



AUSTRALIA 108
MELBOURNE

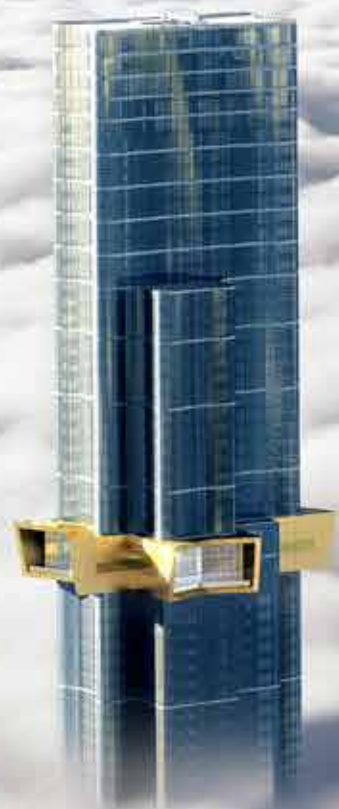


*“We all live under the same sky,
we don’t all have the same horizon.”*

Konrad Adenauer

THE HIGHEST RESIDENCES

IN THE SOUTHERN
HEMISPHERE



THE
SKY
IS
YOURS



WELCOME TO

MELBOURNE

THE WORLD'S
MOST LIVEABLE CITY

This is Melbourne: home to the most fortunate people in the world. With a sophisticated café culture, vibrant arts and sporting calendar, superlative educational institutions and relaxed outdoor lifestyle, Melbourne holds the crown as the most liveable, lovable city on the planet.



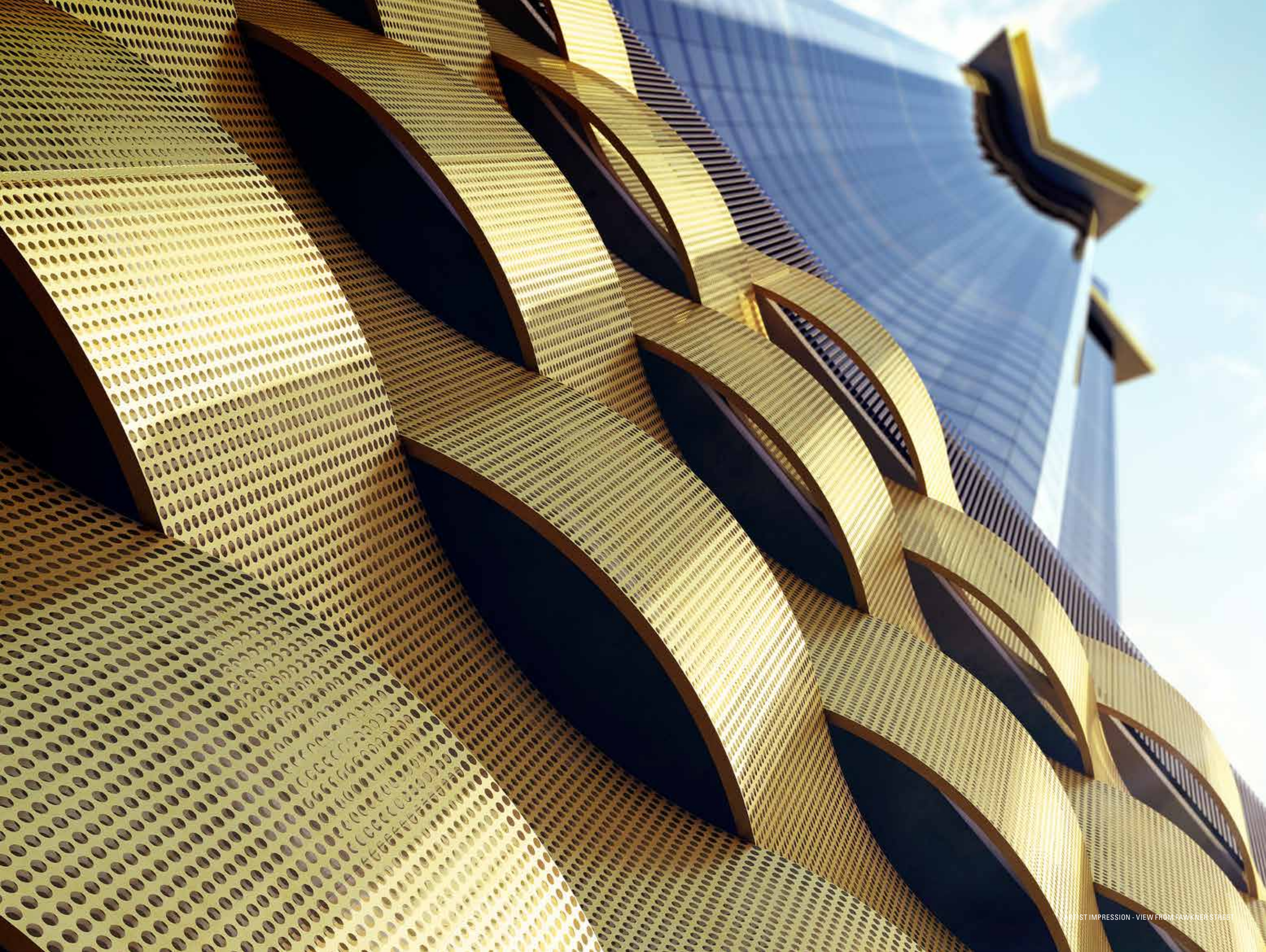
**LUXURY
SKYHOMES IN THE
HEART OF
MELBOURNE**



