

COLLECTION

XI

HAWTHORN EAST

the 1990s, the number of people in the world who are under 15 years of age is expected to increase from 1.1 billion to 1.4 billion.

As the world's population grows, the demand for food and other resources will increase. This will put pressure on the environment and on the world's food supply.

One of the ways to meet this demand is to increase the efficiency of food production. This can be done by using better farming techniques and by using more resources.

Another way to meet this demand is to reduce the amount of food that is wasted. This can be done by using food more efficiently and by reducing the amount of food that is thrown away.

There are many other ways to meet this demand, and it is important to find the best way to do so. This will help to ensure that everyone has enough to eat.

The world's population is growing, and the demand for food is increasing. This is a challenge that we must meet. We can do this by using better farming techniques and by using more resources.

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COLLECTION



HAWTHORN EAST

FOREWORD

A COLLECTION OF 11 WORLD CLASS RESIDENCES SETTING THE BENCHMARK IN HAWTHORN EAST

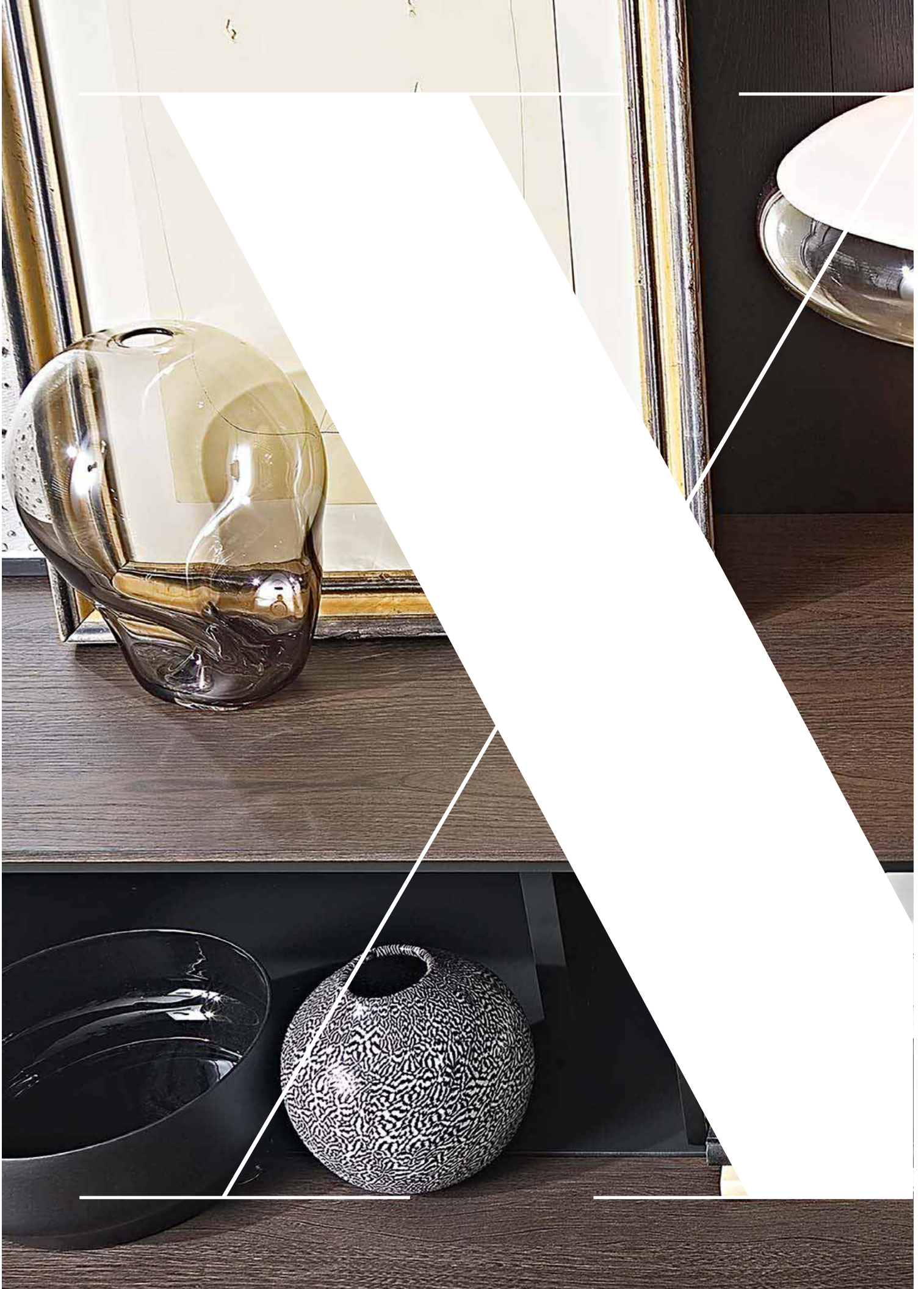
The fabric of Hawthorn East is home: leafy streets, nearby parks, convenient shopping and dining, and abundant transportation options to the city and beyond. Building on a tradition of design excellence, Collection XI creates something original, entirely new and possible only once.

