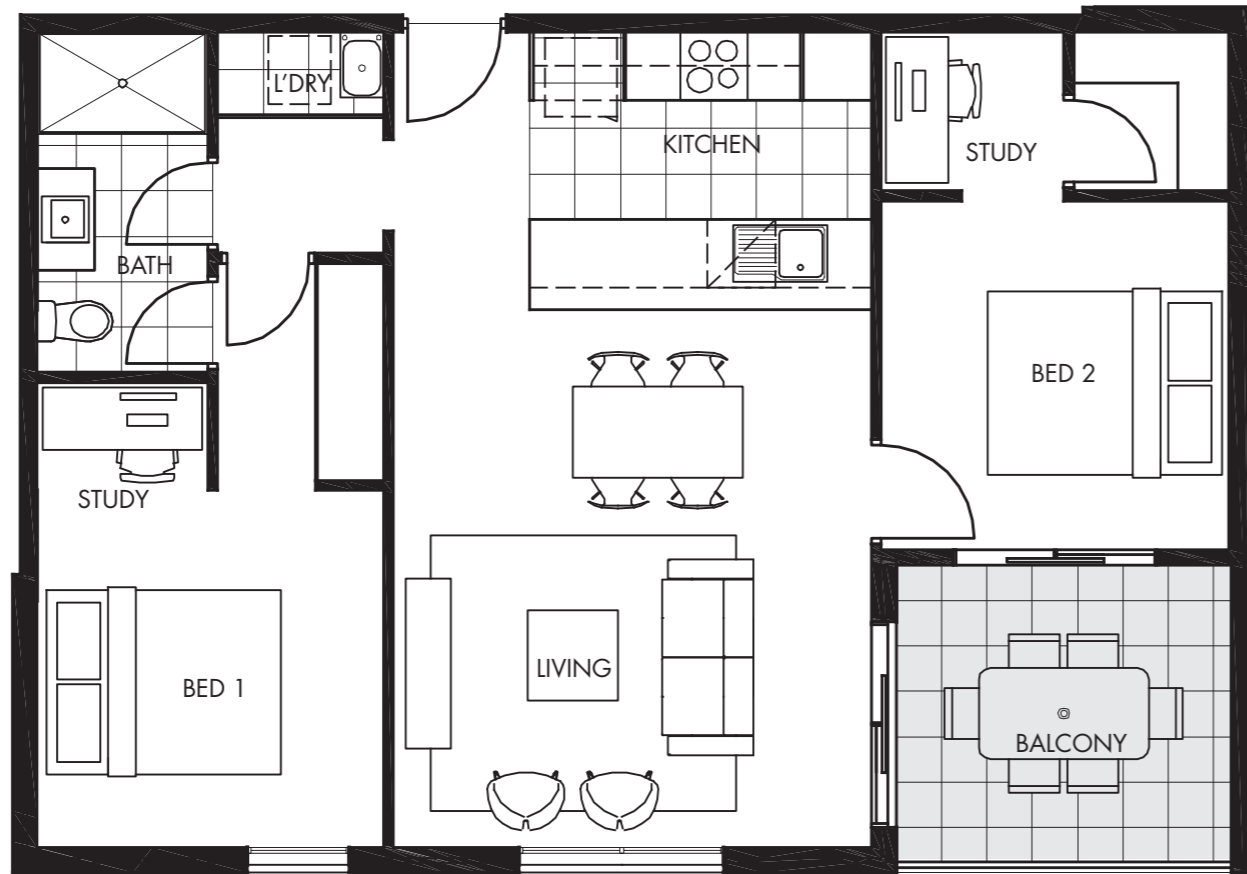
4.104
GROUND LEVEL

Bedrooms: 2
Apartment: 67.47m²
Courtyard: 59.42m²
Total Area: 126.89m²
Apartment Type: E

Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

CHAPTER
4

**THE
CHAPTERS**



4.105
GROUND LEVEL

Bedrooms: 2
Apartment: 73.93m²
Courtyard: 8.54m²
Total Area: 82.47m²
Apartment Type: K.1



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CHAPTER
4

**THE
CHAPTERS**



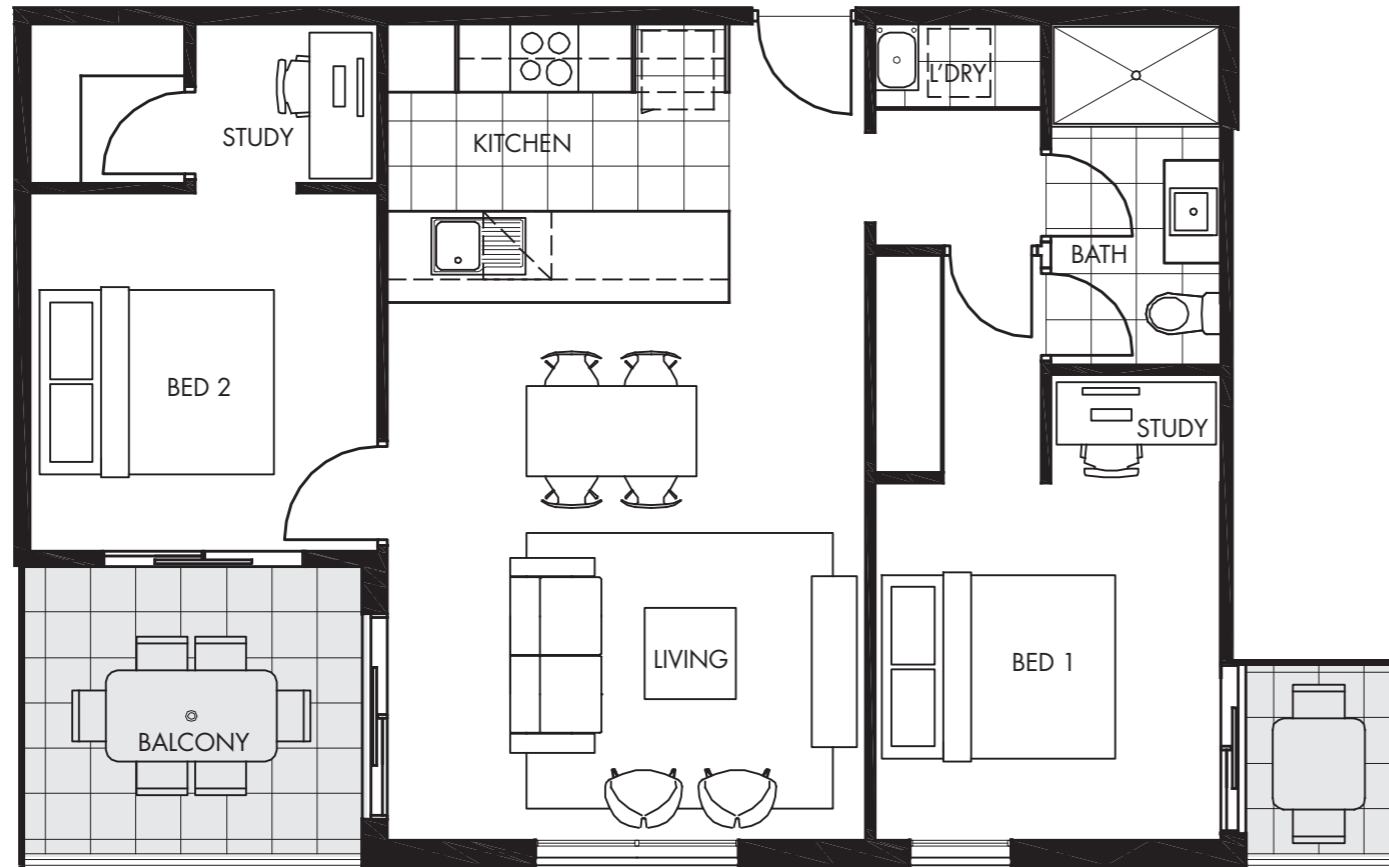
4.106
GROUND LEVEL

Bedrooms: 2
Apartment: 73.48m²
Courtyard: 10.27m²
Total Area: 83.75m²
Apartment Type: K.M

Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

CHAPTER
4

**THE
CHAPTERS**



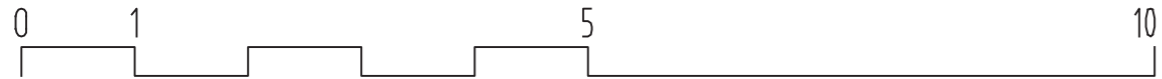
4.107
GROUND LEVEL

Bedrooms: 2
Apartment: 73.48m²
Courtyard: 10.27m²
Total Area: 83.75m²
Apartment Type: K

Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

CHAPTER
4

**THE
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4.108
GROUND LEVEL

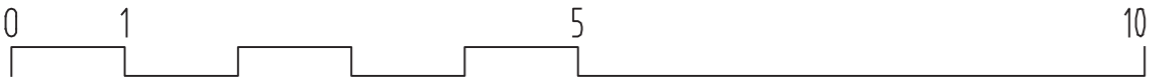
Bedrooms: 2
Apartment: 73.88m²
Courtyard: 8.85m²
Total Area: 82.73m²
Apartment Type: L



Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

CHAPTER
4

**THE
CHAPTERS**



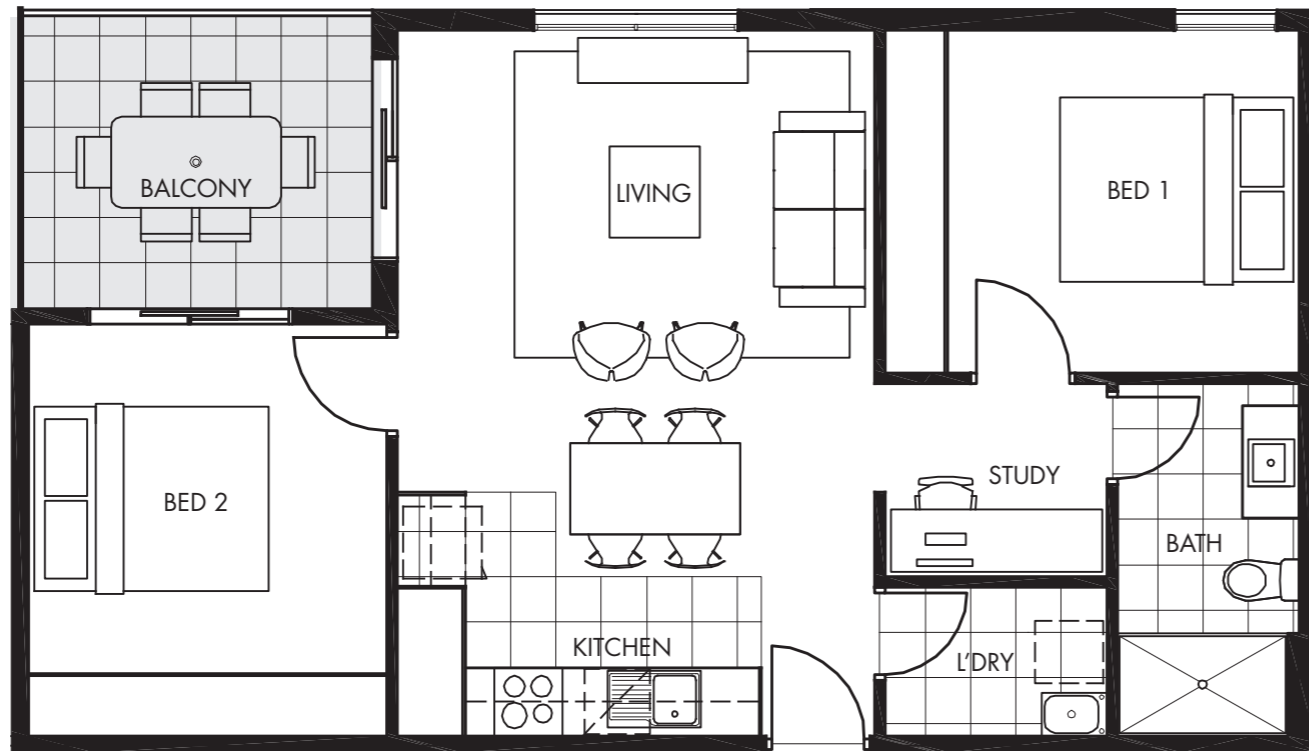
4.201
4.301
LEVELS 1 & 2

Bedrooms: 2
Apartment: 67.87m²
Balcony: 8.97m²
Total Area: 76.84m²
Apartment Type: E.1

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CHAPTER
4

**THE
CHAPTERS**



4.202
4.302
LEVELS 1 & 2

Bedrooms: 2
Apartment: 67.09m²
Balcony: 8.18m²
Total Area: 75.27m²
Apartment Type: E



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CHAPTER
4

**THE
CHAPTERS**



4.203
4.303
LEVELS 1 & 2

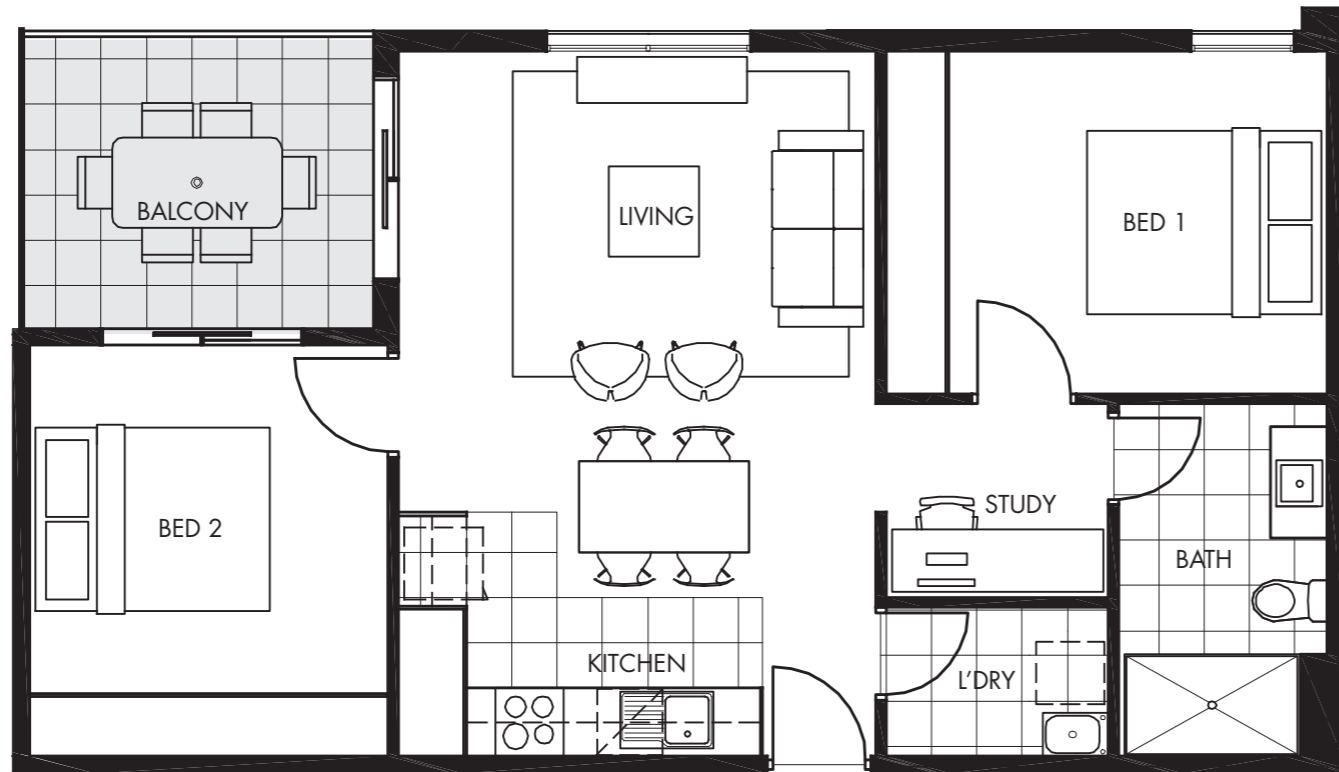
Bedrooms: 2
Apartment: 59.16m²
Balcony: 8.13m²
Total Area: 67.29m²
Apartment Type: M