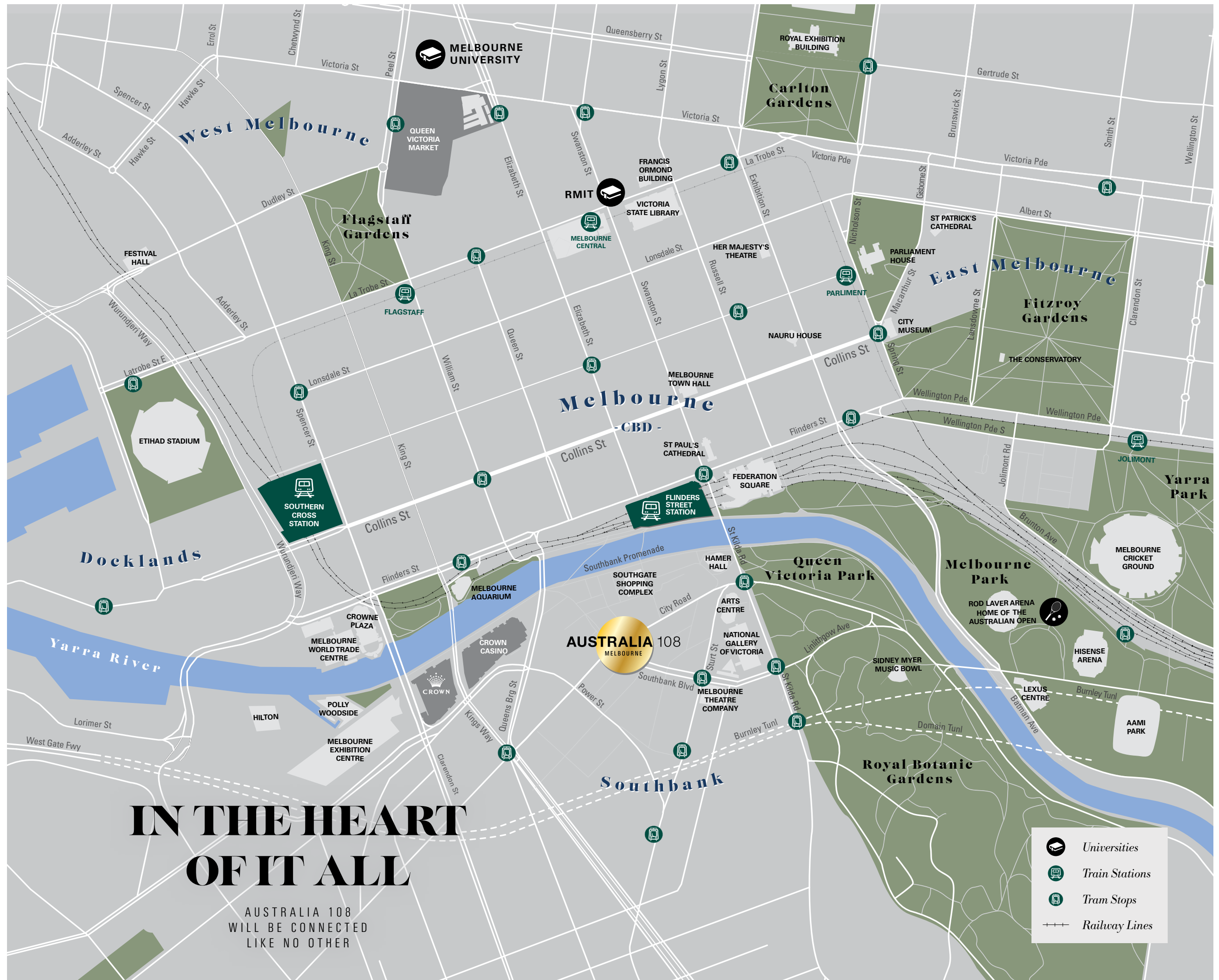
AUSTRALIA 108

MELBOURNE





LOCATION



IN THE HEART OF IT ALL

AUSTRALIA 108
WILL BE CONNECTED
LIKE NO OTHER

-  Universities
-  Train Stations
-  Tram Stops
-  Railway Lines

MELBOURNE EVENTS

HOME TO
WORLD-CLASS
VENUES

Every Spring, Melbourne fizzles with the energy and enchantment of racing season. Thoroughbred racing, prestige fashion and luxurious food and wine events combine to create a spectacle of unparalleled glamour, drawing the eyes – and the envy – of the world.

Melbourne is known as Australia's sporting capital for good reason. With a calendar of events boasting the Australian Open Tennis, the Formula 1 Grand Prix, Melbourne Cup Carnival and of course the famously tribal footy (Australian Rules Football) season, there's always a player to cheer for, a horse to urge on, a team to barrack for or a victory to celebrate.

GRAND PRIX

The Australian Grand Prix is a motor race held annually in Australia. The Grand Prix is the oldest surviving motor racing competition held in Australia having been held 79 times since it was first run at Phillip Island in 1928. Since 1985, the race has been a round of the FIA Formula One World Championship and is currently held at the Melbourne Grand Prix Circuit at Albert Park.



AUSTRALIAN OPEN

The Australian Open is a major tennis tournament held annually over the last fortnight of January in Melbourne, Australia. First held in 1905, the tournament is chronologically the first of the four Grand Slam tennis events of the year – the other three being the French Open, Wimbledon, and the US Open.



The Melbourne Cup is one of Australia's leading events and is celebrated across the nation. It is a major thoroughbred horse race known as "the race that stops a nation". It is the richest "two-mile" handicap in the world, and one of the richest turf races of the modern era. The race has been an annual event at Flemington Racecourse in Melbourne since 1861 and is a day famous for racing and high fashion.



MELBOURNE CUP



MELBOURNE CRICKET GROUND



PERFECT THE ART OF LIVING

FEDERATION SQUARE



FEDERATION SQUARE



PUBLIC SCULPTURE

For those who appreciate the finer things, Melbourne's performing arts scene is a banquet to be savoured. Culturally savvy Melburnians enjoy world-class theatre, opera, and ballet, a buzzing comedy and live music scene, and a glittering calendar of film, literature and arts festivals.

