



# SAVVI

APARTMENTS

UPPER MOUNT GRAVATT  
35 – 39 KELBURN STREET



# Experience a new way of living

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A new benchmark in apartment living where  
seamless technology and considered  
design makes your life easier and more  
connected.

SAVVI

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# A NEW WAY OF LIVING

Savvi Apartments offers an unparalleled opportunity to live an ultra-modern life.

Savvi’s location in the heart of Mt Gravatt makes it a smart choice. A neighbour to Westfield Garden City and on the doorstep of Griffith University, great transport options and the M1, Savvi residents will find it easy to connect, both for work and for play.

Inspired by the latest advancements in technology, by design Savvi residents will experience the very latest in intelligent living. Take control of your everyday life using Google Home or smart phone. If you choose lighting, entertainment and more can all be controlled by voice or touch.

As a building of distinction, Savvi has been meticulously designed, from the outside in, and invites residents to live an inspired modern life. Nothing has been overlooked. From its glistening façade, the generous apartment layouts, to the luxe fittings and finishings, Savvi takes residential living to new unparalleled heights.

## CONNECTED SPACES



REFRESHING POOL



DINING



CO-LAB SPACE



LOBBY



NBN CONNECTED



AUTOMATED TECHNOLOGY

You'll find new and  
unique ways to  
connect at Savvi.



## REC SPACE



The innovative resident amenity you've been waiting for.

Savvi's rec space invites you to step away from the hustle and bustle and indulge in a little me time. It's also the perfect place to connect. Socialise with neighbours and friends amidst the enticing pool area or adjacent BBQ and outdoor dining space.

## CO-LAB



At Savvi, you'll be inspired to work or study from home in a dynamic collaborative work space.

With workstation pods and easy Wi-Fi connectivity, the Savvi co-lab promotes maximum productivity. It also provides an opportunity to take networking with your neighbours to a whole new level.

## CAR SHARING



When you live close to everything, including great transport and exceptional retail and entertainment amenity, car ownership is definitely optional.

If your need for a car is only occasional, you'll love that Savvi will be home to a convenient car share service. Enjoy the convenience of car sharing — it's just like having a car without the costs and hassles of owning one!\*

\*Costs and conditions apply.

QEII  
HOSPITAL

MACGREGOR STATE  
HIGH SCHOOL

QSAC

GRIFFITH UNIVERSITY,  
NATHAN CAMPUS

UPPER MT  
GRAVATT BUS  
STATION

TOOHEY  
FOREST PARK

WESTFIELD  
GARDEN CITY

THE VILLAGE UPPER  
MOUNT GRAVATT

PALMDALE  
SHOPPING CENTRE

GRIFFITH UNIVERSITY,  
MOUNT GRAVATT  
CAMPUS

HIBISCUS SPORTS COMPLEX

PACIFIC  
MOTORWAY

SAVVI  
APARTMENTS

MOUNT GRAVATT  
LOOKOUT

BRISBANE CBD  
14 MINS DRIVE

# SAVVI

APARTMENTS

**A PREMIUM  
LOCATION**

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## THE LOCATION

Savvi is superbly located and even better connected.

### WESTFIELD GARDEN CITY

Savvi Apartments' proximity to one of Brisbane's largest and most dynamic shopping centres provides everything on your doorstep to embrace an exciting lifestyle. Designer fashions, quintessential brunches, restaurants and entertainment – all this and more, day and night, and it's all within easy walking distance of Savvi.





EDUCATION

- 1. Griffith University, Nathan Campus
- 2. Griffith University, Mt Gravatt Campus
- 3. Yarranlea Primary School
- 4. St Bernard's Catholic School
- 5. Upper Mount Gravatt State School
- 6. Robertson State School
- 7. Macgregor State School
- 8. Wishart State School
- 9. Sunnybank State High School
- 10. Brisbane Adventist College
- 11. Mansfield State School
- 12. Mansfield State High School
- 13. Macgregor State High School
- 14. Clairvaux MacKillop College

HEALTH AND FITNESS

- 1. QLD Sports and Athletic Centre
- 2. ANZ Stadium
- 3. QEII Track Club
- 4. Hibiscus Sports Complex
- 5. Queen Elizabeth II Jubilee Hospital
- 6. Sunnybank Private Hospital
- 7. Macgregor Netball Association
- 8. Macgregor Cricket Club
- 9. Sunnybank Community & Sports Club

SHOPPING

- 1. Westfield Garden City
- 2. Sunnybank Plaza
- 3. Sunny Park Shopping Centre
- 4. Market Square
- 5. Palmdale Shopping Centre

TRANSPORT

- 1. Busway
- 2. Motorway

# FACTS & FACILITIES

## Location/Lifestyle

- Savvi is located just 11km South East of the Brisbane CBD with great access via public transport or the M3 Highway. Savvi also less than 1 hour to the Gold Coast via the M1.
- Savvi is situated in a major employment node with the Brisbane ATO headquarters one of the largest employers in the area. Additional to the local employment opportunities, the CBD is also only 14 minutes away.
- Queen Elizabeth II (QEII) and Sunnybank Private hospitals are also minutes away.
- Upper Mount Gravatt has great access to Toohey Forrest Park and the Mount Gravatt Outlook Reserve, where there are several bushland hiking trails and picnic areas.
- You will be spoilt for choice when it comes to dining at Savvi with Garden City Westfield alone housing 20 outstanding Cafes and Restaurants.
- Minutes away from major shopping destinations Garden City Westfield and Sunnybank Plaza.
- Close to educational facilities such as Griffith University and over 10 public and private schools within 4km.

## Connected Life

- Garden City Westfield is a major interchange within the existing Busway system in Brisbane, which has dedicated bus stations and lanes throughout North, East and South-East Brisbane including to the CBD.
- Garden City Westfield is also one of the locations for the proposed Brisbane Metro stations, improving the already impressive local public transport system.
- Savvi is well serviced by local major arterial roads including Logan Road, Mount Gravatt Capalaba Road and Pacific Motorway/M1.

## Apartment Types

- 67 – 1, 2 & 3 bed units, all with secure basement parking and direct lift access to each apartment level
- 7x one bed one bath units 61m<sup>2</sup> + balcony
- 53x two bed two bath units ranging from 75m<sup>2</sup> to 98m<sup>2</sup> + balcony
- 7x three bed two bath units 105m<sup>2</sup> + balcony

## Recreation Facilities

- Savvi has a fantastic Co-Lab space featuring an alternative place for residents to work or study from.
- There is also an outdoor BBQ facility, a sunning deck, and a pool.
- All resident facilities are secure so only residents and their guests will have access.
- 10 Visitor car parks

## Standard Apartment Features and Finishes

- Generous balconies to all units, ranging from 14m<sup>2</sup> to 37m<sup>2</sup>
- SMEG appliances and fitting
- Stone benchtops
- 2.55m plaster ceilings
- Tiles to living
- Split system A/C to all units (ducted A/C to three bed units)
- Spacious well-appointed kitchen designs

## Smart Technology

- Sonos PLAY:5 wireless sound system
- Google Home wireless automation system
- License-plate recognition for basement access
- Solar power to assist in powering common areas
- Residents only electric car hire – no need to own a car!
- USB points to each unit

## Interior Design

- Buyers have a choice of two colour schemes
- There are also upgrade options to all apartments, refer to sales agent

## Development Team

- Savvi is being developed by Opalyn Property Group. Opalyn is a Brisbane based builder/developer with a strong history of delivering multi-res projects since 1977 with a specialisation in unit developments. Opalyn are known for their impeccable building record, with a reputation of integrity and honesty.
- Savvi has been designed by Ferro Arch architects
- Interior Designer: Harward and Brown

## Body Corporate

- One bedroom units from \$52 to \$56 per week
- Two bedroom units from \$66 to \$76 per week
- Three bedroom units from \$89 to \$95 per week

## FIRB

- Savvi is not eligible for a new dwelling exemption certificate. Individual purchasers may obtain independent FIRB approval.

## Proposed Settlement Timing

- Savvi is proposed to commence mid 2019 and anticipated for completion late 2020.





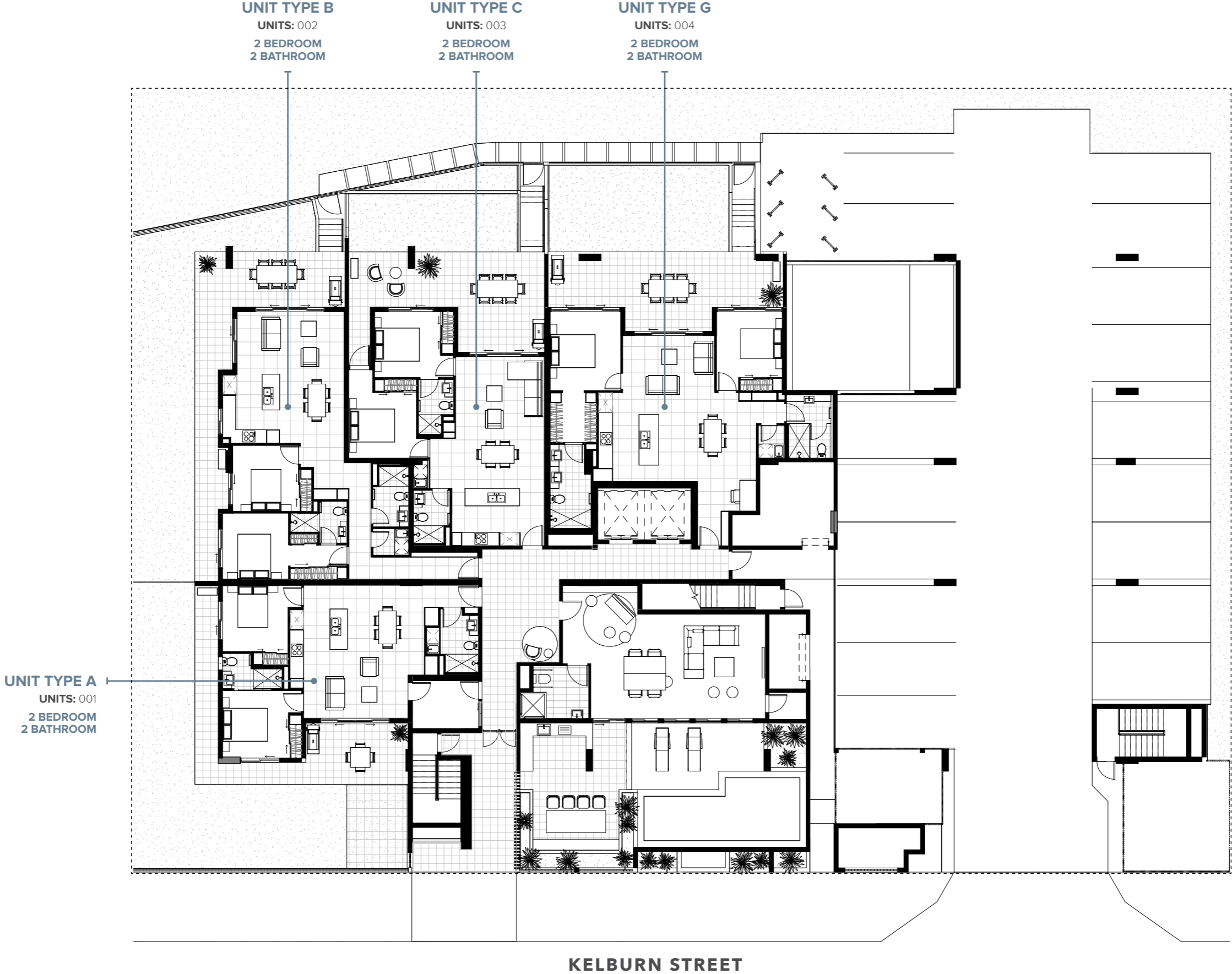
Artist impression – 1 Bedroom unit. Light colour scheme.



