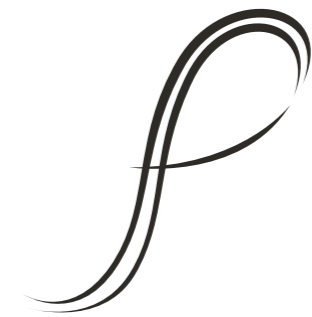




THE PRECINCT

ON OGILVIE





THE PRECINCT

ON OGILVIE

Not just a place to live, rather a way to live

www.norupwilson.com



The Precinct on Ogilvie

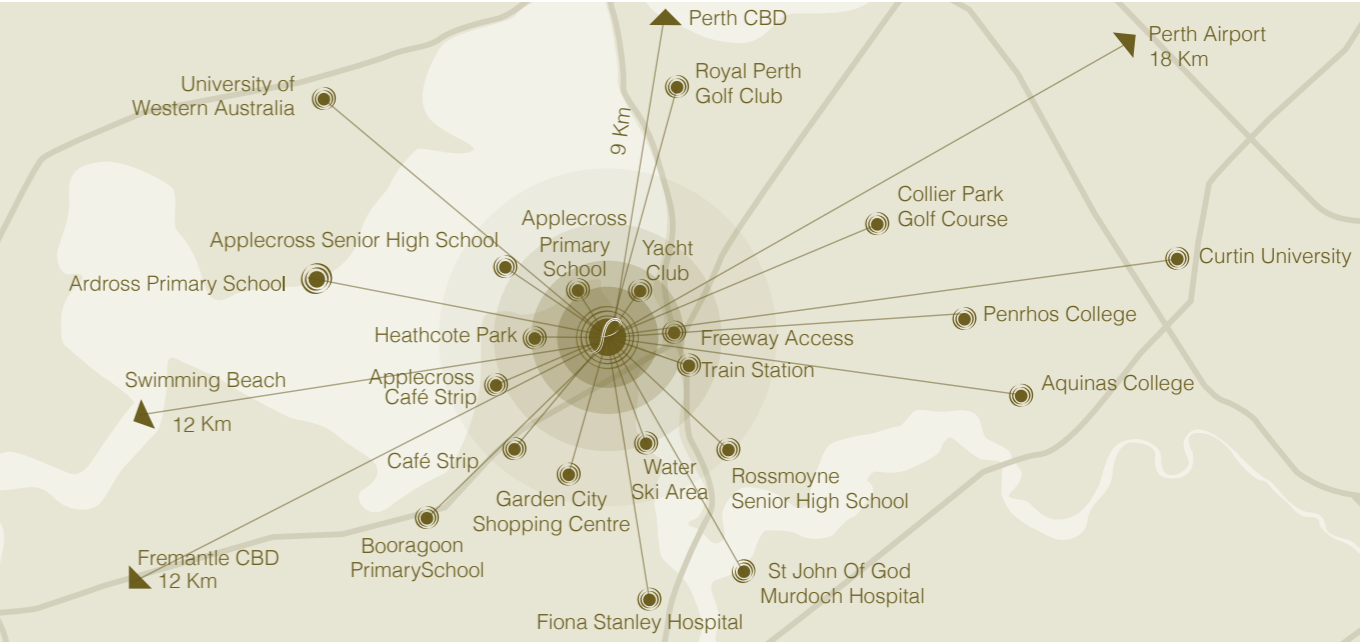
A limited and rare opportunity awaits for you to live beside the Swan River in this beautiful affluent neighborhood with the release of the highly-anticipated 'The Precinct on Ogilvie'.

Situated on Ogilvie Road, Mount Pleasant, these exclusive residences and commercial spaces represent the very finest in contemporary living and working environments. 'The Precinct on Ogilvie' offers 1,2 and 3 bedroom apartments as well as commercial and office suites which range in size from 42m2 to 240m2.

Due to the significant level of interest received Norup + Wilson have brought forward the first private release.

Norup + Wilson's combined 35 years experience and understanding of the residential and commercial property market ensures the premium design, considered architectural features and high-quality construction will stand the test of time.

With completion anticipated for 2015, 'The Precinct on Ogilvie' will offer you a very first chance to select a beautiful residence today in a sought after location.



New & Exciting The Canning Bridge Precinct Plan

A new chapter in the history of the Applecross/ Mount Pleasant Area.

The first release has been long-awaited, and adds a spectacular dimension while shaping the town's future. These coveted apartments, penthouses, retail and commercial suites will contain superb design, elegant finishes and stylish ingenuity. The meticulous attention to detail will meet the most demanding of expectations.

Norup + Wilson's deep understanding of the residential property market ensures that 'The Precinct' will challenge the best of the rest. High-quality restaurants, cafés, wine bars and a new retail development in the area will give residents every conceivable amenity that they could wish for, at their door step. Verdant and close to the water's edge though it is, the town is well-served by an excellent network of public transport, including express train services only 900 metres away. 'The Precinct' exudes convenience being close to Perth, Fremantle, Murdoch University, Curtin University, UWA, Perth International and the Domestic Airport.

The Canning Bridge Precinct will be recognised by its unique location, its integrated mix of office, retail, residential, recreational and cultural uses.

Information on the Canning Bridge Precinct Plan is available on the City of Melville website. The Plan, when adopted, will provide a rejuvenation of the area by encouraging redevelopment of land with higher density developments.





Elegance, Prosperity & Harmony

Deeply embedded in Norup + Wilson's ethos is an adherence to pure efficient and effective design practices combined with a design aesthetic that embrace the creation of perfectly crafted living and commercial spaces.

Norup + Wilson have fully embraced the principles of Feng Shui and are fortunate to have engaged one of the foremost and renowned Master Feng Shui consultant to assist in the creation of beautiful and harmonious living and commercial spaces.

Exhibiting the finest in design and finishes 'The Precinct on Ogilvie' apartments will be sleek and timeless. Classic, light and fresh, with meticulous attention to detail, these interiors will surpass expectations.

You will have an unprecedented opportunity to choose from an extensive list of design and lifestyle options to completely personalise your apartment. Customising your home is now a reality for apartment living.


THE PRECINCT
ON OGILVIE

NW
NORUP + WILSON
ICONIC DEVELOPER



The Applecross Lifestyle

Step out of your apartment and immerse yourself in the cosmopolitan scene that is Applecross. A quick espresso prepares you for the day as you take in the sounds of cafes and restaurants filled with people laughing and chatting.

An abundance of retail offerings call as you continue on, enjoying your walk to the banks of the beautiful Swan River. In addition to the local golf course, local cycle paths and river activities, 'The Precinct' offers a healthy lifestyle.

Allow your evenings to be transformed into those of excitement and vibrancy as you relish the gourmet dining and stylish bars. 'The Precinct on Canning', Stage 2 of this development, will enjoy an exciting array of cafes, wine bar, retail space, and restaurants for your enjoyment.

You may never want to leave 'The Precinct'.





Image includes upgrade options.