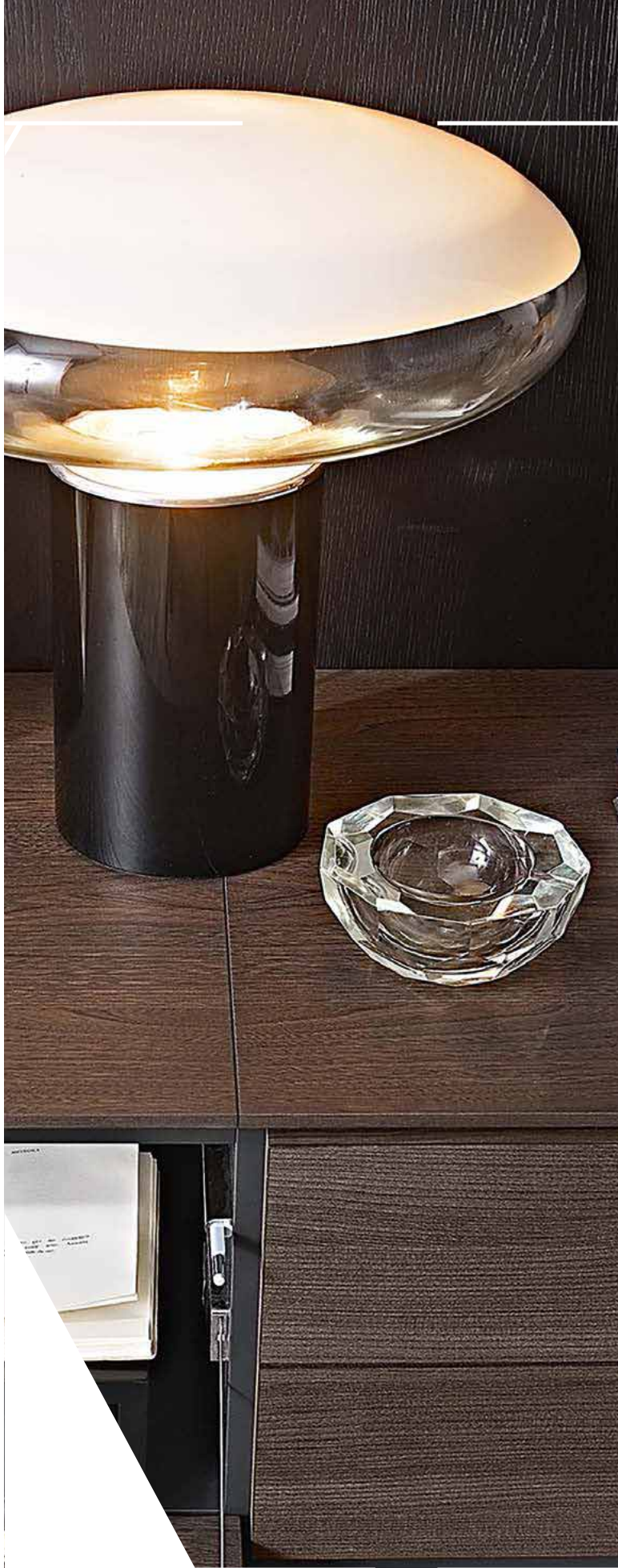
In the quiet heart of one of Melbourne's most desirable and established neighbourhoods, Collection XI presents an exclusive ensemble of distinctive residences that blend the traditional and modern with a sophisticated urban sensibility. Led by the vision of benchmark developer Chapter Group, these homes have been created through the partnership of Melbourne's leading architectural and landscape designers—specialists in creating living environments tailored to a client's high expectations.