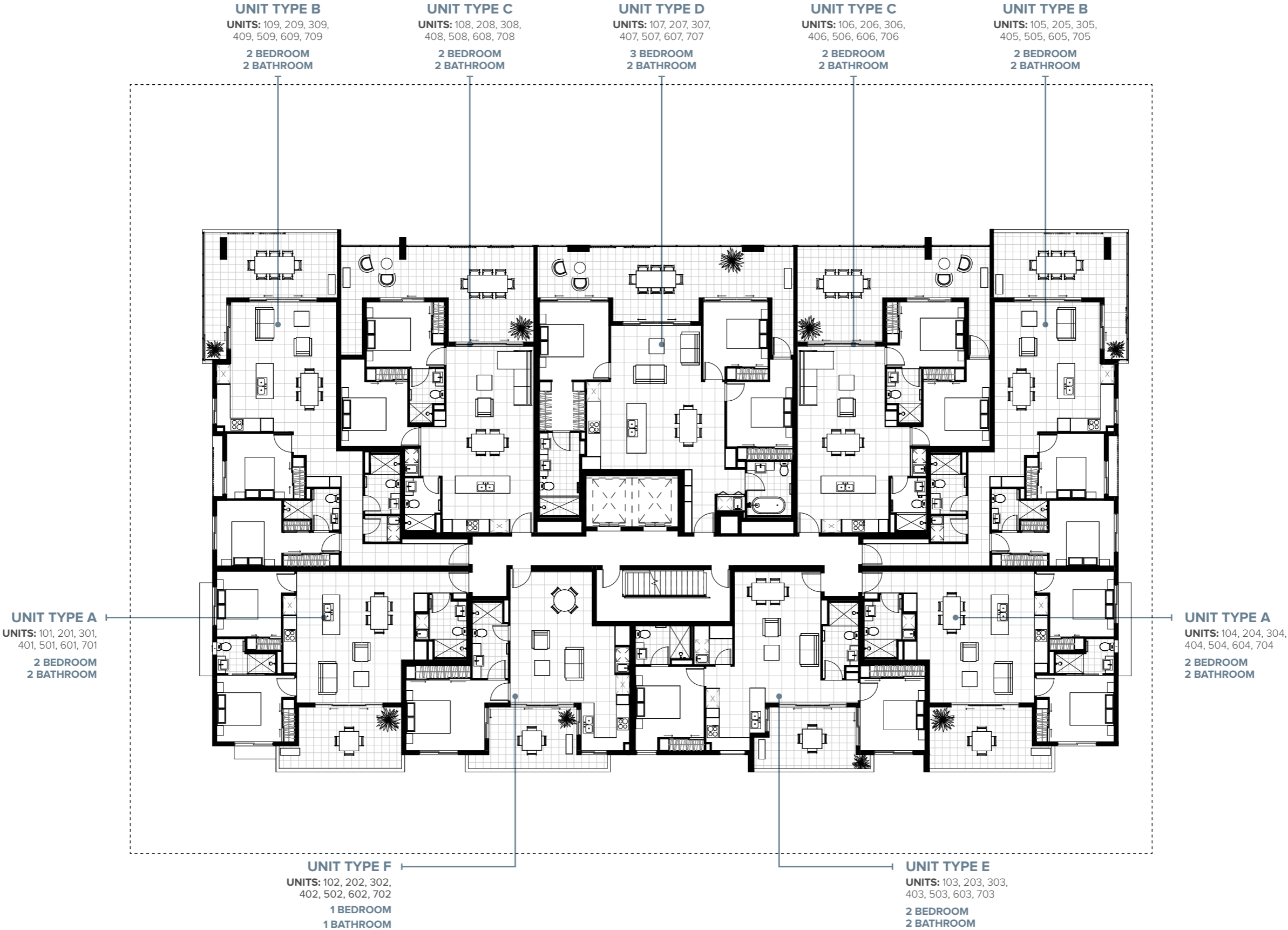
Artist impression – 2 Bedroom unit.



# GROUND FLOOR



# TYPICAL FLOOR



KELBURN STREET

# SAVVI

APARTMENTS

## KELBURN STREET NORTH

LEVEL 7



LEVEL 4



LEVEL 1



*\*Indicative views*

LEVEL 7



LEVEL 4

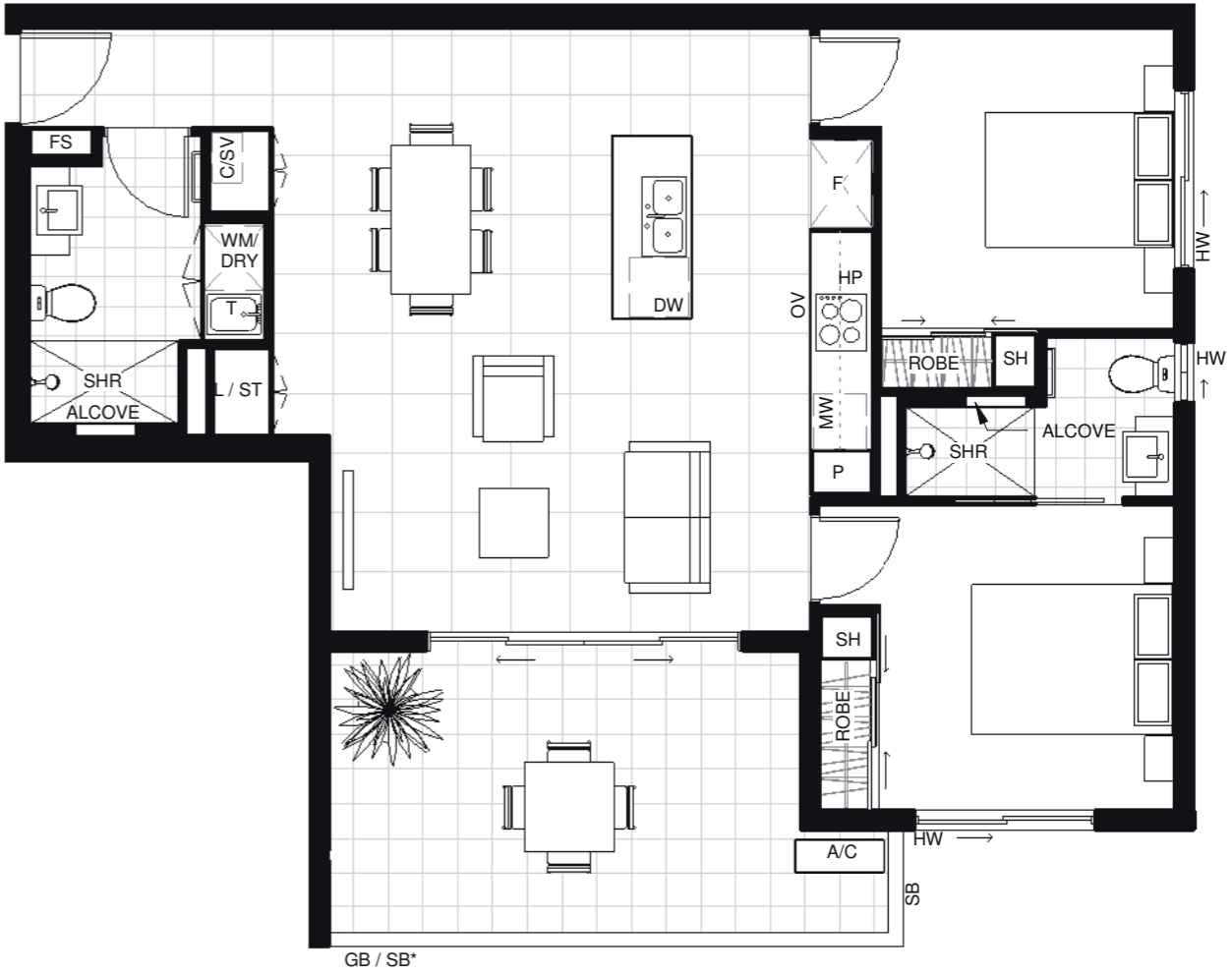
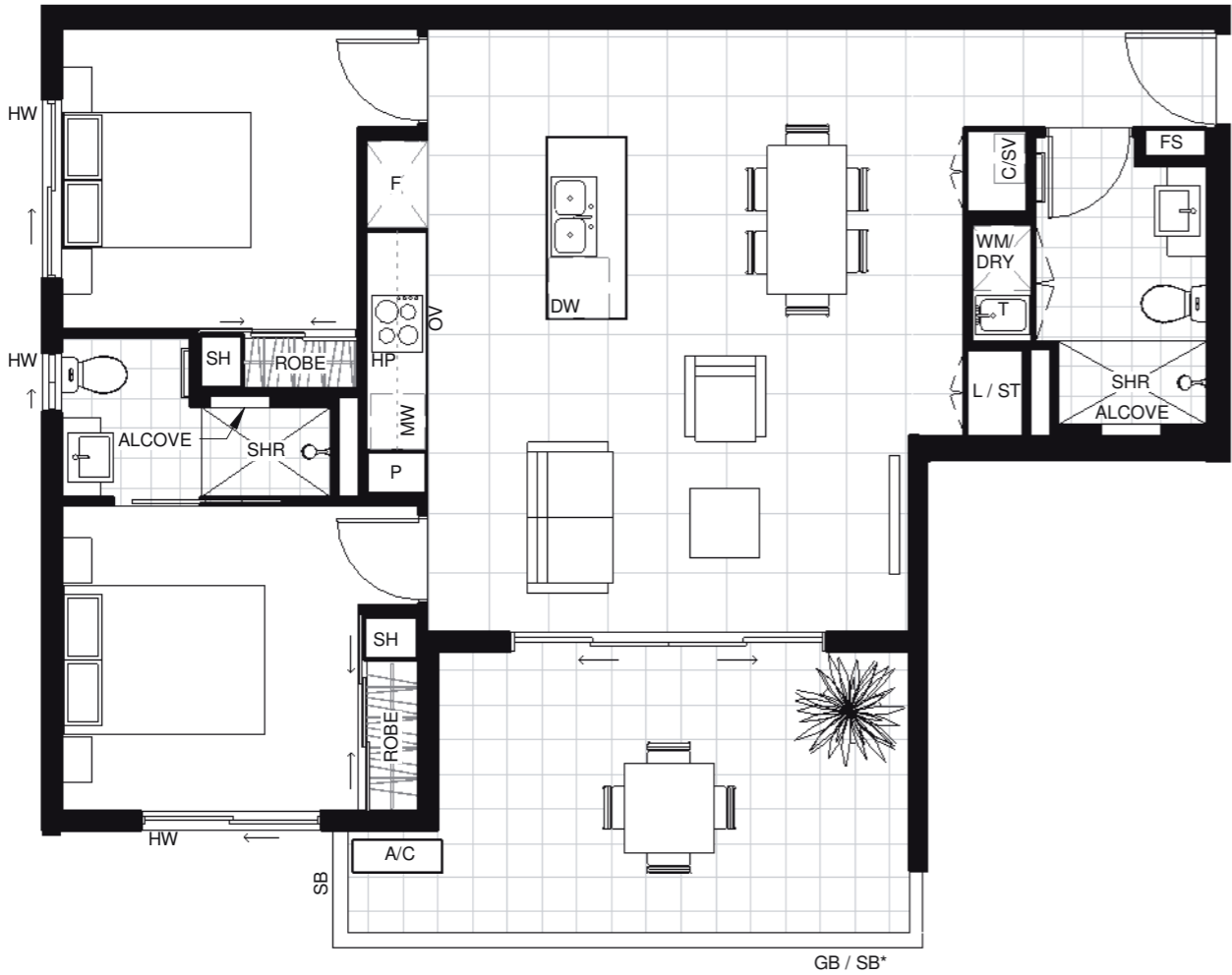


LEVEL 1



SAVVI  
APARTMENTS

KELBURN STREET  
SOUTH



# UNIT TYPE A

UNITS: 101, 201, 301, 401, 501, 601, 701

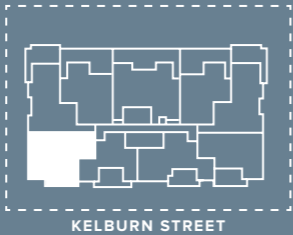
## 2 BEDROOM

BED 1: 3000 x 3050  
BED 2: 3000 x 3000  
LIVING: 4850 x 3150  
DINING: 3400 x 2900

## 2 BATHROOM

INTERNAL AREA: 75m<sup>2</sup>  
EXTERNAL AREA: 16m<sup>2</sup>  
TOTAL AREA: 91m<sup>2</sup>