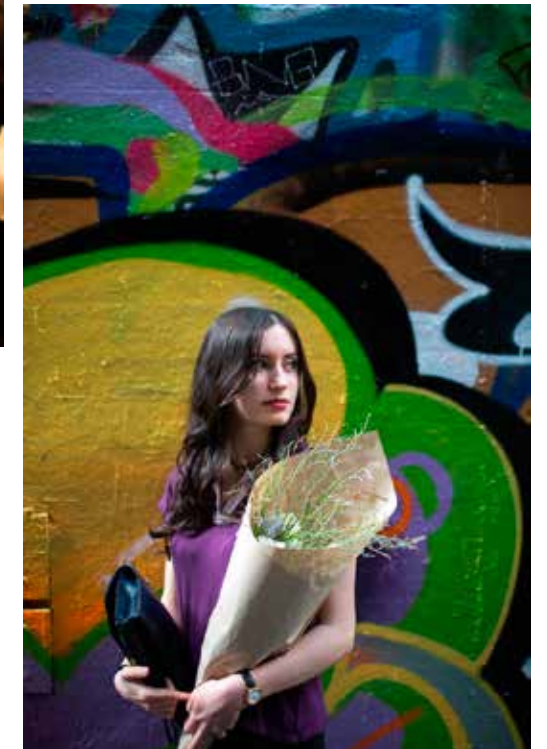
Fine art and design are part of Melbourne's DNA. Inspiration abounds around the city's famous gallery precincts, from the architecturally striking Federation Square and acclaimed National Gallery of Victoria, to the edgy contemporary studios of Fitzroy and Brunswick.

In Melbourne, culture isn't just hidden away in galleries - it's there to be encountered on any stroll down the street. With thousands of murals, stencils and paste-ups lining its laneways, the city is home to one of the most vibrant, inspiring street art scenes in the world.



TREASURES AROUND EVERY CORNER

With a maze of laneways winding through the city centre, Melbourne is a wanderer's delight. Quirky boutiques, elegant emporia and funky local fashion brands nestle along countless tiny alleyways and arcades, making the city one of the world's most unique shopping destinations.



Coffee is Melbourne's lifeblood, and with thousands of cafés in the city centre alone, a perfect latte is never far away. For something more substantial, there's everything from world-famous fine dining to hip laneway eateries, satisfying even the most discerning foodie.

WELCOME TO
SOUTHBANK

MELBOURNE'S
GLITTERING HEART

Centrally located on Melbourne's sparkling riverfront, Southbank is the city's playground. Though just metres from the Central Business District across the water, the mood here is more about pleasure than business – reflecting the city's commercial lights in the river like dazzling, glamorous jewels.

Lined with world-class restaurants, Southbank's culinary delights are always in season. Famous chefs serve their signature dishes alongside stylish bars and casual alfresco cafés, ensuring there's always something to whet the appetite, no matter what time of day.