"I walked past and saw this design on a computer screen and thought: what an amazing design"

- An Architect

"You Guys are so passionate about the product. The enthusiasm is contagious"

- A Consultant

"Amazing quality and clever detailing"

- An Investor

"A product that is going to walk out the door. It is going to be so easy to sell. Can we be appointed to sell as well "

- An Agent

"When are you going to be happy with the final product, and be home for dinner on time for a change"

- Dave's Wife

Beautiful Interiors

Throughout, the natural tones, opulent textures and pure fibres create an elegant palette. Create a unique personal space through a selection of colour schemes and a range of quality upgrades.

High quality European appliances serve to create incomparable convenience in your brand new luxurious surrounds.

Lavish and stylish with spacious interiors and large living areas, these residences will provide a relaxed air of contentment and enjoyment into your days.





Image includes upgrade options.

Apartment Type A



1Bed 1Bath

Internal Area 54m²
Store Area 4m² (Minimum)
Balcony Area 10m²
No of Car Bays 1



Apartment Type B



1Bed 1 Study
1Bath 1 WC

Internal Area 78m²
Store Area 6m²
Balcony Area 9m²
No of Car Bays 1



Apartment Type C1



2 Bed 2 Bath

Internal Area 78m²
Store Area 4m²(Minimum)
Balcony Area 9m²
No of Car Bays 1 or 2 (Unit dependant)



Apartment Type C2



2 Bed 2 Bath

Internal Area 78m²
Store Area 4m²(Minimum)
Terrace Area 47m²(Level 2 only)
No of Car Bays 1 or 2 (Unit dependant)



Apartment Type C3



2 Bed 2 Bath

Internal Area 78m²
Store Area 4m²(Minimum)
Terrace Area 46/47m²(Level 2 only)
No of Car Bays 1 or 2 (Unit dependant)



Apartment Type C4



2 Bed 2 Bath

Internal Area 78m²
Store Area 4m²(Minimum)
Balcony Area 19m²(Level 8 only)
No of Car Bays 1 or 2 (Unit dependant)