PLEASE NOTE ALL DIMENSIONS  
APPROXIMATE ONLY



NORTH



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# UNIT TYPE A (m)

UNITS: 104, 204, 304, 404, 504, 604, 704

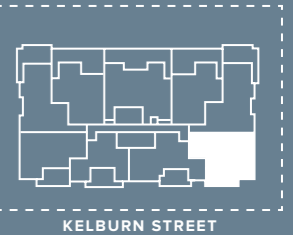
## 2 BEDROOM

BED 1: 3000 x 3050  
BED 2: 3000 x 3000  
LIVING: 4850 x 3150  
DINING: 3400 x 2900

## 2 BATHROOM

INTERNAL AREA: 75m<sup>2</sup>  
EXTERNAL AREA: 16m<sup>2</sup>  
TOTAL AREA: 91m<sup>2</sup>

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# UNIT TYPE A ground floor

UNITS: 001

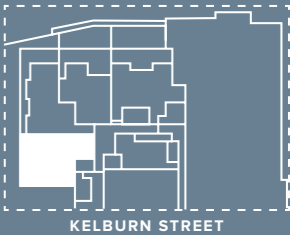
2 BEDROOM

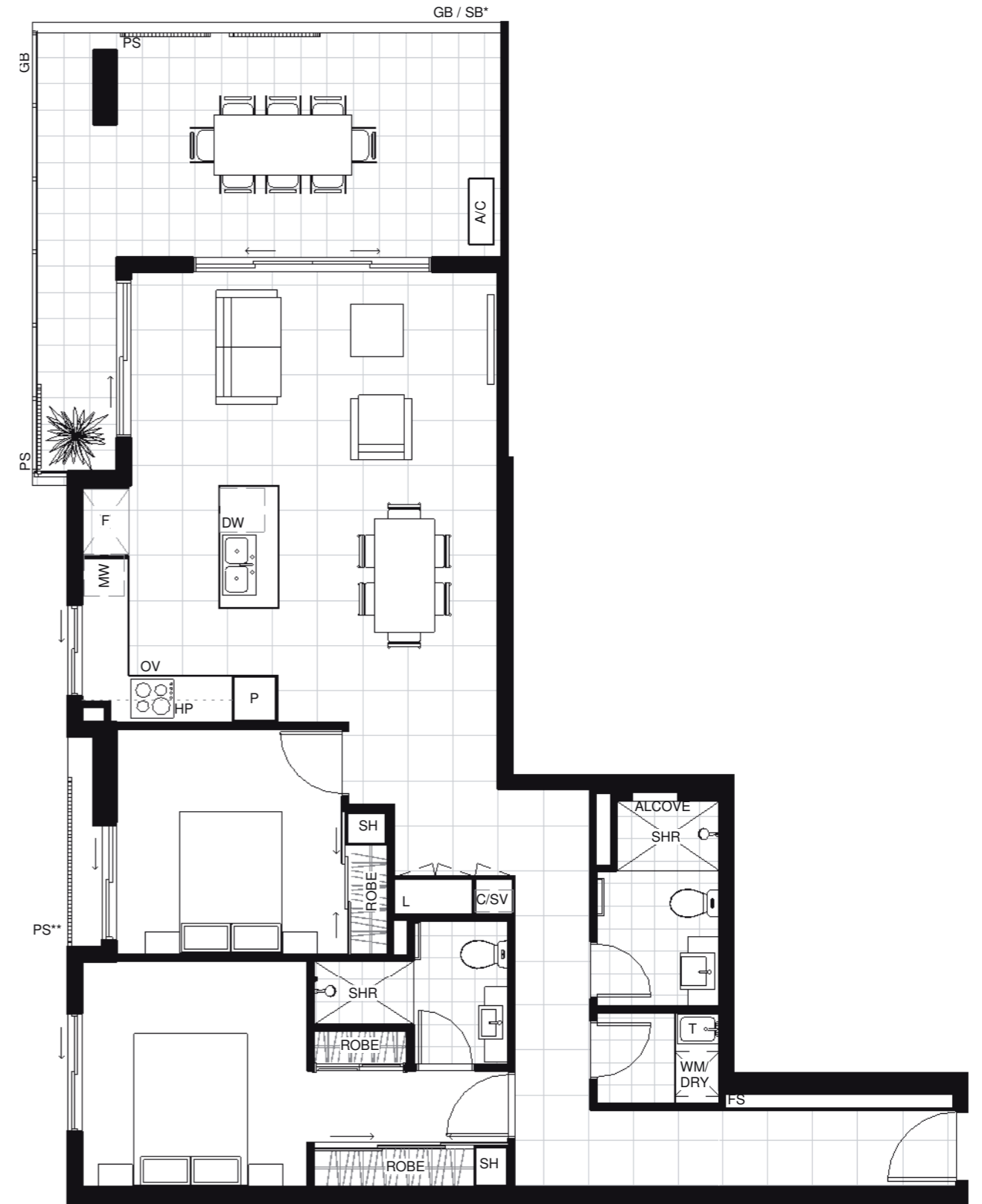
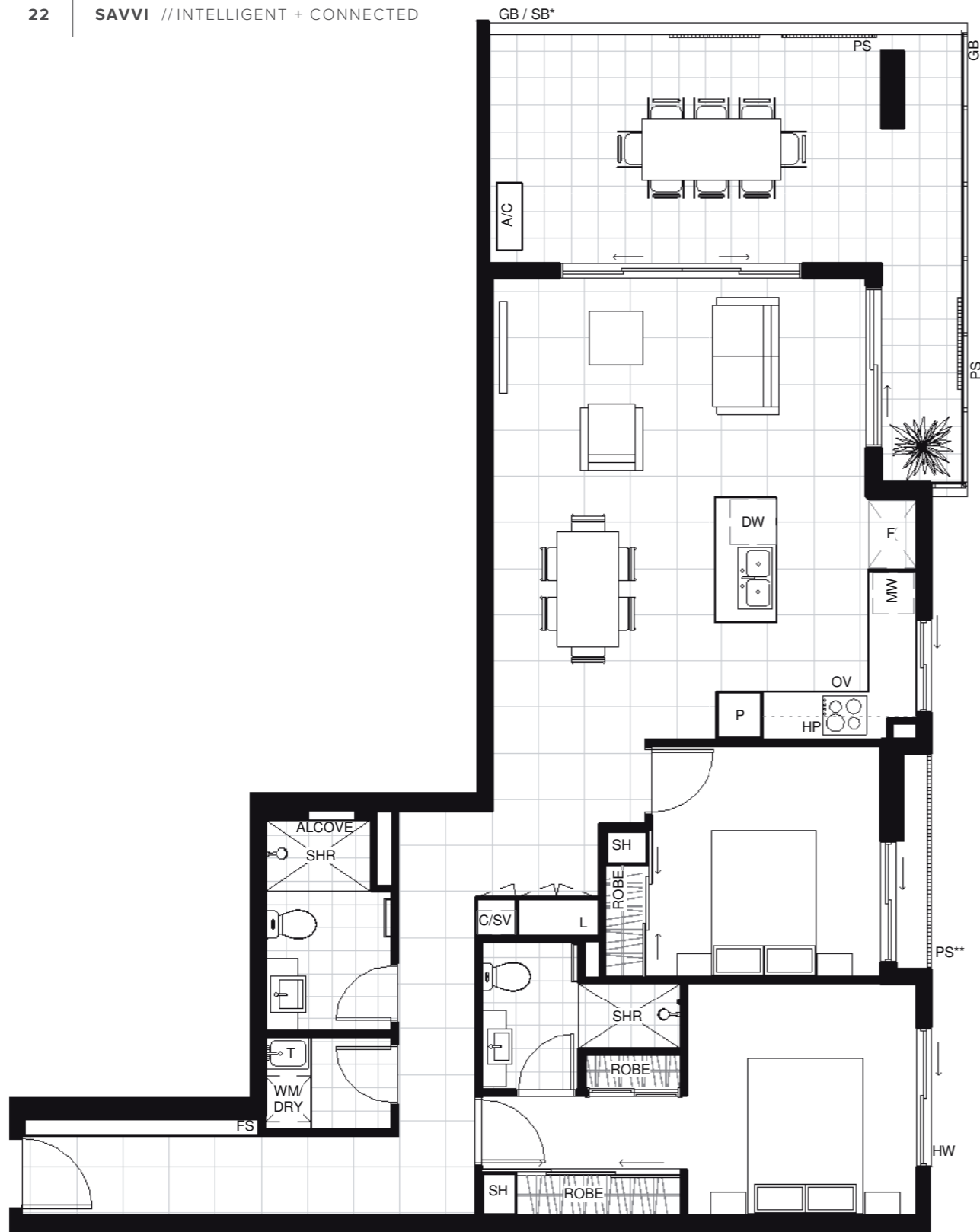
BED 1:	3000 x 3050
BED 2:	3000 x 3000
LIVING:	4750 x 3150
DINING:	3500 x 2900

2 BATHROOM

INTERNAL AREA:	75m <sup>2</sup>
EXTERNAL AREA:	105m <sup>2</sup>
TOTAL AREA:	180m <sup>2</sup>

PLEASE NOTE ALL DIMENSIONS APPROXIMATE ONLY





## UNIT TYPE B

**UNITS:** 105, 205, 305, 405, 505, 605, 705

### 2 BEDROOM

**BED 1:** 3000 x 3000  
**BED 2:** 3000 x 3000  
**LIVING:** 4850 x 2850  
**DINING:** 2900 x 3150

### 2 BATHROOM

**INTERNAL AREA:** 89m<sup>2</sup>  
**EXTERNAL AREA:** 23m<sup>2</sup>  
**TOTAL AREA:** 112m<sup>2</sup>

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NORTH

0m 1m 2m 3m

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## UNIT TYPE B (m)