SOUTHBANK RIVERFRONT

CROWN CASINO



SOUTHBANK EATERIES

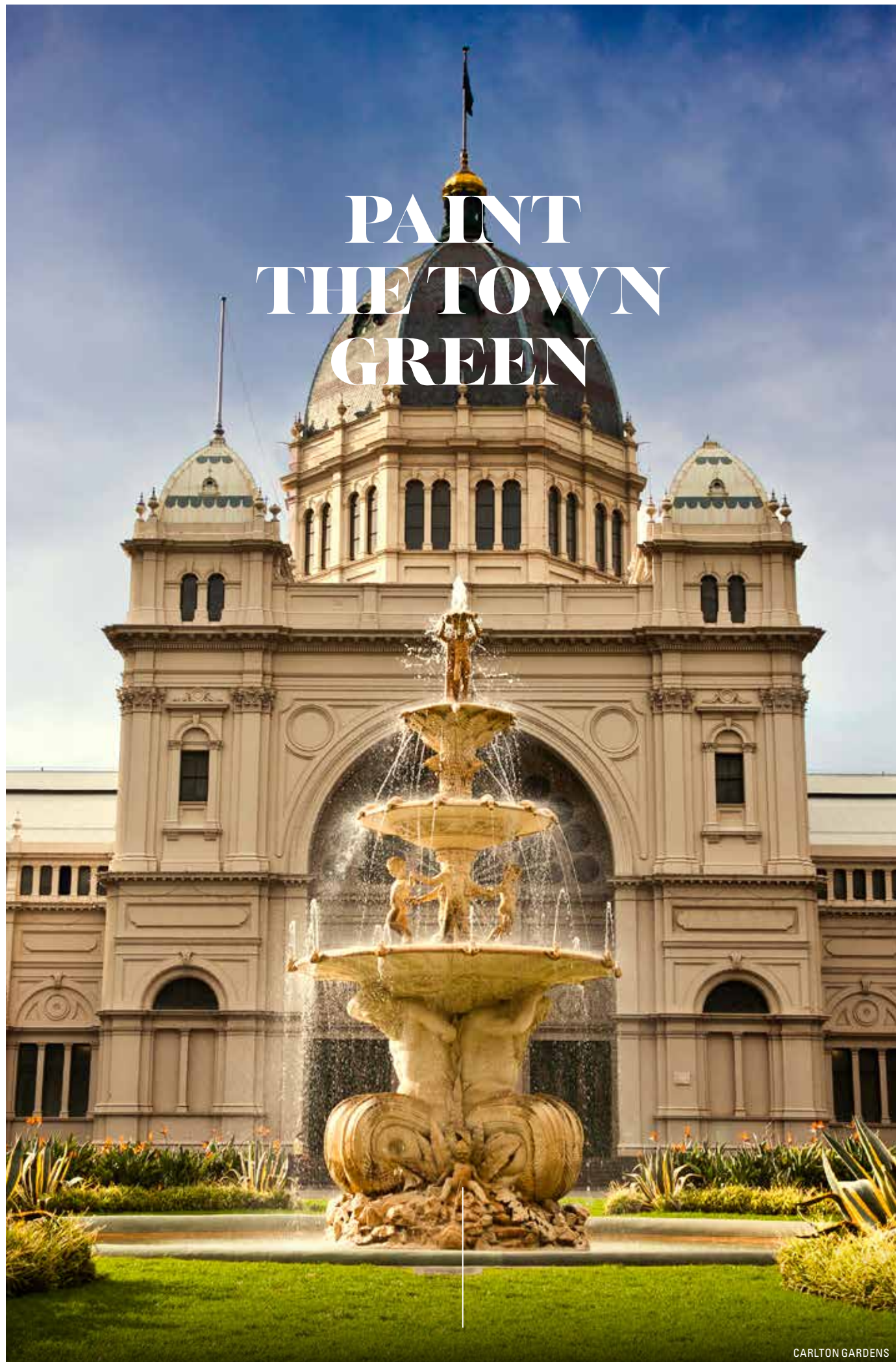


SOUTHBANK PROMENADE

The size of two whole city blocks, Crown Entertainment Complex satisfies Melbourne's lovers of the good life. Luxuriously appointed clubs, cinemas, spas, shopping and gaming facilities offer prestige hospitality with impeccable style.

As Melbourne's official Arts Precinct, Southbank is the city's most cultured neighbourhood. The Melbourne Concert Hall, Recital Centre, Malthouse Theatre and Arts Centre host world-class symphony, drama and ballet performances, while nearby the Victorian College of the Arts educates the next generation of Nicole Kidmans to perform in them.

PAINT THE TOWN GREEN



CARLTON GARDENS



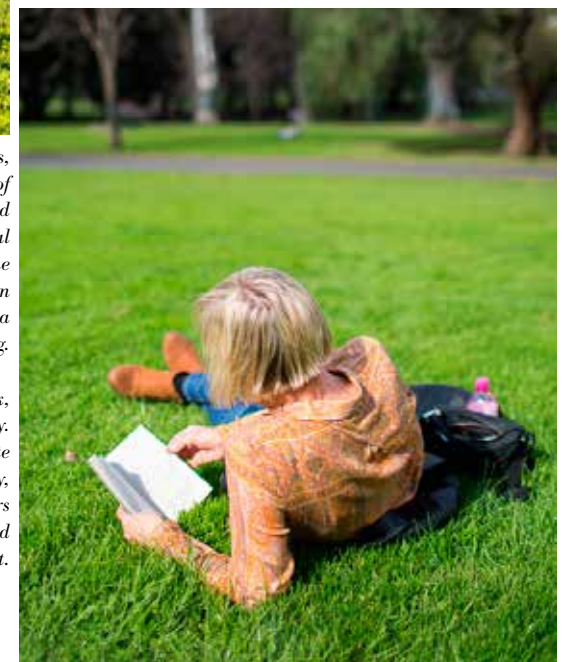
FITZROY GARDENS



YARRA PARK

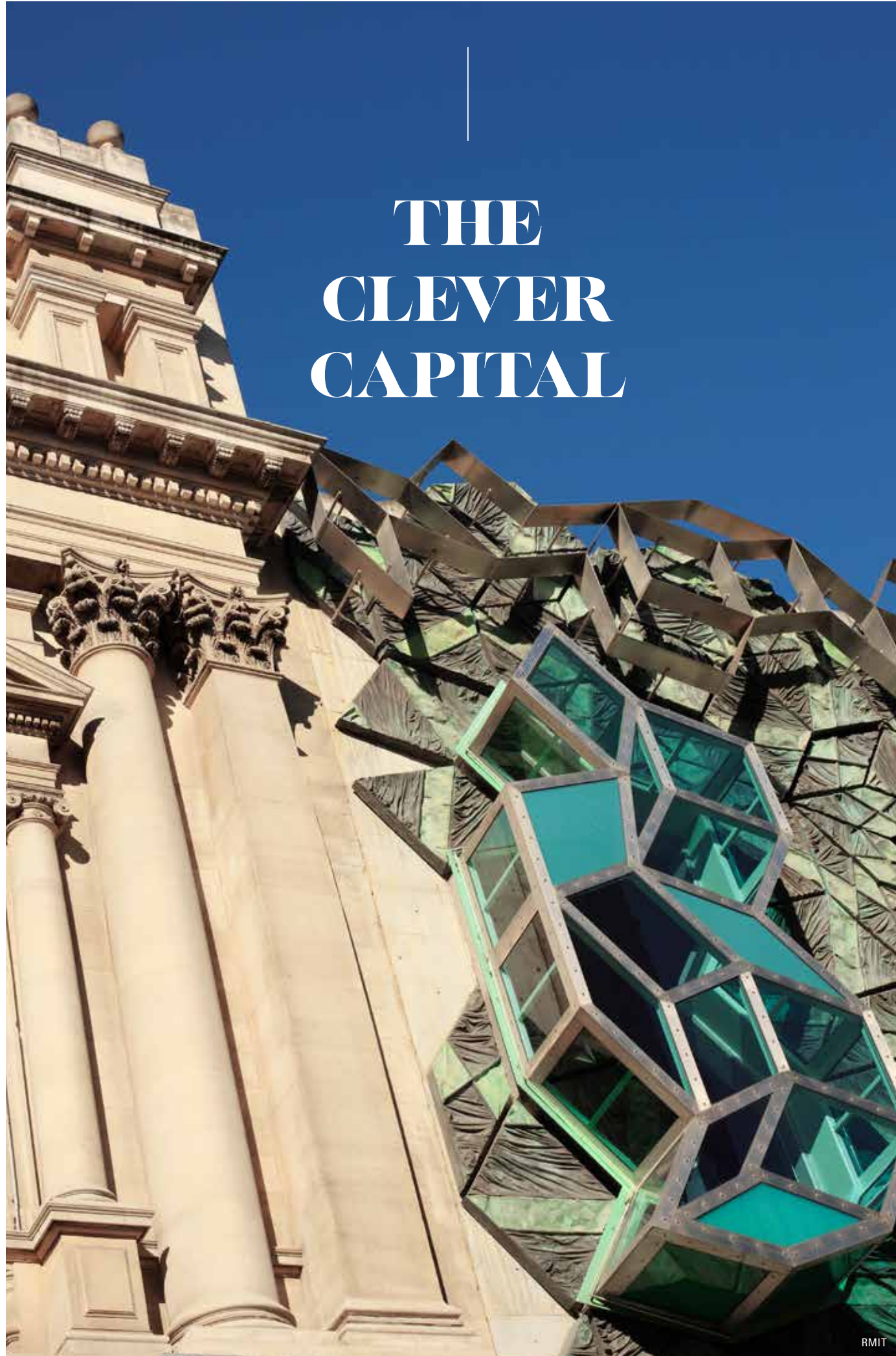
Thanks to the city's gracious parks and gardens, Melburnians enjoy an outdoor lifestyle of alfresco dining, barbeques, morning jogs and lazy afternoons in the sun. The acclaimed Royal Botanic Gardens cut a green swathe across the city's southern edge, while Fitzroy and Queen Victoria Gardens provide the perfect space for a picnic rug and spot of people-watching.

