

FORESHORE

HAMILTON

by mirvac

# NEXT LEVEL

**HAMILTON – IT'S  
FULL OF LIFE**

*a great  
investment*

**CLEVER  
SPACE  
SAVING  
TRICKS**

**NEXT LEVEL  
LIVING**

ISSUE | 01

*find out why apartment living is the new lifestyle*



by mirvac

## Mirvac knows apartments!

Established in 1972, Mirvac is one of the leading brands in Australian property. We have produced literally thousands of residential apartments including some of Australia's most awarded projects, and has consistently delivered innovative and quality products that meet and often exceed customers' expectations.

Mirvac's success comes from listening to our markets and customers and responding to their needs. Coupled with Mirvac's stringent project control – where everything from acquisition, through design and construction to sales and maintenance is done in house

– the ultimate result is a product that has a singular focus being a great place to live in which provides uncompromising comfort, quality and value for years to come. Mirvac sees the owning of one of its properties as a partnership, always striving to deliver our promise to you.

### *Foreshore is no exception.*

Designed by people for people, Foreshore, like all Mirvac projects, has involved all disciplines sharing ideas and creating practical solutions so that the final product delivers an affordable comfortable, smart home in Brisbane's urban fringe that will allow residents to take advantage of the inherent benefits of the Hamilton and near-city location.

Tennyson Reach, Tennyson

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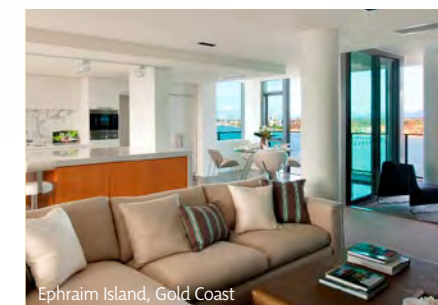
WHERE TO FIND FORESHORE



Pier Waterfront, Newstead



Arbour on Grey, South Bank



Ephraim Island, Gold Coast



# FORESHORE

HAMILTON

by mirvac

*Foreshore One* →

## next level living

Mirvac is proud to be part of the 20 years of development that will be Northshore Hamilton – an urban renewal area and riverside precinct that will become the epicentre of cosmopolitan living in Brisbane with its dining, retail, office space, parkland, public transport and residential living.

Foreshore Hamilton is 'next level living' combined with 'next level thinking'. Mirvac has taken their inspiration from the best of city living in Australia and overseas and will deliver thoughtfully-designed and engaging spaces to their exacting and very high design standards.

The design elements, build quality, passion, liveability, goals and functionality that are the hallmarks of Mirvac's multimillion-dollar trademark residences all exist within Foreshore's 'next level living' apartments.

Clever and functional design will set Foreshore apart in urban living. All the traditional features of a quality home will be present in every apartment; nothing will be overlooked, nothing will be compromised.

**Foreshore One is the first of the three development stages.**

## FORESHORE FACTS

- 1 The three Foreshore buildings, at 23, 18 and eight storeys respectively, will provide for 582 residential apartments.
- 2 Foreshore House, which will be delivered at the same time as Foreshore One, will be a sanctuary for residents and their guests, providing an extension to their personal apartments' living space with the same amenities and features of a traditional free-standing house. Foreshore House will be modelled on members-based clubs such as Soho House which was founded in London in 1995, [www.sohohouse.com](http://www.sohohouse.com).
- 3 Ground level will feature a landscaped 'pedestrian street' linking Hamilton Park to the Brisbane River and creating a vibrant 'people space' that integrates with the surrounding amenity.

*"We want to be part of this exciting new phase in Brisbane's evolution and Foreshore Hamilton gives us that opportunity."*

[nextlevelliving.com.au](http://nextlevelliving.com.au)





The development of this grand precinct is comparable to Brisbane's South Bank regeneration, Melbourne's Docklands development and Sydney's Walsh Bay renewal – three very successful projects that have set a very high standard.

New Farm  
<6km

CBD  
<6km

Fortitude Valley  
<6km

CityCat Terminal  
<700m

Portside Wharf  
<50m

FORESHORE  
HAMILTON

Northshore's development will take place over the next 20 years.

The Northshore story officially began in March 2008 when the Queensland Government announced that 304 hectares of land at Hamilton in Brisbane, with an unprecedented two kilometre river frontage and just six kilometres from the CBD, would be transformed into a vibrant mixed-use community; an urban development area (UDA).

The Northshore UDA includes land between Kingsford Smith Drive and the Brisbane River, extending from Bretts Wharf to the west and the Gateway Motorway to the east. This UDA is larger than the Brisbane CBD and its river frontage is greater than the river edges of South Bank and the CBD combined.

The Northshore Development Scheme was approved on 3 July 2009. As a transit-oriented community, it will deliver an urban environment that promotes a healthy and safe lifestyle. It will have high levels of pedestrian and bicycle access, integrated open space and high-quality public spaces. It will also improve public access to the Hamilton stretch of the Brisbane River.

The vision is to build 7,500 residential dwellings, providing accommodation for approximately 15,500 people. There will be a range of housing choices delivered through a mix of densities, types, designs and price points as well as home ownership and rental options.

There will also be 360,000 square metres of non-residential development, providing residents with conveniently-located restaurants, supermarkets and speciality shops, and a quality Northshore lifestyle.

Mirvac's Foreshore - located at the entry to Northshore and amongst the existing amenity - will demonstrate - 'next level living' combined with 'next level thinking' - a worthy addition to Brisbane's regeneration.

the Northshore  
story

Brisbane Airport  
<10km





Hamilton is one of Brisbane's oldest and most prestigious riverside suburbs. It's where some of Queensland's grandest and most expensive homes stand alongside some of the city's most notable landmarks.

# focus on Hamilton

## FAST FACTS HAMILTON APARTMENTS\*

- » For the year ended 2010, apartments within Hamilton recorded a median price of \$509,500 – up 16 percent from the previous year.
- » In the five years to December 2010, Hamilton's apartment market has recorded an average annual median price growth of 8.5 percent.
- » Median rents for one, two and three bedroom apartments located in Hamilton and immediate surrounds have increased by 11 percent per annum over the past five years.
- » One bedroom apartments have experienced the strongest growth with annual increases of 16 percent.
- » Demand for Brisbane inner city apartment living is robust with the March 2011 quarter vacancy rate only 3 percent.
- » Vacancy rates are tipped to tighten even further through 2011 and 2012.
- » Hamilton's proven growth and iconic status make this residential location the place to live for life.

\*Source: Resolution Research Strategists & The Residential Tenancies Authority - May 2011.

## Hamilton has always been regarded as a blue-chip address

Brisbane's well-to-do have been living in Hamilton since the 1800's. Hamilton residents' household income is the second highest in the state.\* Sir Charles Edward Kingsford Smith, our famous aviator and the man on our \$20 note, was born in Hamilton in 1897.

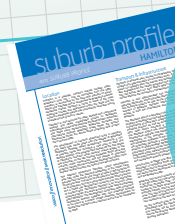
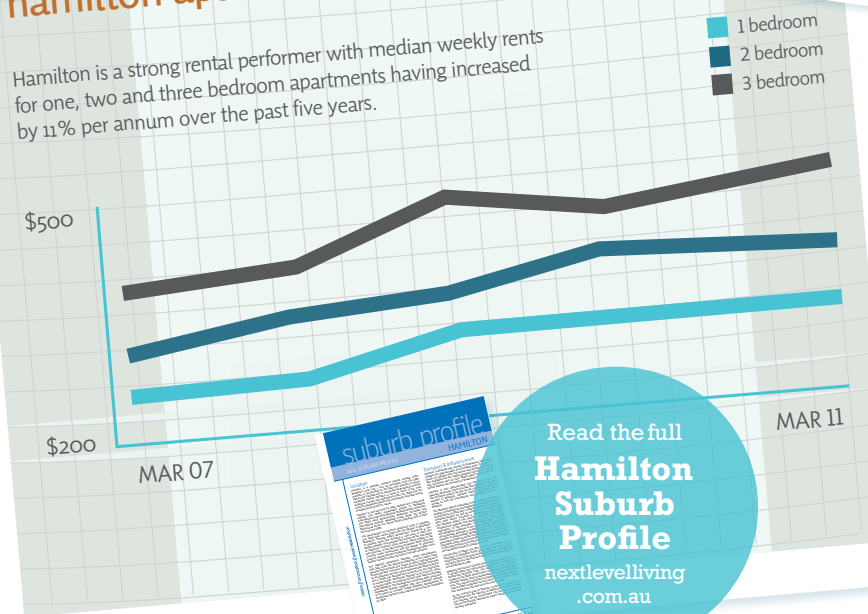


THE FUTURE OF HAMILTON IS AS **BRIGHT** AND AS **BOLD** AS ITS PAST



### median weekly rents\* hamilton apartments 2007 to 2011

Hamilton is a strong rental performer with median weekly rents for one, two and three bedroom apartments having increased by 11% per annum over the past five years.



Read the full  
**Hamilton  
Suburb  
Profile**  
nextlevelliving  
.com.au



# HAMILTON

## it's full of life

Take a closer look at the way of life that Brisbane's picturesque suburb of Hamilton has to offer and you'll understand why its population continues to grow. In fact, Hamilton locals have little reason to look outside their suburb and its nearby surrounds as this local community really is full of life.

"Hamilton already has a lot to offer, and thanks to Northshore, it's soon to offer a whole lot more."



### DINING

Hamilton's dining precinct attracts locals and visitors to the area and takes in Portside Wharf with its many fine dining restaurants, the famous Bretts Wharf and Breakfast Creek Hotel, the Hamilton Hotel and Racecourse Road which is lined with cafes, bars and restaurants.

### ENTERTAINMENT

One of Brisbane's finest racecourses, Eagle Farm, is located in Ascot. Both the racecourse and nearby Racecourse Road come alive during the winter and spring racing carnivals and for the many community events and music festivals that are held throughout the year. Portside's Cinemas make it easy for residents to catch new release movies and join in with the city's film festivals.

### SHOPPING

Shoppers are spoilt for choice. Some of the city's most popular and sought-after fashions are available right on Racecourse Road and at Portside Wharf. Toombul Shopping Centre – home to retailers such as David Jones, Kmart, Coles, Aldi and Best & Less; Westfield Chermide – Brisbane's largest and fastest growing suburban fashion and style hub; and outlet shopping at Airport DFO are all close by.



### Hamilton is well connected to its surrounds



Kingsford Smith Drive carries traffic between the CBD and the airport precinct. There are plans in place to expand its current four lanes to six to improve traffic flows. Construction of stage one of the \$14 million expansion is under way.



Hamilton is well serviced by public transport with two train stations, one City Cat terminal (approx 700m walk) and regular bus services (bus stop located on Kingsford Smith Drive at Hamilton Park).

Brisbane City Council has also announced the construction of a new \$5 million City Cat terminal for Northshore Riverside Park.



The suburb offers unparalleled access to Brisbane's international cruise ship terminal (Portside Wharf) and is within easy reach of Brisbane's domestic and international airports.



Hamilton is close to some of Brisbane's best primary and secondary schools, leading universities and hospitals.



"Everything I need is within easy reach. Hamilton is full of life and *I love it.*"

### Portside Markets

2nd and 4th Sundays of the month, 8am-1pm.  
Portside Wharf Harbour.





# why apartment living?

**APARTMENT LIVING IN  
BRISBANE HAS COME OF  
AGE. NO LONGER DESTINED  
FOR THE SUBURBS, MORE  
AND MORE OF THE SUNSHINE  
STATE'S CITY DWELLERS ARE  
HEADING TO APARTMENTS  
FOR FUSS FREE LIVING.**

Apartments are now being delivered with urban living in mind, delivering engaging spaces with inspiration taken from the best of city living in Australia and overseas.

People are seeking the best of Brisbane's restaurants, cinema, boutiques and bars and they want them either literally downstairs or a short journey away. Apartment living is about leaving your cash for culture and fun.





The options for personalisation are centred on 'clever living in compact spaces'. They will help you to create a sense of space and the perfect place to play, work and live.

Artist impression of living/dining of two bedroom apartment showing Foreshore Tailor-made® options of work/play/eat bespoke joinery and timber floor option.



# enhance

your living space, your way



Artist impression of two bed I/O apartment.

Your Foreshore apartment's interior will be light-filled and free-flowing with a contemporary edge. Quality appointments will include Miele stainless steel appliances, reconstituted stone bench tops and the flexibility of LED track light fittings.

Mirvac invites you to personalise your Foreshore apartment so that it reflects your personality. You will not only make it feel like home should you choose to live in it, you'll set it apart from all the others and reap the rewards that come from its unique styling should you rent it out or sell it.

It's all part of Mirvac's commitment to personal expression.



# THE MIRVAC STANDARD

**COMPLEMENTARY COLOURS IN TILES** and carpets present a unified look, making rooms look bigger. Large-format tiles provide for a seamless, spacious look.

**STORING GROCERIES IN PANTRY DRAWERS** eliminates tall joinery elements extending useable work surfaces\* and boosting the feeling of space.  
\*1 bed 1/o only.



**INTEGRATED DISH DRAWERS\*** have been included for a seamless and unified look, providing for an overall enhancement of space and allows extra storage by way of a pot drawer.

\*2 bedroom apartments feature full sized semi integrated dishwasher.



**LINEN/BROOM CUPBOARDS** ensure all household items have a home.

**NEUTRAL FINISHES** allow an injection of personality whilst presenting a seamless look and enhancing the sense of space. Smart vanities with extended ledges, drawers and cupboards ensure maximum storage for personal items.



Apartment living by Mirvac has never been more affordable. Foreshore's one bedroom apartments are priced from \$345,000 and the two-bedroom apartments are priced from \$495,000.



**FULLY-FITTED WARDROBE SYSTEMS** appear in all master bedrooms to maximise storage opportunities.

## FORESHORE

TAILOR-MADE®

Choose a Foreshore Tailor-made® option to make your house your home! They come at an additional cost to your contract price but allow you to enhance your apartment to suit your lifestyle. All Foreshore Tailor-made® options offered have been chosen because they maximise smart urban living.



### CHOOSE A FORESHORE TAILOR-MADE® JOINERY OPTION

Bespoke storage is the number one solution to minimise clutter, maximise storage and make spaces feel bigger. For example, Foreshore's play joinery houses all audio-visual requirements, acts as a library and also allows for the display of personal possessions.

### CHOOSE A FORESHORE TAILOR-MADE® FLOORING OPTION

such as full tiling or timber to living, dining, kitchen and hallway. Uniform finishes create a visually spacious effect.

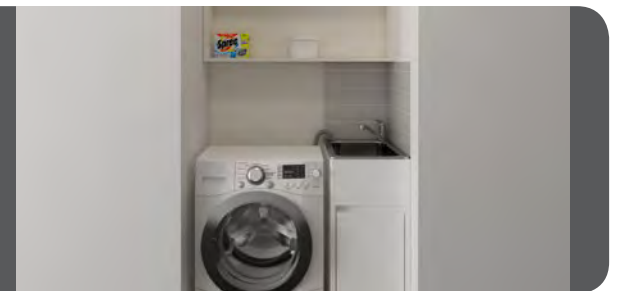


### THERE ARE A VARIETY OF FORESHORE TAILOR-MADE® OPTIONS AVAILABLE FOR YOUR KITCHEN

from induction cooktops using the latest technology whilst maximising workspace, combi microwave/ovens to eliminate the need for a microwave freeing up bench space, and an integrated refrigerator for a seamless joinery effect.

### FORESHORE TAILOR-MADE® LAUNDRY OPTION

allows you to select the latest technology of a combined washing machine/dryer; it eliminates one appliance and comes with additional overhead shelving to maximise storage opportunities.



Through Foreshore, Mirvac will deliver a development that not only supports and enhances the creation of high-quality people spaces; it will set new standards in the creation of such places.



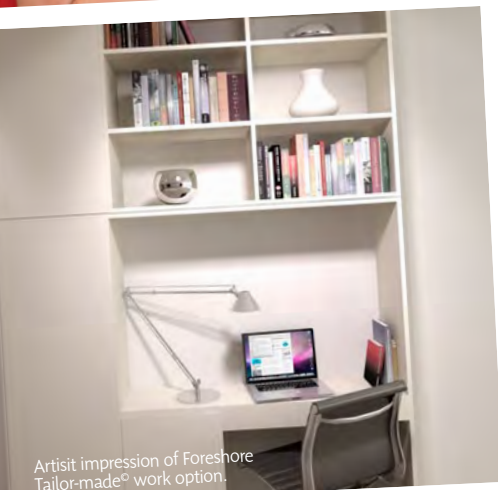
# FORESHORE HOUSE

Foreshore House, to be built during stage one of the development along with Foreshore One, will become a sanctuary for residents and their guests; an extension of their own apartments.

AT HOME TO  
*work*



Artist impression of Foreshore House Library.



Artist impression of Foreshore Tailor-made work option.

Residents at Foreshore have room to live life exactly how they like to live.

While away a Sunday afternoon by lazing beside the swimming pool. Host a Saturday morning brunch for friends and family on the deck with its dining spaces and barbeque – you'll be tempted to stay right through until dinner. Lose yourself in the tropically-landscaped gardens with their private reflection areas.

Celebrate Christmas in July, or any other special occasion for that matter, in the private dining room with its gourmet kitchen.

The vision of Foreshore House is to provide residents with the same amenities and features of a traditional house without the need for year-round maintenance. There will be:

- » landscaped gardens with reflection areas
- » BBQ deck
- » a swimming pool
- » a private dining room with gourmet kitchen; and
- » library/study.

*This is life at home and at play at Foreshore.*



Artist impression of Foreshore House dining room.

AT HOME TO  
*play*



Artist impression of Foreshore House Pool and BBQ deck.





## APARTMENT LIVING AT ITS BEST



1 BED I/O APARTMENT

- 1 Stone shelf to entry above services cabinet to create formal entry.
- 2 Oversized bedroom door (1200mm cavity slider) for enhanced sense of space.
- 3 Fully tiled entry/hallway for seamless finish and illusion of length.
- 4 External fresh air intake supply grille for fresh air when façade fully closed.
- 5 Adjustable shelving unit above laundry tub for storage.
- 6 Underbench pantry to maximise kitchen bench preparation area.
- 7 Fully integrated dishwasher to maximise storage and seamless joinery.
- 8 Void above bed head / TV of 300mm for light and ventilation to bedroom.
- 9 Combined broom and linen cupboard.

“I love my job – I’ve always wanted to travel – so I’m literally living my dream.”

I spend a lot of time living out of a suitcase and in hotel rooms when I’m at work, so for me home needs to be a place that gives me the freedom to relax, recharge and express myself – a place where I can just be ‘me’.

Foreshore Hamilton is that place.

It’s where I can spend time with friends or my favourite book. It’s where I can cook up a storm or dine out on the cuisine of a master chef. It’s where I can live my life exactly how I like to live it.

**Chloe**

## MEET CHLOE





## APARTMENTS TO *suit* YOUR LIFESTYLE



1 BED APARTMENT

“We wanted our first home to be perfect in every way – that’s what Foreshore is.”

- 1 Galley kitchen design for efficient use of space.
- 2 Full height pantry with ample storage.
- 3 1 bed with balcony provides the opportunity for internal and external living.
- 4 Balcony access from both living and bedroom, with an awning window from each for natural air intake.
- 5 Laundry cupboard with bathroom (greater separation from living).
- 6 Fully integrated dish drawer to maximise storage and seamless joinery.
- 7 Dedicated services cupboard.
- 8 Separate broom and linen cupboards.

## MEET DOUGLAS & MARIKA

We work hard during the week so we make the most of every weekend – we’ve got great restaurants, the races, cinemas and more right at our door at Foreshore. And it’s quick and easy for us to get to the Gold and Sunshine Coasts.

We love the fact we’ve got a brand new home right on the river. The tranquility, the views – it doesn’t get any better than this.

*Douglas & Marika*



# LOW MAINTENANCE LIVING



2 BED APARTMENT

- 1 Galley kitchen design for efficient use of space.
- 2 Separate broom and linen cupboards.
- 3 Dedicated services cupboard.
- 4 Large robe to master bedroom with shelves for extra storage.
- 5 1.5 bowl sink to kitchen.
- 6 Balcony access from both living and master bedroom, with an awning window to each for natural air intake when closed down.
- 7 Corner glazing to living with sliding doors to balcony providing improved access and amenity.
- 8 High acoustic treatment between bedroom 1 and bedroom 2.
- 9 Full size semi integrated dishwasher.
- 10 Microwave recess (integrated microwave available as an option for purchase).

## MEET JOHN & PENNY

Our focus has shifted – our lives are now more about us and less about everyone else. Our children are grown and off our hands and we're both making more time for life outside of work. We have plans – lots of plans – we want to travel, John's going to pick up his guitar again and I'm going to follow my heart and spend more time exploring local galleries. We've worked hard. Foreshore gives us everything we deserve, and more.

**John and Penny**

"Our lives are now more about us."



# YOUR FAMILY HOME



2 BED +MPR APARTMENT

- 1 Large entry lobby.
- 2 Bath (with shower over) in secondary bathroom.
- 3 MPR which can be furnished as a study, library, dining or spare bedroom.
- 4 Dine in kitchen bench.
- 5 1.5 bowl sink in kitchen.
- 6 Physical separation between bedrooms.
- 7 Access to balcony from both master bedroom and living.
- 8 Full size semi integrated dishwasher.
- 9 Microwave recess (integrated microwave available as an option for purchase).

Foreshore is just right for our family. Our apartment offers us the space and flexibility we need. I've got room to work from home if I want to. There's space for Danielle's grandma to come and stay with us when she visits Brisbane.

Instead of spending our weekends stuck looking after a big house in the suburbs, you'll find us out kicking a soccer ball in the park, jumping on a City Cat to South Bank, or diving into a fish and chip takeaway for dinner.

**Wendy, Mark and Danielle**

“Foreshore is just right for our family”



MEET WENDY,  
MARK & DANIELLE





**MAXIMISE THE EFFECT OF OPEN-PLAN LIVING** by incorporating see-through and reflective surfaces, such as mirrors. They make the space seem larger than it really is.

**LIGHT COOL COLOURS**

make a space feel open and airy – use them in your soft furnishings.

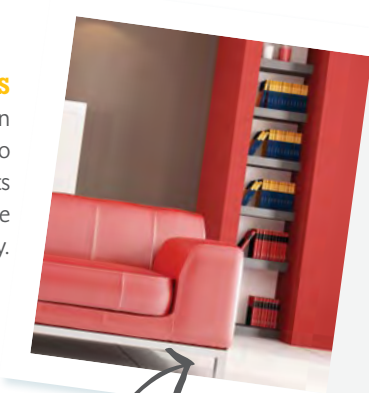


**CHOOSE A BED THAT HAS HIDDEN STORAGE SPACE** in the headboard. Use the space to store all those things you simply can't part with.

**A COLOURED WALL BEHIND YOUR BED HEAD** will make the other walls seem lighter and the space more expansive.

**DIVIDE LARGE BLOCKS OF SPACE** within your kitchen cupboards and wardrobes into smaller storage units – there are lots of different-sized drawers and storage bins available today.

**CUT DOWN ON THE CLUTTER** do you really need two of everything? Probably not. Then, once it's tidy keep it tidy.



**LOOK FOR A SOFA THAT IS ON EXPOSED LEGS** and low arms as it will make the room feel larger and more open.



# CLEVER LIVING IN URBAN SPACES

**TAKE ADVANTAGE OF STYLE OPPORTUNITIES** entries and hallways are the perfect places to display plants, photographs, artworks and decorative objects. They will make an impact and enrich the space.



A compact space does not mean a lack of space. Make the most of your home with these clever-living ideas.

**MAKE THE MOST OF THE WALL SPACE** that's hiding in your kitchen cupboards and wardrobes. Attach hooks, racks and baskets – they come in all shapes and sizes – and get organised.

**WHEN FLOOR SPACE IS TIGHT LOOK FOR WALL SPACE** to accommodate possessions vertically. For example, turn your hat collection into a display or hang your keys on a decorative hook near your door; it will look good and you'll never leave them behind.

**BUY TALL FURNITURE RATHER THAN LOW,** wide furniture – it will serve the same purpose but take up less floor space.

**SHELVING UNITS** can serve two important purposes – combine them with storage boxes to hide your treasures or forget the boxes and use the shelves to show off your favourite things.



**USE ARMLESS CHAIRS** with your dining table to conserve space.

**MAKE SURE YOU BUY FURNITURE THAT FITS** the dimensions of the room. The most important and usually most expensive is your sofa; the whole room depends on it so make sure it is the right size and it will fit onto the lift and through your door.

**KEEP LARGE TELEVISIONS LOW** so they don't overwhelm the room.

**HANG YOUR FLAT-SCREEN TELEVISION ON THE WALL** It eliminates the need for an entertainment unit.

**ENSURE YOUR DINING TABLE IS STURDY** and can double as a kitchen workspace.



**CONSIDER A SOFA WITH CUSHIONS THAT LIFT** to provide you with valuable storage space. Fill the space with blankets and pillows or use it to store your bulky items such as your vacuum cleaner or ironing board.

Keep your life in order with Delta Storage from King Furniture. [kingfurniture.com](http://kingfurniture.com)



**CONSIDER CUSTOM BUNK BEDS** or raised-platform beds in your child's bedroom – it will maximise your floor space.

**INVEST IN GOOD STORAGE** for your child's clothes and toys and minimise your purchases.





# how to buy one

Mirvac's approach and commitment to sustainability is well recognised. As leaders in corporate social responsibility they address issues that relate to social, economic and environmental sustainability during construction and for the life of every project.

Mirvac recognises that acting in a responsible and sustainable manner creates new opportunities, enhances investor value and improves social and environmental returns. Through Mirvac's planning and design excellence, Foreshore will grow to become a liveable community that will provide significant economic benefit. Ecological values will be protected and resource use will be optimised during its development.

**80% OF CONSTRUCTION WASTE  
WILL BE RECYCLED AND/OR REUSED.**

**THE DEVELOPMENT'S ANNUAL  
GREENHOUSE GAS EMISSIONS  
WILL BE 25% LESS THAN THE  
BENCHMARK STANDARD**

**(THE MAJORITY OF FORESHORE'S APARTMENTS  
ACHIEVED OVER 5 STARS RATING, WITH SOME  
ACHIEVING 8.5 STARS).**

**RAINWATER WILL BE HARVESTED  
VIA A 50KL TANK.**

**EVERY APARTMENT WILL HAVE ITS  
OWN CYCLE SPACE.**

**UNIVERSAL DESIGN WITH 14.5%  
OF THE APARTMENTS DESIGNED  
SUBSTANTIALLY IN ACCORDANCE  
WITH THE ULDA'S ACCESSIBLE  
HOUSING GUIDELINES.**

1. Register your interest at [nextlevelliving.com.au](http://nextlevelliving.com.au) to receive regular updates on Foreshore Hamilton.
2. You will be assigned a Mirvac Sales Consultant who will introduce you to Foreshore Hamilton and provide further detail on the project. As your dedicated Foreshore Hamilton consultant, they will be there to answer any questions you may have.
3. As a registered party, you will be sent an invite to purchase an apartment prior to the public launch.
4. Should you wish to purchase, you will be asked to provide a \$1,000 fully refundable expression of interest to secure a private appointment. This ensures all registered parties a fair opportunity to select the apartment of their choice.
5. Upon receipt of your expression of interest, you will be contacted by your dedicated Sales Consultant who will arrange your appointment.
6. Prior to your appointment, draft contracts and disclosure statements will be made available to you.
7. On the day of your appointment you will have the opportunity to experience our Sales Centre, including display apartments, and sign your contract to purchase.
8. Once you have signed a contract you will have up to 21 days before the contract goes unconditional to finalise any options. You will then be required to pay 10% of the balance of the deposit on the apartment.





# buying off the plan

## top 4 benefits

Buying off the plan is becoming increasingly popular. Once you understand the benefits you'll understand why.

### 1 YOU'VE GOT TIME ON YOUR SIDE

When you buy off the plan your settlement period is generally longer than it would be if you were to purchase an existing property. This gives you time to get your financial affairs in order and sell any existing property.

### 2 THERE ARE SAVINGS TO BE MADE

When you buy off the plan you are securing your future property at today's market price. The market may rise but the price you pay on settlement won't change. Plus you can secure the property with just a deposit or bank guarantee. This leaves you time to keep saving for your final payment.

### 3 YOU'LL BE SPOILT FOR CHOICE

The earlier you purchase the more choice you have, making it possible for you to get what you want – the position, the aspect, the floor plan. However, when demand is high it's important to have more than one apartment in mind in case you miss out on your first choice; so make a list of your top three.

### 4 YOU CAN MAKE IT 'YOURS'

When you buy a property off the plan you generally have the opportunity to personalise your space, choosing your preferred colour scheme and other finishes, making it 'yours' and setting it apart from others in the development.

## the mirvac process

#### SIGNING YOUR CONTRACT

Mirvac provides detailed off-the-plan contracts and full disclosure statements.

#### FINALISING YOUR CONTRACT

Your initial deposit is paid at contract signing with the balance due generally 14 to 21 days later. Your deposit is held in a solicitor's trust account.

#### DURING CONSTRUCTION OF YOUR APARTMENT

Mirvac will keep you informed of your property's progress throughout the construction period.

#### COMPLETION OF YOUR APARTMENT

Upon completion, you will be invited to a handover inspection. You will be walked through your new home to check the quality, finishes and inclusions are as expected.

**AFTER SETTLEMENT** After the handover inspection, Mirvac will instruct the solicitors to proceed with settlement of your property.

**ENJOY YOUR NEW HOME** Upon settlement (and receipt of your final payment) you are handed the keys to your new Mirvac home.

APPROVED



# the mirvac story



Cutters Landing, Tenerife.



Pier Waterfront, Newcastle.



Mariners Peninsula, Townsville.

Mirvac is a leading integrated real estate group, listed on the ASX with more than \$26.3 billion of activities under control across the real estate funds management and development spectrum. Established in 1972, Mirvac has more than 38 years of experience in the real estate industry and has an unmatched reputation for delivering quality products across all of its businesses.

Mirvac's Development Division manages projects across Australia including large scale residential, commercial, retail, industrial and hotel developments. Mirvac is one of the leading brands in the Australian residential market and has a proven track record of delivering innovative and quality products that exceed customers' expectations.

Mirvac also leads the way in demonstrating world leadership in innovation and sustainable design through numerous Australian projects including the first 6 Green Star rating for Orion Springfield Town Centre, The Mirvac School of Sustainable Development at Bond University and the award winning Harmony 9 – Mirvac's Carbon Neutral 9 Star Energy Rated home in Victoria.

Standing behind this success at every step are the people of Mirvac - the architects, planners, designers, builders and marketers. Their expertise, commitment to quality, sustainable outcomes and dedication to the job at hand ensures Mirvac's enviable position in the marketplace.

Mirvac's success comes from their stringent project control – they manage everything; from acquisition through design and development to sales and marketing.

## THE MIRVAC DIFFERENCE

Buying off the plan with Mirvac is very different to buying off the plan with any other developer or sales agent. With Mirvac, you can buy with real confidence.

- Mirvac has been delivering quality apartments off the plan over the last 38 years.
- Mirvac can truly help you to visualise what you are buying. The documentation is comprehensive and includes floor plans, details of fittings and finishes, aspect drawings and more; and Mirvac's in-house sales team can make sure you can find the exact property to suit your needs.
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