Apartment Type D



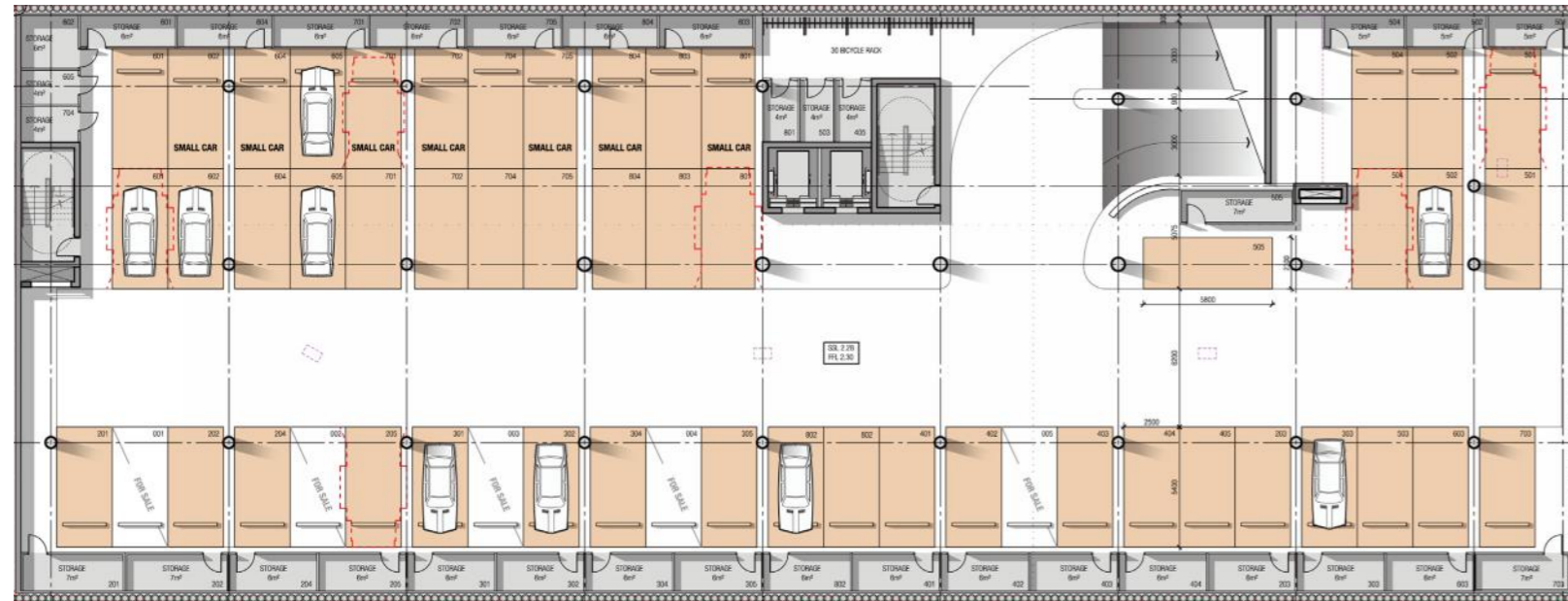
3Bed 2 Bath

**Internal Area 135m²
Store Area 6m²
Balcony Area 19m²
No of Car Bays 2**

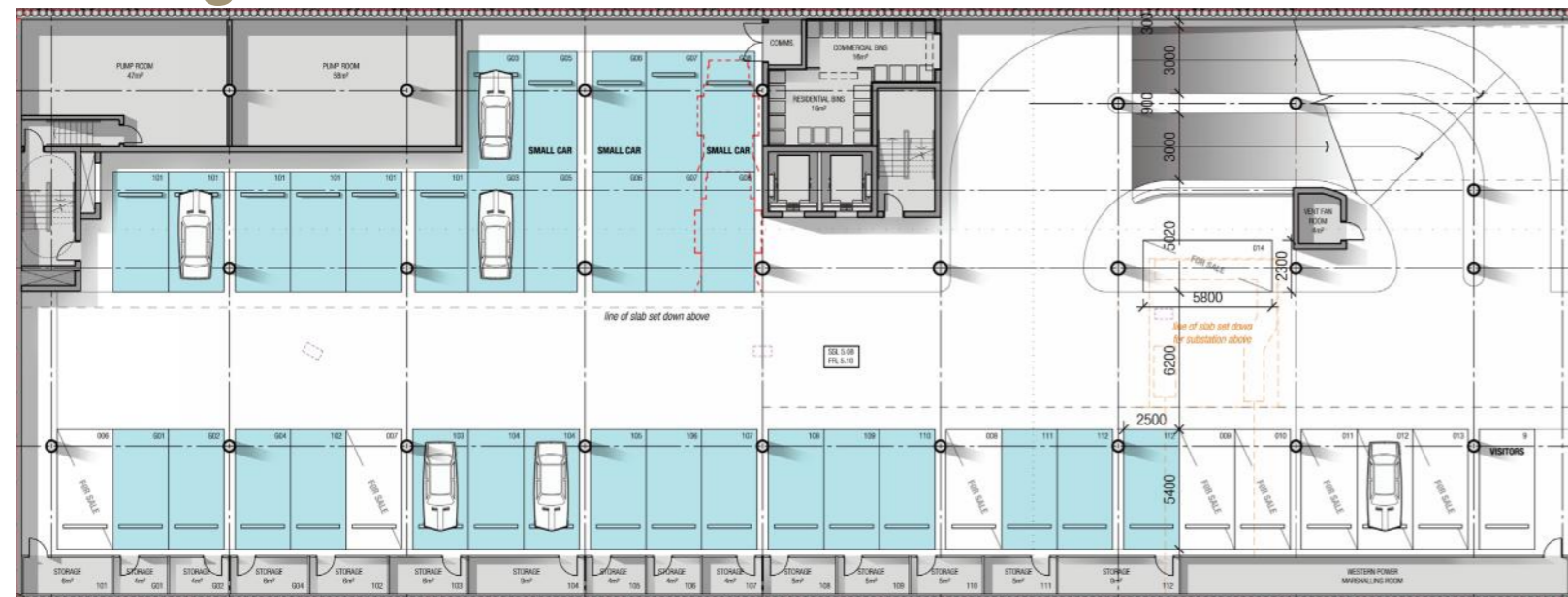


Parking

