

FOCUS

71-75

FOCUS

81



EXECUTIVE SUMMARY

Project Name

Focus

Developer

Central Equity

Project Location

81 City Road,
Southbank VIC 3006

Builder

Multiplex

Project Description

A development consisting of
1, 2 & 3-bedroom apartments
over 50 levels

Apartment Breakdown

1 Bedroom Apartment
2 Bedroom Apartment
3 Bedroom Apartment

Transaction Requirement

10% deposit (Cash or Bank Guarantee) All deposits must be 10% of purchase price. 5% will not be accepted.

Time to Exchange

Purchasers are given 14 days to exchange from time of issuance of Contract of Sale to their nominated solicitor.

Development Features

- Grand 2.7m high ceilings
- Gourmet kitchen with stone benchtops & Miele appliances
- Smart storage & integrated shelving
- Euro laundry with washer & dryer
- Acoustically engineered for interior peace & quiet
- Apartments include dishwasher drawer, washing machine and dryer, motorised blinds and individual ac built-in

Amenities

- Friendly, hotel-style concierge available 24/7
- Indoor heated pool
- Fitness centre with gym & sauna
- 17-seat luxe cinema
- Stylish BBQ area
- Resident lounge with kitchen & dining areas

Location

- Easy access to Melbourne University & RMIT
- 2 mins walk to Southgate restaurants
- 5 mins walk to Crown Entertainment Complex
- 10 mins walk to DFO South Wharf
- 10 mins walk to Royal Botanic Gardens



**WINNER
2023**

**FOCUS MELBOURNE
VICTORIAN APARTMENTS
(HIGH-RISE)**



**WINNER
2023**

**FOCUS MELBOURNE
HIA VICTORIAN APARTMENT
COMPLEX OVER \$20M**

THE INVESTMENT

- » High capital growth potential and high-yielding
- » Low vacancy rate currently 3.2%
- » Superior finish and build quality
- » Efficient and spacious, well-designed apartment layouts with low maintenance
- » Home to significant infrastructure, employment opportunities and increased housing over the coming years
- » Strong tax depreciation
- » Good transport access with bus and train services

DWELLING MAKE UP

UNIT TYPE	TOTAL SQ. MT	PRICE RANGE
1 BRM + STUDY	66 - 68	\$629,000 - \$709,000
2 BRM	100	\$749,000 - \$759,000

Pricing is subject to change without notice.

OUTGOINGS

UNIT TYPE	STRATA RATES	COUNCIL RATES	WATER RATES
1 BRM + STUDY	\$800 - \$900 / Quarter	\$400 / Quarter	\$200 / Quarter
2 BRM	\$900 - \$1000 / Quarter	\$500 / Quarter	\$250 / Quarter

Owners Corporation structure

The Owners Corporation entity will be voted in by owners and will be responsible for all matters associated with the development and the associated common services plant. The costs above are estimates only and final costs will be provided on settlement.

IMPORTANT DATES

PROJECT	COMPLETION
Residential	Ready To Move In

FOCUS

MELBOURNE



CENTRAL BUSINESS DISTRICT

ROYAL BOTANIC GARDENS

MELBOURNE SPORTS PRECINCT

Crown Entertainment Complex

Southern Cross Station

Marvel Stadium

Flemington Racecourse

Melbourne University

RMIT University

Melbourne Convention Precinct

Central Equity Head Office

Victoria University

Southbank Promenade Restaurants & Cafes

Flinders Street Railway Station

Freeway access (South/East)

Freeway access (Airport: North/West)

Melbourne Recital Arts Centre

NGV Contemporary

Arts Centre

Federation Square

Melbourne Theatre Company

National Gallery of Victoria

Hamer Concert Hall

Birrarung Marr Park

Melbourne University, Southbank Campus (VCA)