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CHAPTER
4

**THE
CHAPTERS**



4.204
4.304
LEVELS 1 & 2

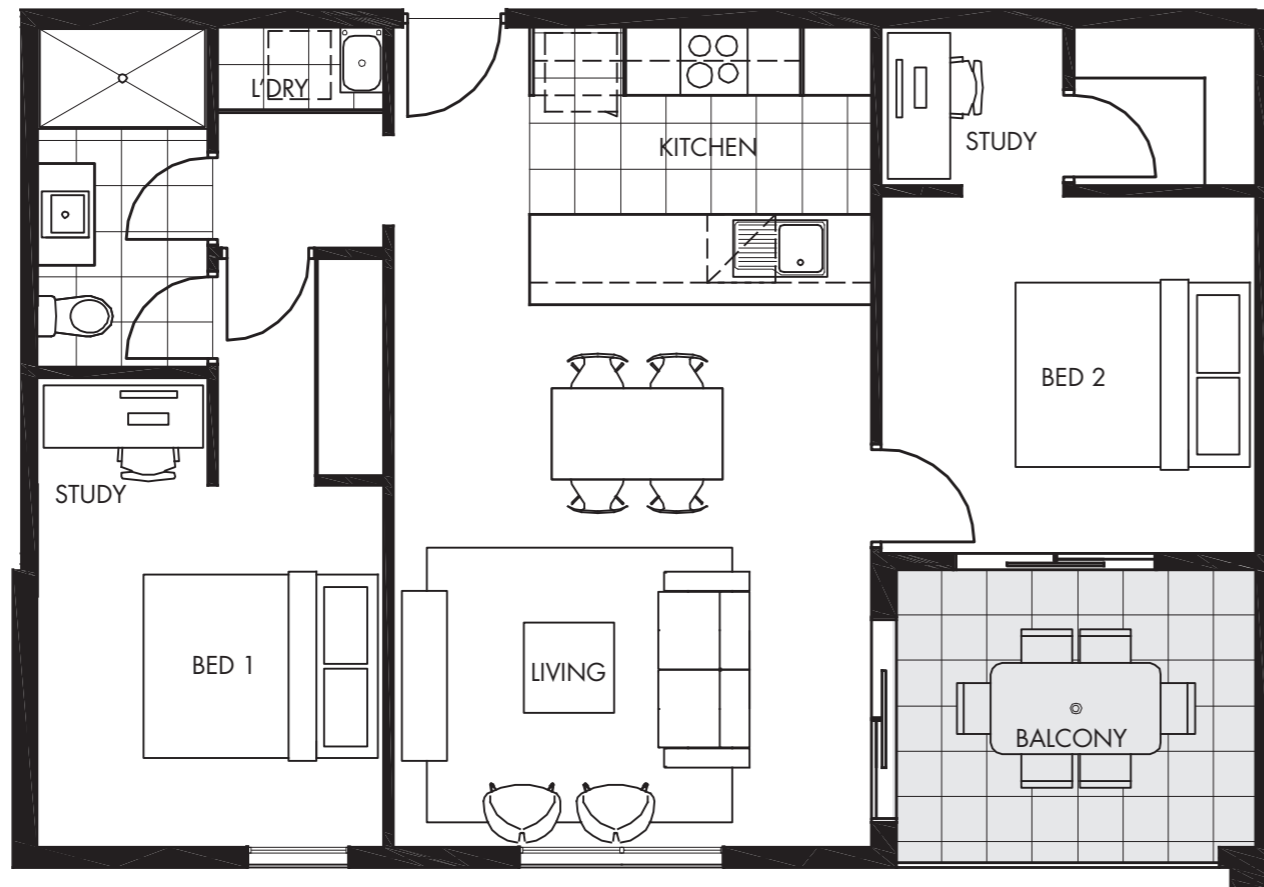
Bedrooms: 2
Apartment: 68.75m²
Balcony: 8.18m²
Total Area: 76.93m²
Apartment Type: E



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CHAPTER
4

**THE
CHAPTERS**



4.205
4.305
LEVELS 1 & 2

Bedrooms: 2
Apartment: 75.06m²
Balcony: 8.89m²
Total Area: 83.95m²
Apartment Type: K.1



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CHAPTER
4

**THE
CHAPTERS**



4.206
4.306
LEVELS 1 & 2

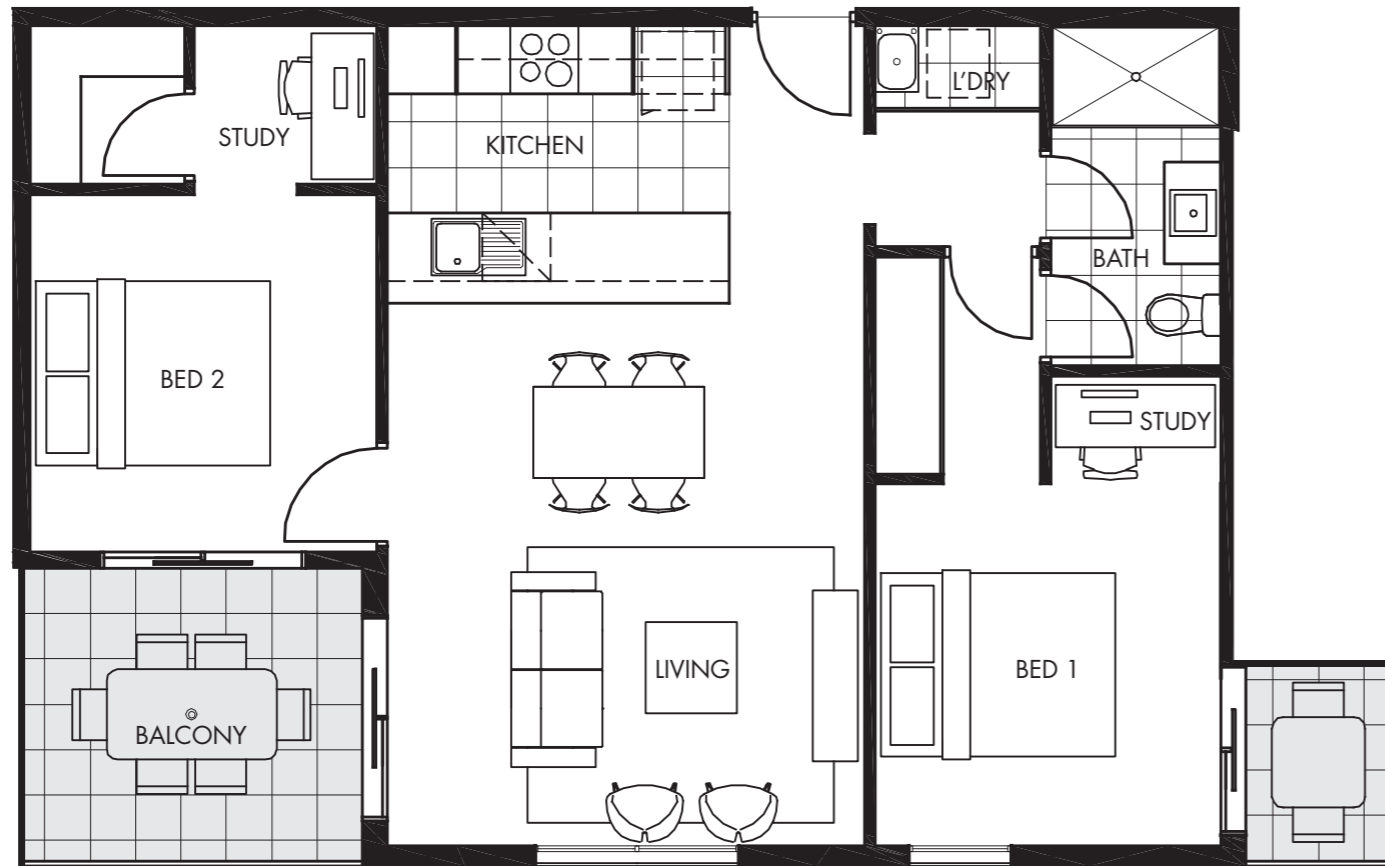
Bedrooms: 2
Apartment: 73.48m²
Balcony: 10.27m²
Total Area: 83.75m²
Apartment Type: K.M