Parking Level 2

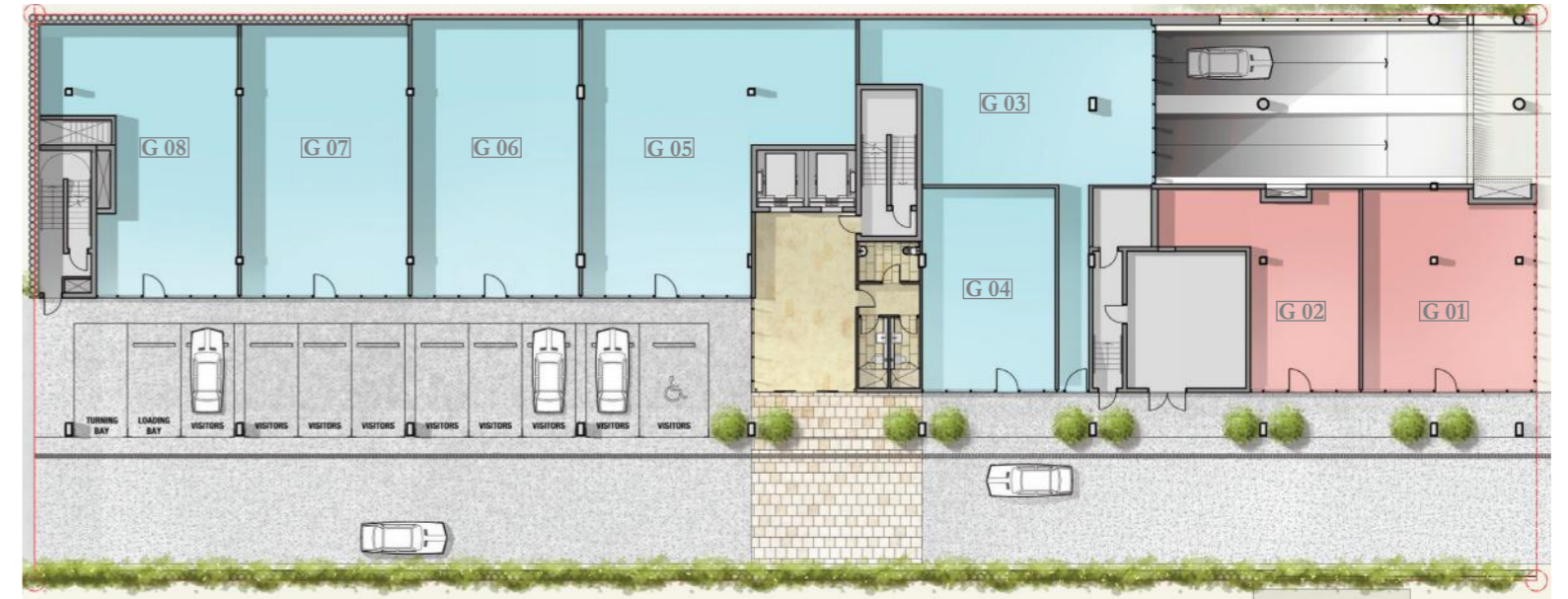


Parking Level 1



Commercial

Ground Floor



Level 1



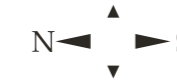
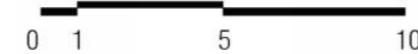