Winding its way eastwards from Southbank, the Yarra River is the city's lush green artery. Every morning, walkers and cyclists commute to work along its scenic curves; later in the day, recreational runners and inspired wanderers tread the trails towards Birrarung Marr and the Sports Precinct.



ROYAL BOTANIC GARDENS

THE CLEVER CAPITAL



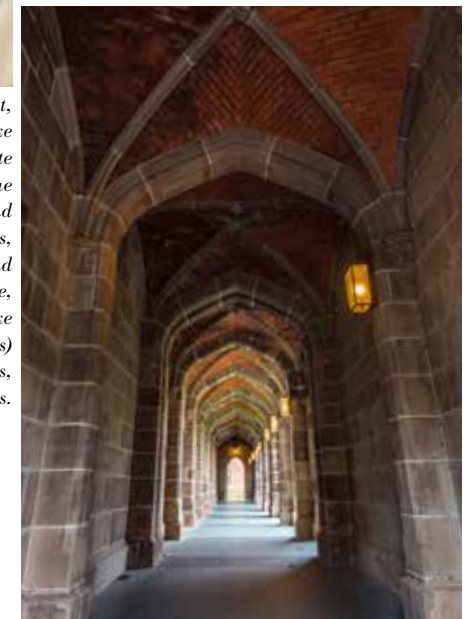
RMIT



With an acclaimed education system at all levels, Melbourne families have a wealth of quality schools to choose from. Acclaimed government schools and rigorous private schools, many of them academically selective, provide the internationally-recognised VCE (Victorian Certificate of Education) certificate for senior students.



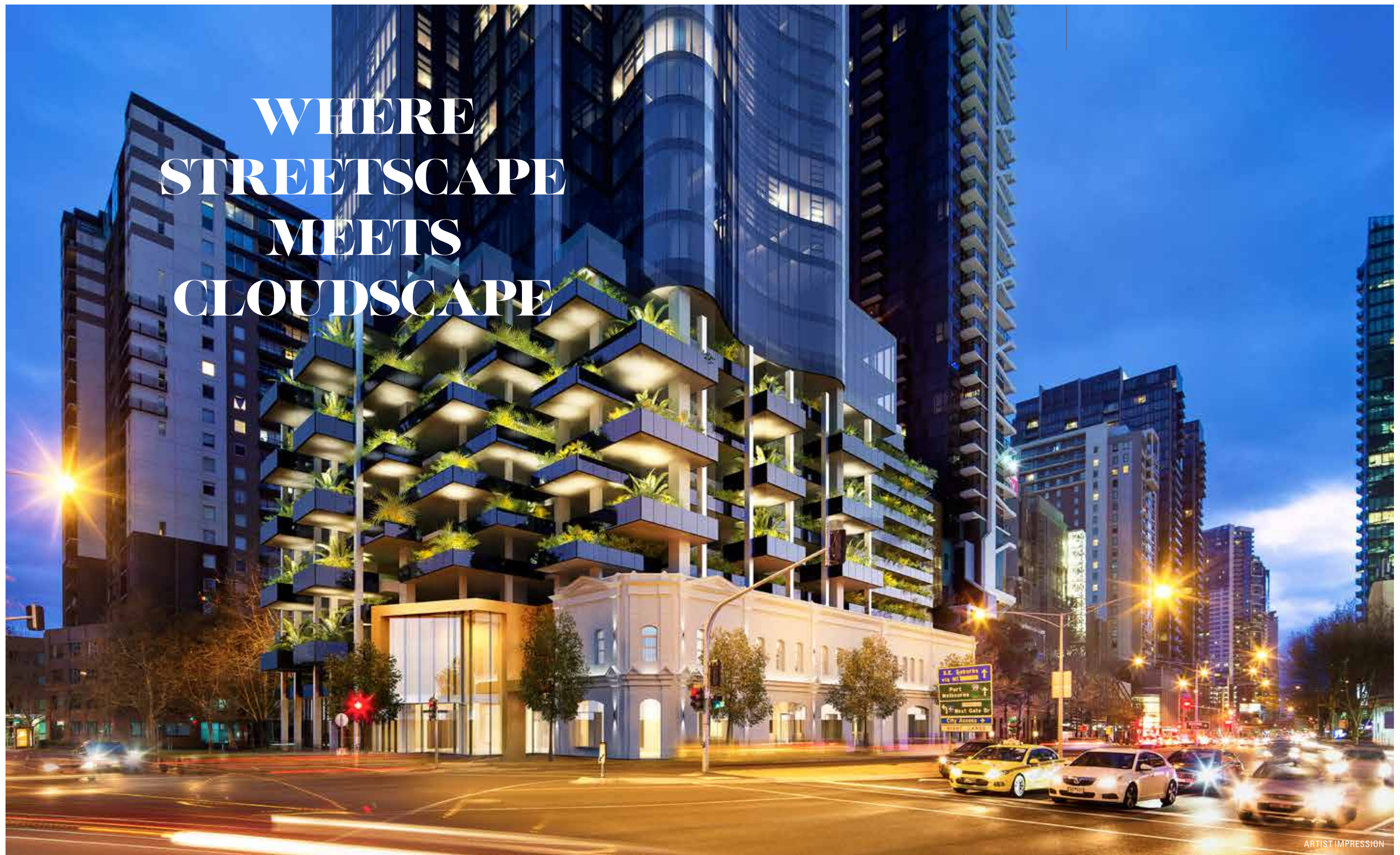
Ranked among the world's best, Melbourne's ten universities make the city a vibrant hub of debate and learning. In the heart of the CBD, Melbourne University and RMIT attract top students of arts, science, business, design and technology from all over the globe, while specialist institutions like VCA (Victorian College of the Arts) nurture up-and-coming virtuosos, actors and film-makers.



