

AUSTRALIA 108

MELBOURNE

Living Above the Clouds

Highly-anticipated residential project by Singapore developer World Class Land is set to be Melbourne's tallest building and tallest residence in terms of habitable space, in Australia and the southern hemisphere.

Singapore, 24 October, 2014 – A new iconic 100-storey structure is set to dominate the skyline of Melbourne, Australia, as Singapore-based World Class Land presents **Australia 108** at a special Singapore preview showcase from this **Saturday, 25 October, 2014**.

Initially envisioned as a 108-storey skyscraper before being lowered to accommodate airplane flight paths – hence inspiring the name – Australia 108 is an incomparable landmark reaching 319 metres into the heavens. It will comprise 1,105 units ranging from studio apartments to a massive 8,772 sq ft 'super-penthouse'.

Ideally located in the heart of the vibrant Southbank, close to the famed Crown Casino, Melbourne Exhibition Centre, the Melbourne Arts Precinct, Royal Botanic Gardens, and Queen Victoria Park, the development is also minutes away by car or tram from the CBD, the iconic Flinders Street Train Station, Federation Square, and the Bourke Street shopping belt.

Residents will find themselves well connected to this vibrant city's myriad of cafes and restaurants, and will get to enjoy finer aspects of life such as a well-established arts scene

Artist Impression



WORLD CLASS LAND

and exciting sporting calendar. All of these have contributed to Melbourne being named the world's most liveable city for the fourth year in a row, by the Economist Intelligence Unit.

World-Class Residences in the World's Most Liveable City

Australia 108 offers a wide range of residential opportunities, complemented with a plethora of luxurious facilities to suit every lifestyle need. Each apartment offers breathtaking, million-dollar panoramic views of Melbourne City, its suburbs, the beautiful Yarra River, and Port Phillip Bay and the Tasman Sea in the south.

The premium **Sky Rise Residences**, housed between levels 11 and 67, comprise studio, 1-bedroom, 1-bedroom and study, and 2-bedroom apartments with 1 or 2 bathrooms.

Further skyward, the uber-luxurious **Cloud Residences** – on levels 72 to 97 – offer larger units: 3-bedroom 2-bathroom apartments, four penthouses, and culminating in a super penthouse on the 100th storey, with unimpeded, 360-degree views for an awe-inspiring, top-of-the-world sensation.

The Pinnacle of Design Excellence

Set to be Melbourne's tallest building, and the tallest residence in the Southern Hemisphere, Australia 108 boasts an award-winning and highly sought-after design team.

Brainchild of Fender Katsalidis Architects – the minds behind the Eureka Tower, currently Melbourne's tallest tower – Australia 108's sleek, curvaceous exterior is punctuated on the 70th and 71st storeys by a uniquely designed



Artist Impression

Club-house complex inspired by the seven-pointed Federation Star – an important Australian symbol, rendered in golden finish.

Each apartment will also feature luxurious, tasteful-yet-practical interiors by renowned interior designers. **Carr Design**, the name behind posh developments such as Parque Melbourne and Triptych Residential Tower, will add their touch of class to all residential units. They will be joined by **Hirsch Bedner Associates (HBA)** – noted for their work in the St Regis Abu Dhabi, Park Hyatt Maldives and the Four Seasons Guangzhou - to create tastefully appointed concierge lobbies, and club-like facilities that befit the calibre of such a premier residential tower.

Above it all, Unmatched Facilities



Spread over three levels, a plethora of facilities will ensure that residents of Australia 108 will always have recreational activities at their doorstep.

The **Sky Rise Club** on the 11th storey gives a taste of the high life, with a 25-metre lap pool, a spacious gym, theatrette, steamrooms, and saunas. Residents will also get to host friends

to a fine dining experience in the Grand Dining Room, and enjoy a round of virtual golf in the adjacent V-Golf Room.

Rising skyward, the Clubhouses on levels 70 and 71, duly named **Star 70** and **Cloud 71**, offer services truly befitting the high life with two infinity pools with attached spa, and four dining rooms that look out into the sky and over the magnificent city.

At certain parts of the year, thick tufts of rolling, silky clouds will gather beneath the club levels, creating the experience of swimming, dining and playing amongst the heavens.

Residents will also have no qualms maintaining their physique with a total of 4 fitness facilities available. In addition to that, residents will have an array of lounges and a huge Platinum Screen theatre for the moments when escaping into a movie seems perfect. Further complementing these facilities are an array of private dining rooms, a sky garden for quiet contemplation, and for those knowledge seekers – a private library.

Living in the Heavens

“Australia 108 will be the tallest building World Class Land has ever built and we are exceptionally proud for it to also be the tallest residence in the southern hemisphere,” said **Mr Koh Wee Seng, Director, World Class Land**. “This breathtaking residence will surely take sky-high living to new heights with its wonderful exterior and interior designs, and plethora of exceptional facilities. Residents will experience the true meaning of living in the clouds.”

The Australia 108 showflat will open for public preview on **Saturday, September 25**, located at the atrium of **Keypoint, 371 Beach Road, Singapore 199597**.

Indicative prices will be made available during preview.

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Please refer to the fact sheet enclosed for details on Australia 108.

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About World Class Land

World Class Land, a subsidiary of Singapore-based mainboard-listed Aspial Corporation Limited, is a leading developer of luxurious landed, condominium, and commercial projects. World Class Land is committed to creating innovative and effective spaces through exceptional design, quality, functionality and value. Established in 1999, World Class Land has successfully completed a diverse portfolio of major developments in Singapore. On the international front, World Class Land has established a presence in Malaysia and Australia.

Fact Sheet

Developer:	World Class Land – Southbank (Victoria) Pty Ltd
Project Name:	Australia 108
Address:	70 Southbank Boulevard, Southbank Victoria Australia 3006
Property Description:	100-Storey Residential Tower (Total: 1,105 Units) with 10-Storey Podium Carpark, and Clubs on the 11 th , 70 th and 71 st Storey.
Zoning:	Capital City Zone
Site area:	2,642m ²
Land Tenure:	Freehold
Total No. of Units:	1,105 residential
Facilities:	<p><u>Sky Rise Club at 11th storey</u></p> <ol style="list-style-type: none"> 1. Sky Rise Pool 2. V-Golf Room 3. Sky Rise Gym 4. Sky Rise Screen 5. Grand Dining Room <p>Star Club:</p> <p><u>Star 70 at 70th storey</u></p> <ol style="list-style-type: none"> 1. Sky Dining Room 1 & 2 2. Sky Pool 3. Cloud Pool 4. Spa 5. Sky Gym 6. Sky Garden 7. Sky Lounge <p><u>Cloud 71 at 71st storey</u></p> <ol style="list-style-type: none"> 1. Cloud Dining Room 1 & 2 2. Reading Lounge 3. Platinum Lounge 4. Cloud Lounge 5. Cloud Gym 6. The Platinum Screen
Estimated TOP:	2019

*All information contained in the Fact Sheet is current at time of release, and is subject to changes as are required by the developer or the relevant authorities.