The product of their collaboration is an architectural setting of remarkable refinement and unparalleled craftsmanship and luxury, and complemented with the leading international luxury brands of Molteni, Dada, Gaggenau and Rogerseller that define the apex of achievement and performance.

Home is the fabric of Collection XI, where the typical gives way to the extraordinary. These exquisite residences have been designed for those whose experience and success have defined exactly what they desire from modern living—who make their selections carefully and with confidence, and enjoy the ritual of coming to a place that makes it all possible.

Collection XI delivers more at every level—an outstanding place to create the next chapter of your life, however you choose to write it.





A COLLECTION OF THE BEST ELEMENTS OF MODERN LIVING

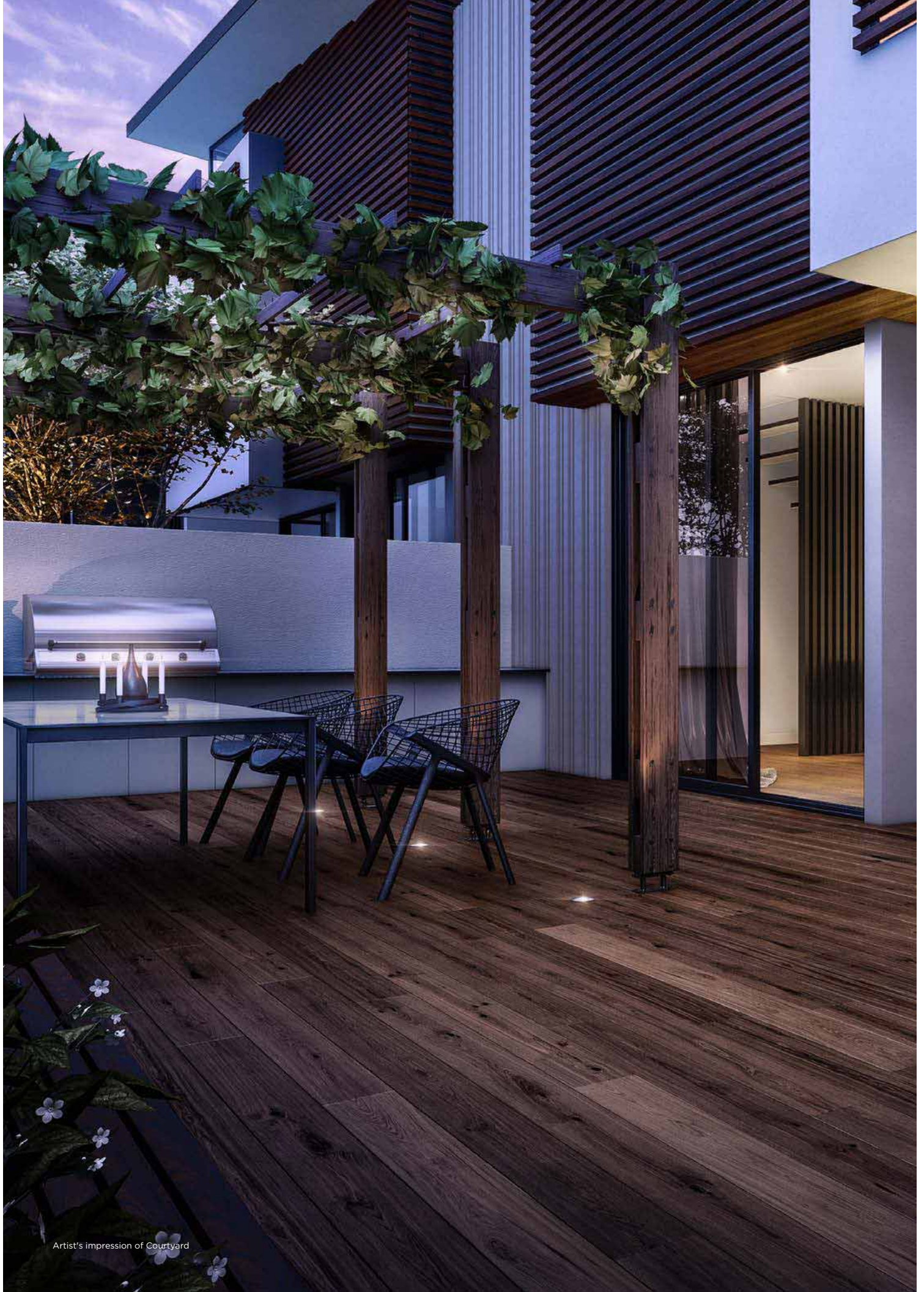
Collection XI offers the privilege to live precisely as you wish, amid elegant surroundings and in the heart of an established community that delivers a deep connection to the luxuries and amenities that define a truly remarkable lifestyle.