MELBOURNE UNIVERSITY

AMENITIES

WHERE STREETSCAPE MEETS CLOUDSCAPE



ARTIST IMPRESSION



From its base at the junction of City Road and Southbank Boulevard, Australia 108 will make a statement like no other. Rising more than 100 levels from street level, her curvaceous lines emerge from a striking nest of greenery, billowing like the soft edges of the heavens above. Architecturally iconic, visually unforgettable, she leaves an indelible impression upon all who gaze upon her.

Across an internal pedestrian lane, select restaurants ensure the perfect dinner is never far away, while a dedicated concierge is at hand for maximum security and convenience.



ARTIST IMPRESSION

SKY LOBBY

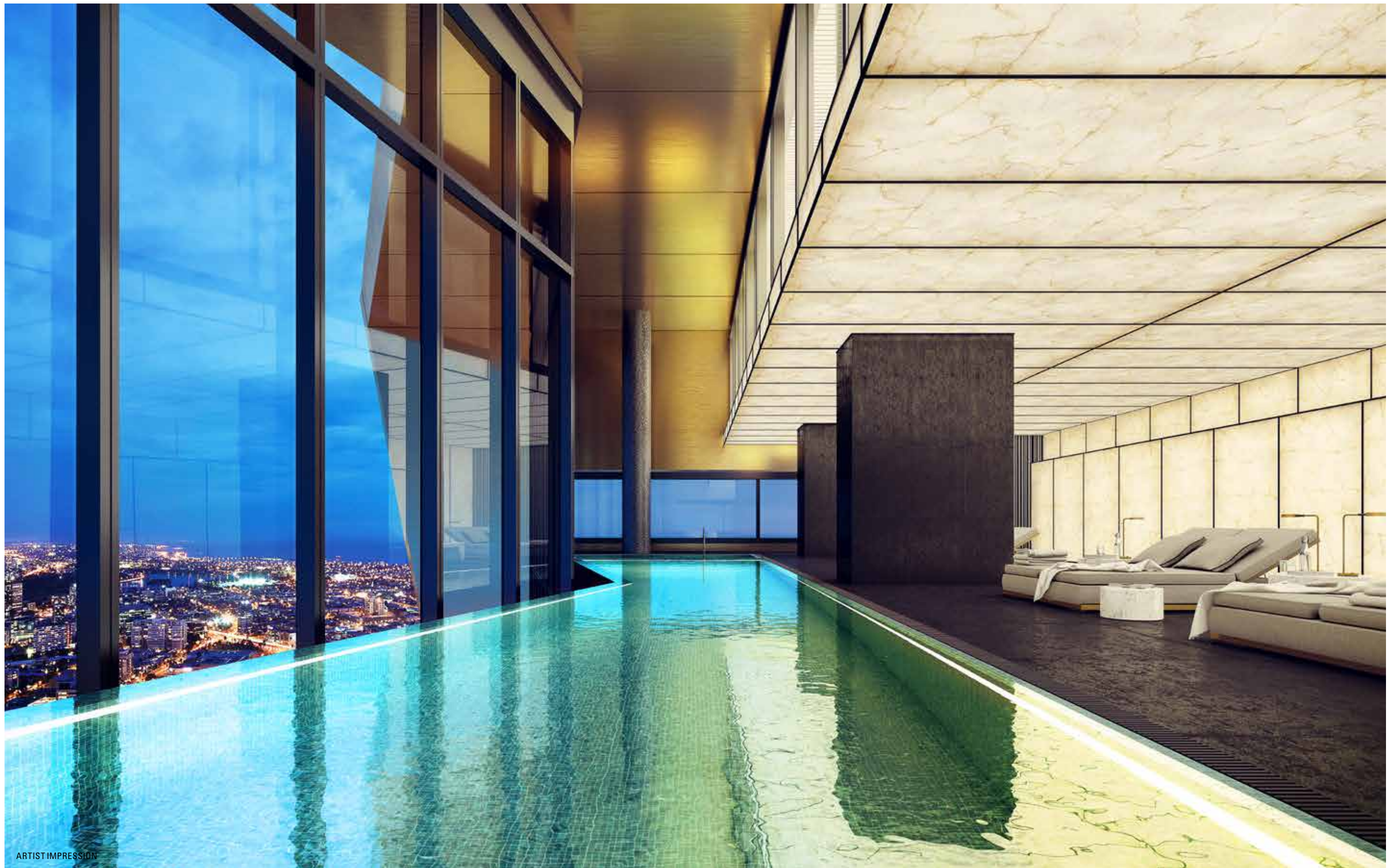
From the first steps inside her grand Sky Lobby, Australia 108 makes a stunning first impression. Premium finishes and a sumptuous lounge area provide an inviting place to relax, while a hotel-style porte-cochère offers a convenient place to meet friends or a driver.



