



EAST CENTRAL
TOWER

**ANOTHER QUALITY PROJECT BY
TOP LAND INVESTMENT**

EAST CENTRAL TOWER – BOX HILL

Introduction and Purpose

Project Overview:

The East Central Tower represents a sophisticated residential apartment Project, designed by leading architects Fender Katsalidis and positioned within the eastern growth area of Box Hill. The 29 level mixed use tower comprises 275 residential apartments, retail and commercial space and has been architecturally designed in collaboration with leading architects Fender Katsalidis.

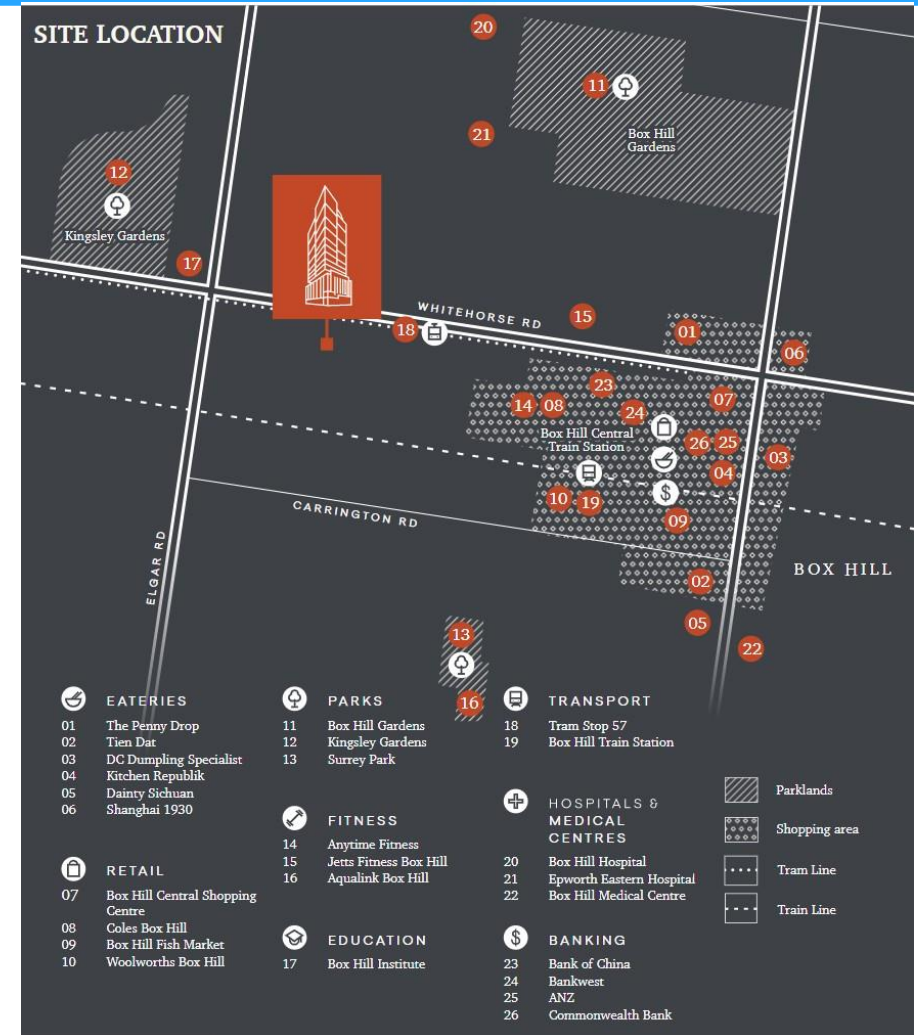
The Project comprises a high density mixed use complex. Specifically, the development will include 7 levels of car parking (5 of which are basement and 2 upper levels within the podium), providing for approximately 300 car spaces (including stackers) in single and tandem formations. The accommodation will include approximately 275 apartments, 3 ground floor retail units and approximately 2,286sqm of commercial space and 717sqm of retail space located within the podium levels across levels 3 to 5.

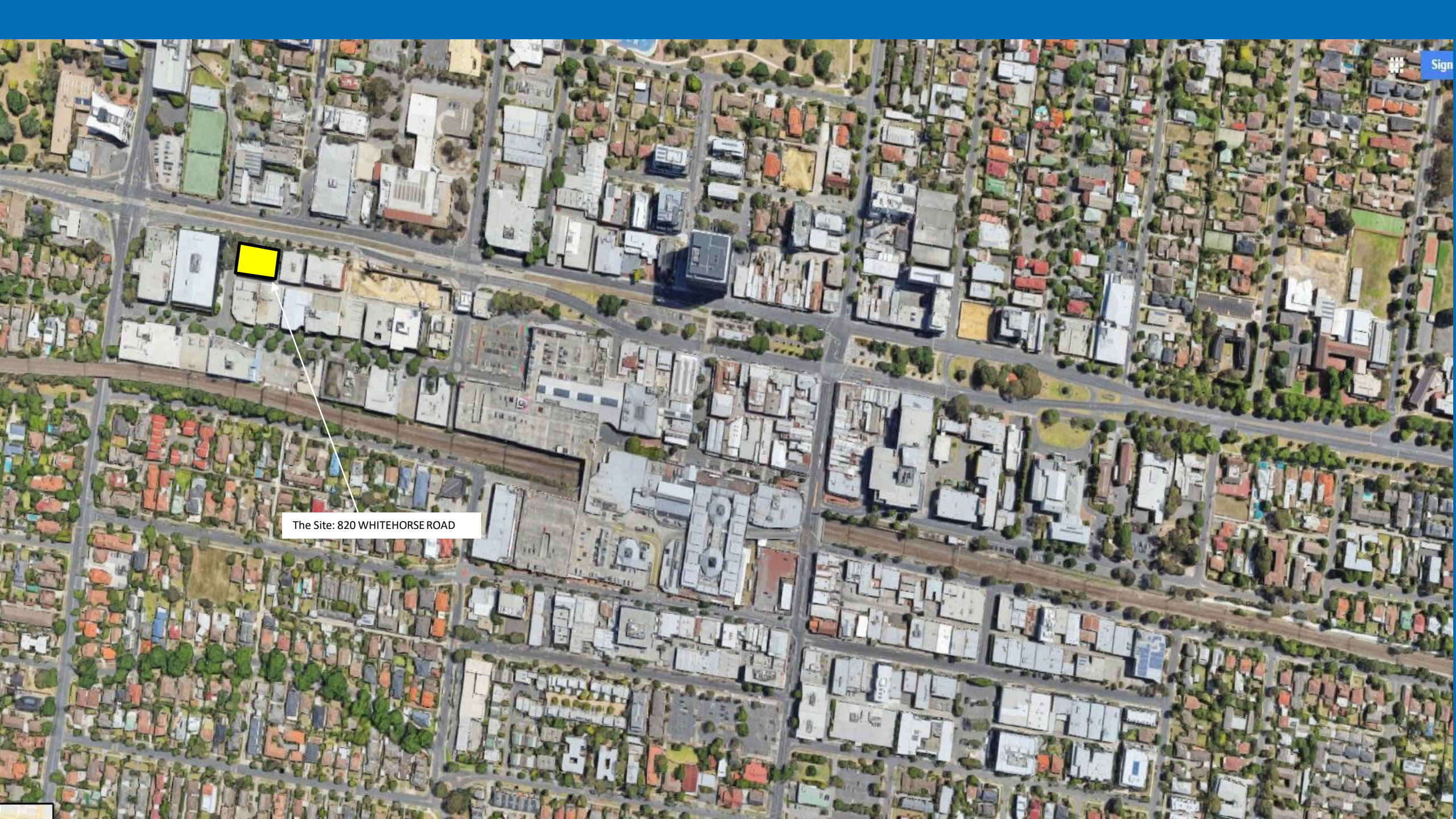
The residential apartments commence at level 7 and comprise various configurations including 1 bedroom, 2 bedroom, 2 bedroom 2 bathroom, 3 bedroom and 4 bedroom apartments.