Enriching elements surround you at every scale—the grassy fields of Anderson Park, the verdant promenade that leads to your own front door, the canopy of privacy that envelops you inside.

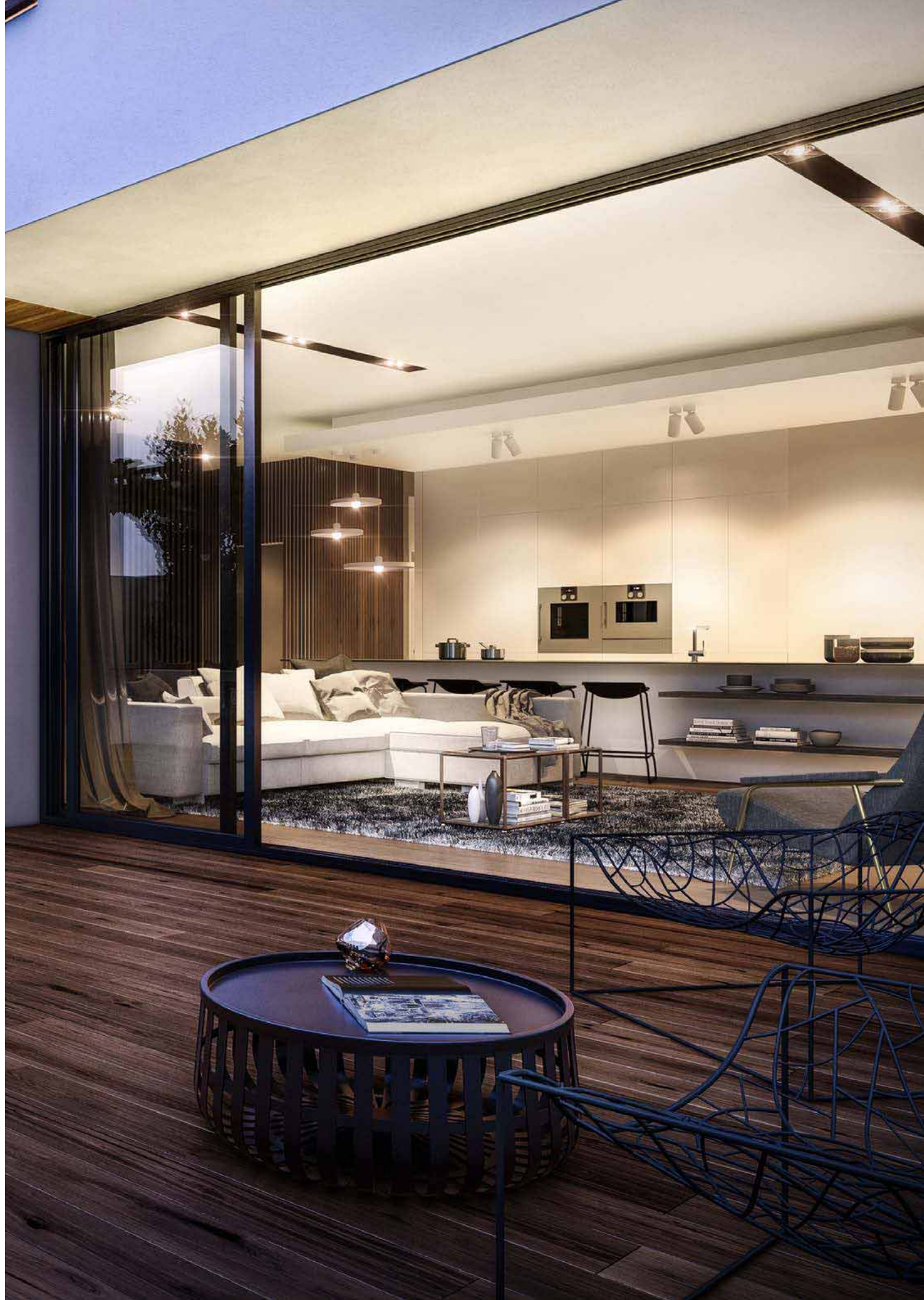
Life takes shape as you define it, with beautiful architecture, a prestige address, nearby parks, luxurious privacy and superb craftsmanship in every detail, inside and out, with appliances, furniture and fittings typically reserved for the most exclusive single family homes.