ARTIST IMPRESSION

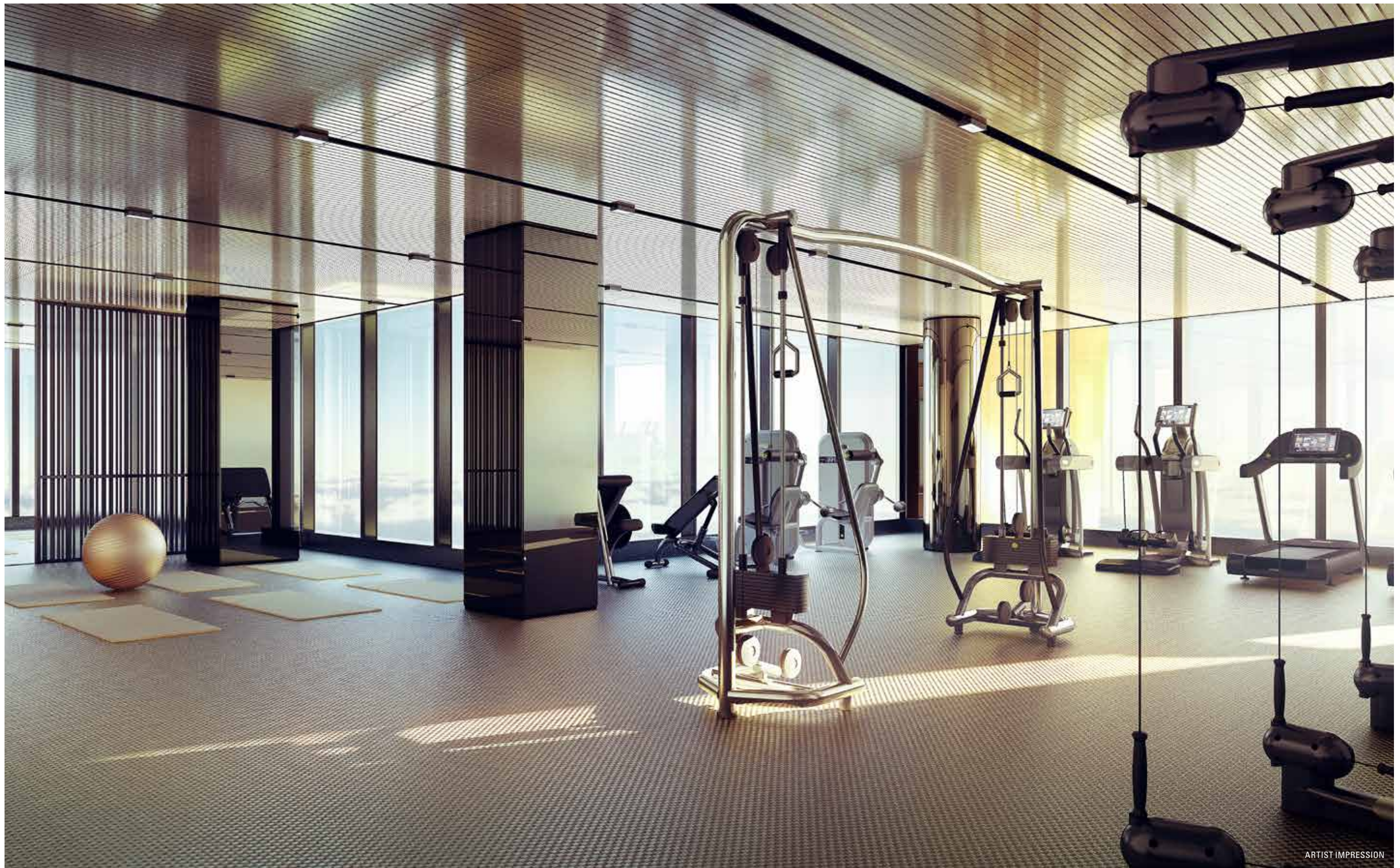
PLAY AMONG THE STARS

The facilities at Australia 108 are like no other. Designed with luxury in mind are the exclusive residents' facilities. The elegant Star 70 in the Star Club will put you high above the clouds so you can enjoy stunning 360 degree views of Melbourne CBD, the bay and surrounding parks and gardens.



ARTIST IMPRESSION

SKY POOL



ARTIST IMPRESSION

FITNESS ABOVE THE CLOUDS

With premium exercise equipment overlooking Melbourne's most spectacular vistas, a visit to the Sky Gym is its own reward.



ARTIST IMPRESSION

FIVE MILLION STAR DINING

Exclusively catering to Australia 108 residents and their guests, the Sky Dining Room is a unique place to dine and relax. High above it all as you watch the clouds roll in around you, you'll never want to leave.



SKY LOUNGE



ARTIST IMPRESSIO

GRACIOUS ENTERTAINING



ARTIST IMPRESSION

SKY GARDEN OASIS

The Sky Garden will be a unique contemplation space and has been designed to create an open and vibrant green place of leisure offering residents a natural viewing platform at altitude. A soaring double height ceiling and glass walls reveal a natural light filled habitat high above the city below.



RELAX WITH THE STARS

GRACIOUS ENTERTAINING

Experience more exclusive facilities at the Sky Rise Club. Roll out the red carpet for your guests when you invite them to their very own private movie experience on the exclusive Sky Rise Screen.

Resort-style facilities provide a daily dose of zen, with a steam room, sauna and spa creating a haven of calm within the busy city.

Entertain business associates for a round of virtual golf in the V-Golf Room.

Welcome to a world of entertainment and leisure activities in the sky.



INTERIORS





TEAM



CLOUD- BREAKING DESIGN

BY
FENDER
KATSALIDIS



We are all born with the ability to soar, but only the brave trusts their wings. Australia's tallest tower will go where no development has gone before, offering a cloudbreaking lifestyle 319 metres above the glittering Melbourne streetscape. With the city's amenities within easy reach below and the boundless freedom of endless sky above, those who reside here will be part of a world that few others can imagine.

"Australia 108 is a highly sculptural residential tower unlike any other in Australia. Its slender form is highlighted at the higher levels by a golden starburst expression and then morphs into a curvaceous profile against the sky. The starburst which contains the resident facilities is inspired by the Commonwealth Star on the Australian flag and is an obvious celebration of the sense of community within the building."



carr



“The interior design builds on the feminine curves of the architecture. Envisioned as a ‘queen,’ the building shimmers with an appropriately majestic colour palette – a luxurious hotel-style scheme with an understated materiality of rich natural textures.”

