

UNO Melbourne, 111 A'Beckett Street FACT SHEET

1.0 QUALIFICATION

To avoid any misrepresentation or misunderstanding, sales consultants are to restrict any comments regarding UNO Melbourne, 111 A'Beckett Street, to the contents of this fact sheet only. This document is not to be distributed to existing or prospective purchasers.

2.0 PROJECT DESCRIPTION

General Info / "Quick Facts"

Total Land Area: 1,741m2
Location: 111 A'Beckett Street, Melbourne, Australia
Development Type: Residential & Hotel Tower
Land Tenure: Freehold
Effective Stake: Fully owned

Construction Date	Mid 2018
Targeted Launch	4 th Quarter 2017
Targeted Completion	Second Quarter of 2022
Price Range	\$AUD499,000 to \$AUD\$1,560,000
Target Market	Owner occupiers, Young Families/Young Couples, Investors, Downsizers and Offshore Residents that frequent Melbourne

Facilities

UNO Lobby & Concierge – Ground Floor

24 hour Concierge Service

UNO Sky Lounge – Level 40

Lounge / Bar
 2 x Private Dining Rooms
 Lounge
 Media Room
 Library
 Games Room

UNO Wellness – Level 64

Indoor Heated Pool
 Hydrotherapy Spas
 Steam & Sauna Rooms
 Gymnasium and Yoga Studio

Other Residents Amenities

Secured Carpark

Hotel Amenities – Level 1

Breakfast Bar & All-Day Dining

Hotel Amenities – Level 9

Gymnasium
 Yoga Studio
 Indoor Heated Pool & Spa
 Steam & Sauna Rooms
 Business Training Center
 Outdoor Leisure Facilities

3.0 LOCATION DESCRIPTION

- Queen Victoria Market on your doorstep –Victoria’s most visited tourist attraction-
<http://www.qvm.com.au/>
- Melbourne Central - Bringing together more than 300 retailers over five levels, Melbourne Central is home to an absorbing range of Australian and international fashion brands from Nike, Country Road, Forever New, Gorman, Bul, Crumpler to Vans and Nique-
<https://www.melbournecentral.com.au/centre-info/about-us>
- Flagstaff Gardens- The Flagstaff Gardens have been reserved as parklands since 1862, and today the stretches of lawn are the lunch spot of choice for local office workers.
<https://whatson.melbourne.vic.gov.au/>
- Emporium Shopping Centre-Behold one of the largest precincts for Ausytralian designers and an impressive array of dining options in the heart of the city
<https://www.emporiummelbourne.com.au/#visit>
- State Library of Victoria- State Library Victoria is the central library of the state of Victoria, Australia, located in Melbourne. It is on the block bounded by Swanston, La Trobe, Russell, and Little Lonsdale streets, in the northern centre of the central business district.
<https://www.slv.vic.gov.au/>
- RMIT University- RMIT University is an Australian public research university located in Melbourne, Victoria.
<https://www.rmit.edu.au/>
- University of Melbourne-Established in 1853 The University of Melboourne is a public spirited institution that makes distinctive contributions to society, in research, learning and teaching. It is consistently ranked as one of the leading Universities in the World and is currently ranked number 1 in Australia and number 32 in the world.
<http://www.unimelb.edu.au/>
- Bourke Street Mall- Take a deep breath and dive into the bustling hive of commerce that is the **Bourke Street Mall**, located between Swanston and Elizabeth streets
<http://bourkestreet.com.au/>

- Royal Melbourne Hospital Research Precinct- Melbourne Bio Medical Precinct - This Precinct has established itself as a major global research and teaching powerhouse with its 25 health service, research and academic partners sharing a formidable history of ground-breaking medical discoveries and developments
<https://www.thermh.org.au/about/melbourne-biomedical-precinct>
- Etihad Stadium- Docklands Stadium, also known by its current sponsorship name of Etihad Stadium is a multi-purpose sports and entertainment stadium in the Docklands precinct of Melbourne, Victoria, Australia.
<https://etihadstadium.com.au>

4.0 CONFIGURATION, SIZE AND PRICE RANGE

Configuration	Number	Mix	Size(m ²)		Average size (m ²)	Price range		Average price	Average \$/m ²
			Min	Max		Min	Max		
1 BED 1 BATH + STUDY	126	26%	51	51	51	\$499,000	\$588,200	\$539,590	\$10,580
2 BED 1 BATH	128	26%	60	60	60	\$642,000	\$737,600	\$685,900	\$11,432
2 BED 2 BATH	128	26%	70	70	70	\$795,000	\$897,000	\$842,063	\$12,029
2 BED 2 BATH + STUDY	52	11%	83	83	83	\$948,000	\$1,000,000	\$974,000	\$11,735
3 BED 2 BATH	52	11%	103	103	103	\$1,258,000	\$1,560,000	\$1,394,000	\$13,534
TOTAL	486	100%	51	103	67	\$499,000	\$1,560,000	\$795,686	\$11,812

5.0 DEVELOPER PROFILE

S P Setia Creates Projects Of Distinction Through Timeless Considered Design

Widely Known And Respected As A Market Leader In Property Development In Malaysia S P Setia Is Rapidly Forging An International Reputation As A Forward Thinking And Innovative Developer

Specialising In Luxurious Residential Developments

S P Setia's Benchmark Projects In Melbourne Include Fulton Lane, Parque Melbourne, Maison Carnegie, Marque Residences Prahran and Sapphire By The Gardens.

Since its incorporation in 1974, S P Setia has been a household name in the property development industry. The Group is recognised as one of Malaysia's leading listed real estate players with a portfolio that encompasses townships, eco-sanctuaries, luxury enclaves, high-rise residences, commercial and retail developments.

S P Setia was ranked No.1 in The Edge Malaysia Top Property Developers Awards for the 10th time in 2017, the only developer to have achieved this feat since the inception of the awards. S P Setia is also the only Malaysian developer to have received 7 FIABCI Prix d'Excellence Awards by the International Real Estate Federation (FIABCI) and 9 FIABCI Malaysia Property Awards.

The Group is well-established in the three key economic centres of Malaysia, namely Klang Valley, Johor Bahru and Penang and also has a project in Sabah. Its international reach now includes five countries which are Vietnam, Australia, Singapore, China and the United Kingdom.

As of 31 March 2017, the Group has 30 ongoing projects, with an effective stake of 5,141 acres in undeveloped land banks remaining and RM75.72 billion in Gross Development Value.

S P Setia has established a strong record of success in Victoria, delivering over 800 apartments at Fulton Lane Apartments and 329 apartments at Parque on St Kilda Road. 48 units are currently under construction at a boutique development - Maison Carnegie – which is expected to be completed in July 2018.

S P Setia will soon be launching another boutique project of 47 units – Marque Residences on High Street in Prahran – as well as recently UNO Melbourne, an 1,714 sqm site for A\$61million at 111 A'Beckett Street, Melbourne with an estimated GDV of A\$419million.

6.0 ARCHITECTURE AND INTERIOR DESIGN

6.1 Architectural Overview

Architecture

111-125 A'Beckett St, located in Melbourne's CBD is a 65 storey mixed use development. Encompassing a heritage building, the podium houses ground floor retail, foyer space, a childcare centre, a hotel and car parking with hotel rooms activating the aspect towards A'Beckett St. 54 levels of tower then rise out of the podium, housing the remainder of the hotel in addition to 486 residential apartments, with hotel amenities located on level 9 and residential amenities located on levels 40 and 64.

The site is located on the northern fringe of Melbourne's CBD. It enjoys immediate access to all of central Melbourne's retail, recreation and employment opportunities, remaining animated yet distanced from the intensity of the busy city centre.

The site is home to a heritage building which is architecturally significant at a state level. The building is a prime representative example in Victoria of the 'Streamlined Moderne' style, popular in the 1930s, having horizontal emphasis with accents of curves. Taking cues from this streamline modern period, our building grows from its heritage foundations into the future, embracing sustainable and technological architectural advancements in design.

The design of the tower responds a desire to design vertical communities where sustainable living and technology find balance. This is expressed through the tower façade, which reflects its environment and creates an ever-changing appearance according to the changes in the surrounding environment. A high-performance colour-shifting dichroic glass transitions between copper and sandstone colours depending on the angle it is viewed from. These colours reflect the palette of the brick and terracotta on the heritage building, but updated to reflect the current state-of-the-art in architectural technology. The effect gives the tower a shimmering, ethereal appearance; displacing the perception of form to dissolve into its context.

The curved, concave floorplate shape expressed in the tower form is a direct result of the urban context of the site. The building was shaped from the inside out in order to maximise and optimise the view angles for every apartment. The tower applies these forces to the geometry of the cuboid, expressing the curves as a pure extrusion adorned with highlights of shadow, colour, and reflection over the undulating facades. The vertical articulation of the building's volume allows it to sit asymmetrically on the site, allowing for a maximised separation with its high-rise neighbours, whilst still providing a singular design expression.

The podium is a key design element in the link between the past and the future. The fenestrated box provides a solid base to the tower, grounding the building in a block of stone carved with over-scaled apertures. Each of these apertures is the width of a single hotel room and has a differently shaped and profiled opening, providing a disruption that blends the different scales of order between the horizontal streamline and the vertical tower.

The outcome is true harmony – the city's future and its past coexisting together, not as discrete entities but as a unified whole.

6.2 Interior Design Overview

Interiors

'Designing vertical communities where sustainable living and technology find balance.'

Uno exhibits an internal vertical community where the habitat and the balance of life are aligned. Taking cues from the five essential elements (Wu Xing) we aim to create a new harmony where people can affordably eat, socialise and look after their wellbeing within a sustainable environment.

The design strategy of the five elements has been implemented within the design of the apartments to ignite the harmony between nature and man. The design has been refined in a way that gives residents the opportunity to create their place and ownership of the apartment within a beautiful surrounding. The material palettes within the apartments reflect the rough, the raw and the geometric forms found within nature to ignite a sensory experience.

Uno creates a unique future living model that challenges our perception of 'home'. The communal facilities and services have been tailored to dissolve this distinction and provide residents with a new way of living that has both physical and social benefits.

The entry into the building is the introduction into the design and social innovation embedded within the building. Residents can utilise the lobby area as a meeting ground, to relax and enjoy other's company, while utilising the services provided.

On level 64 residents can look after their physical and mental wellbeing by working out in the gym and pool areas, or relax and be rejuvenated in the hydrotherapy spas, sauna and steam rooms.

On level 40 the creation of a communal facility focusses on the social wellbeing of the residents. Featuring private dining rooms, a lounge/ bar, media room, games room, and poker and mahjong rooms, these spaces create the perfect environment for socialising and entertaining within the building.

Throughout the design of these facilities the alignment of particular elements and technologies create a balance of habitat and life.

ARCHITECT INPUT

6.3 Architect Profile

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

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

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

The outcome is sensory – architecture that people can feel, not just see. Architecture that makes people think, acknowledging the origins of architecture and its plethora of influences, both ancient and modern.

Talented individuals and inspired collaboration form the driving force of our studios. Everyone brings their unique perspective and skills to each project, but most importantly their dedication to producing the best outcome for all stakeholders in the built environment.

We are conscious of the impact our buildings have on the city, its inhabitants and the environment. This awareness informs our work – we take pride in the end results but consider the effects and requirements of our projects beyond their completion, well into the future. We practice environmental design based on a first principles approach, inspired by the natural environment.

Through interrogation, invention and collaboration we produce experiential spaces that demand reaction.

Elenberg Fraser. Feel the difference.