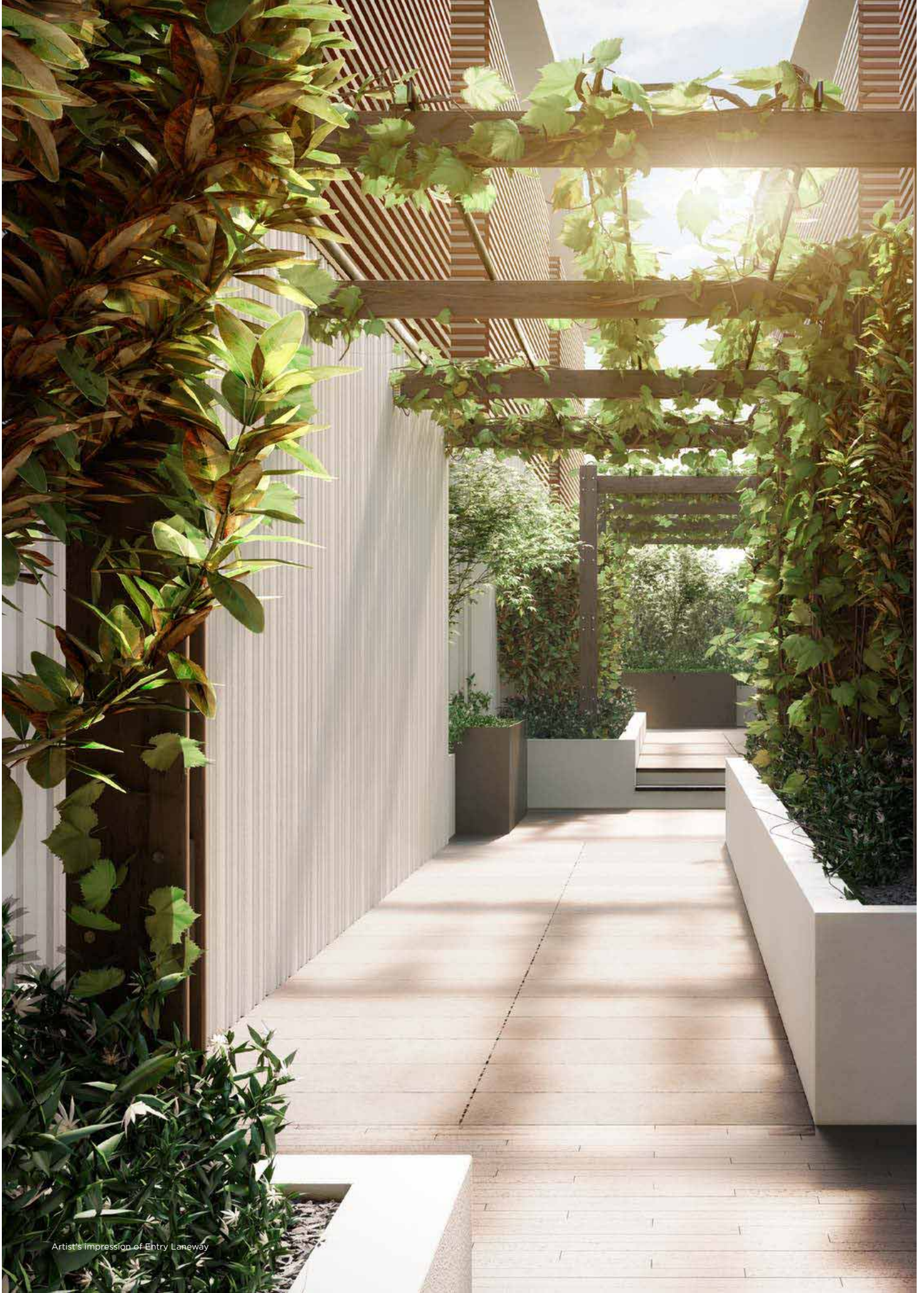
Modern living at Collection XI is tailor fit and a cut above. An assembly of the finest details and craftsmanship protecting your investment for years to come.





Artist's impression of Courtyard





Artist's Impression of Entry Laneway



Creating the setting for the architecture of the homes, the landscape coaxes beauty from an extraordinary residential setting with flowering magnolias, Japanese maples, crepe myrtles and climbing jasmine.

Ornamental and fragrant specimens work to complement the architecture, defining pathways and secluded garden retreats. Arbored plantings shift with the changing seasons, perpetually refreshing their magnificent displays.

'Some elements remain evergreen, and others are synchronised to the seasons to shed their foliage and grow it back again. The landscape of Collection XI features plants with flowering cycles that reflect the rhythm of the year, and the robustness of this enclave.'

Jack Merlo



CHAPTER GROUP'S VISION HAS BEEN BROUGHT TO LIFE BY COLLABORATION BETWEEN

K2LD

ARCHITECTS

K2LD has been active in architectural commissions and design for over fifteen years, with a strong and diverse residential portfolio. Melbourne principal David Lee believes that in the context of design, every piece of land offers its own solution. The land speaks with a voice more distinct than that of an architect; it is the architect's skill in listening to and interpreting that voice that leads to great architecture.



JACK MERLO DESIGN

A fully integrated landscape design and construction business, Jack Merlo Design is highly respected for its understated and practical design solutions.

Taking on the requirements of client, architect, engineer and builder, JMD achieves the ultimate outdoor environment.

'The landscape is the architecture of the outdoors. Every specimen, every surface has a role to play.'

Molteni & C

Since 1934, Molteni has been a principal Italian industrial group in the furniture sector. Today, it includes four leading companies—Molteni & C, Unifor (office furniture), Dada (kitchen furniture) and Citterio (office furniture). Since the beginning, the Molteni Group has collaborated with Italian and international designers. It is a company defined by advancing technology and longstanding tradition. Molteni furnishings incorporate wisdom gained from a long tradition of artisanal craftsmanship and innovative technological quality.

Dada

Dada satisfies the needs of experienced, discerning clientele who demand high quality products that are beautiful as well as functional. We outfit exclusive, top-quality domestic kitchens in which cooking surpasses necessity and becomes a passion. Dada is at the forefront of the kitchen market with a broad spectrum of designer models—Hi-Line by Ferruccio Laviani, Banco, Nuvola, Vela, Vela Quadra and Aluminium by Luca Meda, Nomis by Hannes Wettstein, Tivali and Trim by Dante Bonuccelli.

Chapter Group harnesses over 50 years of collective professional experience providing a strong foundation for Collection XI's successful development. The company aims to deliver a highly desirable and distinctive style of product that sets world class standards of residential excellence and liveability in Melbourne.



Hub is a privately owned family company representing the best exclusive international brands in the Australian market. We feature furniture, lighting, flooring and accessories including art and sculptural objects. Our products come from all corners of the globe including Australia, New Zealand, U.K., Italy, France, Spain, Belgium, Netherlands, Switzerland, Germany, Czech Republic, Tunisia, Canada and the U.S. offering original design that is produced ethically in recognized and established markets.

GAGGENAU

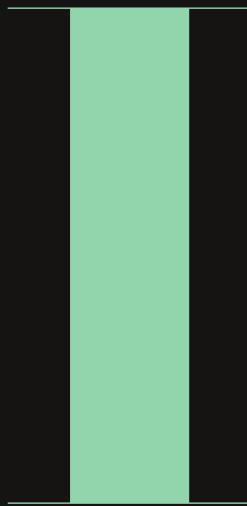
Made from the honest, time-honoured materials of stainless steel, aluminium, brass, cast iron, enamel and glass, Gaggenau challenges the established and paves the way for innovation. The avant-garde is the spirit of our design principles. Gaggenau appliances are consistently authentic in substance, sculpturally beautiful, present in their design language and generous in their utility and influence.

rogerseller

For over 110 years, Rogerseller has been synonymous with design. Established in Melbourne in 1895, Rogerseller designs and manufactures our own premium collections alongside a distinguished lineup of exclusive imported brands including Catalano, Fantini, Falper, Valcucine and Lema. Our focus has remained consistent—a passion and commitment to offering timelessly designed, premium quality fixtures and fittings with an unprecedented level of service.

EUROCAVE 

Designed and manufactured in France since 1976, EuroCave is a pioneer in wine cabinet, wine cellar and wine preservation technology. Today, with over 80 importers worldwide, more wine is being entrusted to EuroCave products than any other brand. EuroCave continues to produce the highest quality, most technologically advanced, energy efficient and aesthetically beautiful products in the world for the wine enthusiast and wine industry professionals.



HAWTHORN EAST

SPECIAL OPPORTUNITIES ARE WORTH SEIZING.
DISCOVER AN OUTSTANDING RESIDENCE
IN ONE OF MELBOURNE'S MOST SOUGHT-AFTER
AND ESTABLISHED ENCLAVES.

An established, highly sought-after neighbourhood surrounded by parks, Melbourne's best schools and suburban comforts, with the city close at hand.