Led by the much lauded Sue Carr, Carr Design Group is one of Australia’s most influential multidisciplinary design firms. For over 40 years, the group has maintained a position as leaders of design practice and thinking, delivering projects across Australia. Recently awarded a gold medal for career-long excellence in the Interior Design Excellence Awards, Carr’s experience in high-calibre projects is unparalleled.





ARTIST IMPRESSION

URBAN VISTA (JV BY WORLD CLASS LAND AND FRAGRANCE GROUP)



ARTIST IMPRESSION

CITY GATE (JV BY WORLD CLASS LAND AND FRAGRANCE GROUP)

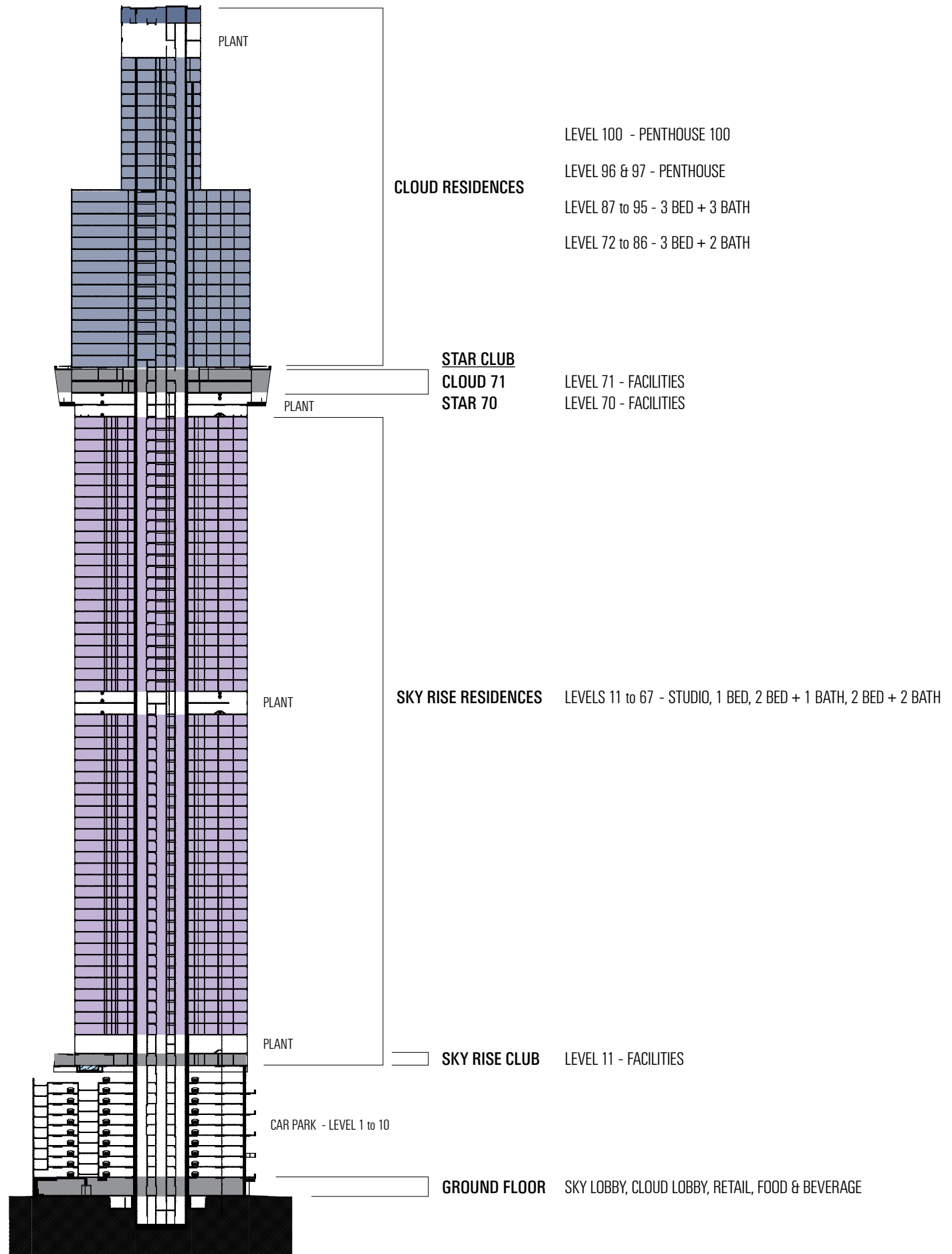


WORLD CLASS DEVELOPER

World Class Land is a leading developer of luxurious residential and commercial property projects in Singapore. With a proven track record developing aspirational projects, most notably Urban Vista and City Gate in Singapore, World Class Land recognised the opportunity to create a masterpiece that would define Melbourne – the world's most livable city. Developing a landmark, visionary project here allows us to showcase our innovation and drive for quality to an international audience.

For World Class Land, Melbourne is a long-term market, with three landmark projects under development. But Australia 108 will take luxury living to new heights – literally. Imagine living in a residence where the clouds are your closest neighbours. This commitment to luxury, design and privacy will make Australia 108 one of the Australia's most envied addresses.

SECTION PLAN



Whilst we endeavour to ensure the contents of these plans are correct at the time of printing, the information they contain is to be used as a guide only. Furnishings and floor coverings are for illustrative purposes only, are not shown to scale nor included in the stated price (unless expressly included). The columns shown may vary in diameter throughout the Building, with the largest estimated potential diameter shown as a dashed line and the smallest shown as a solid line on the plans. All areas are provided in accordance with the Method of Measurement for Residential Property provided by the Property Council of Australia. The plans were completed prior to the completion of final design, engineering and construction of the Building, therefore design, engineering, dimensions, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale.