

The Residences at

WEST SIDE PLACE

The Gold Release



artist's impression



THE MELBOURNE SKYLINE

Located in the heart of the CBD on the corner of Spencer and Lonsdale streets, West Side Place is world-class living at its finest. Boasting four striking towers – the tallest extending to 81 floors – this luxury development offers stunning one, two and three bedroom residences with remarkable views across the bay and cityscape.

Anchored by the proposed Ritz-Carlton hotel – the top premium hotel brand in the world – West Side Place is synonymous with luxury. Inspired by the hotel's exceptional amenity offerings, residents can expect the same level of high-quality residential facilities including pools, gymnasiums, cocktail and residents' lounge, private dining with kitchen, cinema, virtual golf, library, function rooms and outdoor BBQ spaces.

With a new central laneway connecting Lonsdale and Little Lonsdale streets, residents and passers-by can enjoy an extensive network of garden and leisure spaces as part of the 475sqm of parks and open spaces available on the ground floor of this precinct.

Over 3000sqm of ground retail space is anticipated upon completion of all stages, featuring a selection of specialty retail, dining, and service offerings to complement the existing retail network across the road.

artist's impression





You've arrived.

THE RITZ-CARLTON



THE RITZ-CARLTON

*Your one chance at truly world-class inner city living.
Be part of this exciting venture, with the proposed
Ritz-Carlton hotel at West Side Place as its centerpiece.*

THE RITZ-CARLTON

The world's most prestigious hotel

West Side Place embodies a new height of luxury inner city living, anchored by the proposed Ritz-Carlton hotel – the top luxury hotel brand in the world.

After an absence of over a decade, Melbourne and West Side Place are proud to be part of the return of this global hotel to Australian shores. With a company philosophy committed to inspiring life's most meaningful journeys in the most desirable destinations on earth, it's clear to see why it is the perfect match for West Side Place right here in Melbourne.

Sitting proudly as the centrepiece of this unique CBD precinct, the proposed Ritz-Carlton hotel will offer guests a new experience in luxury accommodation to Melbourne, attracting visitors from across the globe.

Destined to be an attraction in its own right, the proposed Ritz-Carlton hotel at West Side Place will set an impressive new record as the tallest hotel in Australia, complete with a sky check-in on level 79.



artist's impression



The Ritz-Carlton Hotel Company, L.L.C. or its affiliates ("RITZ-CARLTON") have entered into an agreement with the developer, MAY21 Pty Ltd, a subsidiary of Far East Consortium, to manage the proposed hotel, The RITZ-CARLTON, Melbourne. This agreement may be terminated in certain circumstances such as default and in which case, the hotel will no longer be a RITZ-CARLTON branded hotel. The West Side Place apartments are not owned, developed, marketed, sold, managed or serviced by RITZ-CARLTON.



West elevation |



THE RITZ-CARLTON

The world's most prestigious hotel

The proposed Ritz-Carlton hotel at West Side Place will feature 263 luxury hotel suites with quality finishes and furniture including state-of-the-art bathrooms, luxurious amenities and breathtaking views.

Upon arrival, guests will enter the hotel lobby via the porte-cochere and take a direct elevator straight to the hotel's sky check-in on level 79, offering panoramic views across Melbourne's CBD and beyond. Occupying the top 17 floors of an 81-storey tower, the hotel will offer guests access to a range of amenities designed to truly enhance their travel experience, including:

- Day spa
- Restaurants and bars
- Concierge services
- Function rooms
- Business centre
- 500-seat grand ballroom
- Outdoor garden terrace



artist's impression



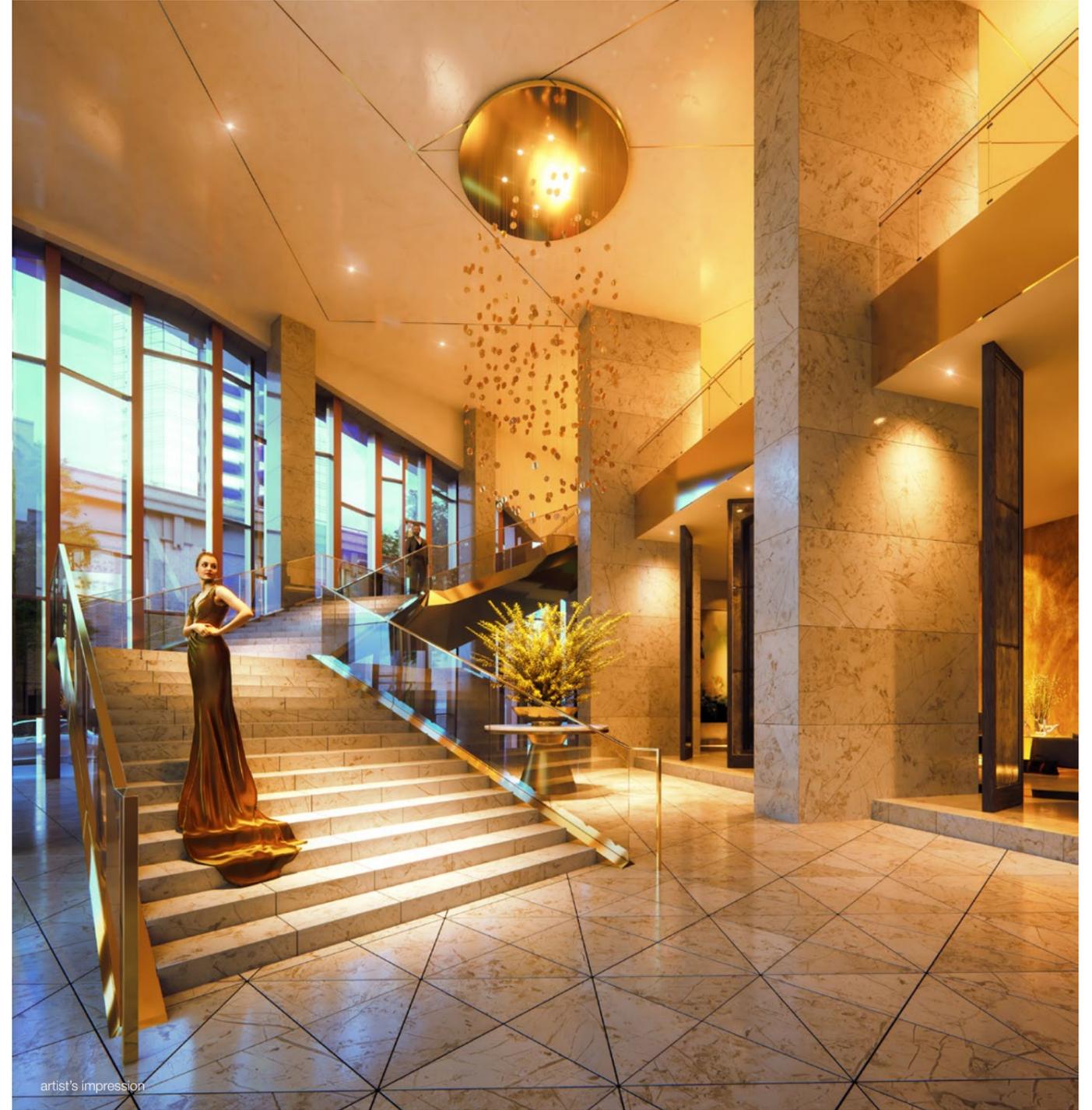
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The Ritz-Carlton hotel pool



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WSP | The Ritz-Carlton hotel restaurant

WSP | The Ritz-Carlton hotel lobby

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The Ritz-Carlton hotel suite



LOCATION

*MELBOURNE, THE WORLD'S
MOST LIVEABLE CITY*





Queen Victoria Market

Haileybury College

University of Melbourne

Flagstaff Gardens

RMIT University

Melbourne Central



Chinatown

Etihad Stadium

Bourke Street Mall

Collins Street

Southern Cross Station

Melbourne Cricket Ground

Southbank

Crown Casino

SHOPPING & RETAIL

01 : COLLINS STREET PRECINCT

- Distance from WSP: 2km
- Luxury fashion brands
- Flagship stores for Louis Vuitton, Prada, Hermès, Tiffany & Co and more

02 : EMPORIUM

- Distance from WSP: 1km
- 200+ retailers of fashion, food & art
- Local and international designers

03 : BOURKE STREET MALL

- Distance from WSP: 1.2km
- Features largest retail store in the Southern Hemisphere
- Fashion, cosmetics, jewellery, homewares and more

04 : SPENCER OUTLET CENTRE

- Distance to WSP: 100m
- Fashion, footwear and specialty brands
- Convenience and service stores

05 : MELBOURNE CENTRAL

- Distance from WSP: 1.2km
- Over 300 stores across 5 levels
- Includes HOYTS LUXE cinema

06 : QUEEN VICTORIA MARKET

- Distance from WSP: 1.1km
- Iconic mecca of fresh food and gourmet produce
- Clothing, jewellery and handcraft stalls

DINING & ENTERTAINMENT

07 : CROWN CASINO

- Distance from WSP: 1.2km
- Features casino, entertainment venues, bars & clubs
- Riverfront dining & luxury fashion brands

08 : CHINA TOWN

- Distance from WSP: 1.6km
- Famous stretch of asian cuisine
- Features cocktail bars, karaoke and retail

SPORTS STADIUMS

09 : ETIHAD STADIUM

- Distance from WSP: 900m
- Home to major sporting events and concerts
- Located within waterside dining precinct

EDUCATION

10 : HAILEYBURY COLLEGE, CITY

- Distance from WSP: 500m
- Private School from Early Learning Centre to Year 12
- Custom built, state-of-the-art science facilities

11 : UNIVERSITY OF MELBOURNE, PARKVILLE

- Distance from WSP: 2.2km
- Internationally regarded university, ranked 5th in the world
- Range of undergraduate and post-graduate courses available

12 : RMIT UNIVERSITY, MELBOURNE

- Distance from WSP: 1.8km
- Technology, design and enterprise courses
- Vocational, undergraduate and postgraduate courses available

PARKS & RECREATION

13 : FLAGSTAFF GARDENS

- Distance from WSP: 450m
- Spans 18 acres with mature trees and lawn areas
- Walking tracks and sculptures

14 : ROYAL BOTANIC GARDENS

- Distance from WSP: 3km
- 94 acres featuring native and exotic vegetation
- Walking tracks, lakes and dining onsite

PUBLIC TRANSPORT

15 : SOUTHERN CROSS STATION

- Distance from WSP: 400m
- Major CBD train station
- Access to CBD, outer suburbs and regional areas

16 : FLINDERS STREET STATION

- Distance from WSP: 1.8km
- Services entire Metropolitan rail network
- Iconic Melbourne Clock-Tower building

17 : PARLIAMENT STATION

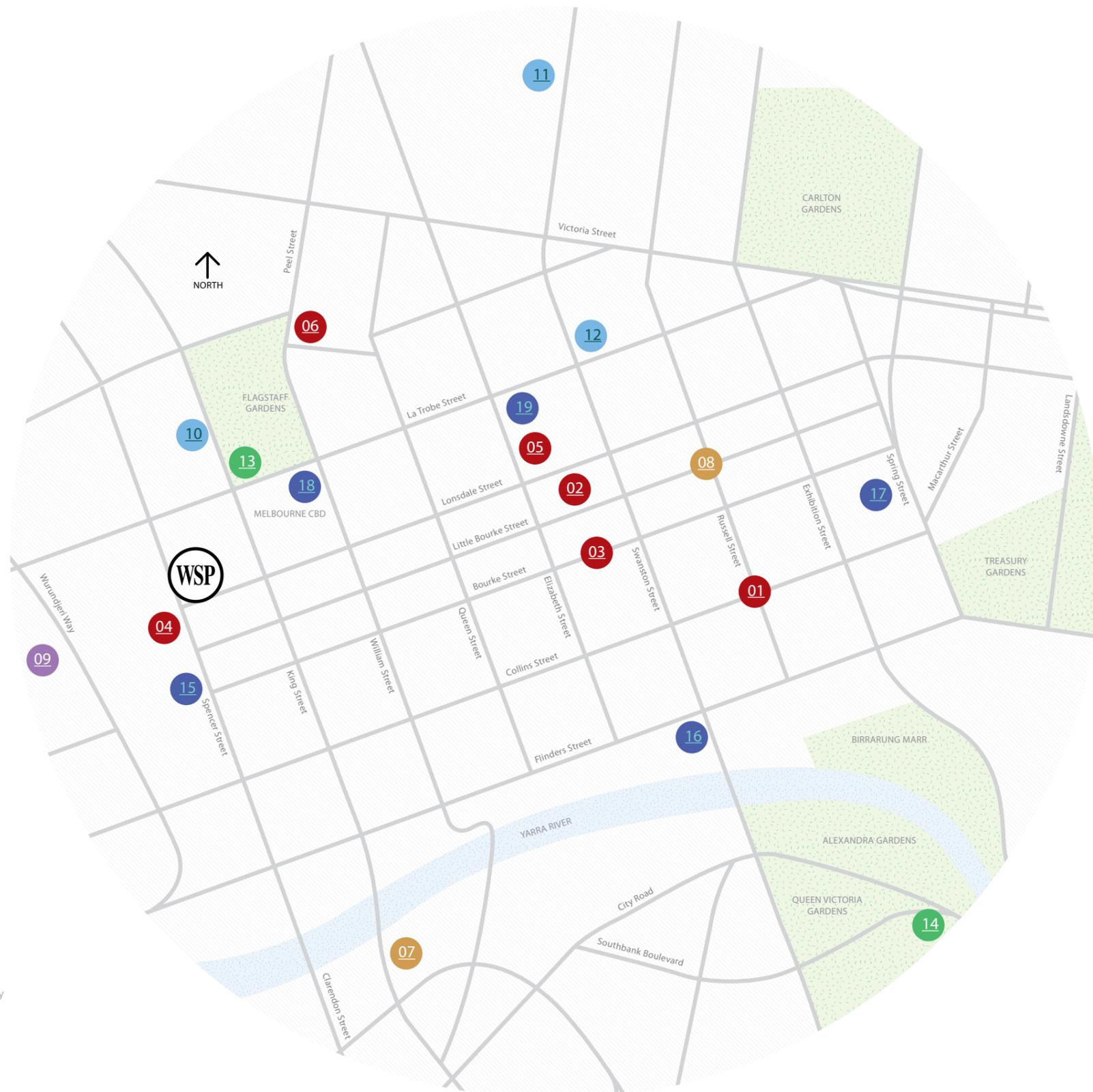
- Distance from WSP: 2.3km
- Located near luxury fashion district
- Opposite Parliament House

18 : FLAGSTAFF STATION

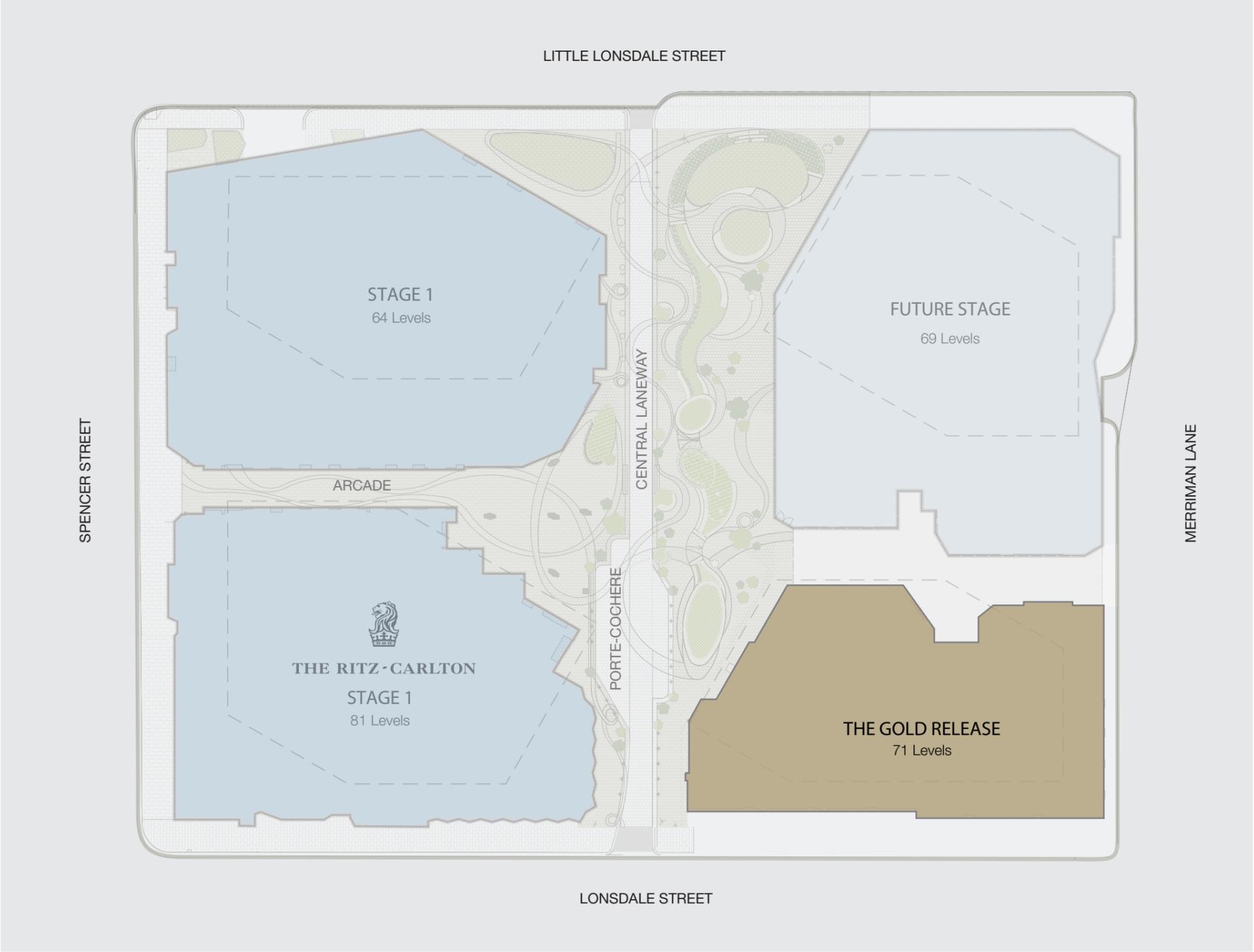
- Distance from WSP: 600m
- Services the north eastern CBD area
- Opposite scenic Flagstaff Gardens

19 : MELBOURNE CENTRAL STATION

- Distance from WSP: 1.2km
- Located beneath Melbourne Central Shopping Centre
- Nearby State Library and RMIT University







PUBLIC AMENITIES

Retail Precinct

West Side Place will feature an extensive network of ground floor retail amenities, adding to the existing network of buzzing laneways currently in this area and retail offerings across the road. With over 3000sqm of retail space to be delivered upon completion of all stages, residents can enjoy the convenience of onsite access to a range of dining, retail and service offerings right at their doorstep.



artist's impression

Gardens & Parks

West Side Place will also provide further tranquility with public gardens and leisure space on the ground floor. Featuring a central laneway connecting Lonsdale and Little Lonsdale streets, green space rich with plant-life weaves throughout paved pathways taking you through the centre of the precinct. These public gardens also feature outdoor seating and sculptural artwork pieces to provide the perfect balance of serenity and style close to home, complete with WiFi access.



artist's impression

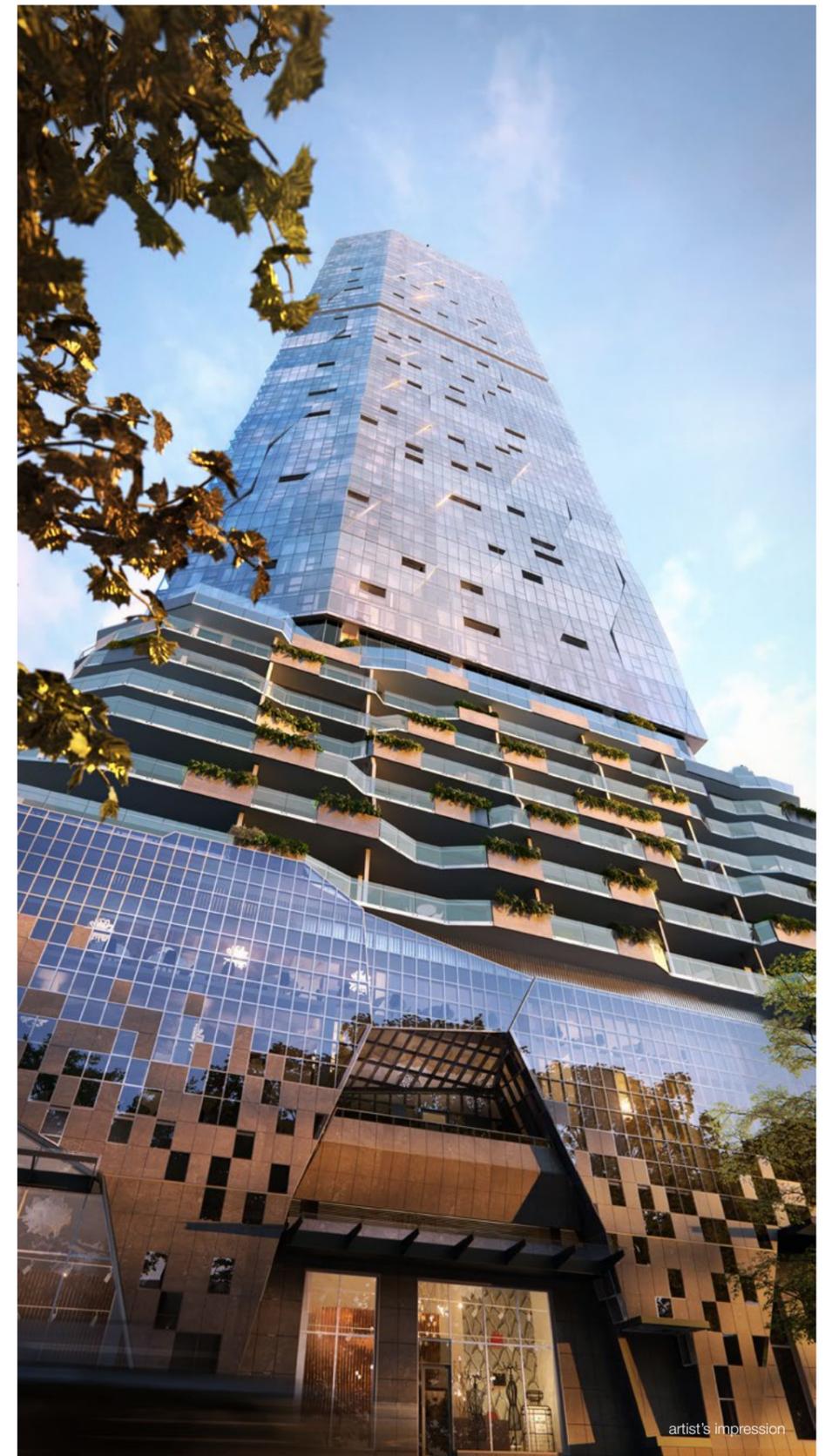
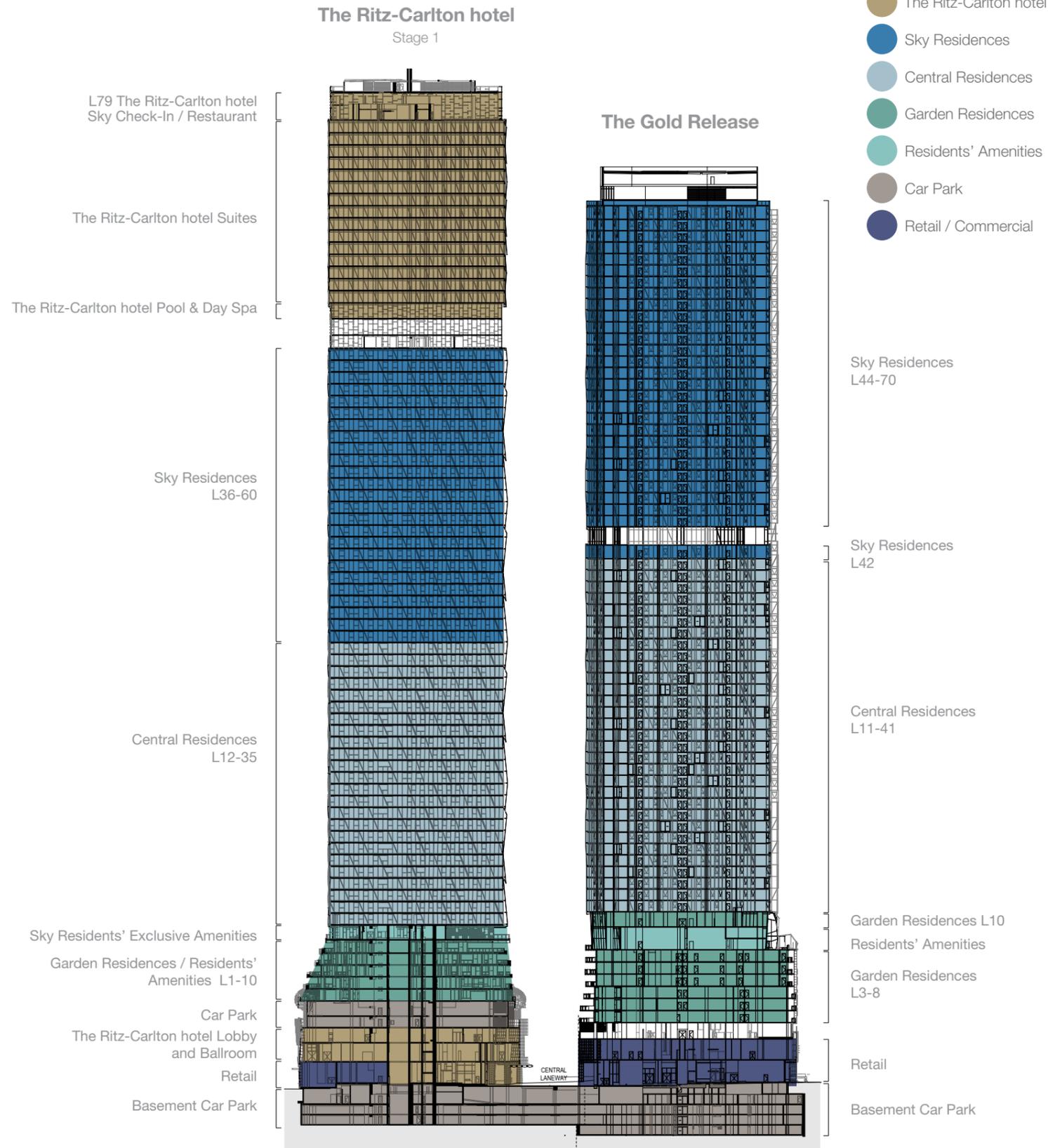


artist's impression



*THE RESIDENCES
AT WEST SIDE PLACE*

THE GOLD RELEASE





artist's impression

GARDEN, CENTRAL AND SKY RESIDENTIAL AMENITIES

All residents will have unrestricted access to the following residential amenities:

- Pool with steam room and sauna
- Gymnasium
- Yoga/Pilates area
- Cinema
- Virtual golf
- Private dining rooms
- Wine tasting/cellar
- Residential lounge
- Meeting room
- Garden terrace with BBQ facilities



SKY ONLY EXCLUSIVE RESIDENTIAL AMENITIES

Sky Residents will have exclusive access to the following additional residential amenities:

- Chef's room and private dining area
- Executive club lounge with library reading room
- Cocktail and residents' lounge



THE RESIDENCES

West Side Place residences offer stunning views across the CBD cityscape, Port Phillip Bay and beyond, starting at level 3 right up to level 70 across the following three offerings:

- **Garden Residences:** Levels 3-8, 10
- **Central Residences:** Levels 11-41
- **Sky Residences:** Levels 42, 44-70

All residents will have access to residential amenities, with additional amenities also accessible exclusively to those living in the Sky Residences.

Available in 1, 2 and 3 bedroom options, all residences are designed to maximise natural light and completed with high-end quality fit-outs, including:

- Engineered timber floors
- Stone kitchen benchtops
- Stone splashbacks
- 100% wool carpets
- Polished chrome fittings
- European appliances
- Soaking tub in select bathrooms

Sky Residences will also have access to additional features, including integrated refrigerator/freezer, washer/dryer and pendant lighting above the kitchen island bench.

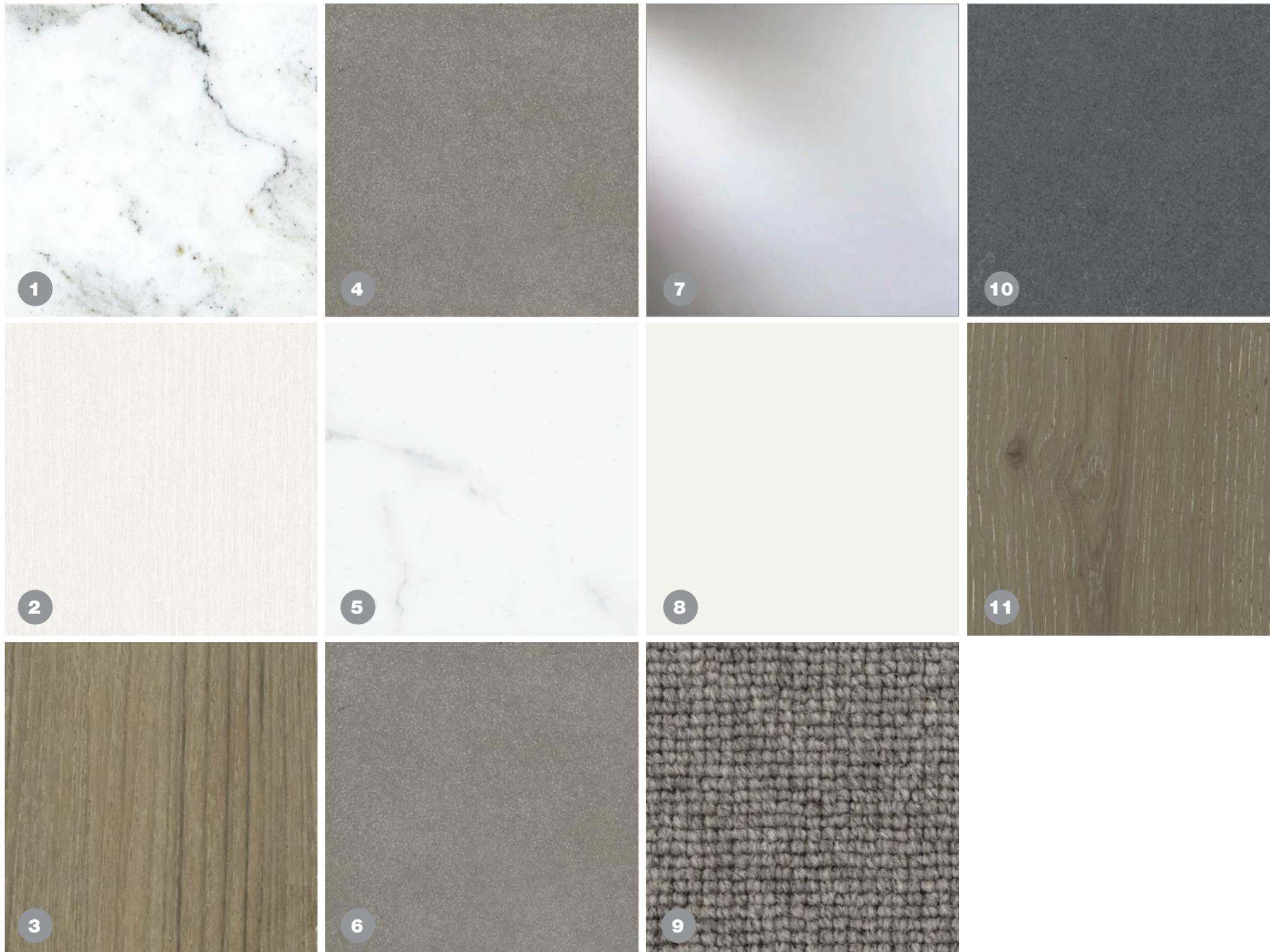
Purchasers will have the flexibility to customise the final details on their new residence, with a selection of light and dark colour schemes available.



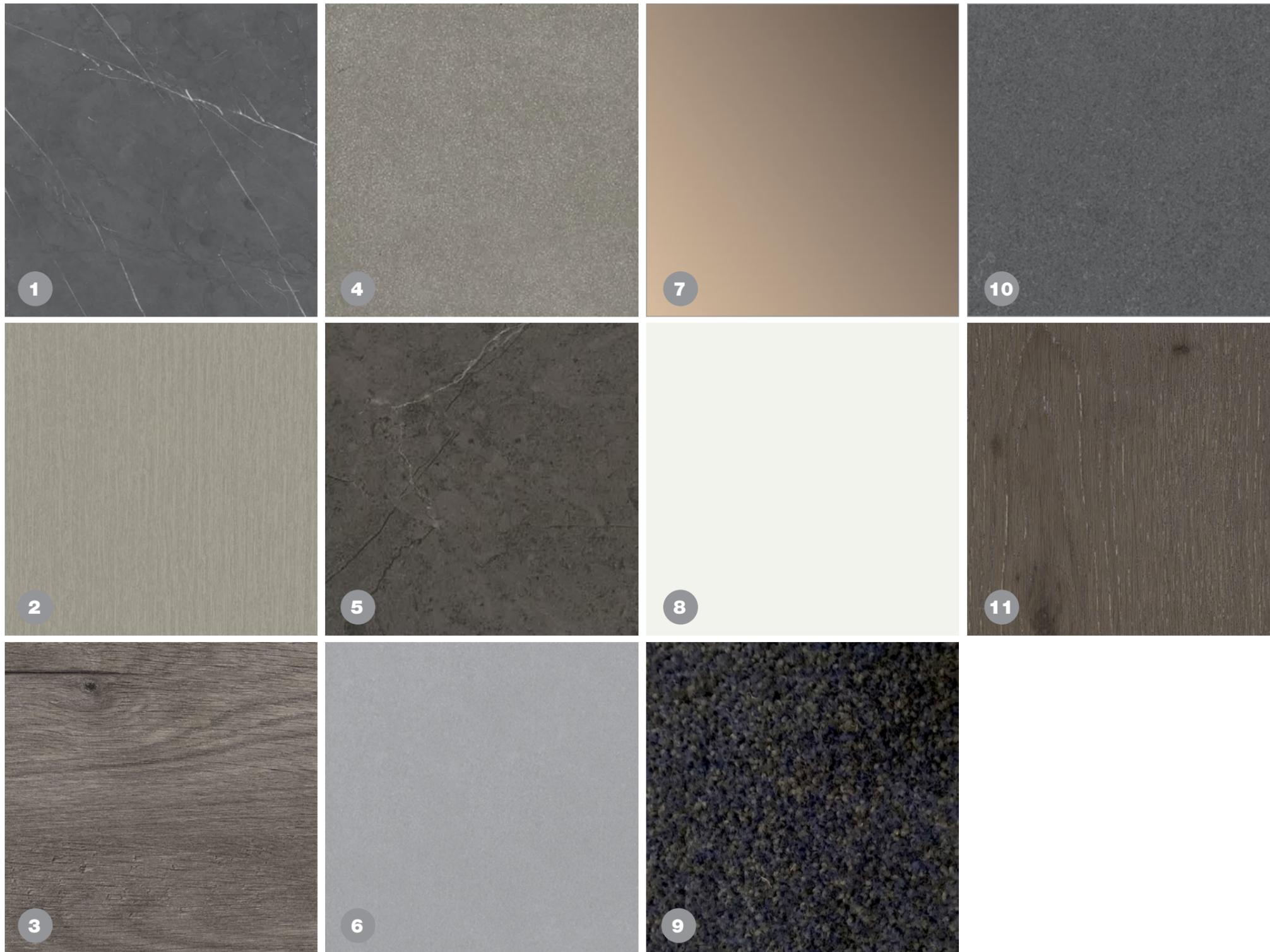
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- 1** Kitchen Benchtop & Splashback
- 2** Kitchen Joinery
- 3** Kitchen Feature Joinery & Bathroom Joinery
- 4** Bathroom & Laundry Tile
- 5** Bathroom Feature Tile
- 6** Bathroom Vanity Top
- 7** Shower Screen Glass
- 8** General Paint
- 9** Bedroom Carpet
- 10** Balcony Floor Tile
- 11** Timber Flooring



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VIEW PHOTOGRAPHY



Level 35



Level 44



Level 52

VIEW PHOTOGRAPHY

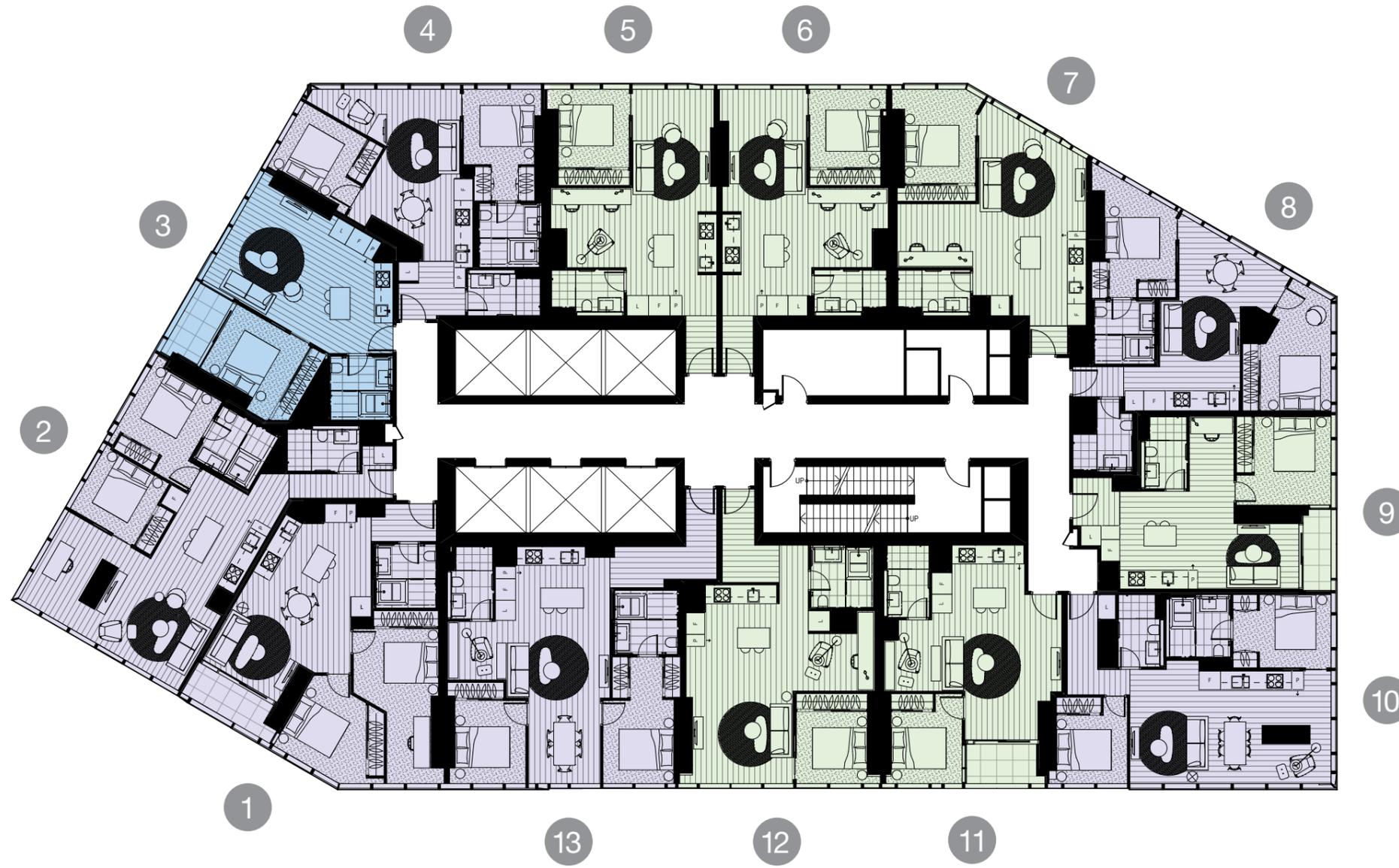


Level 60



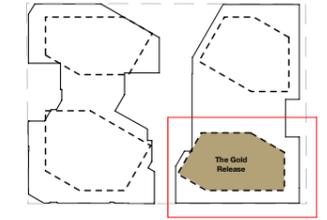
Level 71

FLOORPLATES



MERRIMAN LANE

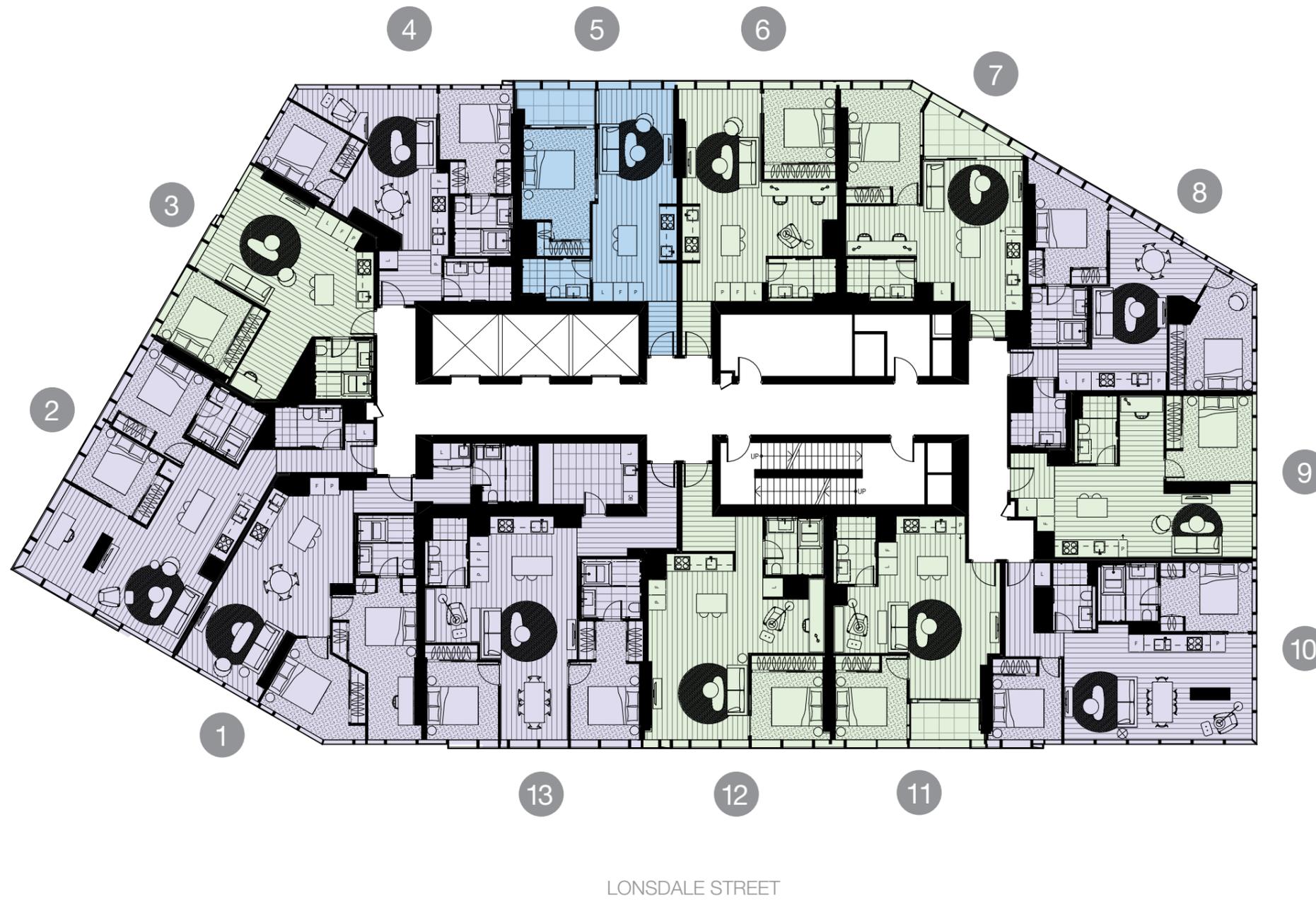
LONSDALE STREET



- 1 Bedroom
- 1 Bedroom + Study
- 2 Bedroom

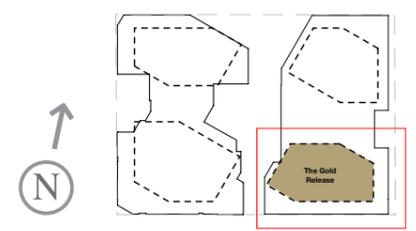
DISCLAIMER
 The plans and drawings contained in this document are indicative plans and used for illustration purposes only and should not be relied on by any party for the purchase of the lots at the development. The Contract of Sale for the development contains the plans and drawings to be relied on by the parties for the sale and purchase of the relevant lot. Openings and windows within the facade may vary in apartments dependant on location in building and various facade expressions.





MERRIMAN LANE

LONSDALE STREET



- 1 Bedroom
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Far East Consortium

FAR EAST CONSORTIUM – THE DEVELOPER

Far East Consortium has contributed to Australia’s urban skyline for almost 25 years, successfully delivering vast, multifaceted projects in the heart of its major cities. Never daunted by scale or complexity, we see challenges as opportunities when completing landmark multi-billion dollar urban renewal redevelopments.

FEC has built a reputation for developing modern communities that thrive to become increasingly valued over time. Our projects speak for themselves – especially in Melbourne, where its skyline is characterised by many of our landmark projects, including Regency Towers, Flinders Wharf Apartments, Royal Domain Plaza, Royal Domain Tower, Northbank Place, Upper West Side, The Fifth and West Side Place.

FEC’s national expansion over recent years sees its portfolio include some of Australia’s most iconic and exciting opportunities, including Queen’s Wharf Brisbane, The Star Residences Gold Coast, The Towers at Elizabeth Quay Perth and Perth Hub.