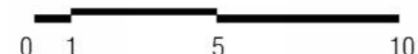
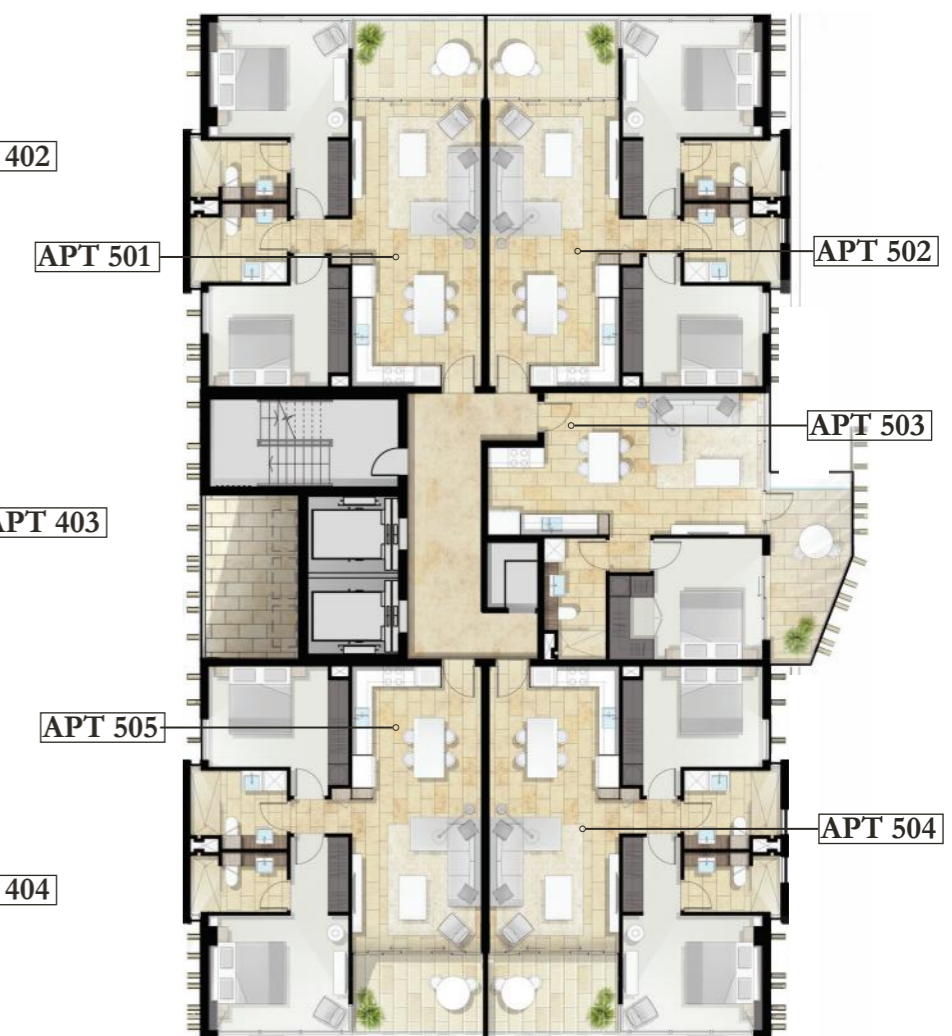
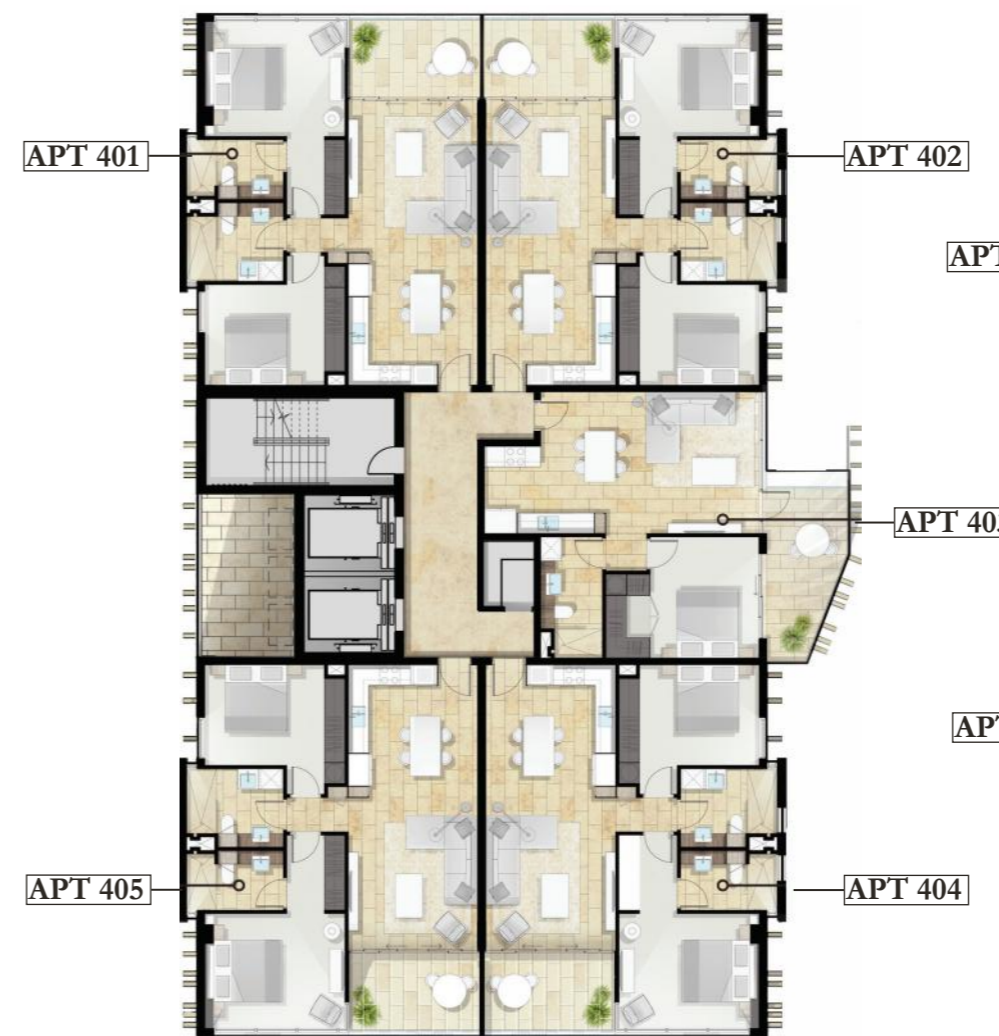
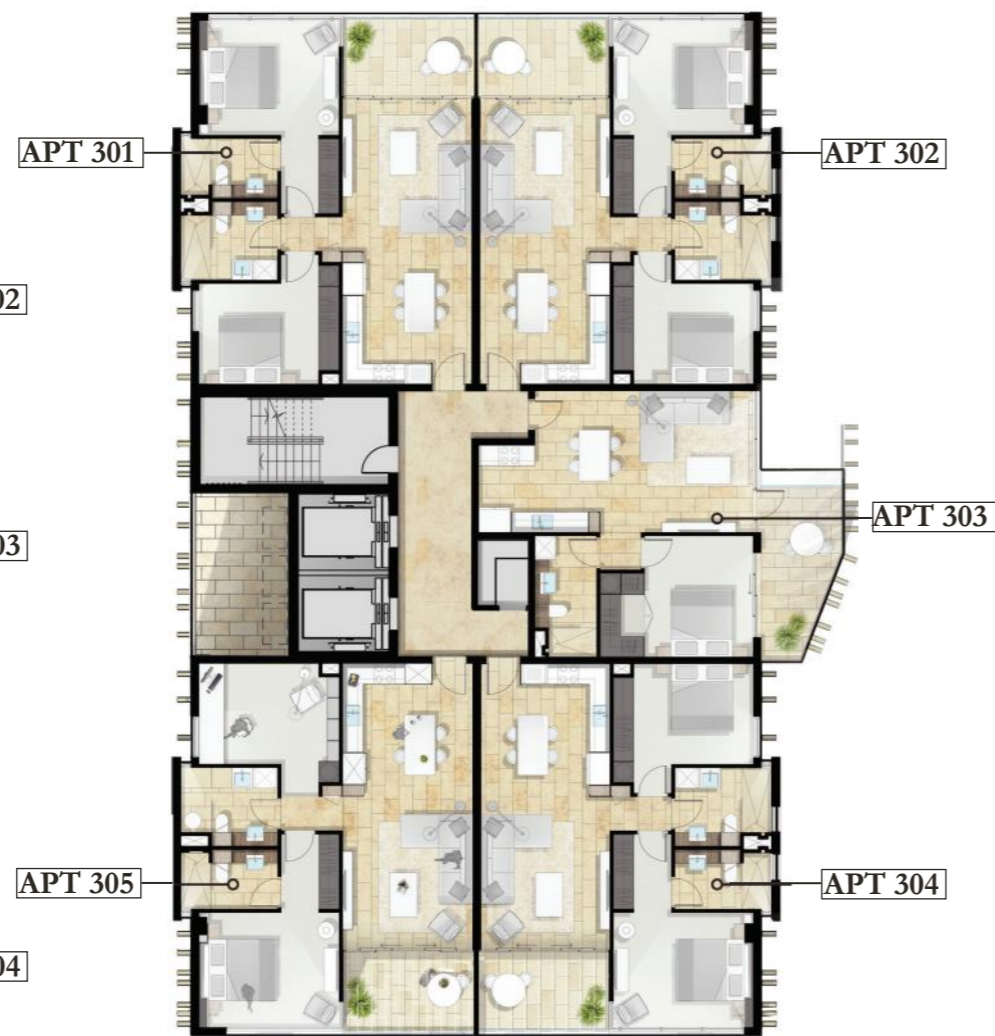
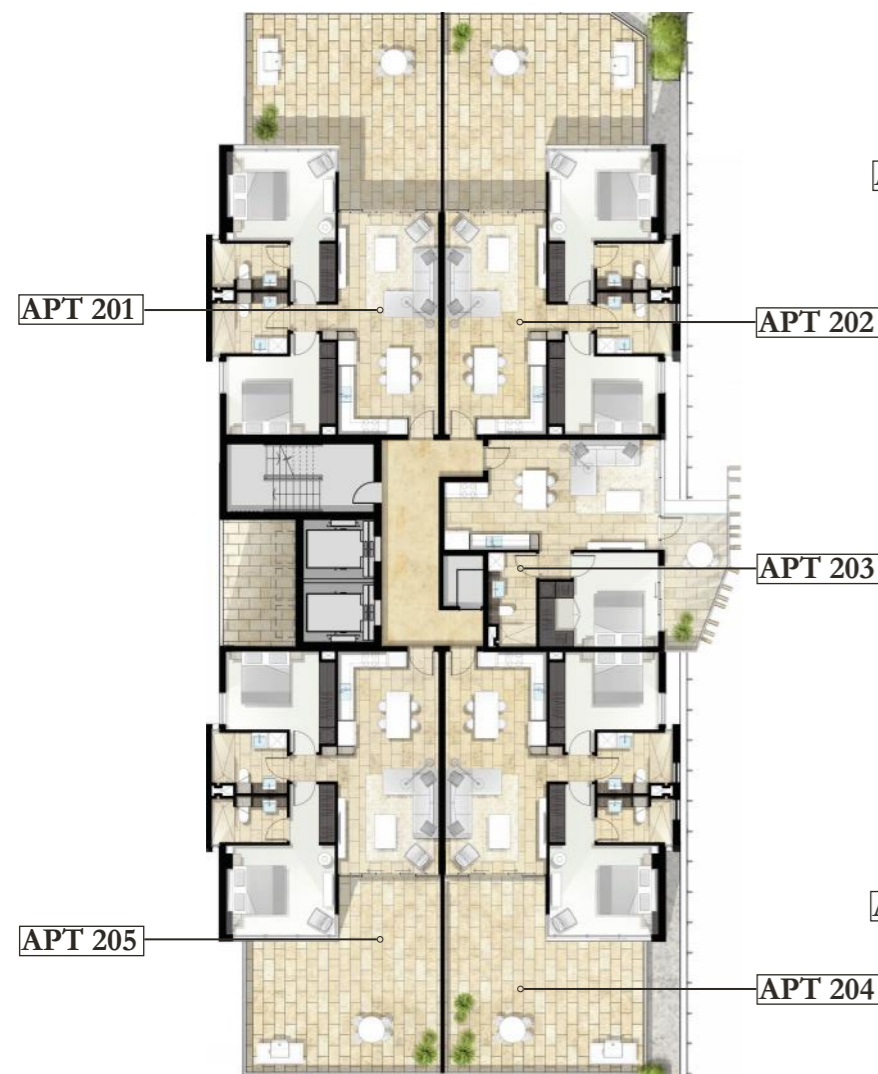