**UNITS:** 109, 209, 309, 409, 509, 609, 709

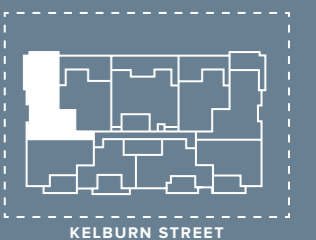
### 2 BEDROOM

**BED 1:** 3000 x 3000  
**BED 2:** 3000 x 3000  
**LIVING:** 4850 x 2850  
**DINING:** 2900 x 3150

### 2 BATHROOM

**INTERNAL AREA:** 89m<sup>2</sup>  
**EXTERNAL AREA:** 23m<sup>2</sup>  
**TOTAL AREA:** 112m<sup>2</sup>

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 APPROXIMATE ONLY





NORTH



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# UNIT TYPE B ground floor

UNITS: 002

2 BEDROOM

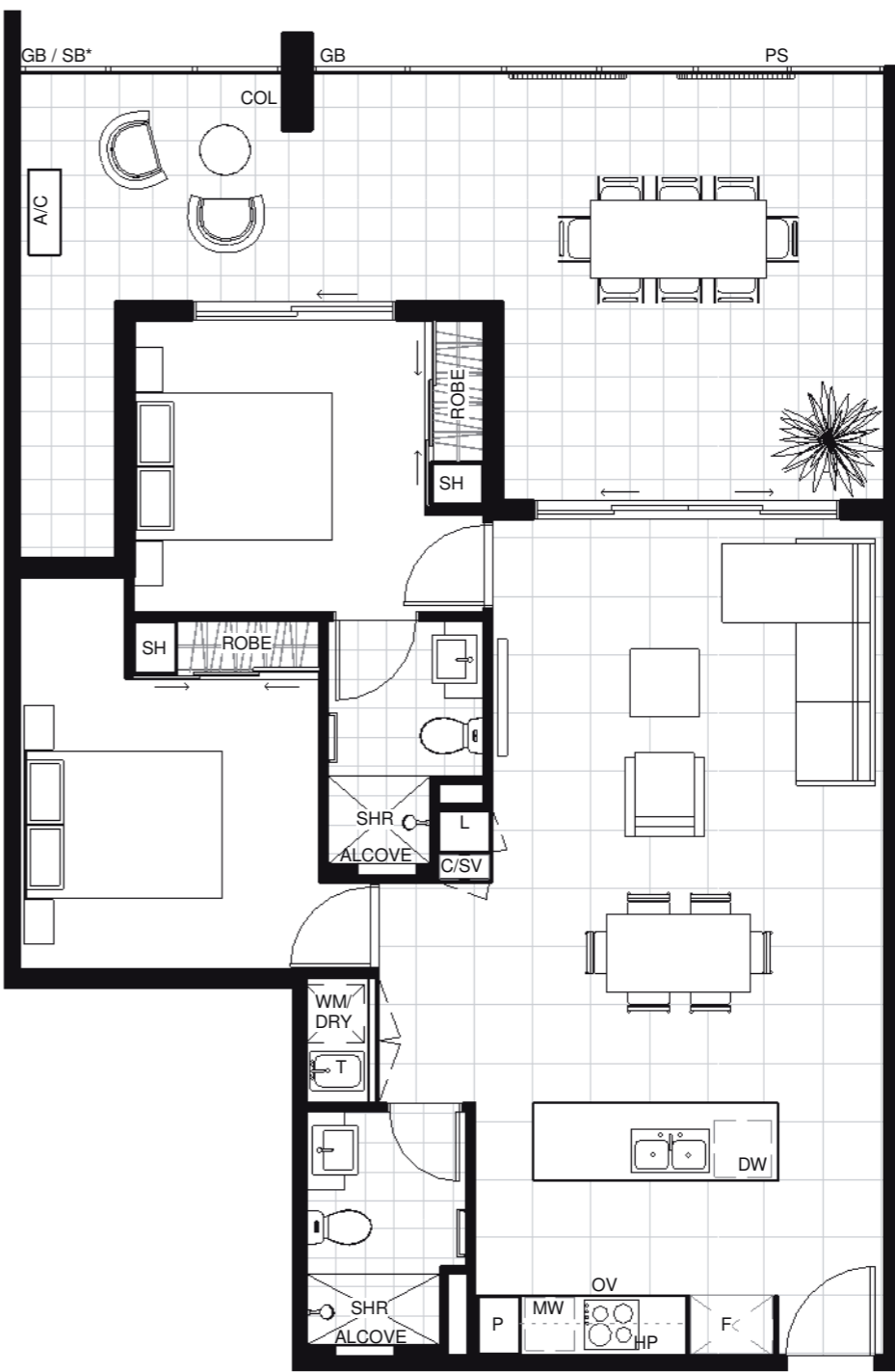
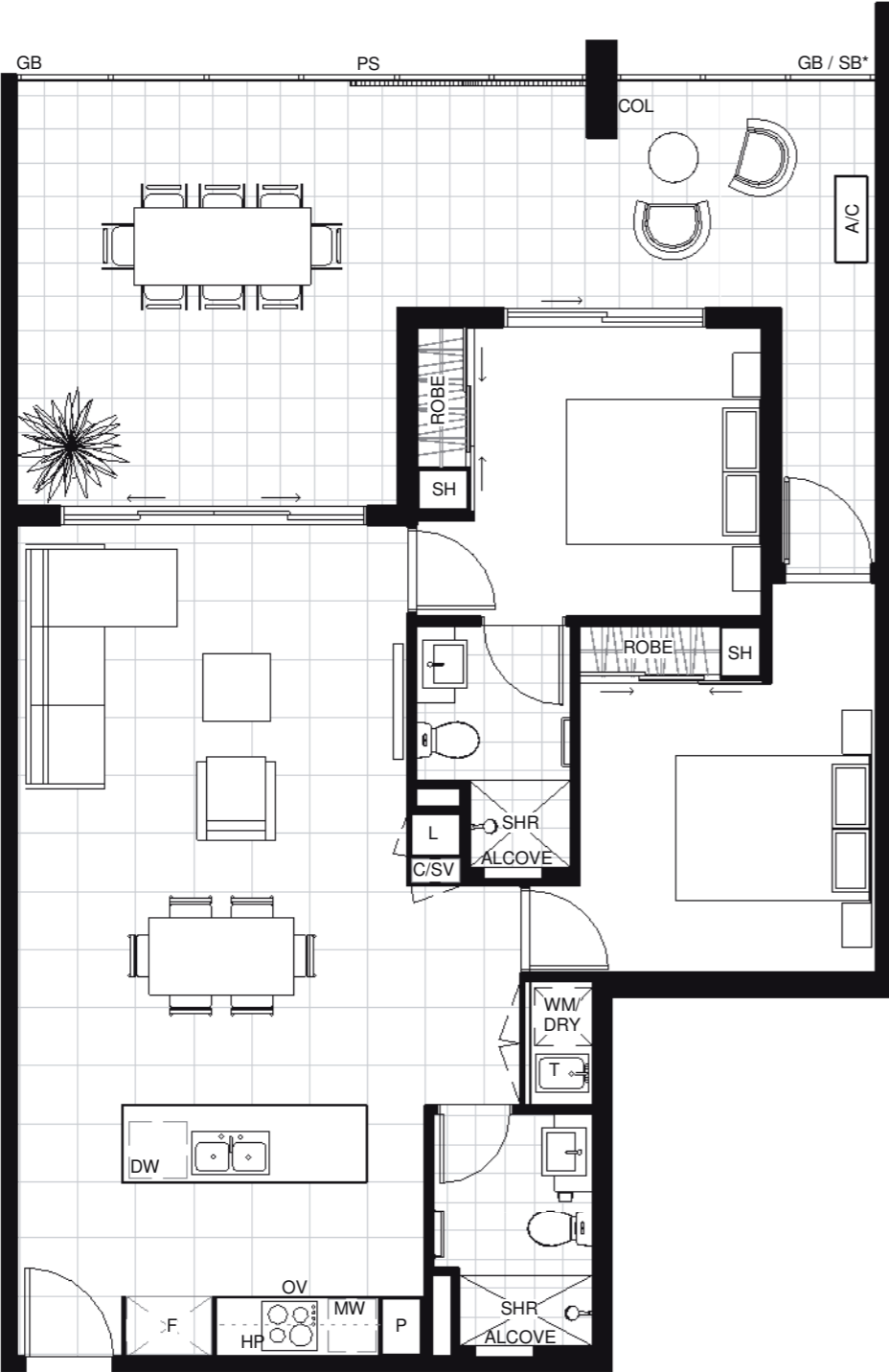
BED 1: 3000 x 3000  
BED 2: 3000 x 3000  
LIVING: 4850 x 2850  
DINING: 3000 x 3150

2 BATHROOM

INTERNAL AREA: 89m<sup>2</sup>  
EXTERNAL AREA: 97m<sup>2</sup>  
TOTAL AREA: 186m<sup>2</sup>

PLEASE NOTE ALL DIMENSIONS APPROXIMATE ONLY





UNIT TYPE C

UNITS: 106, 206, 306, 406, 506, 606, 706

2 BEDROOM 2 BATHROOM

BED 1:	3000 x 3000	INTERNAL AREA:	76m <sup>2</sup>
BED 2:	3000 x 3000	EXTERNAL AREA:	34m <sup>2</sup>
LIVING:	4050 x 3250	TOTAL AREA:	110m <sup>2</sup>
DINING:	4050 x 2700		

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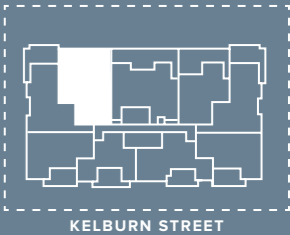
UNIT TYPE C (m)

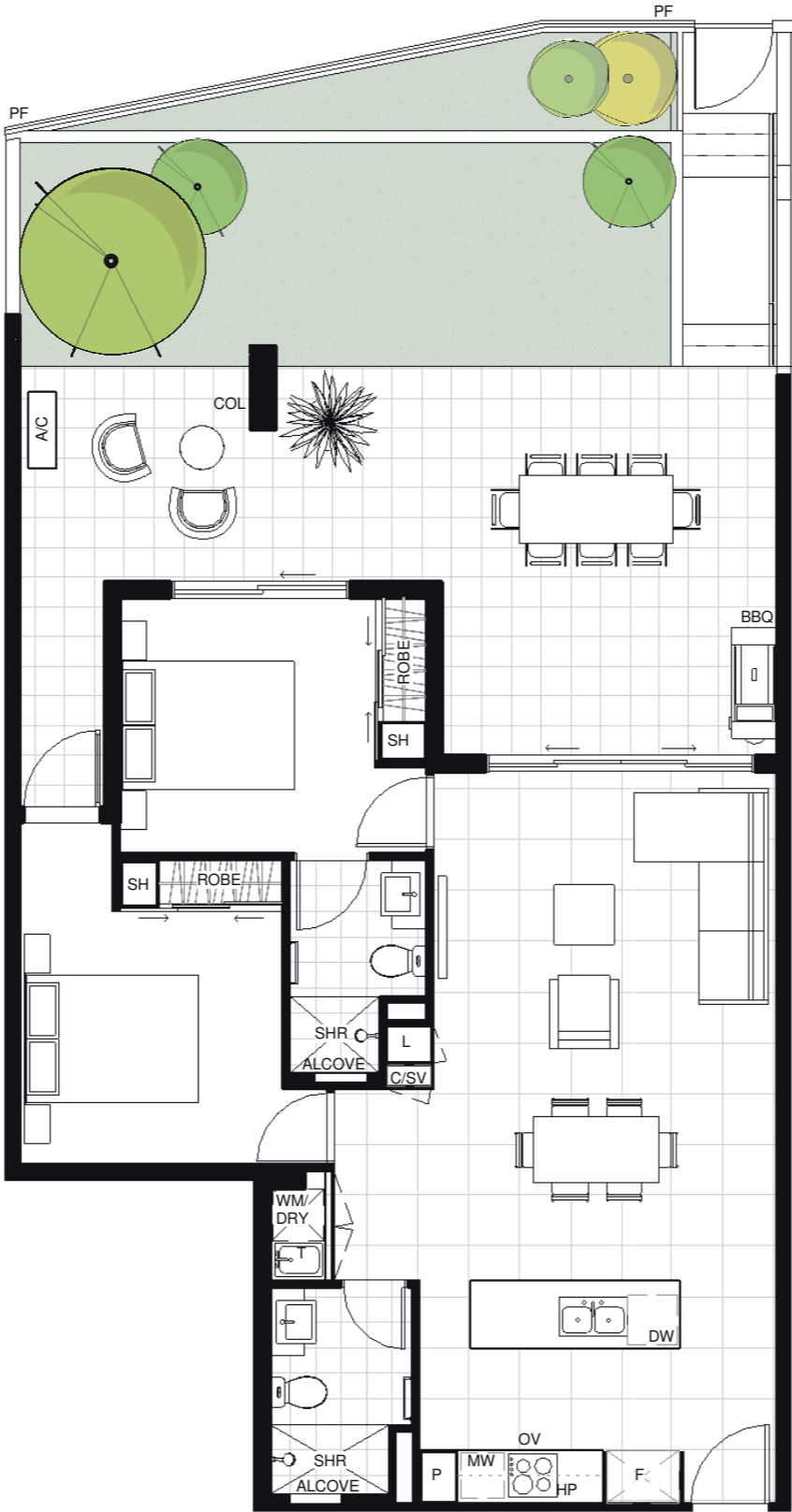
UNITS: 108, 208, 308, 408, 508, 608, 708

2 BEDROOM 2 BATHROOM

BED 1:	3000 x 3000	INTERNAL AREA:	76m <sup>2</sup>
BED 2:	3000 x 3000	EXTERNAL AREA:	34m <sup>2</sup>
LIVING:	4050 x 3250	TOTAL AREA:	110m <sup>2</sup>
DINING:	4050 x 2700		

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NORTH



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# UNIT TYPE C ground floor

UNITS: 003

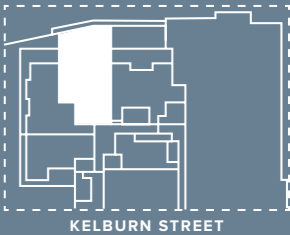
2 BEDROOM

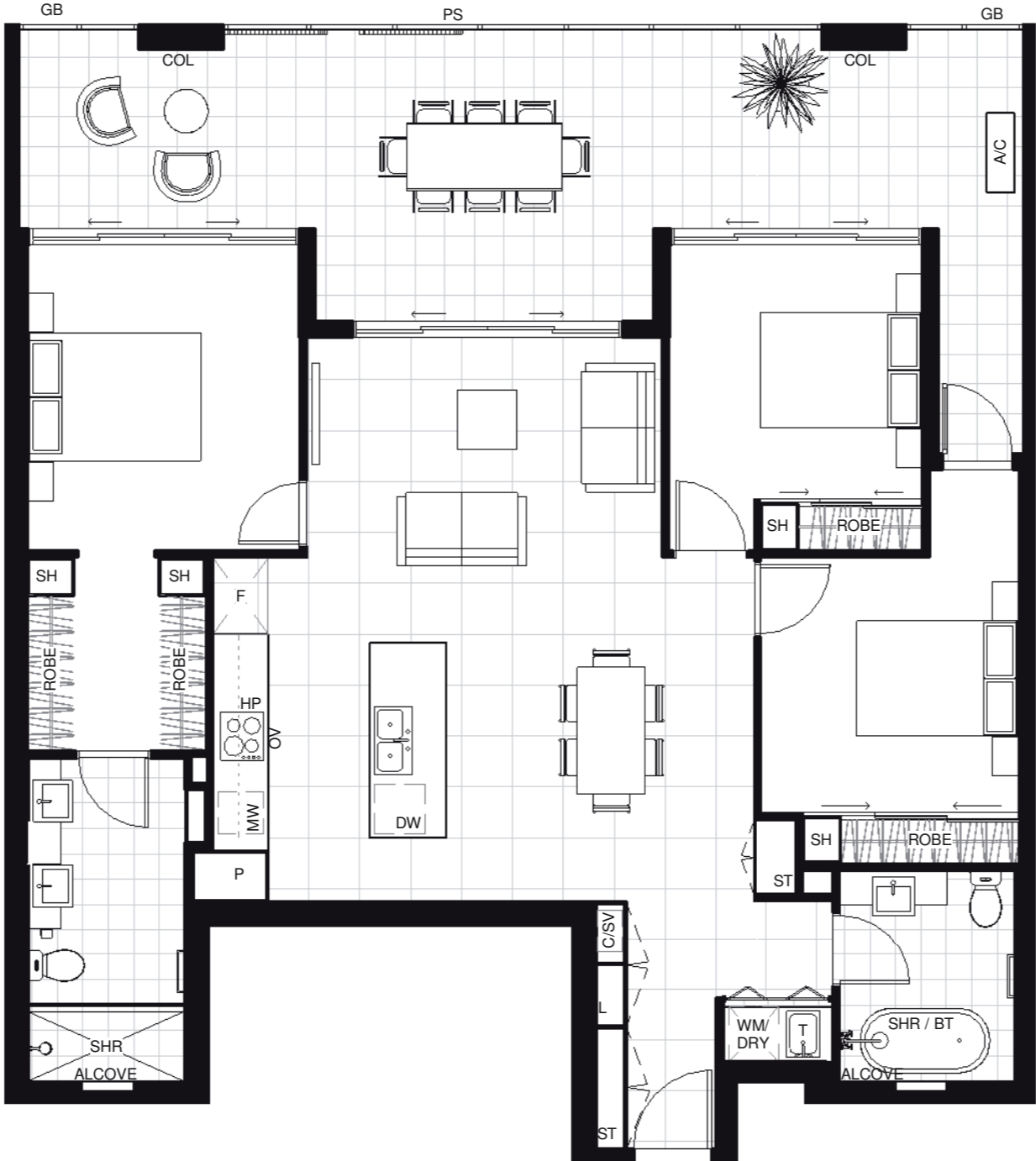
BED 1:	3000 x 3000
BED 2:	3000 x 3000
LIVING:	4050 x 3250
DINING:	4050 x 2700

2 BATHROOM

INTERNAL AREA:	76m <sup>2</sup>
EXTERNAL AREA:	69m <sup>2</sup>
TOTAL AREA:	145m <sup>2</sup>

PLEASE NOTE ALL DIMENSIONS APPROXIMATE ONLY





# UNIT TYPE D

UNITS: 107, 207, 307, 407, 507, 607, 707

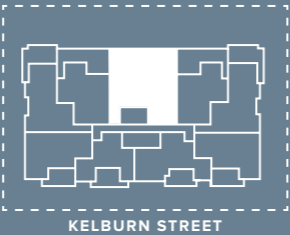
## 3 BEDROOM

BED 1: 3200 x 3600  
BED 2: 3000 x 2990  
BED 3: 3050 x 3000  
LIVING: 4200 x 2600  
DINING: 3600 x 4050

## 2 BATHROOM

INTERNAL AREA: 105m<sup>2</sup>  
EXTERNAL AREA: 37m<sup>2</sup>  
TOTAL AREA: 142m<sup>2</sup>

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APPROXIMATE ONLY



NORTH

0m 1m 2m 3m

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## UNIT TYPE E

**UNITS:** 103, 203, 303, 403, 503, 603, 703

### 2 BEDROOM

**BED 1:** 3150 x 3250  
**BED 2:** 3000 x 3300  
**LIVING:** 4000 x 3150  
**DINING:** 4000 x 2150

### 2 BATHROOM

**INTERNAL AREA:** 79m<sup>2</sup>  
**EXTERNAL AREA:** 14m<sup>2</sup>  
**TOTAL AREA:** 93m<sup>2</sup>

PLEASE NOTE ALL DIMENSIONS  
APPROXIMATE ONLY



KELBURN STREET



# UNIT TYPE F

UNITS: 102, 202, 302, 402, 502, 602, 702

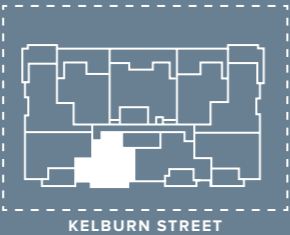
## 1 BEDROOM

BED 1: 3650 x 3250  
LIVING: 4000 x 3550  
DINING: 2750 x 2500

## 1 BATHROOM

INTERNAL AREA: 61m<sup>2</sup>  
EXTERNAL AREA: 15m<sup>2</sup>  
TOTAL AREA: 76m<sup>2</sup>

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## UNIT TYPE G ground floor

UNITS: 004

2 BEDROOM

BED 1: 3200 x 3600  
BED 2: 3000 x 3000  
LIVING: 4200 x 2600  
DINING: 4400 x 3400

2 BATHROOM

INTERNAL AREA: 98m<sup>2</sup>  
EXTERNAL AREA: 71m<sup>2</sup>  
TOTAL AREA: 169m<sup>2</sup>

PLEASE NOTE ALL DIMENSIONS  
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# INTERNAL COLOUR SCHEME OPTIONS

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Artist impression – 2 Bedroom unit. Light colour scheme.



Artist impression – 3 Bedroom ensuite unit. Dark colour scheme.

# SCHEDULE OF FINISHES

General internal construction	
Floors	Reinforced concrete slab
Walls between units	Concrete or AFS walls lined both sides with painted plaster board
Internal walls	Concrete walls or AFS walls or stud walls lined with plaster board and paint finish
Internal doors	Gloss painted
Unit entry doors	Semi-Gloss painted Fire Rated flush panel doors
Linen cupboard doors	Swing doors
Door hardware	Selected quality metal lever handles or equivalent Passage/Privacy sets to bedrooms, bathrooms and ensuites
Lighting	Foyer: Selected downlights Foyer Feature: Pendant lights over benchseat General Internal Unit: Ceiling mounted lights
Air conditioning	Reverse cycle split system in Lounge/dining, bedroom 1 and bedroom 2 Ducted system to 3-bedroom apartment only
Bulkheads	Flat acrylic paint on plasterboard as required for services
Floor to ceiling height	Generally 2.55m (excluding bulkheads and wet areas)
Rubbish chute	Located on each level
Basement car park	Reinforced concrete floor, steel trowel finish car parks are line marked and numbered
Basement walls	Concrete or AFS to external walls
Basement ceilings	Off form concrete slab soffits
Storage	Chain wire with gate where applicable at 1.8m high

General external construction	
Balconies	Ceramic floor tiles
Balcony ceiling	Texture painted concrete soffit
Balcony attachments	One hose cock to ground floor units only
Fencing	Masonry and light weight fence
External walls	Concrete or AFS walls with rendered finish
Roofing	Zincalume metal roof with insulation
Balcony doors & windows frames	Acoustic sound rated powder coated aluminium with glazing (where required)
Balustrades	Powder coated aluminium framed glass panel and/or feature concrete/ AFS balustrade
Sun/privacy screens	Moveable powder coated aluminium (where required)

Common area foyers & corridors	
Foyer floor	Selected tiles
Corridor floor	Selected fire-rated carpet
Walls	Fire and sound rated concrete or AFS wall lined both sides with painted board
Ceilings	Plasterboard – flat paint finish
Air conditioning	Ground foyer to have reverse-cycle ducted air conditioning

Security	
	Lighting to foyers, car park areas and grounds
	Audio intercom system to all apartments
	Access control (via proximity card) to the basement car park and ground floor lobby and all floors via lift
	CCTV throughout building

Lift	
	2 x 1180kg/15 person passenger high speed electric traction lift

Community recreational facilities	
Co-Lab space	Located via foyer on ground floor includes plug in stations, 65-70" TV, surround sound
Bbq area	Located on ground floor
Pool	Located on ground floor

Unit interiors	
Entry, lounge, living and dining	
Floors	Selected tiles
Walls	Washable low sheen acrylic paint
Ceilings and cornices	Painted plasterboard
Bulkhead ceilings	Painted gyprock with square set
Architraves and skirting	Square with gloss paint finish

Bedrooms and robes	
Floors	Carpet on underlay
Walls	Washable low sheen acrylic paint
Ceilings and cornices	Painted plasterboard
Architraves and skirting	Square with paint finish
Built in robes	Bed 1, 2 and 3 (where applicable) Semi-Frameless mirrored sliding doors with melamine shelves and hanging rail
Kitchen	
Floors	Selected Tiles
Walls	Washable low sheen acrylic paint
Ceilings and cornices	Painted plasterboard
Bench top & island bench top	Selected reconstituted stone
Splashbacks	Selected tiles
Cupboards	Selected laminate to doors and drawers
Kickboards	Selected laminate
Handles	Concealed handles to overhead cupboards and chrome handles to under bench cupboards

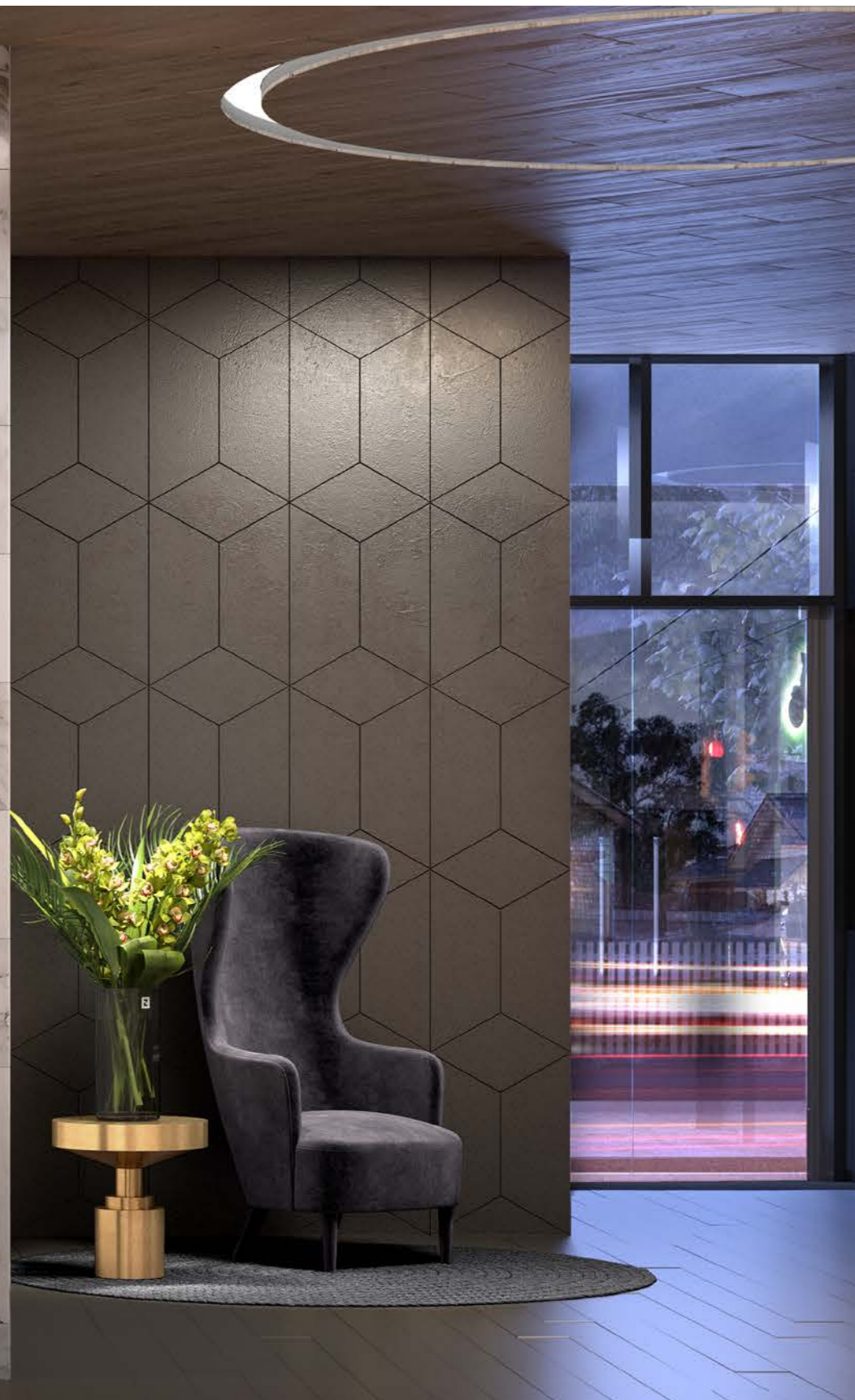
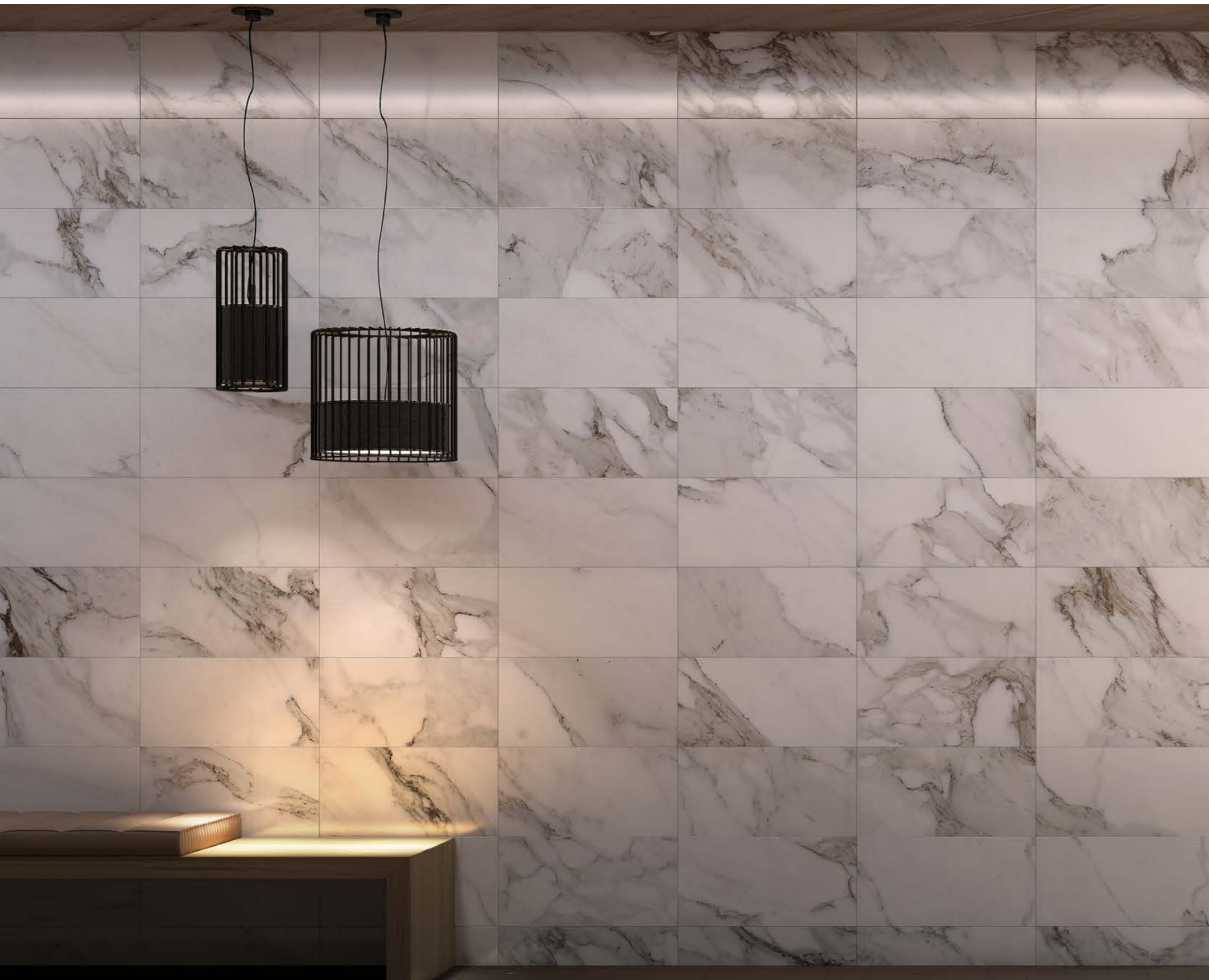
Kitchen fittings	
Sinks	1½ bowl drop in S/S sink with drainer
Tap ware	Argent (or similar) chrome plated flick mixer
Ovens	SMEG stainless steel or equivalent under bench electric stainless steel oven
Cook tops	SMEG stainless steel or equivalent gas cook top
Range hoods	SMEG stainless steel or equivalent slim line stainless steel slide out recirculating range hood
Dishwashers	SMEG stainless steel or equivalent stainless steel face dishwasher
Bathroom/ensuite/laundry	
Floors	Selected tiles
Walls	Ceramic Polished wall tiles or plasterboard low sheen acrylic paint elsewhere
Ceilings and bulkheads	Painted plasterboard ceiling with bulkheads as required for services
Baths/shower	1 & 2-bedroom apartment shower only to main bathroom and ensuite 3-bedroom apartment white enamelled steel shower over bath to main bathroom and shower only to ensuite
Vanity cabinets	Vanity units selected laminate white gloss finish with engineered stone tops
Mirrors	Shaving cabinet and mirror to full width of vanity unit
Laundry sink	Stainless steel tub with cabinet
Clothes dryer	Wall hung
Hot water system	Electric instantaneous individual

Bathroom/ensuite/laundry fittings	
Shower screens	Semi frameless with pivot door
Toilet suite	White vitreous china dual flush
Tap ware	Argent (or similar) Chrome Plated Flick mixerer
Accessories	Towel and hand towel rail and toilet roll holder

Technology	
	Google Home System to all units
	Sonos PLAY 5 to all units
	License Plate Recognition
	USB points on GPO in Kitchen and bedroom 1
	Solar power to assist in powering common areas

Communications	
Pay TV	Apartments pre-wired for Foxtel
NBN	High speed NBN service providing telephone and data services to each apartment
Digital TV	Apartments connected to aerial for access to high definition digital TV
TV Points	Free to air television points to living and bedroom 1
Phone Points	Telephone points to kitchen or entry, study (where applicable) and bedroom 1

Whenever propriety brand names are used in this schedule the developer shall have the right to substitute alternative items provided that the substituted item is of equal quality.



# DEVELOPMENT TEAM

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## THE DEVELOPER

### OPALYN DEVELOPMENT GROUP

To the intending purchaser, the development company is often little more than an anonymous entity, yet the credentials of the developer can speak volumes for the real value of the property.

With this expertise in residential development and our willingness to stake our good name on every project we undertake, you have an assurance that the Opalyn developed apartment you buy will work superbly in every practical respect, reflect a sense of style and homely warmth and possess intrinsic quality and value-for-money.

Behind our name lies the level of integrity, ethics, credibility and commitment to quality that you will find only in a long-established family company. Generations of the Tomarchio Family are intimately involved in the business of developing quality residential properties which reflect the real needs and aspirations of the people who will occupy them.

Specialists in boutique residential developments and known for our excellence in residential development which spans over 30 years in Brisbane, Opalyn Development Group projects include Park Lane, Central Park, Chermside Central, C1 Apartments and Saville Row.

## THE ARCHITECT

### FERRO ARCH ARCHITECTS

Established in 1991, Ferro Arch delivers high quality, contemporary cutting edge architecture and provides a high level of expertise on a broad range of small to large scale projects.

Working throughout Brisbane, Queensland's East Coast, northern New South Wales and abroad, our firm remains at the forefront of architecture, consistently delivering exciting and innovative solutions that respond to the client brief, budget, and the site.

Our proven expertise, substantial knowledge base, rigorous preliminary planning and analysis processes, firm adherence to sustainable design principals and attention to detail at every stage ensures a successful result.

## THE INTERIOR DESIGNER

### HARWARD AND BROWN

At Harward and Brown interior design, we are known for our distinctive design quality and styling. Specialising in the creation of contemporary and classic living spaces, our expertise extends to internal and external finishes, fixtures and furnishings. We draw on our experience as we expand and develop clients' ideas, solve problems and offer unique design solutions.

We pride ourselves on creating homes that are the envy of others. Our passion and dedication are matched by our commitment to excellence.

## THE LANDSCAPE ARCHITECT

### ANDREW GOLD LANDSCAPE ARCHITECTURE

AGLA are a boutique specialist landscape architectural practice that specialises in projects requiring development approval by Brisbane City Council, mostly in multi-unit dwellings (units, townhouses). Creativity is at the heart of our practice. Our design culture is drawn from a shared appreciation that the success of a place – regardless of scale or function – is fundamentally determined by responsiveness to environment and context. Our solutions are grounded in the realities of place, time and people and the practical application of creative thought.

# URBIS RESEARCH

## WALKABILITY & ACCESSIBILITY



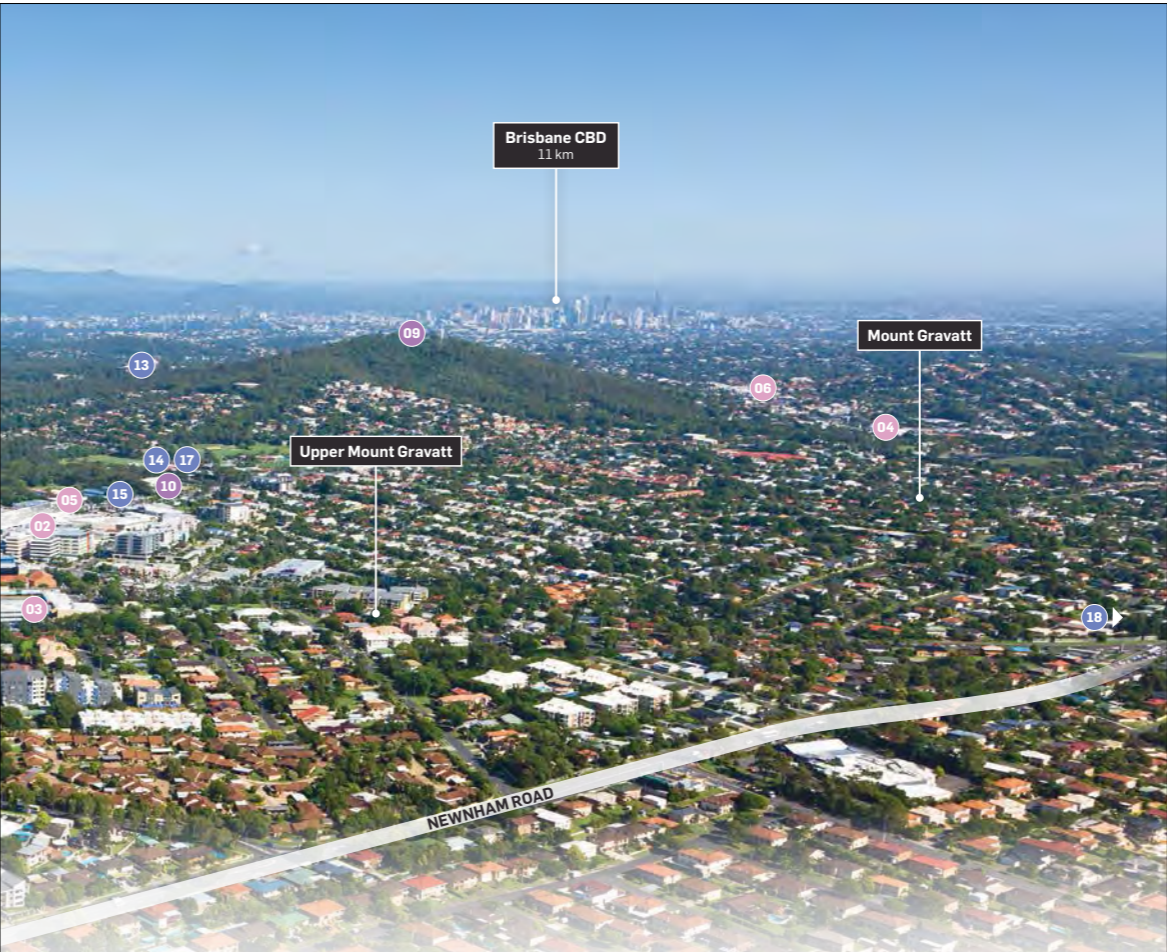
Brisbane contains major economic drivers for regional, state and national growth including the Brisbane CBD and Australia TradeCoast.

As part of the Draft South East Queensland (SEQ) Regional Plan, regional activity centres have been identified to support economic growth outside of the Brisbane CBD. These centres benefit from access to quality public transport and major road networks, are close to the CBD, and include significant employment opportunities and residential development.

The Draft SEQ Regional Plan recognised that Brisbane's residential and employment growth will be achieved primarily within the inner city, regional activity centres and growth corridors. Upper Mount Gravatt, which forms part of the Mount Gravatt Catchment, has been listed as one of Brisbane's regional activity centres. This will bode well for the area as the Queensland Government has recognised the need for significant investment in employment and transport to allow the sustainable growth of this key Brisbane hub.

Mount Gravatt and the surrounding local area is home to major infrastructure including Griffith University, Westfield Garden City, Queen Elizabeth II (QEII) Jubilee Hospital and Brisbane Technology Park. The area is also supported by a wealth of transport infrastructure including the Pacific Motorway, Gateway Motorway and South East Busway, providing connections to the Brisbane CBD, Australia TradeCoast (Port of Brisbane and Brisbane Airport) and the Gold Coast. The area is also set to benefit from future planned infrastructure investment including the Brisbane Metro which will improve connectivity across Brisbane.

Local employment, retail and education offerings, coupled with the area's access to arterial roads and bus networks linking it to the Brisbane CBD, continue to support future development in the area.



- Retail and dining**

  - 01 Westfield Garden City
  - 02 The Village Upper Mount Gravatt
  - 03 Palmdale Shopping Centre
  - 04 Mount Gravatt Plaza
  - 05 Logan Road Retail and Dining Precinct
  - 06 Mount Gravatt Homemaker Centre
  - 07 Sunnybank Plaza Shopping Centre

**Recreation and leisure**

  - 08 Hibiscus Sports Complex
  - 09 Mount Gravatt Outlook Reserve
  - 10 Mount Gravatt Bowls Club
  - 11 Queensland Sport and Athletics Centre

**Education**

  - 12 Griffith University Nathan Campus
- 13 Griffith University Mount Gravatt Campus
  - 14 Clairvaux Mackillop College
  - 15 Upper Mount Gravatt State School
  - 16 Macgregor State High School
  - 17 St Bernard's Catholic College
  - 18 Wishart State School

**Health**

  - 19 Queen Elizabeth II Jubilee Hospital
  - 20 Sunnybank Private Hospital

**Employment**

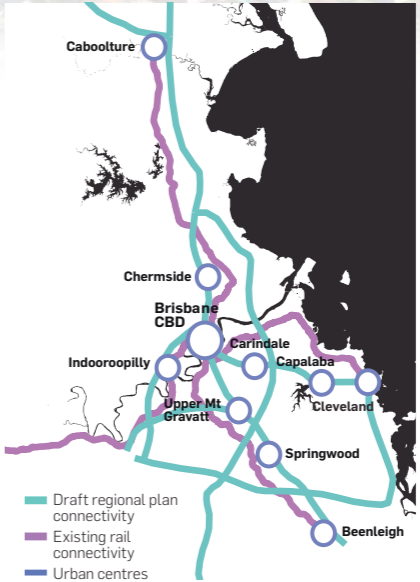
  - 21 Brisbane Technology Park
  - 22 Mount Gravatt Bus Depot

**Transport**

  - 23 Upper Mount Gravatt Busway Station

Busway

Motorway



# COMPLETED INFRASTRUCTURE



## Westfield Garden City

Westfield Garden City is a major regional shopping centre located in Upper Mount Gravatt. In 2014 a major refurbishment of the centre was completed at a value of \$400 million. The centre contains 380 stores, as well as a cinema, childcare, library and gym.



## Griffith University Mount Gravatt & Nathan

Griffith University (Nathan and Mount Gravatt campuses) hosts more than 17,000 students, nearly 4,000 international students and employs more than 2,300 staff across a range of specialities in social and behavioural sciences, the environment, corporate sustainability, emerging bio-sciences and Asian studies.



## QEI Jubilee Hospital

QEI is a 161-bed hospital, employing approximately 1,200 staff. In 2013, QEI completed a \$22 million upgrade featuring an expanded emergency department and a new endoscopy unit which is now the most advanced endoscopy suite in Australia.



## Brisbane Technology Park

Brisbane Technology Park is the largest and most prestigious business park in Queensland. The location is home to over 190 leading local and national companies employing 10,000 people with a further 45,000sqm in prime office space to be delivered in the next ten years. The 90-room Quest Hotel will be ready for occupancy in mid-2017. Located in Eight Mile Plains, Brisbane Technology Park less than 5 kilometres from Mount Gravatt.



## Queensland Sports and Athletic Centre (QSAC)

QSAC is a major multi-purpose sporting facility and includes two international standard running tracks, a 48,500 seat main stadium, the State Athletics Facility, the QAS Recovery Centre, Indoor Sports Arena and a beach volleyball complex.



## Australia TradeCoast

The Australia TradeCoast (ATC), incorporating the Port of Brisbane, Brisbane Airport and surrounding industrial areas is the largest and fastest-growing industry and commercial precinct in Australia. In the past five years, ATC and its partners have invested more than \$1 billion in infrastructure development and are committed to investing a further \$5 billion over the next ten years. Located just over 10km from Mount Gravatt, the ATC will provide much needed growth to Brisbane's export industry with the volume of freight transported expected to increase to 58 million tonnes by 2026.



## South East Busway

The South East Busway is a bus-only corridor providing direct links from the Brisbane CBD, past Griffith University in Mount Gravatt and as far south as Eight Mile Plains. Dedicated Busway stations include locations at Westfield Garden City and Griffith University Mount Gravatt Campus.



## Pacific Motorway

The Pacific Motorway is a major road network linking Mount Gravatt to the Brisbane CBD and south to the Gold Coast. It has undergone major upgrades over the years and is now a four-lane motorway from Brisbane CBD to Robina on the Gold Coast.



## Gateway Motorway

The ongoing upgrade to this major piece of road infrastructure will have long-term benefits for Mount Gravatt and its surrounding catchment. The Gateway Motorway is one of the key road networks for southern Brisbane suburbs, providing connectivity to the Australia TradeCoast, the Gold Coast and Sunshine Coast.

# FUTURE INFRASTRUCTURE



## Connecting Brisbane

Released in June 2017, Connecting Brisbane is a vision for a high frequency public transport 'trunk' service with feeder services, that promotes the complementarity of the Cross River Rail and Brisbane Metro projects. Connecting Brisbane will see Brisbane's transformation into a vibrant world city through a modern, high-frequency mass transit system. Over the next four years, the proposed major infrastructure investment, such as the rail and busway systems, is set to unlock capacity in the core of the city's public transport networks. This will also facilitate the extension and improvement of the public transport system throughout SEQ. An integrated approach to public transport investment in Brisbane and surrounding areas will help to transform the SEQ region from a region of cities to a true city region.



## Brisbane Metro

The proposed Brisbane Metro will deliver a 21km route with two new high capacity lines from Eight Miles Plains to Roma Street and RBWH to UQ Lakes. The Brisbane Metro will use the existing busway infrastructure including the South East Busway stations at Mount Gravatt – Griffith University and Upper Mount Gravatt - Garden City. By utilising the existing busway, the Brisbane Metro will directly increase the connectivity to and from Mount Gravatt and other key nodes across Brisbane.



## Cross River Rail





The Queensland Government has proposed a 10.2km rail link from Dutton Park to Bowen Hills, with 5.9 kilometres of tunnel under the Brisbane River and CBD. The Cross River Rail will connect the northern and southern rail networks, providing significant benefits for commuters, improve the reliability and increase accessibility to the Brisbane CBD. The proposed stations will be at five key locations including, Boggo Road, Woolloongabba, Albert Street, Roma Street and Exhibition Showgrounds.

## Case Study Gold Coast Light Rail

The Gold Coast Light Rail (G:Link) is the first major light rail project in South East Queensland. Stage 1 connected Griffith University and the Gold Coast University Hospital in Southport to Broadbeach and was completed in July 2014. Stage two is currently under construction and will link Southport to the heavy rail in Helensvale upon completion. Stage three of the Light Rail is in planning and will link Broadbeach to Burleigh Heads, while future stages expect to see the Light Rail reach the Gold Coast Airport at Coolangatta.

It is expected similar benefits will be achieved from the implementation of the Brisbane Metro, particularly the increased connectivity across Brisbane. The increased connectivity and reduced travel times to the Brisbane CBD and surrounding activity centres including Mount Gravatt, it is likely that the Brisbane Metro will drive population growth, increase visitor numbers and further activate retail and commercial hubs.

### Benefits already observed from the Gold Coast Light Rail include:

-  **15% increase** in average daily passengers from 2014/15 to 2015/16
-  **19% increase** in international visitors to the gold coast
-  **Increase** in roadside dining in Southport and Surfers Paradise
-  **Increase** in connectivity across the Gold Coast

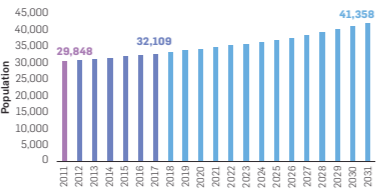
# URBIS RESEARCH *(continued)*

## POPULATION, DEMOGRAPHICS & EMPLOYMENT

### Population

Between 2011 and 2016, the Mount Gravatt Catchment population increased by 1,774 residents in total. Looking forward, the Mount Gravatt Catchment is expected to increase by 1.8 per cent per annum over the next 15 years to 2031. In comparison, the Brisbane LGA is expected to grow by 1.0 per cent per annum over the same period. Analysis into the age of residents in the Mount Gravatt Catchment reveals a high proportion of the population (27%) will be represented by Gen Y (aged 20-34 years). Gen Y are a key renting demographic who are typically willing to trade larger living spaces for lower maintenance apartments surrounded by lifestyle amenity.

Historic and forecast population  
Mount Gravatt Catchment 2011–2031



Prepared by Urbis; Source: Queensland Government Statistician's Office

### Employment

The Mount Gravatt employment catchment is home to Westfield Garden City, Brisbane Technology Park and Griffith University. In addition, the catchment is highly accessible with existing transport infrastructure, making the area prime for continued commercial development. The area also offers strong transport connectivity to the CBD, Brisbane Airport and across Brisbane through the Pacific and Gateway Motorways and the South East Busway.

Strong employment growth will form a major driver for the local residential market in Mount Gravatt. Local employment forecasts for the Mount Gravatt Catchment, the Brisbane CBD and the Australia TradeCoast (Brisbane Airport and Port of Brisbane) are included in the following Employment Projections Comparison table. With established and future infrastructure investment, strong employment forecasts and projected population growth, Mount Gravatt supports the key fundamentals for a successful precinct.

### Demographics

Mount Gravatt is made up of a large proportion of couple families without children, known as DINKS (double income no kids), registering 41 per cent of the total population. It also contains a large proportion of lone households at 31 per cent compared to the Brisbane LGA at 24 per cent. With a lower amount of families, Mount Gravatt supports apartment development as singles and couples without children are more likely to prefer low maintenance dwellings offering lifestyle amenity.

Mount Gravatt clearly demonstrates a greater proportion of the population renting, attracted by the area's proximity to major employment and education precincts. The proportion of rented properties makes up 42 per cent of the total dwellings in the suburb, compared to 37 per cent for the Brisbane LGA.

Who lives in Mount Gravatt?	Mount Gravatt	Brisbane LGA
Flat or apartment	28%	21%
Renters	42%	37%
Couple family without children	41%	38%
Lone person household	31%	24%

Prepared by Urbis; Source: ABS Census 2016

Key fundamentals for a successful precinct	<input checked="" type="checkbox"/> Population
	<input checked="" type="checkbox"/> Infrastructure
	<input checked="" type="checkbox"/> Employment

### Employment projections comparison

	2016	2031	New Jobs
Mount Gravatt Catchment	37,710	48,288	10,578
Brisbane CBD	148,399	188,627	40,228
Australia TradeCoast	60,000	110,000	50,000

Prepared by Urbis; Source: Urbis  
Mount Gravatt Catchment includes Mount Gravatt, Upper Mount Gravatt, Macgregor, Eight Mile Plains, Solisbury and Nathan

## RESIDENTIAL & RENTAL ANALYSIS

### Residential analysis

An analysis of major capital cities identifies the comparable affordability of the Brisbane apartment market with a median apartment price being \$40,000 and \$280,000 more affordable than Melbourne and Sydney respectively. Brisbane apartments are achieving the highest return on investment and as rental yields remain strong it is promoting greater market interest from interstate and international investors.

Both houses and apartments in the Mount Gravatt Catchment are performing well with strong median sale prices for the March quarter 2017 and stable long-term price growth. As well as the long-term growth shown to the right, apartments in the Mount Gravatt Catchment have recorded a 3.8 per cent price increase over the past twelve months.

The appeal of apartments within the catchment continues to increase as they offer an affordable entry point into the market when compared to houses.

The sale price premium to the right indicates the value placed on Mount Gravatt's diverse mix of employment, education, retail, health and lifestyle amenity by purchasers. Looking forward, as Mount Gravatt continues to leverage off significant infrastructure, established lifestyle amenity and proximity to Brisbane CBD, demand for residential product is likely to remain strong.

### Apartment gross rental yield

March 2017

Brisbane	Melbourne	Sydney
4.5%	4.1%	3.9%

Prepared by Urbis; Source: APM PriceFinder

### House and apartment market

Mount Gravatt Catchment March 2017

<b>\$650 k</b> Median house sale price	<b>\$469 k</b> Median apartment sale price
<b>5.0%</b> Average annual price growth Mar 2007–Mar 2017	<b>2.5%</b> Average annual price growth Mar 2007–Mar 2017

Prepared by Urbis; Source: APM PriceFinder

### Sale price premium

Mount Gravatt Catchment vs Brisbane LGA March 2017

Mount Gravatt Catchment	<b>\$469 k</b>	<b>\$34 k difference</b>
Brisbane LGA	<b>\$435 k</b>	

Prepared by Urbis; Source: APM PriceFinder

### Rental analysis

Residential vacancies within Middle Brisbane, which includes Mount Gravatt, are tighter than Inner Brisbane. This indicates a continued demand for Middle Brisbane rentals.

Based on Residential Tenancies Authority (RTA) data, over the past 10 years to March 2017, the Mount Gravatt postcode (4122) has demonstrated consistent growth in weekly rental rates with one-bedroom apartments increasing by 3.6 per cent per annum and two and three-bedroom apartments recording a growth rate of 4.3 and 4.8 per cent per annum.

Furthermore, on-the-market rental data, which records advertised rents for new and near-new apartment product indicates new and near-new apartments within the Mount Gravatt Catchment are registering premiums of up to 52 per cent over established apartment product, as indicated in the chart to the right. These premiums demonstrate the value placed on new apartment product, coupled with a demographic who are prepared to pay more for new, high-quality apartments with desirable amenity.

With a strong demographic supporting renters and an ongoing demand, there is potential opportunity for investors in the Mount Gravatt Catchment.

### Residential vacancies

Inner Brisbane vs Middle Brisbane March 2017

	<b>4.4%</b> Inner Brisbane (0-5 km)	<b>3.1%</b> Middle Brisbane (5-20 km)
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Prepared by Urbis; Source: REIQ

### Established vs. new and near-new apartments

Median Weekly Rent March 2017



Prepared by Urbis; Source: Realstate.com.au, APM PriceFinder

# Q&A

## 1 Why would I buy in Upper Mt Gravatt?

- Upper Mt Gravatt represents an emerging, yet well serviced hub South-East of the CBD. Westfield Garden City is Brisbane's second largest shopping centre with full-line David Jones, Myer, Kmart, Target, Woolworths and more. Upper Mt Gravatt also sits within the Mt Gravatt Employment Catchment, which currently has 37,710 jobs and is projected to grow to 48,288 by 2031. There is also easy access to public transport, including the South-East Busway and proposed Metro. Travelling by private car is also easy with Upper Mt Gravatt being connected by Major Arterial roads and the Pacific Motorway. Upper Mt Gravatt is a culturally diverse suburb held in high regard by Southside families, singles, and couples alike.

## 2 Why is buying an apartment in Savvi a good choice?

- Savvi is a step ahead of our competitors in Upper Mt Gravatt. Savvi is an architecturally designed building that delivers a fantastic fit out and provides large usable floor plans with great balconies. It's well located within Upper Mt Gravatt, only 150m from Garden City yet set away from the main road on a quiet suburban street. There will also be a point of difference in the technology being delivered with home integration features like Google Home, Sonos and license plate recognition.

## 3 What is happening in Upper Mt Gravatt in the near future?

- We are excited about the recent renovations to Garden City Westfield, especially the new specialty dining precinct with over 20 excellent cafes and restaurants with everything from seafood to steaks and Spanish churros! Upper Mt Gravatt has also been selected to house a major interchange in the proposed Brisbane Metro project which will benefit the already bustling local economy.

## 4 What is Savvy about Savvi?

- The building is called Savvi as homage to the technological and design savviness the building provides. Each unit will have a Google Home system that can integrate with wireless lighting and sound. Savvi is also providing a communal area called Co-Lab where residents can set up their laptops via the plug-in stations.

## 5 What type of apartments are available?

- Savvi will deliver a range of 1, 2 and 3 bedroom apartments. Every apartment will have at least one car park with some of our larger 2 and 3 bedroom apartments receiving two car parks.

## 6 Will the building have a fire prevention system?

- Yes, all apartments and common areas will be fitted with hard-wired smoke detectors.

## 7 Does Savvi have any private resident facilities?

- Yes! Savvi has a fantastic Co-Lab space featuring an alternative place for residents to work or study from. There is also an outdoor BBQ facility, a sunning deck and a pool. All resident facilities are secure so only residents and their guests will have access.

## 8 When will construction start and finish?

- Savvi is proposed to commence mid 2019 and anticipated for completion late 2020.

## 9 Who is the developer?

- Savvi is being developed by Opalyn Property Group. Opalyn is a Brisbane based builder/developer with a strong history of delivering multi-residential projects since 1977 with a specialisation in unit developments. Opalyn are known for their impeccable building record, with a reputation of integrity and honesty.

## 10 Will there be visitor car parks?

- Yes, there will be 10 visitor car parks.

## 11 Will there be a building manager?

- Yes.

## 12 Where is the manager's office?

- The manager's office is located on the ground floor in the lobby.

## 13 Can I manage my own unit as an investor?

- Yes, you will not be locked in with the building manager.

## 14 Is there air conditioning?

- Yes, every unit has air conditioning to the living room and each bedroom.

## 15 Is there separate metering for each apartment?

- Yes, there will be sub-metering available for services to each apartment. (Where applicable)

## 16 Are the apartments NBN-ready?

- Yes, NBN has been delivered and will be ready to be connected once the units are complete, at residents' own cost.

## 17 Can I install Pay TV such as Foxtel?

- Yes, at resident's own cost.

## 18 Can I choose or upgrade my finishes?

- Yes, we have upgrade packages available, please refer to our sales team.

# Q&A *(continued)*

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## 19 How many lifts in Savvi?

- There are two lifts in Savvi.

## 20 What is the security at Savvi?

- Savvi is well secured with security tags required to get into the lobby. Security tags are also required to unlock each floor via the lift so only residents and visitors of that level can enter. Savvi will also feature license plate recognition to access the basement, along with the complex being monitored by CCTV.

## 21 How large are the fridge openings?

- Generally 750mm.

## 22 What flooring will be in my unit?

- The units will have tiles as standard to wet areas and living spaces and carpet to bedrooms.

## 23 How much are body corporate fees?

- The Body Corporate fees range from \$52 to \$95 per week.

## 24 Are pets allowed in Savvi?

- Yes, subject to building by-laws.

## 25 What is the settlement process at Savvi?

- Once the building is finished the developer will issue a completion notice to buyer solicitors. The buyer will then have 14 days to settle on the property. The seller can only settle the property when they have received title of registration and certification from Brisbane City Council for building occupation.

## 26 Does Savvi have a Development Approval?

- Yes.

## 27 What deposit is required in Savvi?

- Buyers must pay a 10% deposit upon signing a contract for an apartment in Savvi.

## 28 Can the developer take my deposit?

- The deposit is held in the developer's solicitors trust account so they have no access to it. The only time you may forfeit your deposit is if you default on your contract.

## 29 Who receives interest on my deposit?

- 100% of the interest will be distributed to the buyer at settlement.



Artist impression – 1 Bedroom unit. Light colour scheme.

# SAVVI

APARTMENTS

**savviapartments.com.au**  
**1300 411 882**

Disclaimer: The accuracy of information provided in this document cannot be guaranteed. This information cannot be relied upon by any party and any prospective purchasers should conduct their own investigations and satisfy themselves in relation to this information and type of information supplied within this document. Images of apartments are a visual and descriptive aid only. Any photography or views represented in this document are indicative only. Any plans provided are for marketing purposes only and are generally typical of the unit and building layout. Dimensions and areas are indicative only and are subject to design development and final survey by a cadastral surveyor. This material and all design is copyright and is the property of the project developer. This material must not be used, reproduced or copied, wholly or in part, without the written permission of the company. Soft and unfixed furniture, appliances and vehicles are not included and are shown for marketing purposes only. The plans exclude any drop ceilings required for services. The seller reserves the right to make changes to the layout and design of a lot, including size of any room, being non-substantial changes as permitted in accordance with the contract of sale.