BUILDER

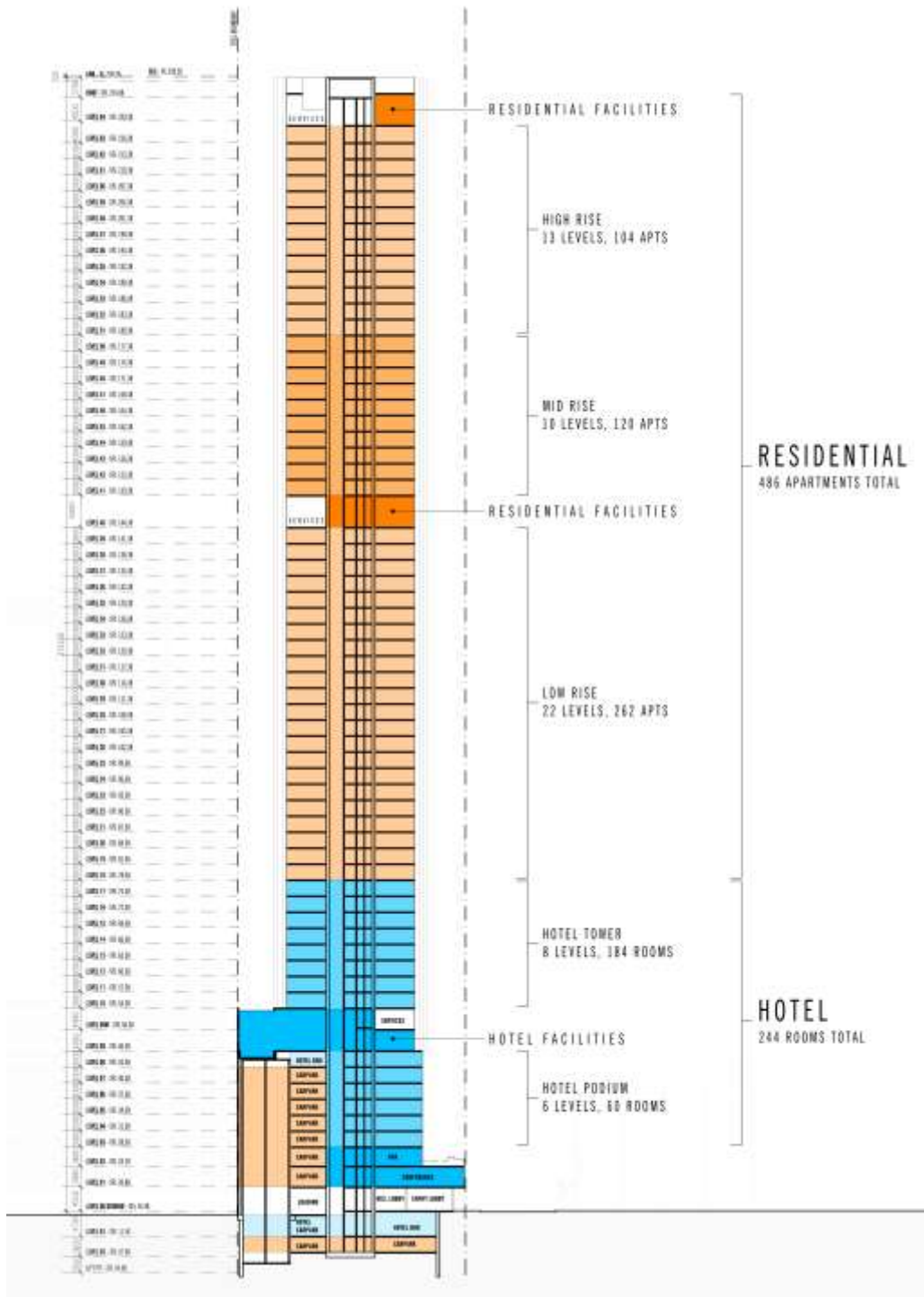
Yet to be appointed.

7.0 BUILDING DESCRIPTION –

Refer above Architectural Overview

7.1 Level heights

Refer image below



7.2 Access points

Pedestrian visitor access points from A'Beckett Street.

Vehicle access point from 111 A'Beckett Laneway to enter residential car park.

7.3 Common areas

Refer Section 2.0 “Facilities” above.

7.4 Lifts

Residential:

4 lifts to all residential levels

Hotel lifts:

1 goods lift to level 17

3 guest lifts to level 17

Other:

Childcare lift

Hotel inwards goods shuttle lift

Acoustics

Tower – Double glazed curtain wall system to Acoustic Engineer’s requirements.

Party Walls – Acoustic insulation to BCA and Acoustic Engineer’s requirements.

7.5 Building materials

- Vertical structure -Steel/concrete
- Floors- Concrete/Steel
- Car park- Concrete and Car Lift System
- External walls/façade –masonry, concrete and light weight system. Glass curtain wall system
- Boundary walls- masonry and concrete
- Balustrades- N/A
- Foyer- lightweight/steel/masonry/blockwork
- Corridors- lightweight/steel/masonry/blockwork
- Roof-Concrete
- Windows and Sliding Doors- Aluminum with powder coated finish
- Insulation- Thermal and acoustic
- Smoke Detectors –supplied and fitted as required by appropriate authority
- Fire Safety –Sprinkler system and hose reels supplied and fitted as required by appropriate authority

8.0 CAR PARKING

The residential car parking will be located on Basement B1, Level 01, 02, 03, 04, 05, 06, 07.

There is no provision for visitor off-street parking.

There is on-street parking available on A’Beckett Street, Queen Street, Elizabeth Street and La Trobe Street (On & Off Street)

9.0 BICYCLE STORAGE

Approximately 138 bikes. Located on ground floor.

10.0 STORAGE

Storage units numbers TBC.

11.0 SECURITY

Keyless entry into complex and Video intercom access to each unit connected to main entrance

12.0 PLANNING PERMIT/ZONING

Capital City Zone (CCZ) with Heritage Overlay (HO994)

13.0 CONSTRUCTION

Construction is anticipated to commence August 2018 next year with anticipated completion dates 2022.

14.0 TITLES

The apartments are all strata titled.

15.0 APARTMENT SPECIFICATIONS

15.1 Colour schemes

There is 1 colour scheme only which is the default scheme there are no further options to choose from.

15.2 Additional extras to purchase/option

OPTIONAL FINISHES – INTERIOR COLOUR SCHEME		
<input type="checkbox"/>	Typical Scheme (default)	No additional cost
<input type="checkbox"/>	Upgrade Scheme – 1 Bed 1 Bath 1 Study	\$5,000
<input type="checkbox"/>	Upgrade Scheme – 2 Bed 1 Bath	\$7,000
<input type="checkbox"/>	Upgrade Scheme – 2 Bed 2 Bath	\$8,000
<input type="checkbox"/>	Upgrade Scheme – 2 Bed 2 Bath 1 Study	\$9,500
<input type="checkbox"/>	Upgrade Scheme – 3 Bed 2 Bath	\$12,000
<input type="checkbox"/>	Upgrade Scheme – Combo Units	\$ <i>(inclusive of GST)</i>

Note: if the Purchaser does not choose any Optional Finish, the Property will be built using the Typical Scheme.

The Purchaser selects the following optional upgrades:

OPTIONAL ADDITIONS – CAR PARK/STORAGE		
Additional car park	<input type="checkbox"/>	Lot No. _____ \$ <i>(inclusive of GST)</i>

Additional storage lot <input type="checkbox"/>	Lot No. _____	\$ (inclusive of GST)
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OPTIONAL FINISHES – FLOORING (LIVING/DINING AND KITCHEN)		
<input type="checkbox"/>	Straight pattern - Engineered Timber floor boards to living/dining and kitchen (default)	No additional cost
<input type="checkbox"/>	Herringbone pattern - Engineered Timber floor boards to living/dining and kitchen	No additional cost

Note: If the Purchaser does not choose any Optional Finish, the Property will be built using the Straight Pattern to living/dining and kitchen. The Vendor may, without notice to the Purchaser, alter any finish specified in the Optional Finishes to another finish of like quality.

ADDITIONAL FINISHES – FLOORING (BEDROOM)		
<input type="checkbox"/>	1 Bed 1 Bath 1 Study Engineered Timber floor boards in lieu of carpet to bedroom	\$3,500
<input type="checkbox"/>	2 Bed 1 Bath Engineered Timber floor boards in lieu of carpet to bedrooms	\$7,000
<input type="checkbox"/>	2 Bed 2 Bath Engineered Timber floor boards in lieu of carpet to bedrooms	\$7,000
<input type="checkbox"/>	2 Bed 2 Bath 1 Study Engineered Timber floor boards in lieu of carpet to bedrooms	\$7,000
<input type="checkbox"/>	3 Bed 2 Bath Engineered Timber floor boards in lieu of carpet to bedrooms	\$10,000
<input type="checkbox"/>	Combo Unit Engineered Timber floor boards in lieu of carpet to bedrooms	\$ (inclusive of GST)

ADDITIONAL AIR-CONDITIONING UNITS		
<input type="checkbox"/>	Air-conditioning to bedroom of 1 Bedroom Apartment	\$5,500

<input type="checkbox"/>	Air-conditioning to 2 nd bedroom of 2 Bedroom Apartment	\$5,500
<input type="checkbox"/>	Air-conditioning to 3 rd bedroom of 3 Bedroom Apartment	\$5,500

TOTAL Amount to be added to the Base Price	
TOTAL Amount	\$ (inclusive of GST)

*Note: The Vendor may, without notice to the Purchaser, alter any finish specified in the Optional Upgrades to another finish of like quality.
If the Purchaser does not choose any Optional Upgrades, the Property will be built in the standard non-optioned form (excluding any of the above Optional Upgrades).*

15.3 TV, telephone and internet connections

Exerpt from Services Return Brief:

1. Lounge/Dining Area
 - a. One (1) Free to Air TV and Pay TV point on the wall.
 - b. One (1) data point adjacent to the main TV point.
2. Master Bedroom
 - a. One (1) Free to Air TV and Pay TV point.
 - b. One (1) phone point at one side of the bed head.
 - c. One (1) data point adjacent to the TV point.
3. All other Bedroom(s)
 - a. Double socket outlets on both sides of the bed head and one on the opposite wall.
4. Study (where applicable)
 - a. Below desk one (1) double socket
 - b. One (1) data point

15.4 Exhaust

Apartment rangehood and bathroom exhausts individually ducted and vented through louvres integrated into the façade

15.5 Heating and air conditioning

Exerpt from Services Return Brief:

It is proposed to provide wall mounted Fan Coil units (FCUs) to designated living areas and bedrooms of each individual residential units as scheduled below. These FCUs are proposed to be served by central variable refrigerant flow (VRF) systems with central condensers in each lift lobby connected to the building central condenser water heat rejection loop with cooling towers in the roof plant room.

Apartment Type	Room			
	Living	Master Bed	Bed 2	Bed 3
1 Bedroom	Y	P	-	-
2 Bedroom	Y	Y	P	-
3 Bedroom	Y	Y	Y	P

Schedule of air conditioning provided (Y = A/C provided, P = Purchaser option)

15.6 Ceiling heights

Typically:

Living Rooms: 2650mm.

Bedrooms: 2550mm

Bathrooms, Kitchens and the like: 2400mm.

15.7 Balconies and terraces

Not applicable.

15.8 Window cleaning

Windows that are accessible by owners from the inside are to be cleaned by the owners. Inaccessible windows are the responsibility of the owners corporation.

16.0 BUILDING SERVICES

16.1 Fire detection

Residences:

Smoke alarms to be provided to residential units in accordance with AS3786 and fire engineering requirements.

Residential type sprinkler systems to be provided throughout.

Common Areas:

Fire point detectors with light hazard hydraulically designed sprinkler system to AS2118.1.

Hydrants coverage to every level. Portable extinguishers to residential levels. Hose reel coverage to communal / facilities levels.

All fire services to comply with fire regulations and/or fire engineering requirements.

16.2 Hot water system

Gas centralized water system. Located on the roof and the mid level plant room

16.3 Water meter

Cold water Individually water metered. Apartment owner pays for their own metered water.

Exerpt from Services Return Brief:

An authority sub-meter for each apartment, complete with remote reading device, will be installed in a meter cupboard located in a common area on each level. Reading of check water meters and billing for water usage will be undertaken by the water authority.

16.4 Electricity meter

Apartment owner pays for their own metered electricity .

Exerpt from Services Return Brief:

Electrical supply to the apartments will be provided via meter panels located at the relevant apartment levels. All apartment meters will be housed in Electrical cupboards, and shall be accessible from the common corridor areas. It is assumed that the development will be metered under an embedded Electrical Network.

16.5 Gas meter

Who will be responsible for the consumption of gas?

Body corporate

What type of gas meter will be installed?

Centralized gas

16.6 Rubbish

What provisions will there be for rubbish disposal?

There is a garbage and recycle chute in a bin room on every residential floor. Bin room is located at ground floor.

16.7 Mail

Where are mail boxes located, how accessed?

Located in their own room directly off the Residential Lobby.

17.0 PETS

The owners corporation rules allows for pets.

18.0 ALTERATIONS/OPTIONS

Amalgamation plans are available on request. Type D3 & D4 are pre-prepared amalgamation plan options. Alterations are to be considered on a case by case basis.

19.0 OUTGOINGS

Refer to outgoings schedule.

Process of calculation/sources, disclaimer.

20.0 GST

Prices are GST inclusive.

21.0 EQUIPMENT WARRANTIES AND GUARANTEES

Will be provided at settlement.

22.0 RETAIL TENANCY ENQUIRES

Contact details for direction of retail enquires -John Christou

23.0 DISCLAIMER



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