Level 2

Level 3

Level 4

Level 5

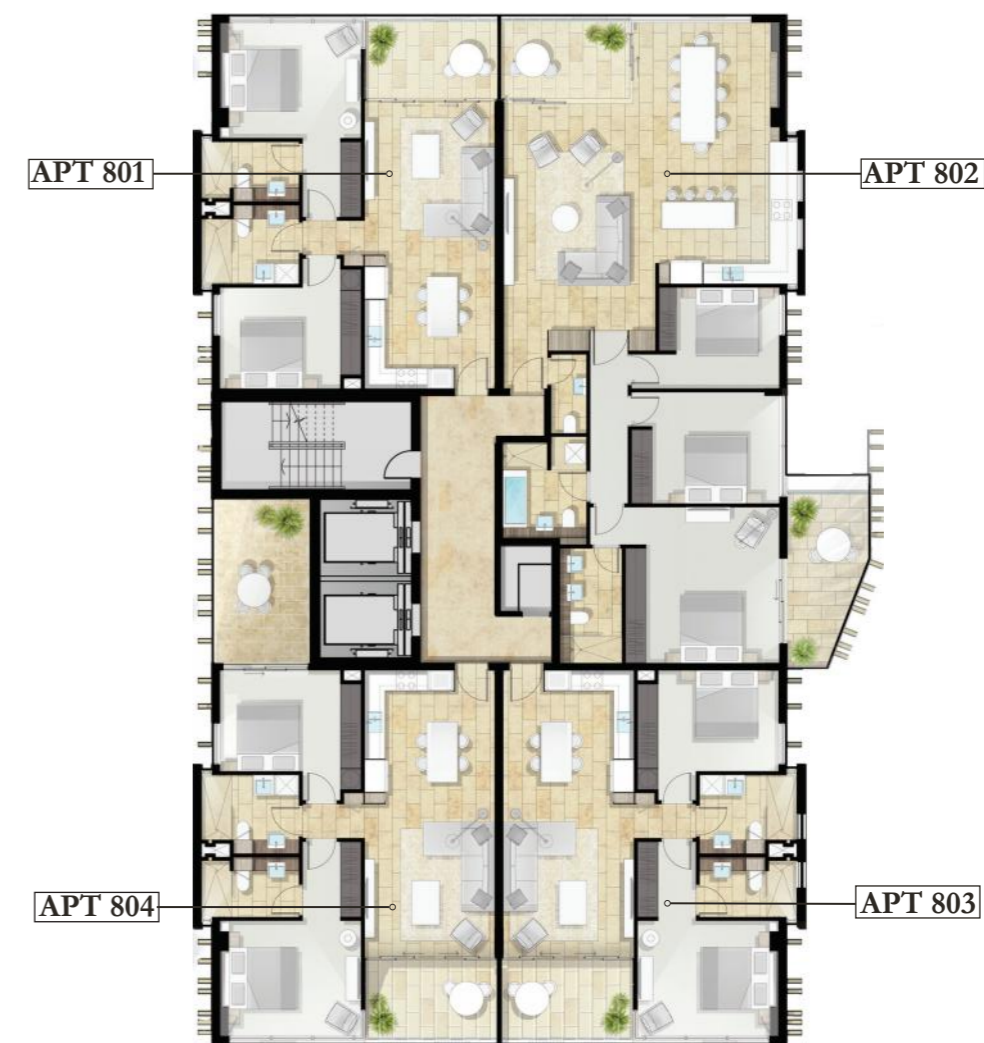
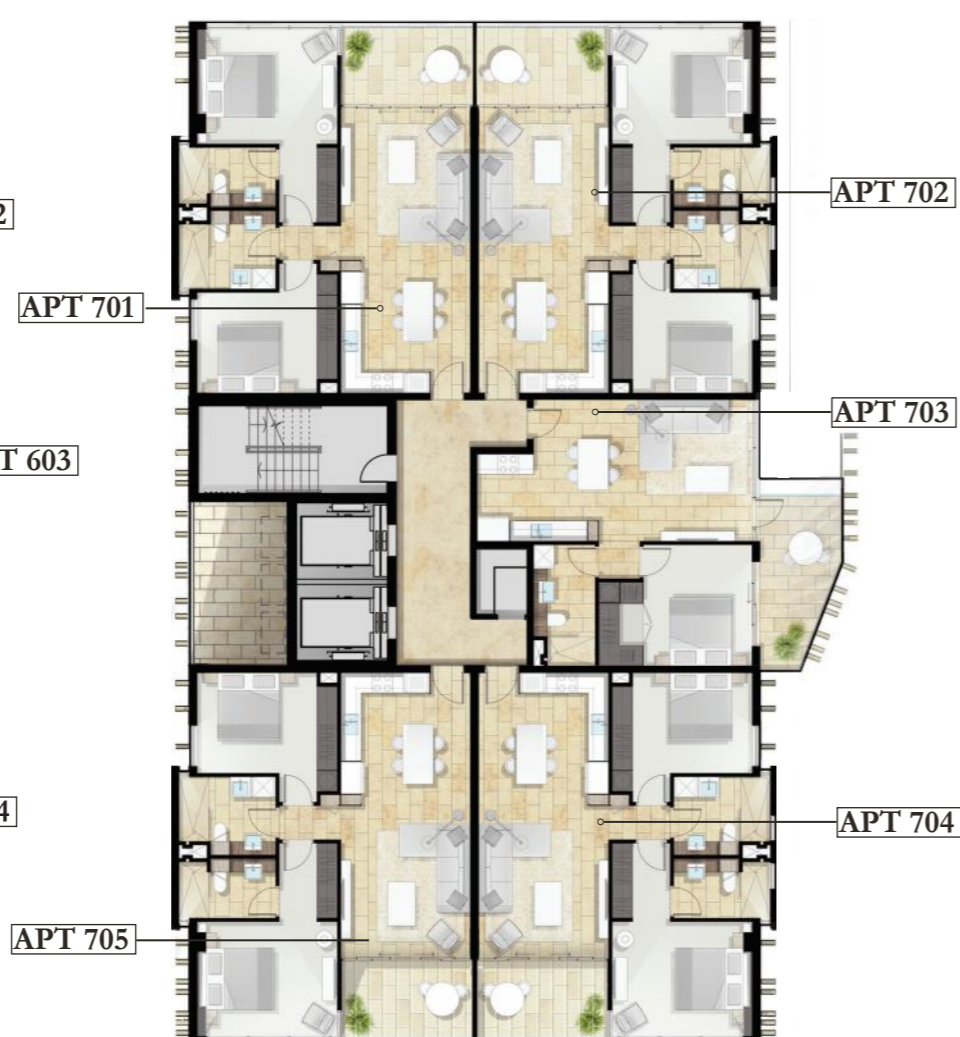
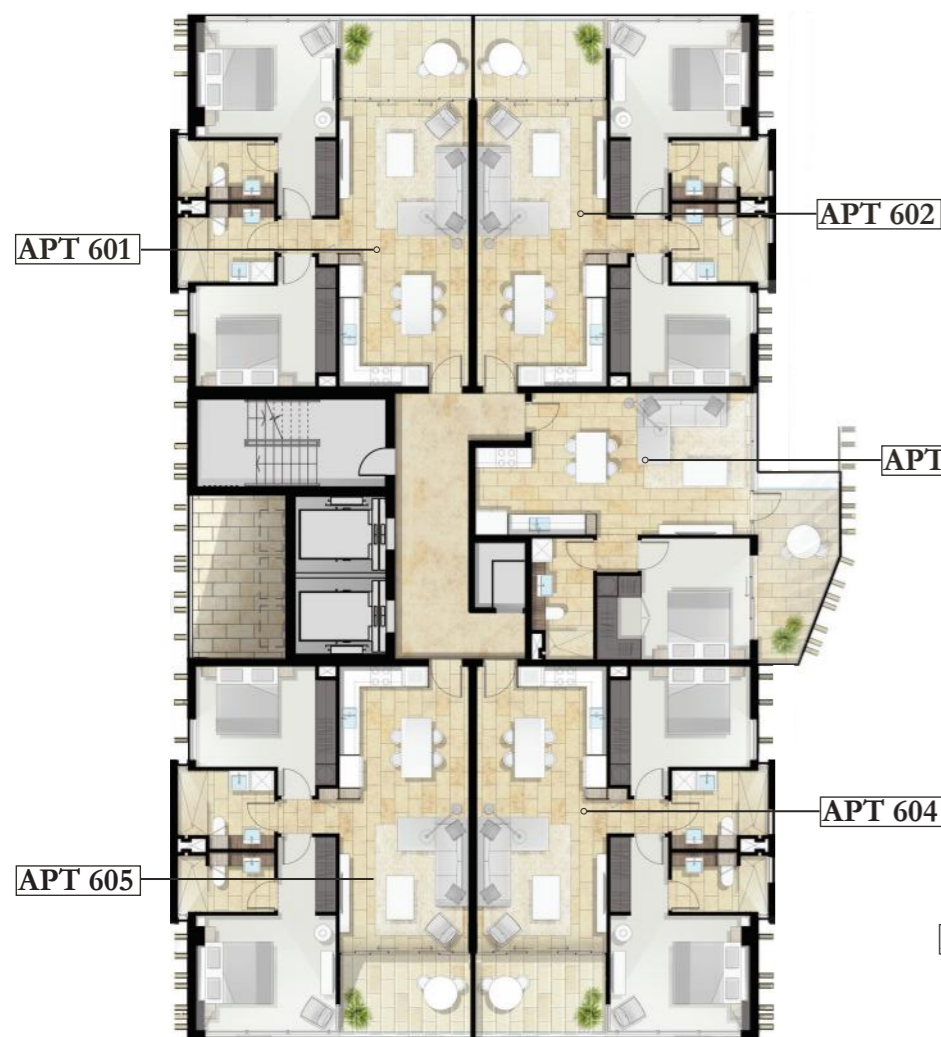




Level 6

Level 7

Level 8







THE PRECINCT

UNIQUE FEATURES

Here are some of the many unique features that are included which makes this an iconic development.

OVERALL DEVELOPMENT

- ◆ Feng Shui infused design creates great living spaces and free-flow areas thanks to the assistance of a leading consultant on the design team
- ◆ Low strata fees due to efficient services which is managed by a leading Strata Management Company
- ◆ Ample visitor bays and a dedicated loading and delivery bay for the development's exclusive use
- ◆ Plenty of on-street parking in the surrounding area
- ◆ 2 lifts are provided which is more than is required and should provide very short waiting times
- ◆ Solar Passive Design and numerous sustainable design features have been incorporated into the design
- ◆ Environmentally sustainable design
- ◆ End of trip shower facilities on the ground floor and bike rack storage for the enthusiast
- ◆ Charging point at a fixed location for electric vehicles
- ◆ Live in a development that has created a point of difference

COMMERCIAL / RETAIL UNITS

- ◆ Store rooms to all first floor office suites so that your office and personal space is not cluttered
- ◆ Kitchen for commercial suites on the first floor which will include a dishwasher and individual cupboard for each suite
- ◆ Blinds included to east facing level 1 commercial suite
- ◆ Water supply and waste point for individual commercial tenancies to ground floor



THE PRECINCT

UNIQUE FEATURES

RESIDENCES

- ◆ The apartments look like a 5-star hotel. 'Don't be fooled, this is a home!'
- ◆ Amazing views
- ◆ Vast range of purchaser options available to make this new place your home. See the available list of upgrades and even request your own unique touch
- ◆ Entry doors to apartments to match kitchen joinery
- ◆ Built-in microwaves and dishwashers to all apartments
- ◆ Apartment living and kitchen floors are all tiled to create a seamless division between the various living spaces
- ◆ Ducted air-conditioning with units being placed out of sight so that you have full access to your balcony space
- ◆ Blinds included to residential apartments inclusive of shade and blackout blinds
- ◆ Uniquely high ceiling spaces to the living spaces and bedrooms
- ◆ No laundries located in living areas
- ◆ Truly built in robes, 'not just a shelf and rail' to the master bedrooms
- ◆ Large terraces to level 2 residences
- ◆ Screens to the main balconies of 2 bed and 3 bed apartments that can slide in front of bedroom windows to help you manage your privacy and natural light (East facing apartments only)
- ◆ Purchaser of the 3 bedroom penthouse can design their own home with the use of our interior designer
- ◆ Stores for residents are predominately larger than other developments
- ◆ All walls to lobbies are architecturally finished feature walls
- ◆ Future optional access to Stage 2 facilities which include gymnasium, swimming pool, BBQ area and leisure deck to poolside
- ◆ Direct access to Stage 2 retail space from the rear of the site
- ◆ 'Never struggle with shopping bags again' thanks to concierge trolleys
- ◆ Green roof above commercial level

In summary, this is an iconic development which boasts features that are currently not being offered by other developers.