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CHAPTER
4

**THE
CHAPTERS**



4.207
4.307
LEVELS 1 & 2

Bedrooms: 2
Apartment: 73.48m²
Balcony: 10.27m²
Total Area: 83.75m²
Apartment Type: K



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CHAPTER
4

**THE
CHAPTERS**



4.208
4.308
LEVELS 1 & 2

Bedrooms: 2
Apartment: 74.71m²
Balcony: 9.61m²
Total Area: 84.32m²
Apartment Type: L

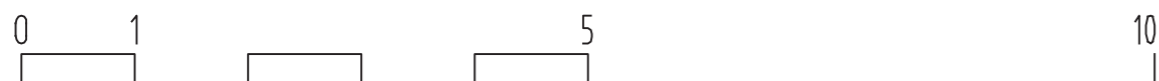
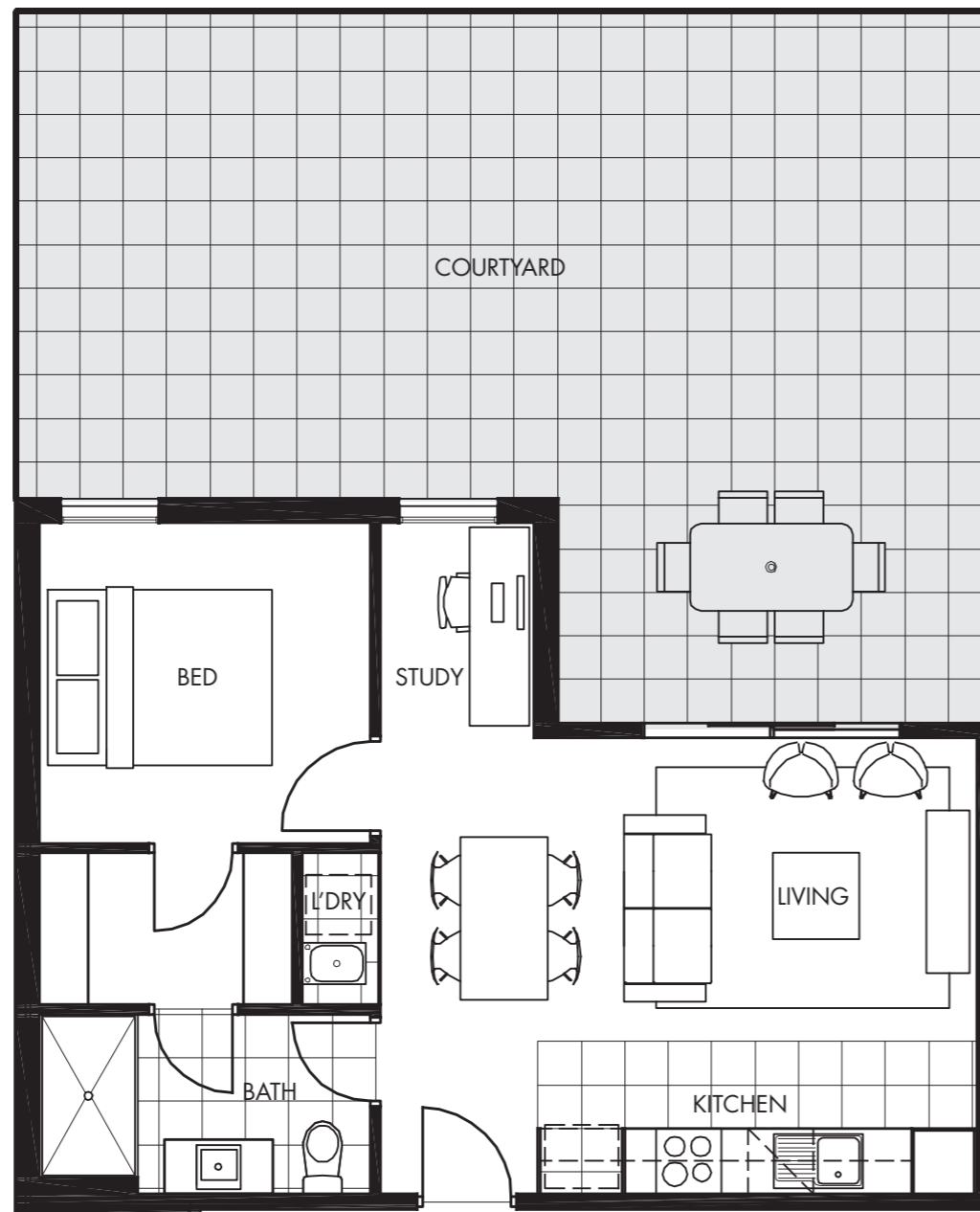
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FLOOR PLANS



CHAPTER
5

**THE
CHAPTERS**



5.101
GROUND LEVEL

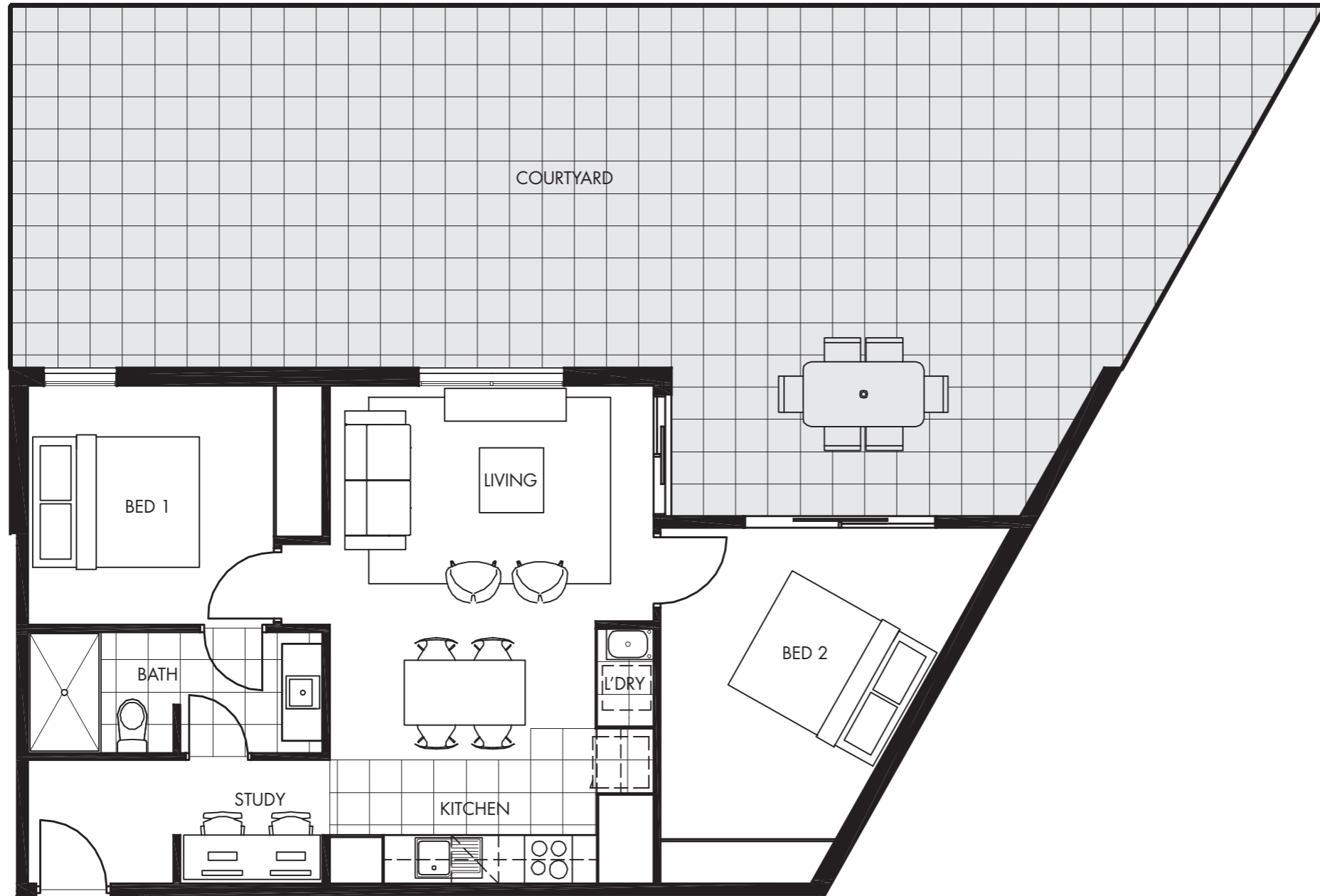
Bedrooms: 1
Apartment: 50.76m²
Balcony: 47.99m²
Total Area: 98.75m²
Apartment Type: C



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CHAPTER
5

**THE
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5.102
GROUND LEVEL

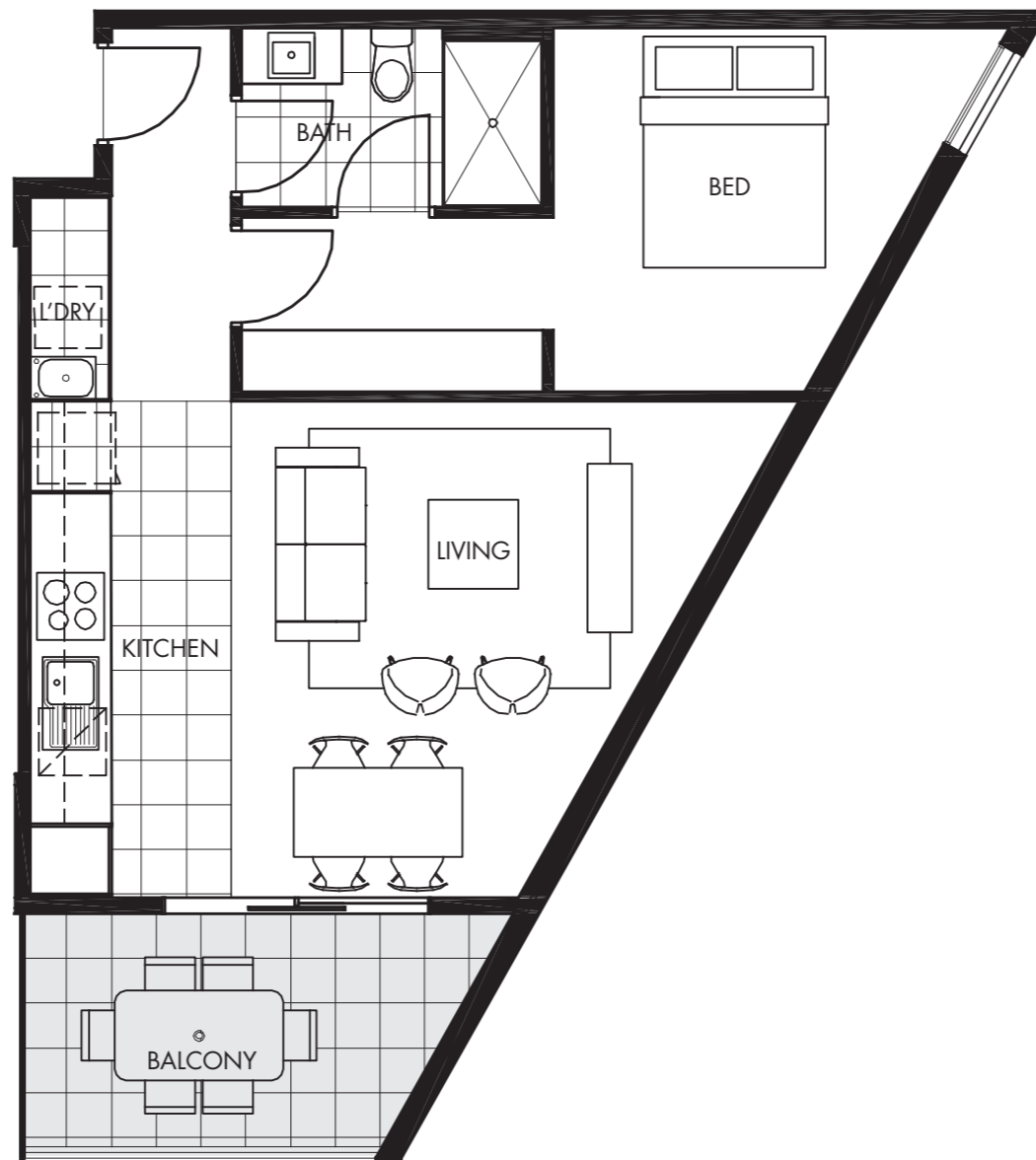
Bedrooms: 2
Apartment: 68.46m²
Courtyard: 76.79m²
Total Area: 145.25m²
Apartment Type: G



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CHAPTER
5

**THE
CHAPTERS**



5.103
GROUND LEVEL

Bedrooms: 1
Apartment: 54.83m²
Balcony: 8.72m²
Total Area: 63.55m²
Apartment Type: H



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CHAPTER
5

**THE
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5.104
GROUND LEVEL

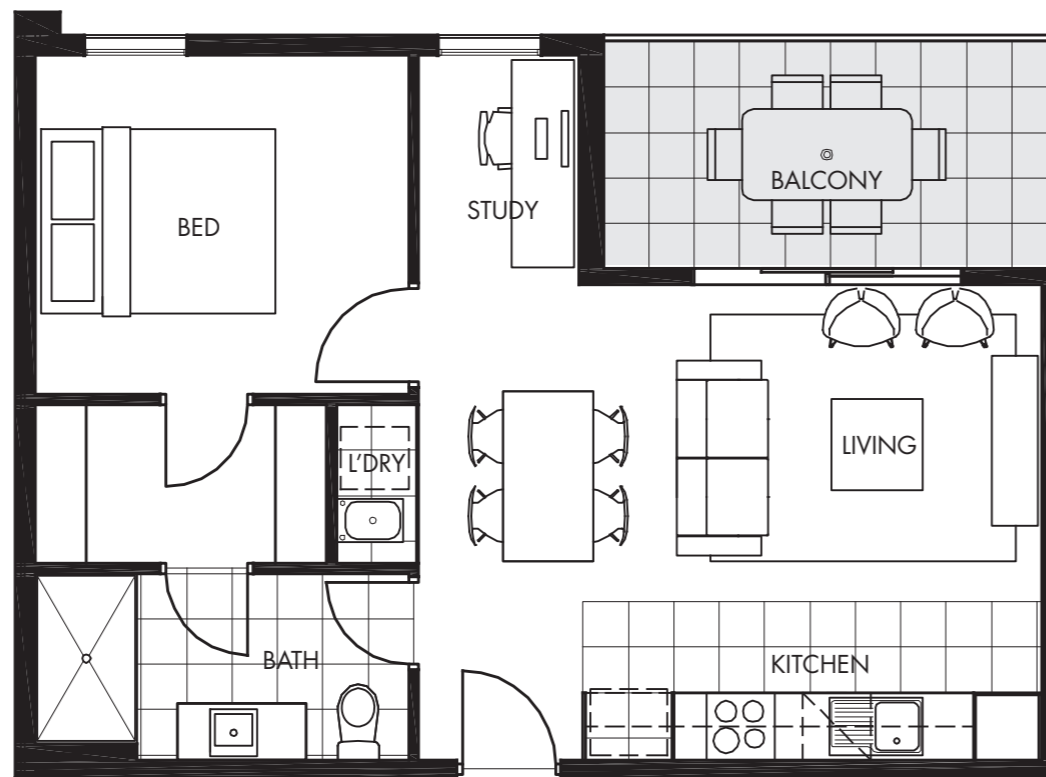
Bedrooms: 2
Apartment: 62.52m²
Balcony: 8.49m²
Total Area: 71.01m²
Apartment Type: N



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CHAPTER
5

**THE
CHAPTERS**



5.201
5.301
LEVELS 1 & 2

Bedrooms: 1
Apartment: 52.03m²
Balcony: 8.12m²
Total Area: 60.15m²
Apartment Type: C



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CHAPTER
5

**THE
CHAPTERS**



5.202
5.302
LEVELS 1 & 2

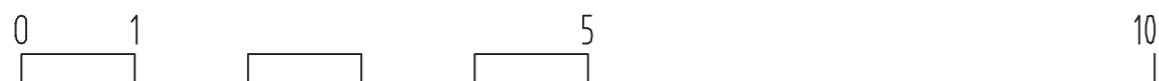
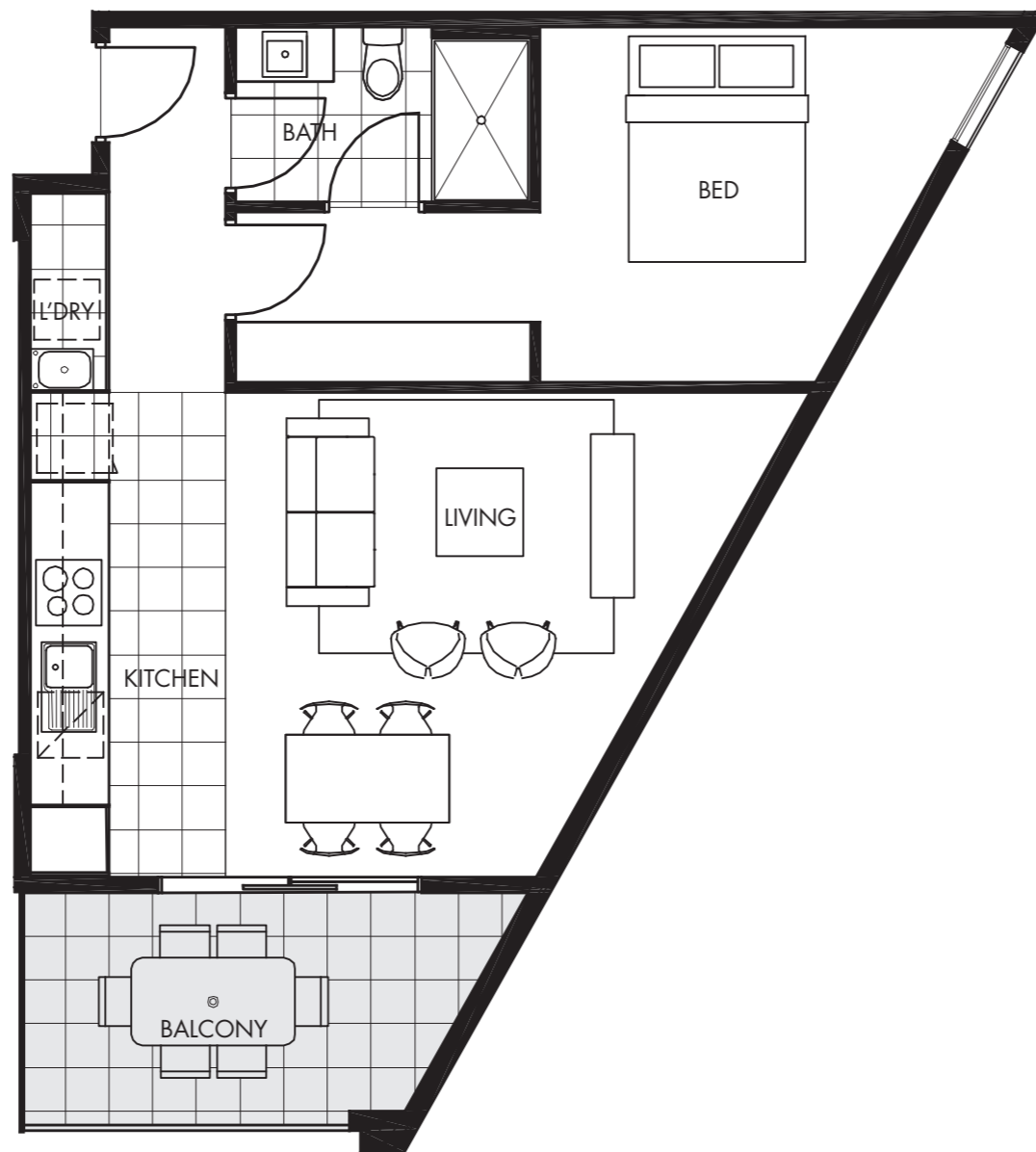
Bedrooms: 2
Apartment: 69.54m²
Balcony: 9.82m²
Total Area: 79.36m²
Apartment Type: G



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CHAPTER
5

**THE
CHAPTERS**



5.203
5.303
LEVELS 1 & 2

Bedrooms: 1
Apartment: 56.69m²
Balcony: 9.31m²
Total Area: 66.00m²
Apartment Type: H



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CHAPTER
5

**THE
CHAPTERS**



5.204
5.304
LEVELS 1 & 2

Bedrooms: 2
Apartment: 64.05m²
Balcony: 8.67m²
Total Area: 72.72m²
Apartment Type: N



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MARKET ANALYSIS



METROPOLITAN MELBOURNE RESIDENTIAL VACANCY RATES

Since December 2004, Melbourne, like all capital city markets has experienced a significant tightening of the residential vacancy rate.

The rental market is considered to be in balance (represent 'normal' market conditions) when the vacancy rate is around 3 per cent. Melbourne has been below the 3 per cent vacancy rate since 2005, until October 2011 when it reached 3.1 per cent.

The vacancy rate peaked at 3.6 per cent in March 2012. It has since stabilised at around 3 per cent to represent a 'normal' market.

Vacancy rates lower than this benchmark indicates a severe shortage of dwellings, and subsequent strong demand for rental accommodation.¹

Despite recent easing, the vacancy rate remains below normal market conditions.

The outer Melbourne vacancy rate as at March 2013 is 2.3 per cent. The long run vacancy rate is 1.4 per cent (since December 2004).

Metropolitan Melbourne, Residential Vacancy Rates

APARTMENTS	2009	2010	2011	2012	2013
Outer Melbourne	1.1%	1.7%	1.9%	1.9%	2.3%
Metro Melbourne	1.5%	1.5%	1.7%	3.0%	2.8%

Source: REIV, Compiled by Oliver Hume Research

¹ Real Estate Institute of Victoria, Chief Executive Officer, Enzo Raimondo suggests that this imbalance has resulted in higher housing costs for renters.

BUNDOORA AVERAGE ANNUAL MEDIAN PRICE CHANGE

Since 2007 the median Bundoora apartment price has increased on average by 7 per cent.

The City of Whittlesea experienced greater growth over the same timeframe of around 15 per cent, while metropolitan Melbourne experienced comparably lower growth of around 10 per cent.

While, in terms of houses the median price has increased on average by around 3 per cent per annum in Bundoora. The City of Whittlesea experienced even higher growth of 4 per cent per annum, while metropolitan Melbourne experienced lower growth of around 3 per cent per annum over the same timeframe.

More recent, Real Estate Institute of Victorian for the March quarter 2013 shows a median Bundoora house and apartment price of \$456,000 and \$350,000 respectively ('new' and 'established' product).

Apartment and house sales within 'University Hill' are categorised as Bundoora. University Hill is not a suburb.

Apartment and House, Median Price

	2007	2012
APARTMENTS		
Bundoora	\$295,000	\$315,000
City of Whittlesea	\$260,000	\$300,000
Metropolitan Melbourne	\$340,000	\$406,000
HOUSE		
Bundoora	\$360,000	\$429,000
City of Whittlesea	\$305,000	\$381,000
Metropolitan Melbourne	\$375,000	\$430,000

Source: Land Victoria, Compiled by Oliver Hume Research

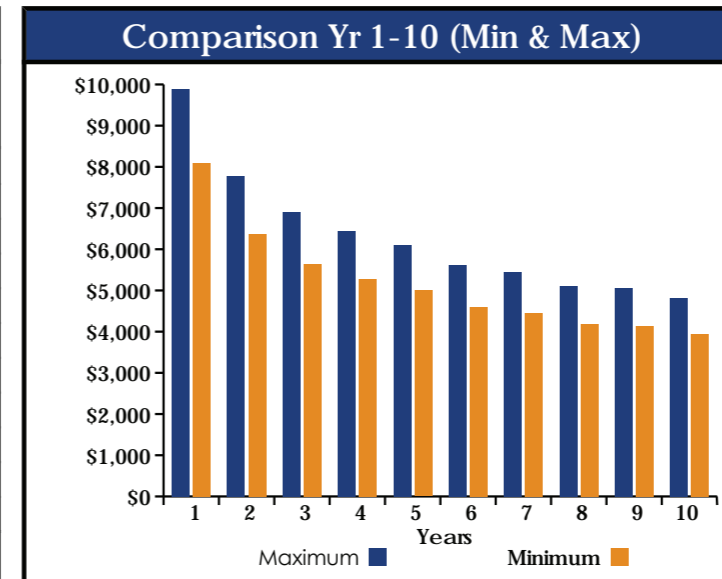
⁵ Land Victoria data is based on settlement data, and as such there is a time series lag.

DEPRECIATION SCHEDULE

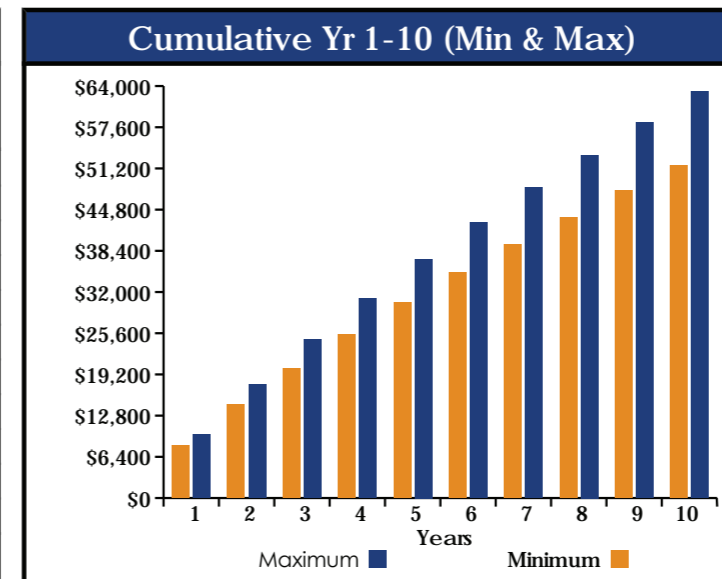
1 BEDROOM APARTMENT BUNDOORA

Estimate of Depreciation Claimable
Typical 1 Bedroom Apartment, 51 Janefield Avenue, Bundoora, VIC 3083

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,498	4,393	9,891
2	3,386	4,393	7,779
3	2,508	4,393	6,901
4	2,060	4,393	6,453
5	1,717	4,393	6,110
6	1,214	4,393	5,607
7	1,051	4,393	5,444
8	712	4,393	5,105
9	663	4,393	5,056
10	415	4,393	4,808
11 +	690	131,778	132,468
Total	\$19,914	\$175,708	\$195,622



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,498	3,595	8,093
2	2,770	3,595	6,365
3	2,052	3,595	5,647
4	1,686	3,595	5,281
5	1,405	3,595	5,000
6	994	3,595	4,589
7	860	3,595	4,455
8	582	3,595	4,177
9	543	3,595	4,138
10	339	3,595	3,934
11 +	564	107,818	108,382
Total	\$16,293	\$143,768	\$160,061



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% or 4% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

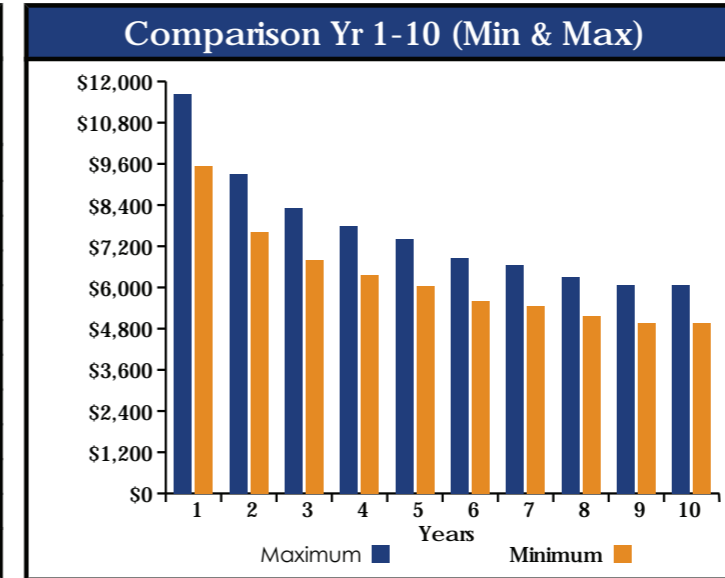
This Estimate Cannot Be Used For Taxation Purposes

DEPRECIATION SCHEDULE

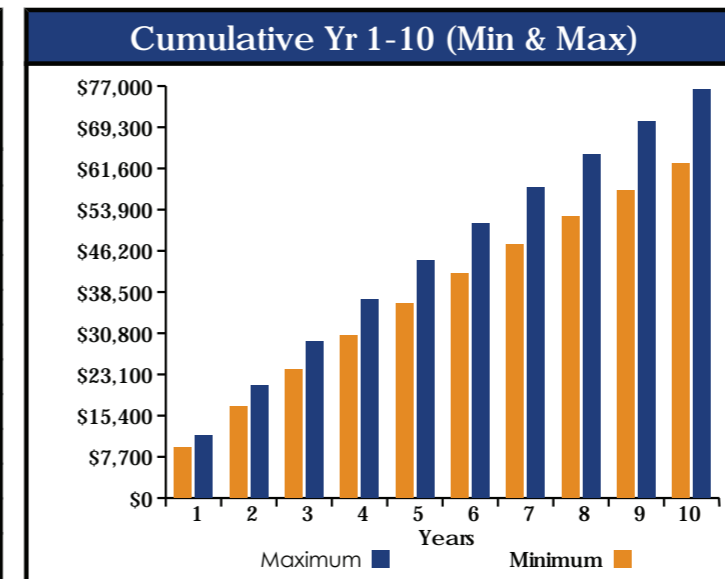
2 BEDROOM APARTMENT BUNDOORA

Estimate of Depreciation Claimable
 Typical 2 Bedroom Apartment, 51 Janefield Avenue, Bundoora, VIC 3083

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,124	5,523	11,647
2	3,780	5,523	9,303
3	2,794	5,523	8,317
4	2,268	5,523	7,791
5	1,876	5,523	7,399
6	1,333	5,523	6,856
7	1,137	5,523	6,660
8	782	5,523	6,305
9	542	5,523	6,065
10	557	5,523	6,080
11 +	922	165,683	166,605
Total	\$22,115	\$220,913	\$243,028



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,010	4,519	9,529
2	3,092	4,519	7,611
3	2,286	4,519	6,805
4	1,856	4,519	6,375
5	1,535	4,519	6,054
6	1,091	4,519	5,610
7	931	4,519	5,450
8	640	4,519	5,159
9	444	4,519	4,963
10	455	4,519	4,974
11 +	754	135,559	136,313
Total	\$18,094	\$180,749	\$198,843



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% or 4% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.
 This Estimate Cannot Be Used For Taxation Purposes

SCHEDULE OF FINISHES



SPECIFICATIONS

GENERAL BASE BUILDING SPECIFICATIONS

External Walls	Cladding, render and paint finish.
Apartment Tenancy Walls	Acoustically treated wall with plasterboard lining.
Apartment Internal Walls	Framed plasterboard.
Apartment Ceilings	Framed plasterboard.
Roof	Waterproofed metal sheeting.
External Glazing	Aluminium framed glazing, sliding glazed doors to balconies which are to building code requirements.
Balconies/Terraces	Selected floor tiles on waterproof membrane. Framed glazed section as balustrades.
Basement	Sealed reinforced concrete.
Storage Cage	Chain wire mesh enclosure for each apartment in basement.