The Towers at Elizabeth Quay, Perth



Queen’s Wharf, Brisbane | Artist’s impression

COTTEEPARKER Φ

COTTEE PARKER – ARCHITECT & INTERIOR DESIGNER

Cottee Parker Architects operates in Melbourne, Perth and Brisbane. The practise has extensive experience in delivering unique and considered design solutions for the built environment. With over 25 years of operation the practise has established firm relationships with local planning authorities and is well recognised for its exceptional urban design outcomes. This has enabled Cottee Parker to achieve design solutions for clients well beyond the usual planning constraints.

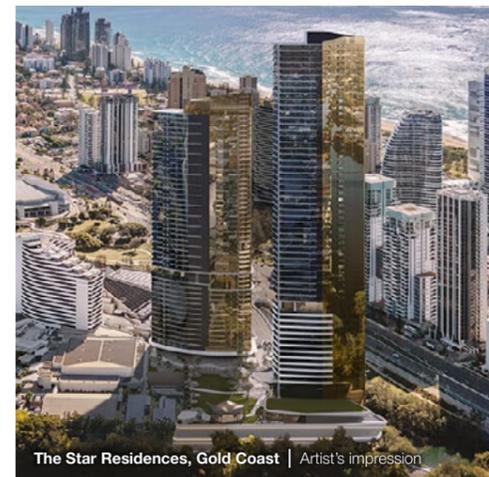
Cottee Parker Architects is one of Australia’s leading urban design, architectural, and interior design firms.



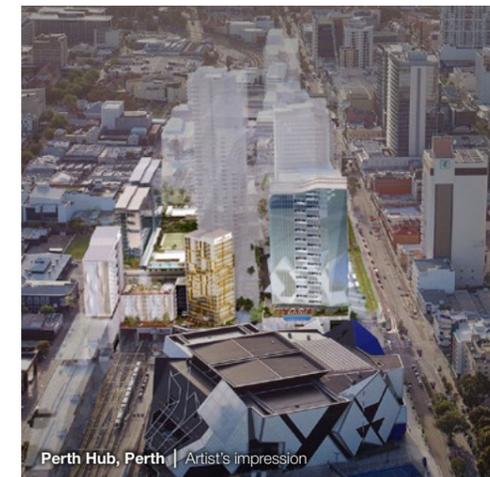
RUSHWRIGHT ASSOCIATES – LANDSCAPE ARCHITECTS

rushwright associates is an award winning design practice based in Melbourne, Australia, offering consultancy services in landscape architecture, urban design and constructed ecology. Bringing together the extensive experience and design expertise of its Directors Catherine Rush and Michael Wright, the company has built its reputation on innovative design outcomes and the exploration of biodiverse planting designs for city places.

The company has extensive experience working with private and public sector client authorities, as well as Federal, State, and Local Government bodies in the design evolution and delivery of landscape and urban design projects at the complete range of scales. Their work internationally includes collaborations with offices in the United States, United Kingdom, New Zealand, the United Arab Emirates, Vietnam, Laos and China. Key projects include Melbourne’s Shrine of Remembrance, Queens Place Melbourne, and the new Victorian Comprehensive Cancer Centre roof gardens in Parkville.



The Star Residences, Gold Coast | Artist’s impression



Perth Hub, Perth | Artist’s impression



Upper West Side, Melbourne