THE PRECINCT

THE EXTERIOR

The exterior design is a stunning display of modern architecture and provides many unique features. Regard has been given to both aesthetics and future maintenance requirements.

- ◆ The walls are painted masonry, fibre cement or concrete and feature architectural cladding as per drawings
- ◆ The roof to the top floor is colorbond metal sheeting or similar
- ◆ The roof above the commercial is a concrete and is designed as a green roof
- ◆ Balustrading is semi framed aluminium framed glazed balustrade
- ◆ External windows and sliding doors are powder coated aluminium frame and glazed.
- ◆ Flyscreens are provided to all openable windows
- ◆ Slip resistant ceramic floor tiles is provided to all balconies and terrace courtyards
- ◆ The driveway is concrete or feature brick paving
- ◆ Carpark slabs are concrete finish Architectural finish letterboxes provided
- ◆ Landscaped areas with a variety of soft and hard finishes. Native flora will ensure a waterwise garden

BUILDING SERVICES & AMENITIES

In keeping with the aesthetic appeal we have equally focused on the services that you see so that the overall feel and finish is not compromised.

- ◆ Security controlled gates are provided to carpark areas
- ◆ One access control per car bay allocation will be provided
- ◆ Keyless electronic access to ground floor lobby afterhours and floors are secured by access control
- ◆ Public access to visitors parking area
- ◆ Audio intercom system to control access to residential floors
- ◆ Security lighting is included
- ◆ Two large lifts are provided. Stainless steel lift doors with quality floor and wall finishes to the lift car
- ◆ The ground floor Entrance lobby will have feature flooring, walling and feature ceilings as indicated on the 3D renders. The foyer will be furnished with artwork
- ◆ Quality carpet is provided to the Lobbies of each floor
- ◆ The lobby walls to the residential floors will have feature wall finishes and timber veneer finish to the residences entry doors
- ◆ Fire alarms and smoke detectors are provided as required by BCA requirements



THE PRECINCT

COMMERCIAL OFFICE

The 'Precinct on Ogilvie' will surely be a recognised address for your new office. The building exterior, the office layouts and the magnificent lobby entry all exude quality and sophistication.

- ◆ Retail tenancies are provided as a 'bare shell' for the owner to design and incorporate internal floor, wall and ceiling finishes in accordance with their own design requirements. As such these tenancies are only provided with provision for all services.

For all other commercial tenancies:

- ◆ Quality carpets are included
- ◆ Acoustically treated painted gyprock walls are provided to office party walls
- ◆ Glazed partitions with motif filmed frosting provided to offices adjoining lobbies to the first floor
- ◆ Skylights are provided to some of the first floor tenancies to enhance natural light
- ◆ Individually controlled Reverse Cycle air conditioning is provided
- ◆ Energy efficient lighting is included and each tenancy is separately switched
- ◆ Power board and meter to each tenancy
- ◆ Kitchenette to first floor suites is provided complete with dishwasher and individual cupboards for each tenancy. The ground floor areas have provision for waste and water supply to facilitate a kitchenette within each tenant fitout
- ◆ Quality 1200x 600 ceiling tiles and computer 'glare friendly' lights are provided to all areas



THE PRECINCT

RESIDENCE INTERIORS

The interiors have been designed using natural earthy colours and the layout has considered the principles of feng shui in regard to the layouts. We provide two colour palettes to choose from.

GENERAL FINISHES

- ◆ All party walls are painted walls and acoustic insulation rating as per BCA requirements. All other walls are paint finished gyprock walls and skirtings are included
- ◆ The Living and Dining room floors have quality floor tiles. Timber flooring upgrade package available (prefinished engineered timber flooring with compliant acoustic underlay) to living, dining and kitchen areas
- ◆ The bedrooms and robes have quality carpet
- ◆ The ceilings are higher to kitchen, living and bedroom areas. A combination of painted plasterboard ceilings and skim coat finish
- ◆ The entry doors are finishes to match kitchen joinery and are fire rated self closing doors. All other internal doors are painted hollow core doors. All doors have designer range door hardware included
- ◆ All robes to the master bedroom include built in cabinetwork. A shelf and hanging rail is provided to the second bedroom
- ◆ LED lights provided to living, dining and kitchen areas. Surface mounted lights to bedrooms
- ◆ A generous allowance for power outlets is provided throughout
- ◆ TV points are provided to the living and master bedrooms with a pay tv point, telephone point and internet data point to the living room
- ◆ Reverse cycle ducted air conditioning is provided to living areas and bedrooms
- ◆ Blockout blinds are provided to all bedrooms and shade blinds are provided to living areas



THE PRECINCT

RESIDENCE INTERIORS

THE BATHROOMS

- ◆ Exhaust fans are provided to the ensuites and bathrooms
- ◆ The shower has chrome mixer with chrome shower rail with additional rainhead shower to the master ensuite
- ◆ All bathroom accessories are from a selected designer chrome range
- ◆ The toilets and basins are white ceramic from a designer range
- ◆ Selected laminate finish cabinetwork with semi recessed basins
- ◆ Semi-frameless clear glazed shower screen
- ◆ Ceramic tiles to floors and walls to full height
- ◆ Clothes Dryers are included to the laundries
- ◆ Washer / dryer combo included for all 1 bed 1 bath apartments

THE KITCHENS

- ◆ All sanitary fixtures and tapware are selected from a designer range
- ◆ Kitchen cabinetworks are selected laminates and include soft closers to all drawers and cupboards. The benchtops are reconstituted stone with glass or tiled splashbacks
- ◆ European electric glass cooktop or similar
- ◆ European stainless steel oven or similar
- ◆ European stainless steel recirculating rangehood or similar
- ◆ European stainless steel dishwasher or similar
- ◆ In-built microwave ovens are also included

THE PENTHOUSE

The top floor has one unique 3 bedroom penthouse. We are giving the purchaser of this residence an opportunity to design their own layout. Make your own material and product selections, all with the help of our interior designer

Create your iconic home and make it 'your own'



THE PRECINCT

ENVIRONMENTAL SUSTAINABILITY

Norup + Wilson care about the environment and want to ensure that the development provides for the minimum carbon footprint. They believe that the most important initiative is good Solar Passive Design.

SOLAR PASSIVE DESIGN

- ◆ The design of the building has given consideration to the orientation and use of shading devices to minimise the heat loads that the building has to endure. The selection of building materials has also been made on the basis of the thermal efficiency of the cladding elements for the external facades and glazing selections

SELECTION OF PRODUCTS

- ◆ Energy Efficient Lighting and Appliances have been selected
- ◆ The carpark areas have motion detectors to save on lighting costs
- ◆ The carpark exhaust system is fitted with CO sensors which means that this only runs when required
- ◆ All light fittings to the apartments are LED fittings and all fittings in the development have been selected based on the energy efficiency of each fitting
- ◆ Use of water-wise fixtures means all plumbing fixtures are selected based on their efficiency



THE PRECINCT

OPTIONAL UPGRADES

Norup + Wilson are pleased to provide to you a vast choice of upgrades. Whilst the list below is not exhaustive they believe that the options will be appealing.

GENERAL

- ◆ Timber floors to kitchen / living in lieu of tiles
- ◆ Colourback glass feature wall at entry
- ◆ Upgrade to electric blinds
- ◆ Curtain package (alternative to blinds)
- ◆ Designer wall paper to feature wall
- ◆ Investor furniture package (complete setup including cutlery)
- ◆ Built-in TV theatre cabinet
- ◆ Upgraded lighting package
- ◆ Light switch upgrade to designer range (power points remain standard)
- ◆ Shelving to storeroom
- ◆ Washer / dryer combo in lieu of dryer only
- ◆ Future option to access the Stage 2 facilities including pool, gymnasium
- ◆ Additional louvers to balcony
- ◆ Additional power points to units
- ◆ Upgrade to solid core doors internally
- ◆ Fridge supplied and installed
- ◆ Washing machine supplied and installed

THE KITCHEN

- ◆ Whitegoods upgrade to Designer range
- ◆ Wine fridge to kitchen cabinetwork
- ◆ Island bench to kitchen
- ◆ Water filter to kitchen
- ◆ Water point to fridge

THE MASTER BEDROOM

- ◆ 180 degree TV swivel panel to wall at bed/living (1 bed apartments only)
- ◆ Additional shelving and drawers to built in robes to second bedroom

THE ENSUITE

- ◆ Upgrade to have a rainhead shower in the second bathroom
- ◆ Bath with shower over (in-lieu of shower only)
- ◆ Glass door to ensuite in lieu of walk-in shower
- ◆ Shower seat
- ◆ Bidet spray handle adjacent toilet
- ◆ Towel heating rail and mirror demist
- ◆ Complete cabinetwork upgrade

PERSONAL TOUCHES

- ◆ Ask us about any features you would like to customise your apartment and we will do our best to accommodate you.

Norup + Wilson Story

What does it mean to be iconic? Iconic is a big claim and it's our mantra. We aim to make our brand iconic in every way, which we believe that this can be achieved through an intensive focus on the following:

- ◆ Location, location, location – This is the first foundation to every successful project
- ◆ Memorable Designs – What development do you remember and why does that building continue in your memory? We aim to create that memory
- ◆ Lasting Product – Many developers focus on the short term. With our name behind our brand we aim to achieve a product that commands high interest and strong resales for the future
- ◆ Options – Why not customise your apartment like you customise your car! With the provision of choices in design and a wide array of purchaser options you will have the unique opportunity to make your apartment your home
- ◆ Recognition – We hope to be rated above our peers and provide a product that represents 'value for money'
- ◆ Transparency – We commit to an open and transparent contractual process. What you see is what you get
- ◆ Lifestyle – We strive to not only provide a place to live but rather a way to live
- ◆ Fundamental Designs – We endeavour to fuse well practiced design principles with our designs. Well respected design guidelines such as the 'Golden Ratio' and feng shui turn an average project into an iconic one
- ◆ Relationships with Likeminded Professionals – Collaborating with likeminded professionals who share our vision ensures that our projects reach their full potential
- ◆ Personal Investment – Personal investment into each and every project ensures that we have 'skin in the game'. With this comes our 100% commitment to the project and the lasting brand
- ◆ Client Satisfaction - Our ultimate goal is to be a recognised brand by purchasers who are proud to say that they live or work in building which has been created by Norup + Wilson

Norup + Wilson Directors

Norup + Wilson was founded by two directors who are passionate about all aspects of property development. Their combined experience makes them a formidable team for any project.

John Norup Director

With 25 years experience in the industry as a developer and head contractor, having delivered over \$2B worth of projects, John is highly experienced in the property development and construction marketplace. His experience spans across the building construction and engineering /resource sector. His lateral thinking, management and design skills have helped many clients make their projects a success.

"I am proud to be a part of the Norup + Wilson brand. Dave and I bring together a culmination of 35 years in the industry. As a previous owner and director of two major construction and property development businesses it's rewarding to now be doing it 'our way'. By that I mean to not be constrained by what others think or do just because it's the way it's always been done. For example, why not give purchasers the flexibility of choice in design options and features. This is so easy to achieve if we work in close collaboration with the purchaser, the design team and the building contractor. The difference is, we do it our way!"



John Norup

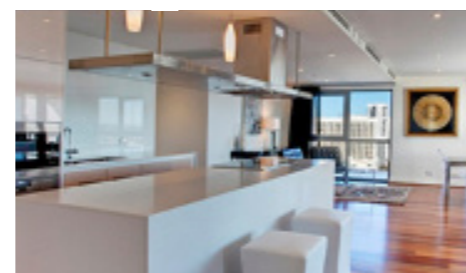
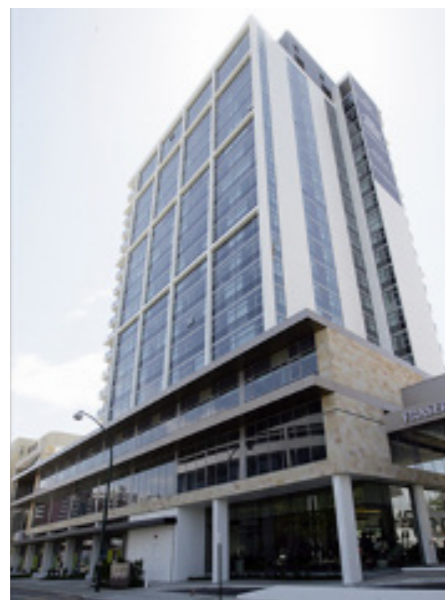
Dave Wilson Director

Dave is one of the leading estimators and quantity surveyors in the property development and construction marketplace. He has held several senior management roles in Australia and overseas. His knowledge of design, construction rates, and attention to the detail has helped many projects achieve a constrained budget without compromising the project's form, function and aesthetics.

"Design efficiency is my mantra, to achieve the same aesthetic and functional objective for a lower cost. Most of our focus is spent on the services and expenses that are hidden to the untrained eye. For example are you aware of the wall / floor ratio; the energy efficiency; structural transfers; and the other design wastage in your current home? All these cost money to build and maintain which can often be removed through an efficient design. With this waste removed there is often ample budget to spend on great fixtures and finishes. I am proud to be part of Norup+Wilson and remain committed to the brand and the projects that we create."



Dave Wilson





THE PRECINCT

ON OGILVIE



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