The apartments range between 46 square metres and 234 square metres, we have provided a full breakdown of the available stock configuration within this presentation.

Location and Local Infrastructure

- The site is located at 820 Whitehorse Road, on the southern side of Whitehorse Road and the northern side of Fairbank Lane benefiting from dual frontages.
- The suburb of Box Hill is an eastern suburb of Melbourne which has established itself as a major middle suburban activity hub
- Surrounding development comprises a mix of older style and new multi storey developments which is complemented by parklands, including Box Hill Gardens and Surrey Park and a well-developed, desirable retail precinct, which includes the Station Street shopping strip and Centro Box Hill Shopping Centre.
- Box Hill Railway Station, located approximately 400 metres south east, provides the major form of public transport to the area.
- The centrally located site benefits from the full range of commercial, retail and transportation amenity which Box Hill provides.





The Site: 820 WHITEHORSE ROAD



820 Whitehorse Road, Box Hill

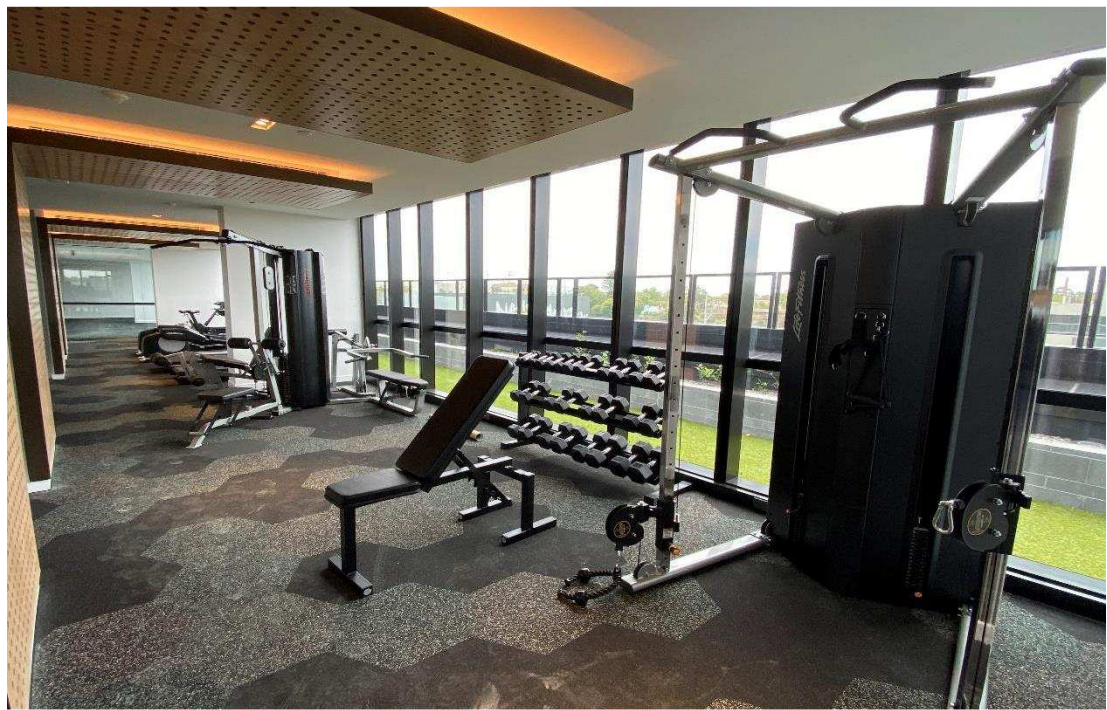


Residential Apartments





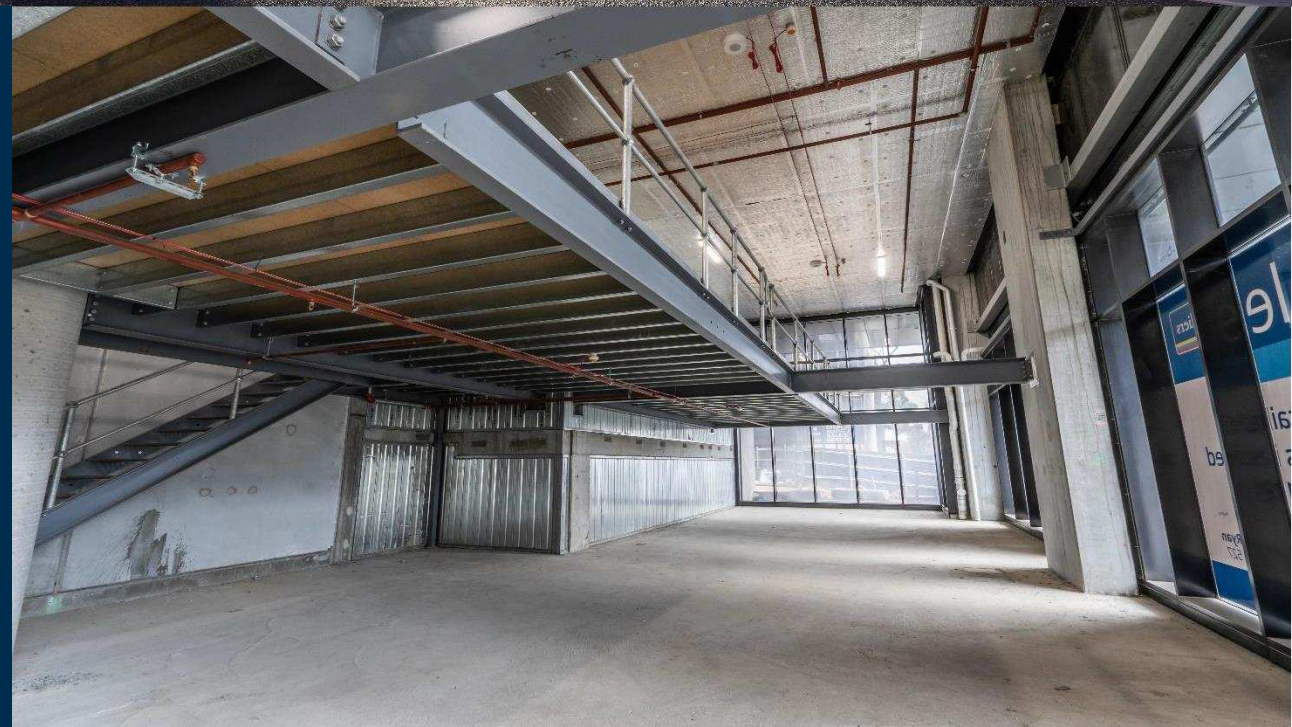
Communal Area





Retail Offering

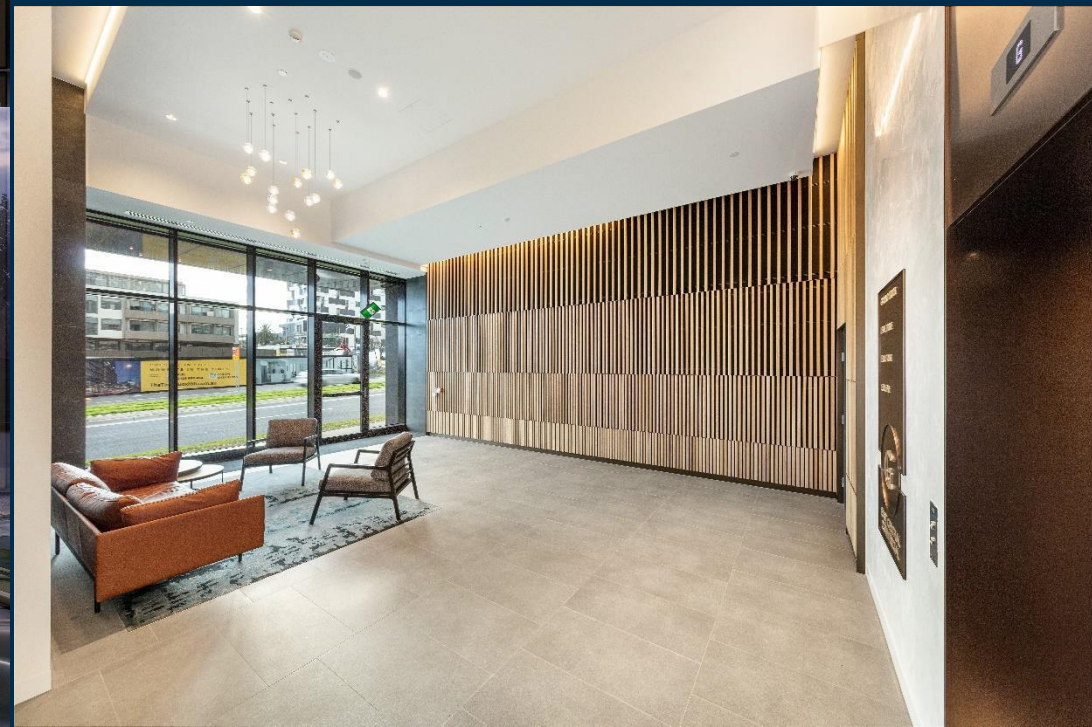
- Retail area – 717 sqm
- 2 no. retail premises,
- Located on ground floor fronting Whitehorse Rd Likely uses: Café, restaurant, food and beverage





Commercial Offering

- Commercial GFA – 1,524 sqm
- Commercial premises – 2 levels (L3,L4)
- Located on Whitehorse Road
- Separate entry lobby (as pictured)
- Separate lift and access to serviced floors





Creating liveable buildings

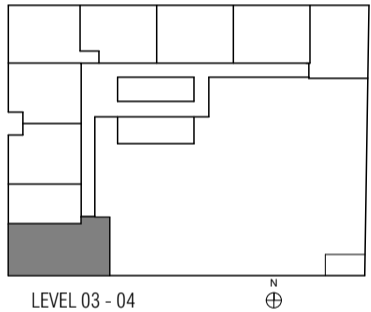
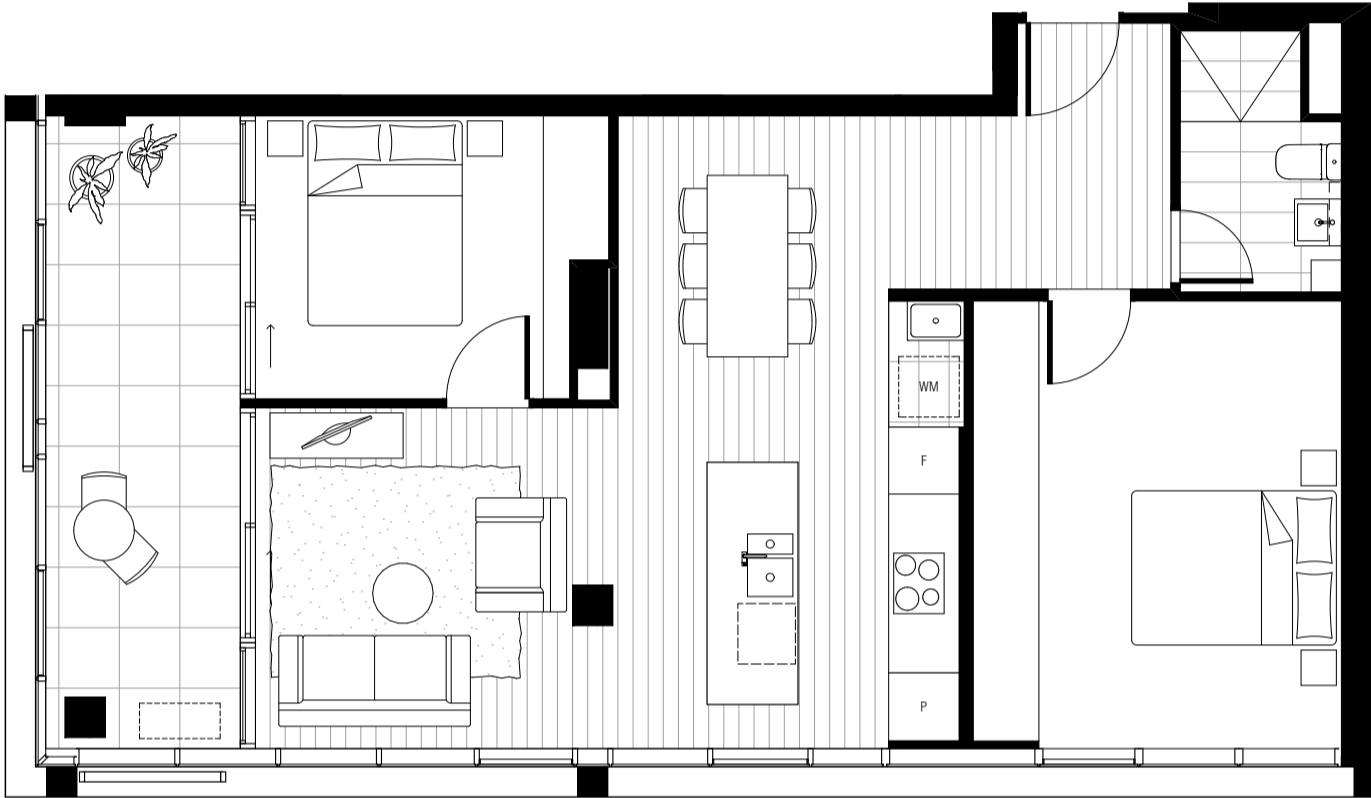
- Communal areas for families
- Dinning Rooms
- Cocktail Lounge
- Function Space
- Library
- Theatre
- Gymnasium
- Yoga room
- Pool
- Landscaped external areas



EAST CENTRAL TOWER

MARKETING LEGEND

- DW - DISHWASHER
- F - FRIDGE CAVITY
- P - PANTRY
- S - STORAGE
- R - ROBE
- WM - WASHING MACHINE SPACE

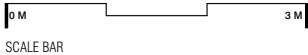


Lot 401

APT TYPE 2Q

APPLICABLE TO UNITS:
301 , 401 , 501 ,

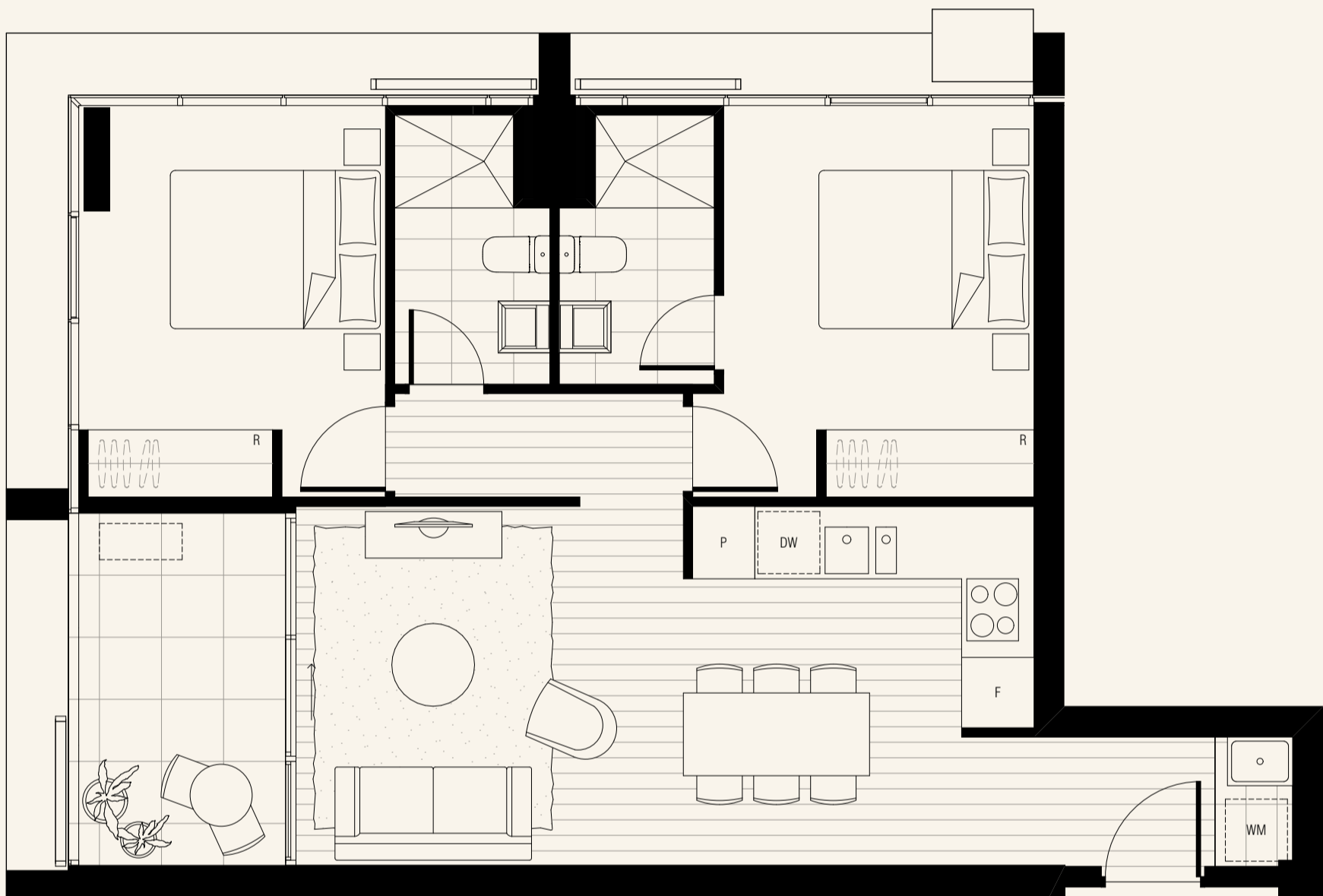
INTERNAL AREA: 76M²
EXTERNAL AREA: 13M²
TOTAL AREA: 89M²



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820 WHITEHORSE ROAD BOX HILL
APT TYPE 2G



Lot 405&505



| | |
|---------------|------------------|
| Bedrooms | 2 |
| Bathrooms | 2 |
| Internal Area | 69m ² |
| External Area | 8m ² |
| Total Area | 77m ² |



LEVEL 03-05



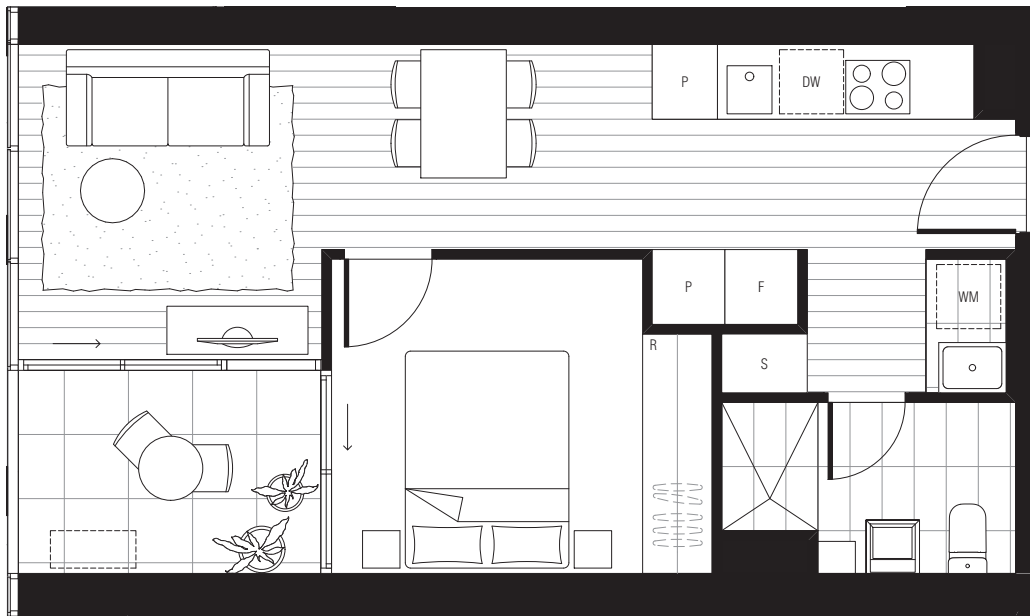
Applicable to units
305, 405, 505

EAST CENTRAL TOWER

MARKETING LEGEND

DW - DISHWASHER
 F - FRIDGE CAVITY
 P - PANTRY
 S - STORAGE
 R - ROBE
 WM - WASHING MACHINE SPACE

Lot 804, 2004, 2204, 2504

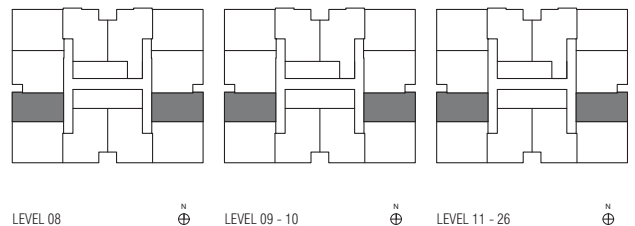


APT TYPE 1A

APPLICABLE TO UNITS:

804 , 809 , 904 , 909 , 1004 , 1009 , 1104 , 1109 ,
 1204 , 1209 , 1304 , 1309 , 1404 , 1409 , 1504 , 1509 ,
 1604 , 1609 , 1704 , 1709 , 1804 , 1809 , 1904 , 1909 ,
 2004 , 2009 , 2104 , 2109 , 2204 , 2209 , 2304 , 2309 ,
 2404 , 2409 , 2504 , 2509 , 2604 , 2609 ,

INTERNAL AREA: 46M²
 EXTERNAL AREA: 6M²
 TOTAL AREA: 52M²



| DWG NO | DWG TITLE | REVISION | DATE |
|--------|-------------|----------|------------|
| MK-100 | APT TYPE 1A | REV. 03 | 27.04.2017 |



FENDER KATSALIDIS ARCHITECTS

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EAST CENTRAL TOWER

MARKETING LEGEND

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- F - FRIDGE CAVITY
- P - PANTRY
- S - STORAGE
- R - ROBE
- WM - WASHING MACHINE SPACE

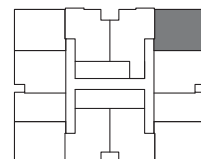
Lot 1602,1702,2702



APT TYPE 2A

APPLICABLE TO UNITS:
1602

INTERNAL AREA: 65M²
EXTERNAL AREA: 8M²
TOTAL AREA: 73M²



LEVEL 11 - 26



SCALE BAR

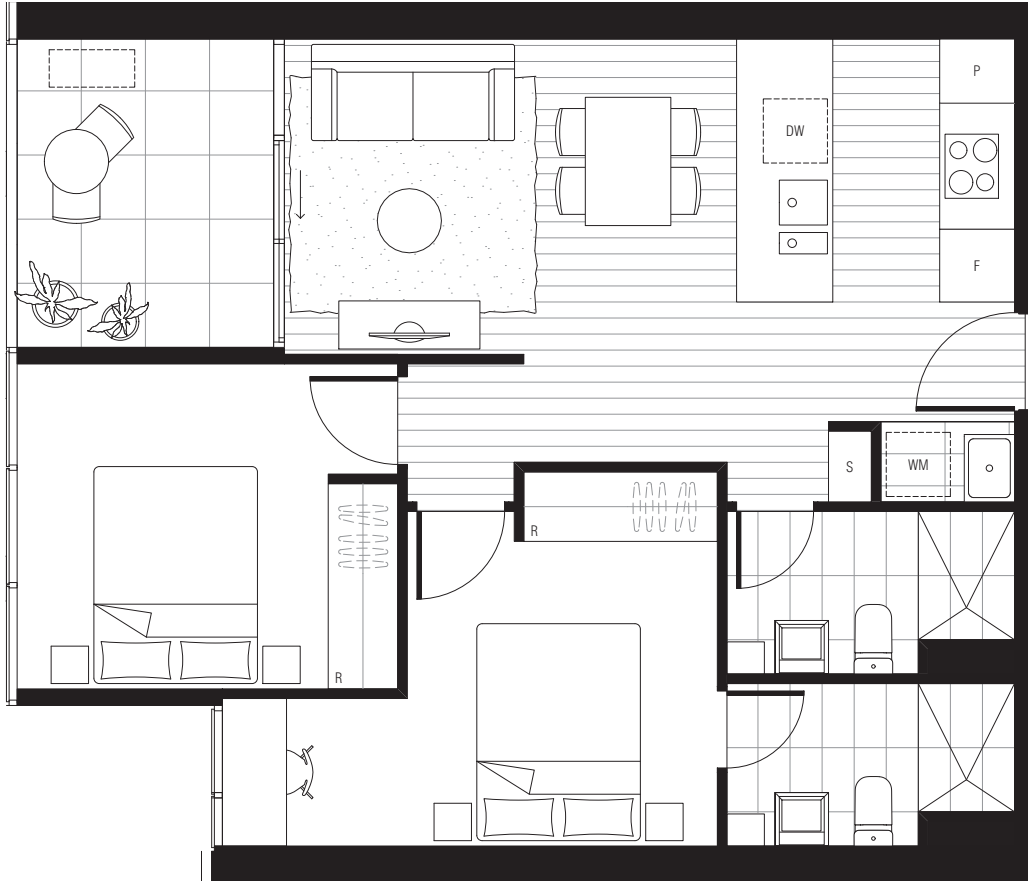
FENDER KATSALIDIS ARCHITECTS
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EAST CENTRAL TOWER

MARKETING LEGEND

- DW - DISHWASHER
- F - FRIDGE CAVITY
- P - PANTRY
- S - STORAGE
- R - ROBE
- WM - WASHING MACHINE SPACE

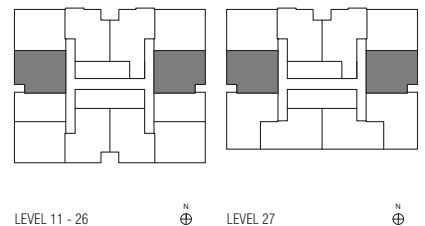
Lot 1603 & 2703



APT TYPE 2C

APPLICABLE TO UNITS:

INTERNAL AREA: 66M²
 EXTERNAL AREA: 8M²
 TOTAL AREA: 74M²



| DWG NO | DWG TITLE | REVISION | DATE |
|--------|-------------|----------|------------|
| MK-202 | APT TYPE 2C | REV. 03 | 27.04.2017 |



FENDER KATSALIDIS ARCHITECTS

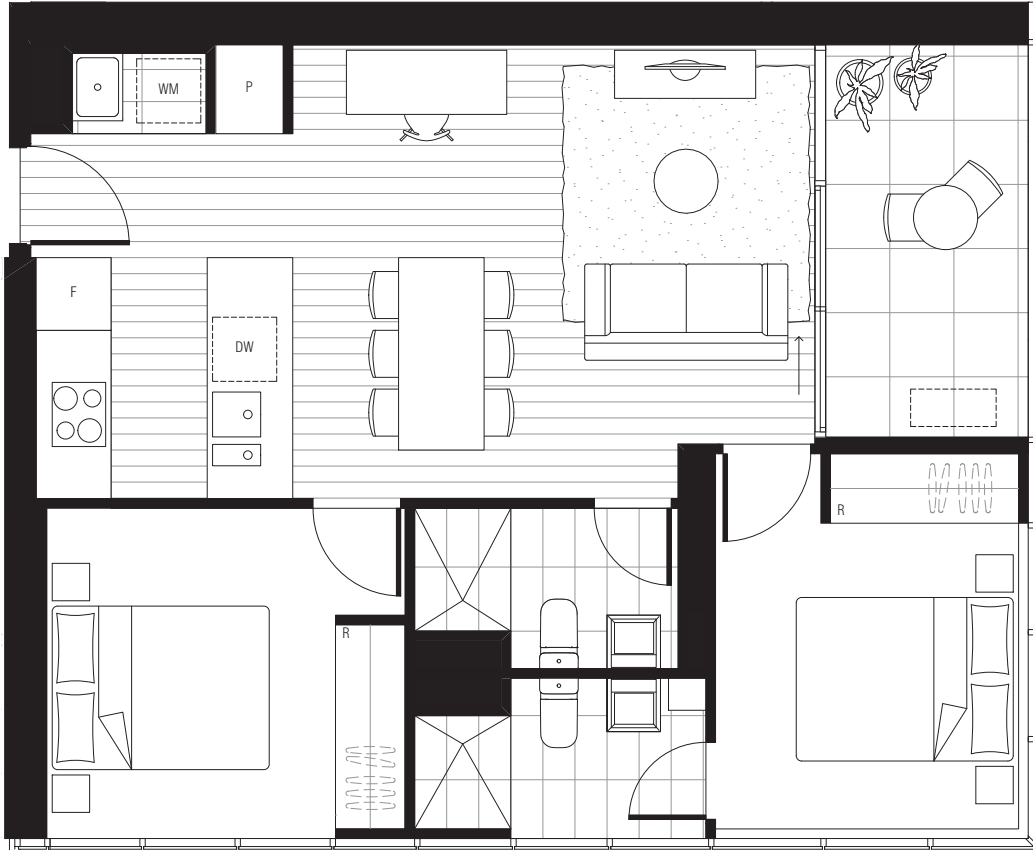
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EAST CENTRAL TOWER

MARKETING LEGEND

- DW - DISHWASHER
- F - FRIDGE CAVITY
- P - PANTRY
- S - STORAGE
- R - ROBE
- WM - WASHING MACHINE SPACE

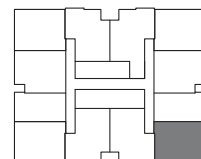
Lot 1605



APT TYPE 2A

APPLICABLE TO UNITS:
1605

INTERNAL AREA: 65M²
EXTERNAL AREA: 8M²
TOTAL AREA: 73M²



LEVEL 11 - 26



SCALE BAR

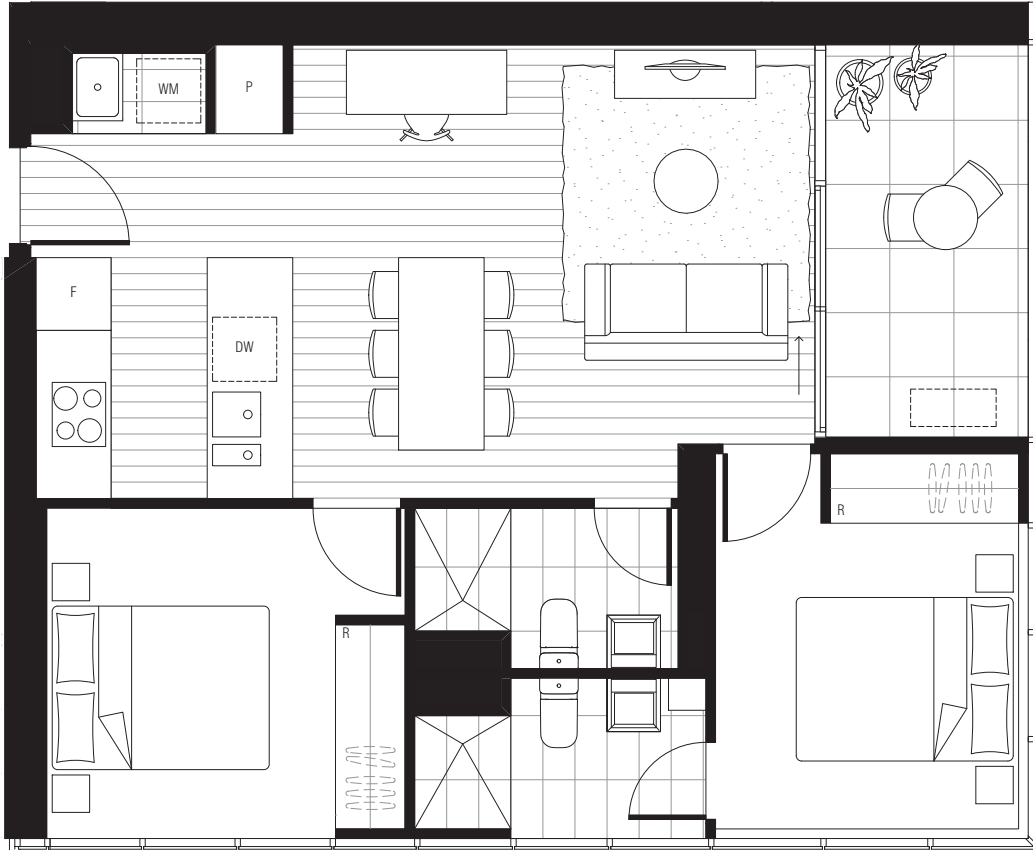
FENDER KATSALIDIS ARCHITECTS
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EAST CENTRAL TOWER

MARKETING LEGEND

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- F - FRIDGE CAVITY
- P - PANTRY
- S - STORAGE
- R - ROBE
- WM - WASHING MACHINE SPACE

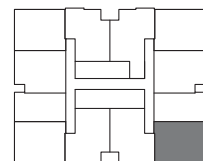
Lot 1805



APT TYPE 2A

APPLICABLE TO UNITS:
1805

INTERNAL AREA: 65M²
EXTERNAL AREA: 8M²
TOTAL AREA: 73M²



LEVEL 11 - 26



SCALE BAR

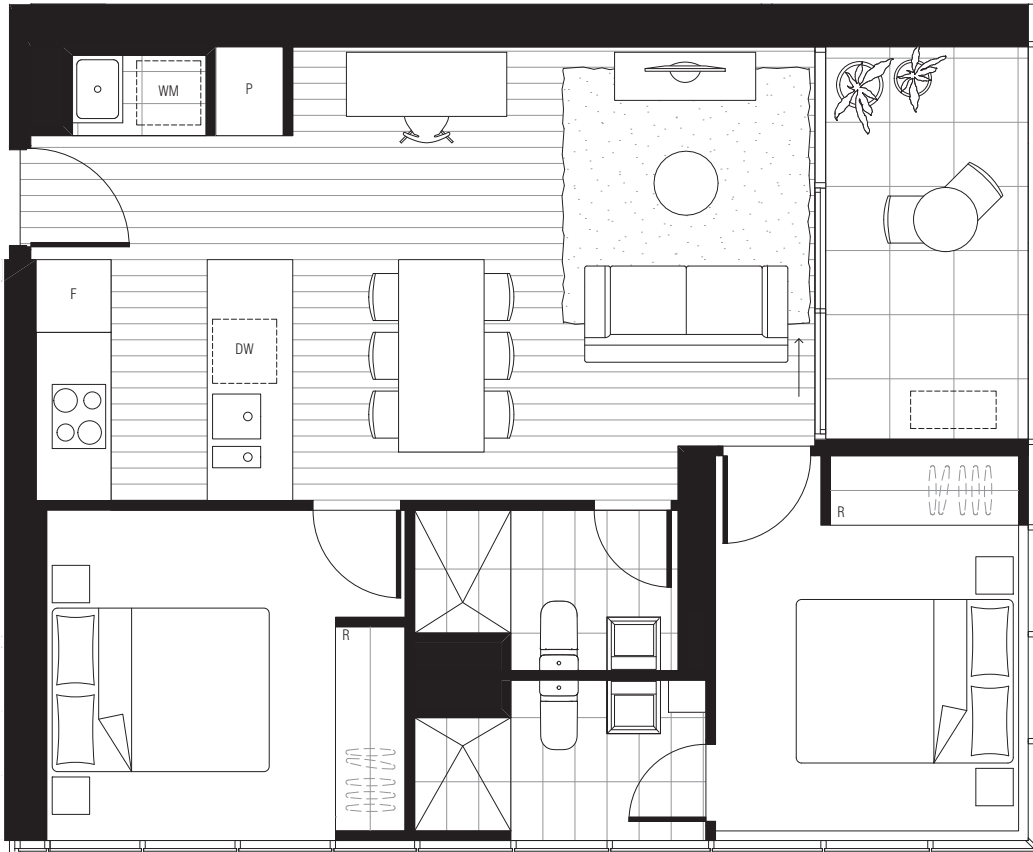
FENDER KATSALIDIS ARCHITECTS
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MARKETING LEGEND

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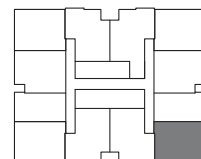
Lot 1905,2105,2305



APT TYPE 2A

APPLICABLE TO UNITS:
1905

INTERNAL AREA: 65M²
EXTERNAL AREA: 8M²
TOTAL AREA: 73M²



LEVEL 11 - 26



SCALE BAR

FENDER KATSALIDIS ARCHITECTS
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EAST CENTRAL TOWER

MARKETING LEGEND

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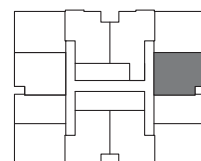
Lot 2203



APT TYPE 2C

APPLICABLE TO UNITS:
2203

INTERNAL AREA: 66M²
EXTERNAL AREA: 8M²
TOTAL AREA: 74M²



LEVEL 11 - 26



FENDER KATSALIDIS ARCHITECTS

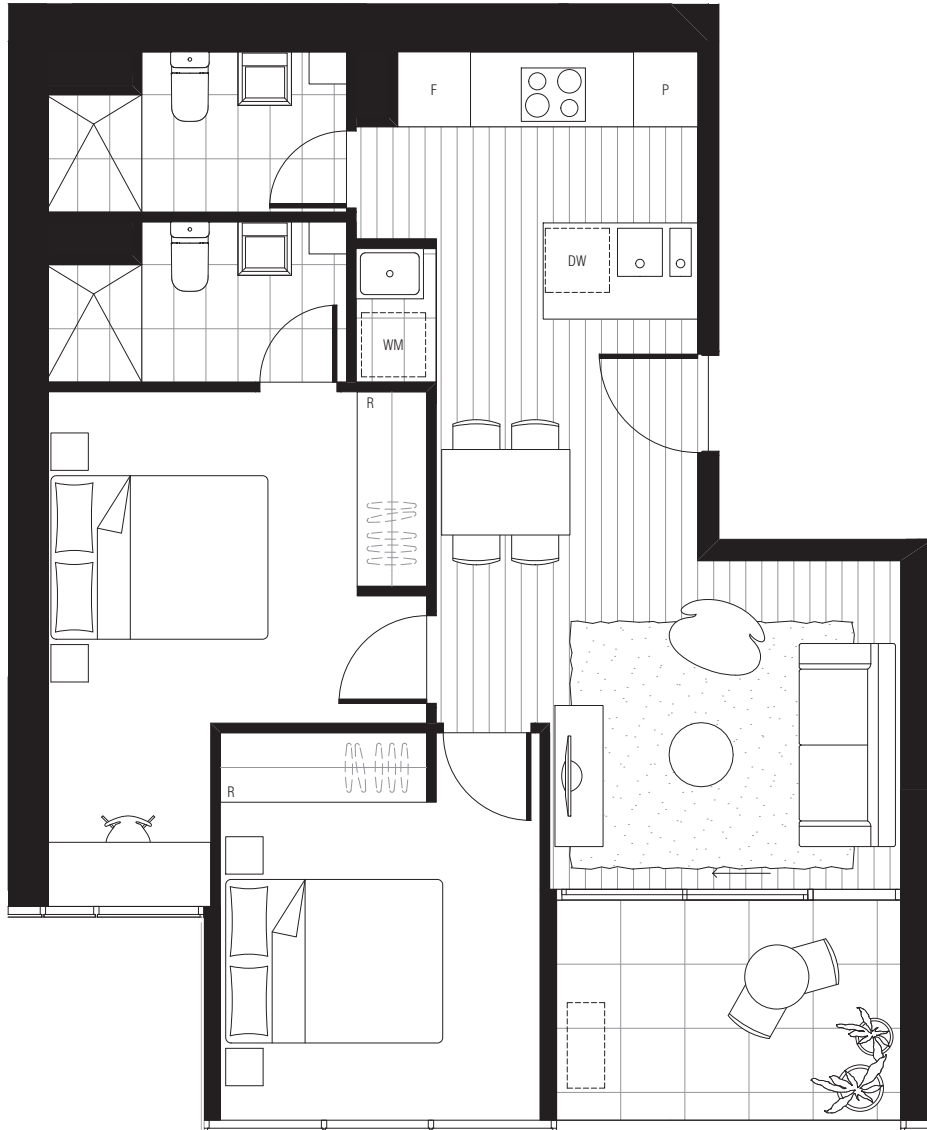
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EAST CENTRAL TOWER

MARKETING LEGEND

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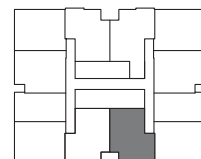
Lot 1606, 2306, 2506
 Lot 1607, 2007



APT TYPE 2D

APPLICABLE TO UNITS:

INTERNAL AREA: 66M²
 EXTERNAL AREA: 8M²
 TOTAL AREA: 74M²



FENDER KATSALIDIS ARCHITECTS

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EAST CENTRAL TOWER

MARKETING LEGEND

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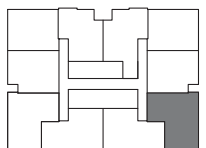
Lot 2704



APT TYPE 2L

APPLICABLE TO UNITS:
2704

INTERNAL AREA: 80M²
EXTERNAL AREA: 21M²
TOTAL AREA: 101M²



LEVEL 27



SCALE BAR

FENDER KATSALIDIS ARCHITECTS

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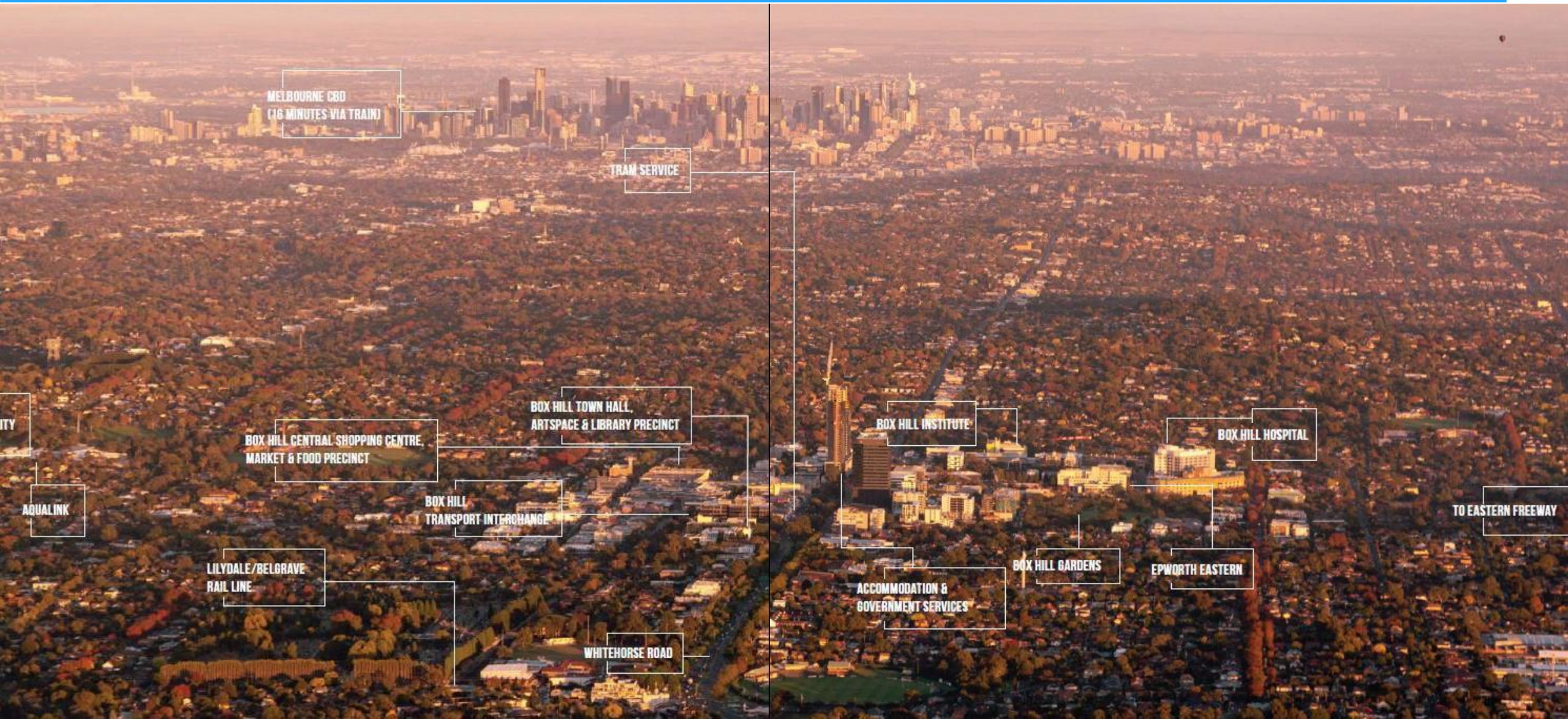
Box Hill --Melbourne's Next CBD

- Box Hill is on a path to be a new and thriving Central Business District (CBD) in Melbourne's East.
- All amenity at door step, such as hospital, major transportation hub, shopping centre, University, Tafe.
- Population forecasted to grow to over 200,000 in 2036



EAST CENTRAL
TOWER

Box Hill – Melbourne's Next CBD



Box Hill – Business, Retail, Health and Industrial Sectors



Box Hill - Economics

“

The Whitehorse population is expected to reach an estimated 171,794 and is forecasted to grow to 205,899 by 2036.

– Source: 2017 forecast population, forecast.id.com.au/Whitehorse

EMPLOYMENT IN WHITEHORSE

Whitehorse has 85,000* jobs (all types) with the top employment sectors being healthcare and social assistance, education and training, retail trade, professional, scientific and technical services.

It is expected that by 2027, jobs in Whitehorse will increase to 103 000*.

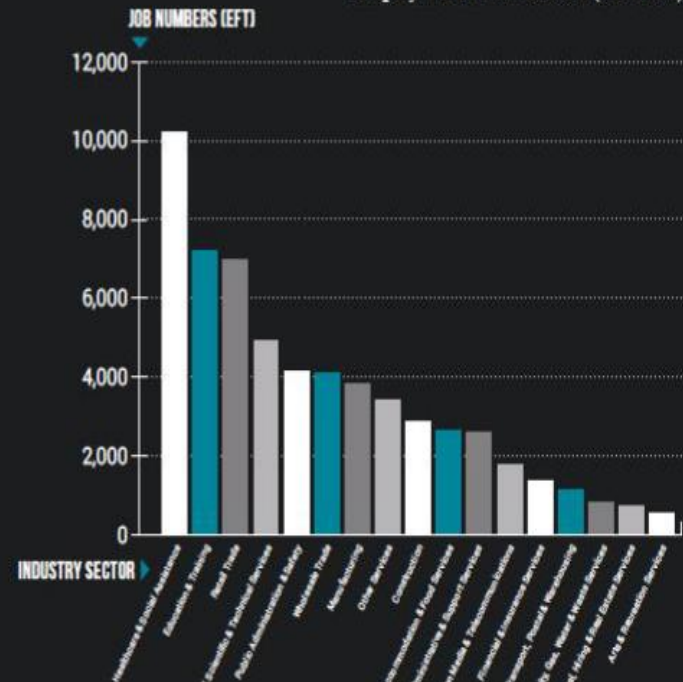
Source:

8. SGS Economics & Planning

9. SGS Economics & Planning

10. (EFT) Remplan

Employment in Whitehorse (Dec 2016)¹⁰



DISCOVER

Box Hill *“Think Inside the Box”*



FUTURE-READY CITY

BOX HILL IS ONE OF MELBOURNE'S LARGEST METROPOLITAN ACTIVITY CENTRES.

Box Hill is now firmly established as the pre-eminent growth centre for Melbourne's eastern region. It is home to one of the largest commercial business hubs and transport interchanges outside the Melbourne CBD.

Box Hill is currently experiencing unprecedented growth, driven by private investment and development (residential and commercial) and also supported by significant investment associated with the growth of health and education facilities.

Photo Source: East Central Tower, Box Hill. Courtesy of Longriver Group.



Photo Source: Box Hill Tram Terminus, Box Hill



Photo Source: Specialist medical services available in Whitehorse.