BASE BUILDING AND APARTMENT SERVICES

Domestic Hot Water	Individual hot water system within each apartment.
Heating & Cooling	1x Split System located in the living area with condenser located on balcony. Electric panel heaters to each bedroom.
Bathroom and Laundry Exhaust	Ducted system for exhaust of bathroom and laundry. Individual horizontal discharge for each apartment via exhaust fan and duct within bulkhead to outside.
Security	Security access control system to carpark entry, main entry and any other communal areas.
Intercom	Video intercom to entry lobby integrated with access control system.
Lighting	Recessed downlights or surface mounted downlights.
Power	Double GPOs throughout apartment.
Television	MATV wiring is included to each apartment. Foxtel to living room.
Data/Internet	Available to each apartment.
Telephone	Telephone points are included in each apartment to selected locations.
Fire Protection	In accordance with authority requirements and the BCA.
Smoke Management System	Designed in accordance with the fire engineering requirements and the BCA.

COMMON AREAS

Apartment Lobbies	Selected floor tiles, painted plasterboard walls, painted plasterboard ceilings, selected lighting and mailboxes.
Carpark	Secure carpark with security access control system.
Waste Disposal	Waste disposal area to be located in the basement.

GENERAL APARTMENT SPECIFICATIONS

Finishes	
Apartment Entry	Selected carpet to entry area.
Floors	Selected carpet throughout except wet areas and kitchen.
Walls	Flat acrylic painted plasterboard.
Ceilings	Flat acrylic painted plasterboard.
Skirtings and architrave	Low sheen acrylic painted timber skirtings and architrave.
Cornices	Selected cornice.
Doors	Internal hollow core door, painted. External solid core door, painted.
Balconies	Framed glazed balustrade. Selected floor tiles.

BEDROOM FINISHES

Robes	Built in robes with hanging rail.
Floors	Carpet with underlay. (Refer colour scheme).
Walls	Painted plasterboard.
Ceilings	Painted plasterboard.
Skirtings and Architraves	Painted timber skirtings and architraves.
Cornices	Selected cornice.
Lighting	Selected recessed downlights or surface mounted downlights.

KITCHEN FINISHES

Flooring	Selected ceramic tiles with acoustic underlay as per the BCA. (Refer colour scheme).
Cabinets	Laminate finish. (Refer colour scheme).
Benchtops	Reconstituted stone. (Refer colour scheme).
Splashback	Colour backed glass.
Sink above bench	1 and a half bowl stainless steel sink above bench.
Tapware	Chrome mixer tap.
Dishwasher	Dishwasher included and connected.
Oven	Whirlpool 600mm under bench electric (or Equivalent).
Whirlpool 600mm Gas Cooktop Stainless Steel Finish (or Equivalent)	Whirlpool 600mm Gas Cooktop Stainless Steel Finish (or Equivalent).
Rangehood	Whirlpool 600mm slideout re-circulating, stainless steel finish (or Equivalent).
Refrigerator	Space and Powerpoint only.

BATHROOM FINISHES

Wall Finishes	Selected ceramic tiles, painted plasterboard and mirror. (Refer colour scheme).
Floor Finishes	Selected ceramic tiles. (Refer colour scheme).
Ceiling Finishes	Painted plasterboard.
Vanity Basin	Selected vanity basin.
Vanity Unit	Selected vanity unit with drawers.
Tapware	Selected chrome tapware.
Toilet Suite	Close coupled toilet ceramic.
Shower	Glazed shower screen. Shower set, wall mounted.

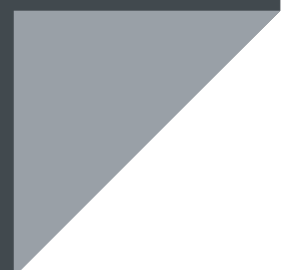
LAUNDRY FINISHES

Washing Machine	Space only provided.
Dryer	Space only provided.
Floor	Ceramic tiles or similar.
Trough	Single bowl stainless steel.

THE CHAPTERS

Whilst all due care and attention has been applied in the preparation of this document, the architectural representations of The Chapters are artist's impressions only and are based on finishes and specifications available at the time of printing. Specifications and finishes are subject to change, please refer to your contract of sale for further clarification. Nothing in this document constitutes specific technical, financial or investment advice. Specialist advice should be taken in relation to specific circumstances; accordingly users are advised to seek their own independent advice. Prepared October 2011. Designed by Moore Brand Design.

THE TEAM



PROJECT TEAM

GOLDFIELDS LIVING

Developer

Goldfields Living, part of the Goldfields Group of companies has its primary focus entrenched within the Australia property sector. Goldfields Living is headed up by Marco Gattino who brings a significant amount of property and business experience to all existing and future transactions. Marco went on to co-found and manage Asset1, a well-known property brand within the Melbourne property landscape.

Today Asset1 is best known for its ownership of Melbourne's World Trade Centre and related Northbank assets, however, Asset1 is also known for creating very successful land subdivisions across Melbourne and South East Queensland, as well as Malaysia.

Since 2000, Marco has been involved in the development of over 3,000 residential housing allotments and 400 medium density dwellings, participating at all levels of development, including, finance, marketing, sales and project management.

Goldfields Living currently controls around 2,000 conventional and medium density lots and is looking at maintaining its path of steady careful growth.

Goldfields Living has the support of a number of large Australian Financial Institutions and aims to continue fostering these relationships to promote its growth ambitions. In addition, the realising of these ambitions is supported by the unique series of skills, knowledge, experience, capability, resources and approaches that Goldfields Living has acquired in order to innovatively deliver development strong outcomes.

**goldfields
living**

PRINCIPAL PARTNERS

Joint Venture Partner

The origins of Principal Partners date back to 1987 and in 1999 a joint venture was formed with BDO (previously Horwath) to provide wealth management solutions to their clients. Throughout this period the core business partners have remained together.

In early 2012 a management buy-out occurred allowing the Directors of Principal Partners to implement their business vision with greater clarity, while maintaining established relationships with mutual clients following their merger with BDO.

In 2003 Principal Partners secured their Australian Financial Services License. Principal Partners is owned independent of any financial institution, fund manager or bank and is licensed to provide advice on a wide range of investments.

Principal Partners is a Principal member of The Financial Planning Association and is certified by the Responsible Investment Association of Australia (RIAA), formally the Ethical Investment Association, according to the strict disclosure practices required under the RIAA Investment Certification Program.

CORNALL BUILDING DESIGN

Design Consultants

Cornall Building Design is a private Melbourne based design company that was established in 2007 by designer and owner Alexander Cornall. With growing industry acknowledgement, and establishing close ties with a select client base, they continue to server and deliver the service their clients demand.

Alexander Cornall is a Registered Building Practitioner and Company Director with over 12 years of industry experience in the Design and Construction industry.

OLIVER HUME APARTMENTS

Sales and Marketing

Oliver Hume Apartments specialise in the sale and marketing of medium and high density developments across the inner and middle ring of Melbourne. Integral to the success of any project delivered by Oliver Hume is the identification and implementation of research-based sales and marketing strategies that contribute to a 'market-driven and customer-led' development solution. This ensures maximum value, return on investment and a quality outcome for all stakeholders. In an environment where the quality of development projects is continuously improving, Oliver Hume is committed to representing only the highest quality townhouse and apartment opportunities to customers.



OLIVER HUME
APARTMENTS



BOUTIQUE
WATERFRONT
LIVING IN THE
PRESTIGIOUS
UNIVERSITY HILL

goldfields
living