Sidney Myer Music Bowl

King's Domain Gardens

Tan Track

Rod Laver Sports & Event Arena

Government House

MCG

Yarra River

AAMI Stadium

John Cain Arena



MELBOURNE CBD

Fitzroy Gardens

Docklands Stadium

Southern Cross Station

Australian Stock Exchange (ASX)

Fed. Square

Flinders St. Station

Yarra River

MCG

SOUTHGATE
Shopping & Restaurants

Arts Centre

Melbourne Park

FOCUS
MELBOURNE

NGV
National Gallery Vic

Sidney Myer
Music Bowl

SOUTHBANK
THEATRE

VCA Performing
Arts Theatre

DFO Shopping / Southwharf

Melbourne
Exhibition Centre

Boyd Community
Hub & Park

Australian Centre
for Contemporary Art

Royal Botanic
Gardens

AAMI
Park

WESTGATE FREEWAY

WESTGATE FWY

Malthouse Theatre

Victorian College of the
Arts Secondary School

Shrine of

+ more
boutique &
designer
stores

Eye & Ear Hospital

Treasury
Gardens

Town
Hall

Collins St.

Flinders St.

Swanston St.

Lonsdale St.

Queen St.

Bourke St.

CITY ROAD

Citylink Tunnel

1 BEDROOM + STUDY

TYPE L

1 1 0

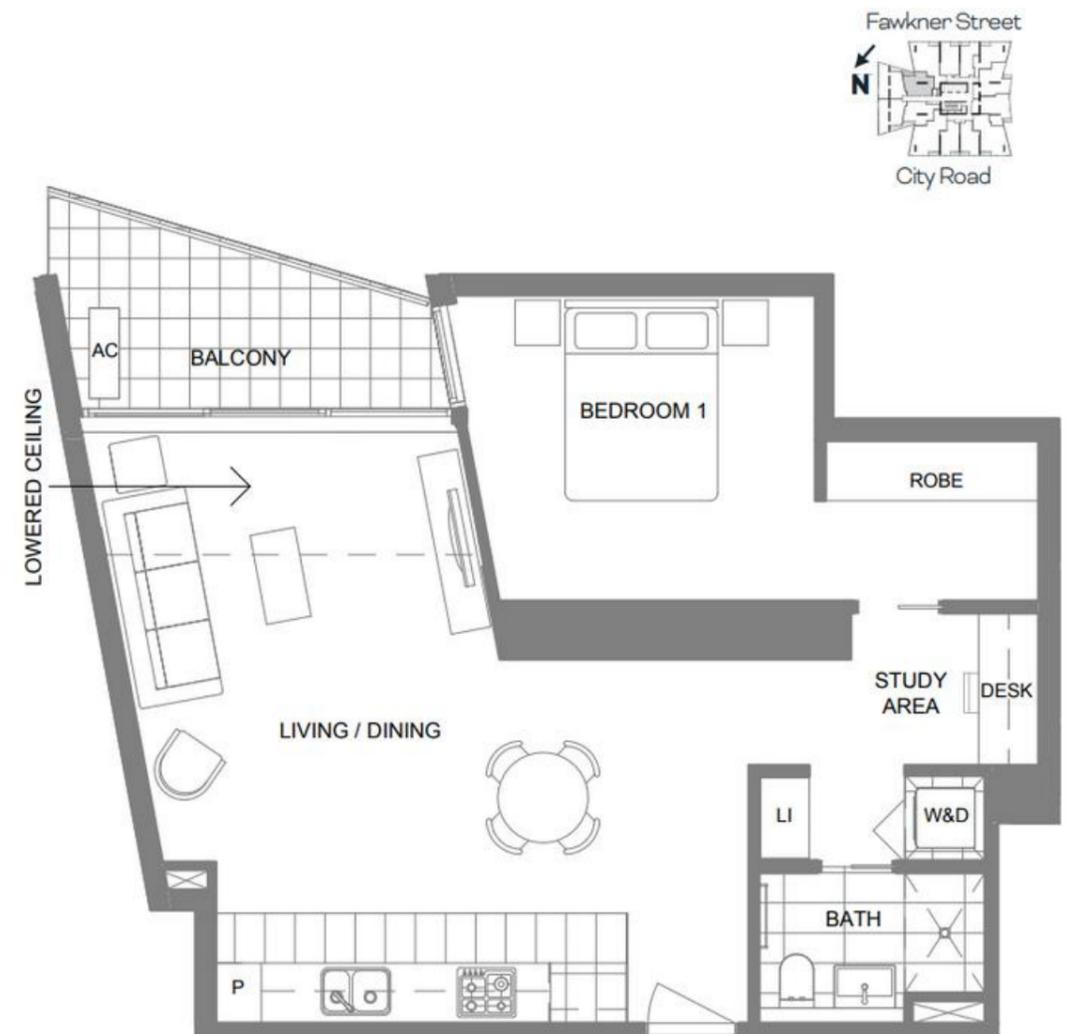
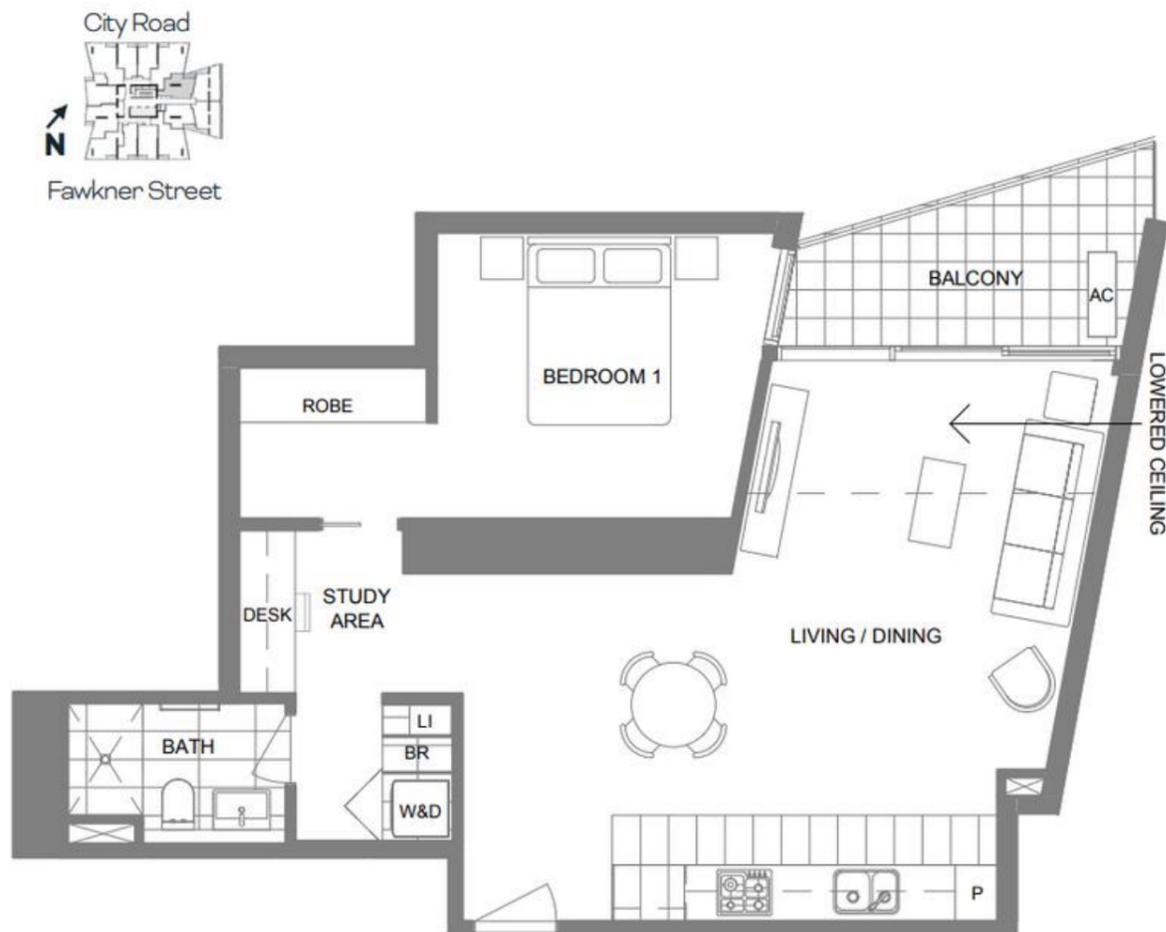
INTERNAL M²
 EXTERNAL M²
 TOTAL 68 M²

1 BEDROOM + STUDY

TYPE P

1 1 0

INTERNAL M²
 EXTERNAL M²
 TOTAL 66 M²



Disclaimer:
 Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings and applications may be subject to change without notice in accordance with the provisions of contract of sale. Prospective purchasers may rely on their own enquiries.

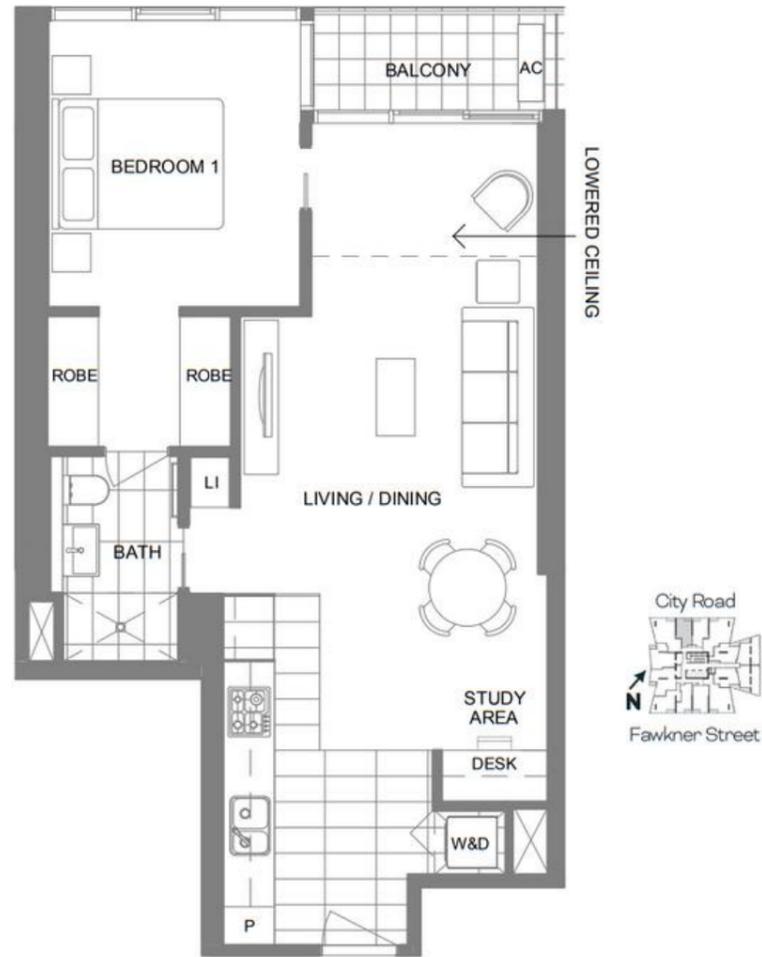
Disclaimer:
 Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings and applications may be subject to change without notice in accordance with the provisions of contract of sale. Prospective purchasers may rely on their own enquiries.

1 BEDROOM + STUDY

TYPE H

1 1 0

INTERNAL M²
 EXTERNAL M²
 TOTAL 59 M²



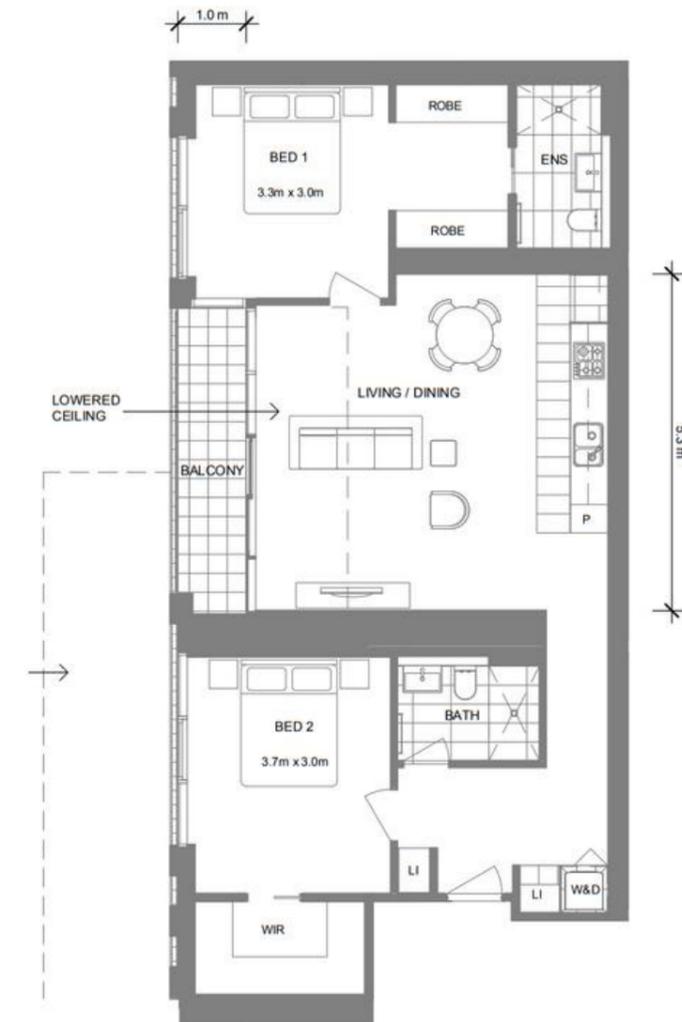
Disclaimer:
 Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings and applications may be subject to change without notice in accordance with the provisions of contract of sale. Prospective purchasers may rely on their own enquiries.

2 BEDROOM

TYPE PL2

2 2 0

INTERNAL M²
 EXTERNAL M²
 TOTAL 100 M²



Disclaimer:
 Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings and applications may be subject to change without notice in accordance with the provisions of contract of sale. Prospective purchasers may rely on their own enquiries.

THE LIVING



THE KITCHEN



THE BEDROOM



THE BATHROOM



THE POOL



THE GYM



THE FOYER



THE FOYER



THE SAUNA



THE CINEMA



THE CINEMA



RESIDENTS LOUNGE



RESIDENTS LOUNGE



RESIDENTS LOUNGE





PROJECT
TEAM

DEVELOPER

Active in the Melbourne property industry for over 35 years, Central Equity's Executive Directors are regarded as the pioneers of Melbourne inner city living. Since incorporation in 1987, Central Equity has sold thousands of homes and apartments in Melbourne's inner city and in popular Melbourne suburbs. Utilising Australia's leading construction companies and quality control personnel, the entire development process is overseen by an in-house team of qualified designers, builders and architects. Central Equity is committed to a quality assurance program that demands high standards from its suppliers. Central Equity's success can be attributed to hundreds of committed staff members who continue their company's long, and proud culture of providing quality products and outstanding customer service.

CENTRAL EQUITY

BUILDER

Multiplex was established in Australia in 1962, they have delivered over 1,120 projects around the world, with a combined value in excess of US\$100 billion. They are known for their collaborative approach and maintaining a shared focus on their client's goals. Their global workforce shares knowledge and applies international best practices across all projects. They are backed by the financial stability and global relationships of their parent company, Brookfield.

MULTIPLEX

MMO

MARKET OVERVIEW

"THE ONLY BAD TIME TO BUY A PROPERTY IS LATER!"

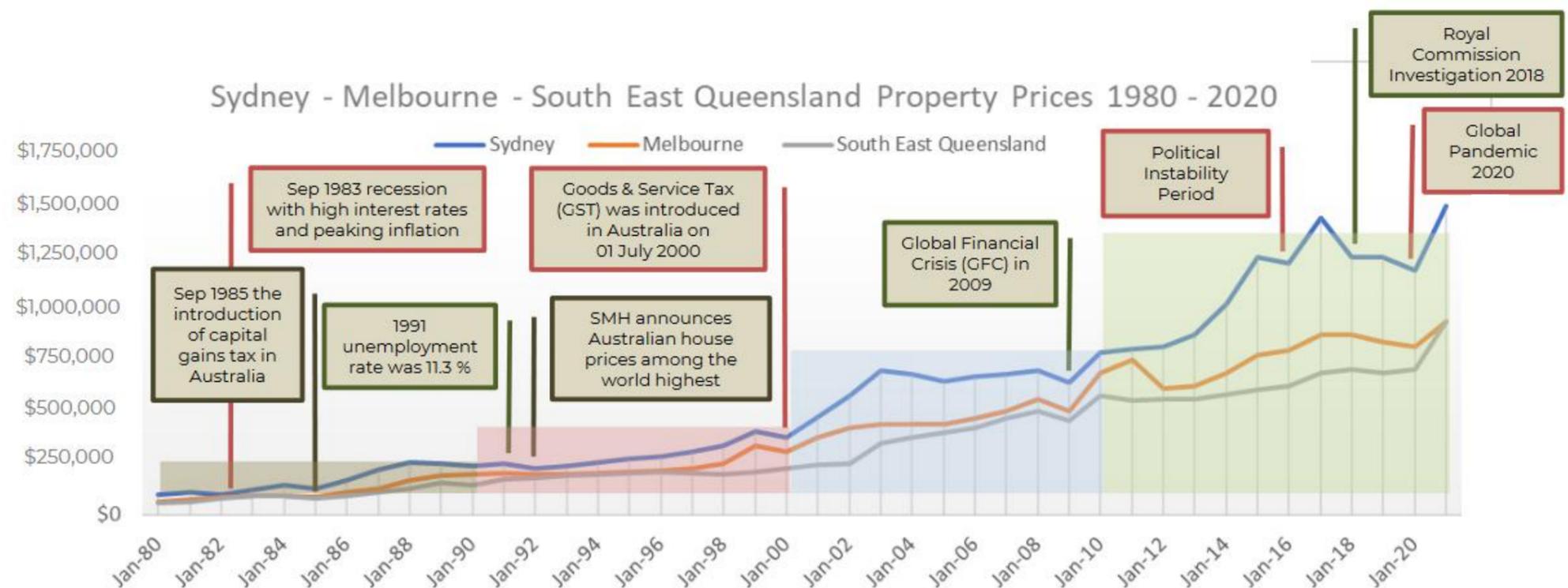
Market conditions have always affected property temporarily causing a temporary decline in property prices, supply and or demand once these market conditions are stable, the property market starts to gain confidence.

The interest rate rise is a prime example of those temporary market conditions which is the reason why it is actually the best time to buy a property as the demand is usually below average and property prices reflect that demand.

Once the interest rate starts to stable the demand starts to increase and so do property prices. At that stage, the only permanent fact that remains is that property prices continue to rise over time.

So when buying off plan where settlement is deferred until completion the only bad time to buy a property is later.

Below is a graph showing how market conditions have only temporarily affected the property market over the last 40 years and how property prices continued to increase after these conditions no longer affected the market.



FOCUS

71-75

FOCUS

81