ST KEVIN'S
COLLEGE

SCOTCH
COLLEGE

H A SMITH
RESERVE

THE UNIVERSITY
OF MELBOURNE

VELODROME

AUBURN
HIGH
SCHOOL

JOHN
GARDINER
RESERVE

BIALIK COLLEGE

CATO
PARK

TOORAK RD

MONASH
FREEWAY

MASTERS

TOORONGA
SHOPPING CENTRE

COLLECTION

XI

HAWTHORN EAST

AUBURN
SOUTH
PRIMARY

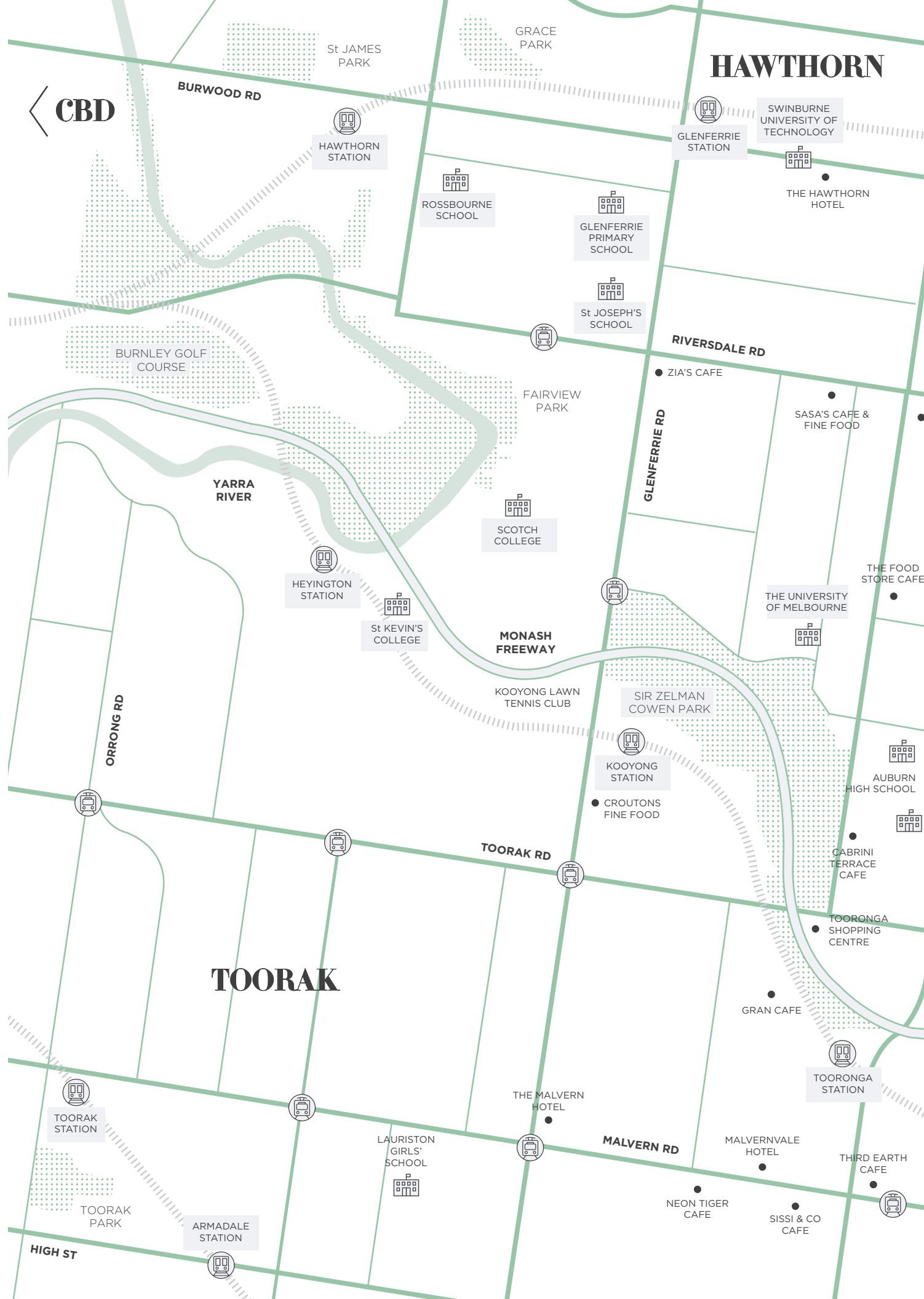
AUBURN RD

TOORONGA RD

ANDERSON PARK

CAMBERWELL
JUNCTION RETAIL
& RAILWAY STATION
7MIN DRIVE

BURKE RD
72 TRAM



HAWTHORN

< CBD

BURWOOD RD

St JAMES PARK

GRACE PARK

HAWTHORN STATION

GLENFERRIE STATION

SWINBURNE UNIVERSITY OF TECHNOLOGY



THE HAWTHORN HOTEL

ROSSBOURNE SCHOOL

GLENFERRIE PRIMARY SCHOOL

St JOSEPH'S SCHOOL

BURNLEY GOLF COURSE

RIVERSDALE RD

GLENFERRIE RD

ZIA'S CAFE

SASA'S CAFE & FINE FOOD

FAIRVIEW PARK

SCOTCH COLLEGE

YARRA RIVER

HEYINGTON STATION

St KEVIN'S COLLEGE

MONASH FREEWAY

KOORYONG LAWN TENNIS CLUB

SIR ZELMAN COWEN PARK

KOORYONG STATION

CROUTONS FINE FOOD

THE UNIVERSITY OF MELBOURNE

THE FOOD STORE CAFE

AUBURN HIGH SCHOOL

CABRINI TERRACE CAFE

TOORONGA SHOPPING CENTRE

GRAN CAFE

TOORONGA STATION

THE MALVERN HOTEL

MALVERN RD

MALVERNVALE HOTEL

THIRD EARTH CAFE

NEON TIGER CAFE

SISSI & CO CAFE

LAURISTON GIRLS' SCHOOL

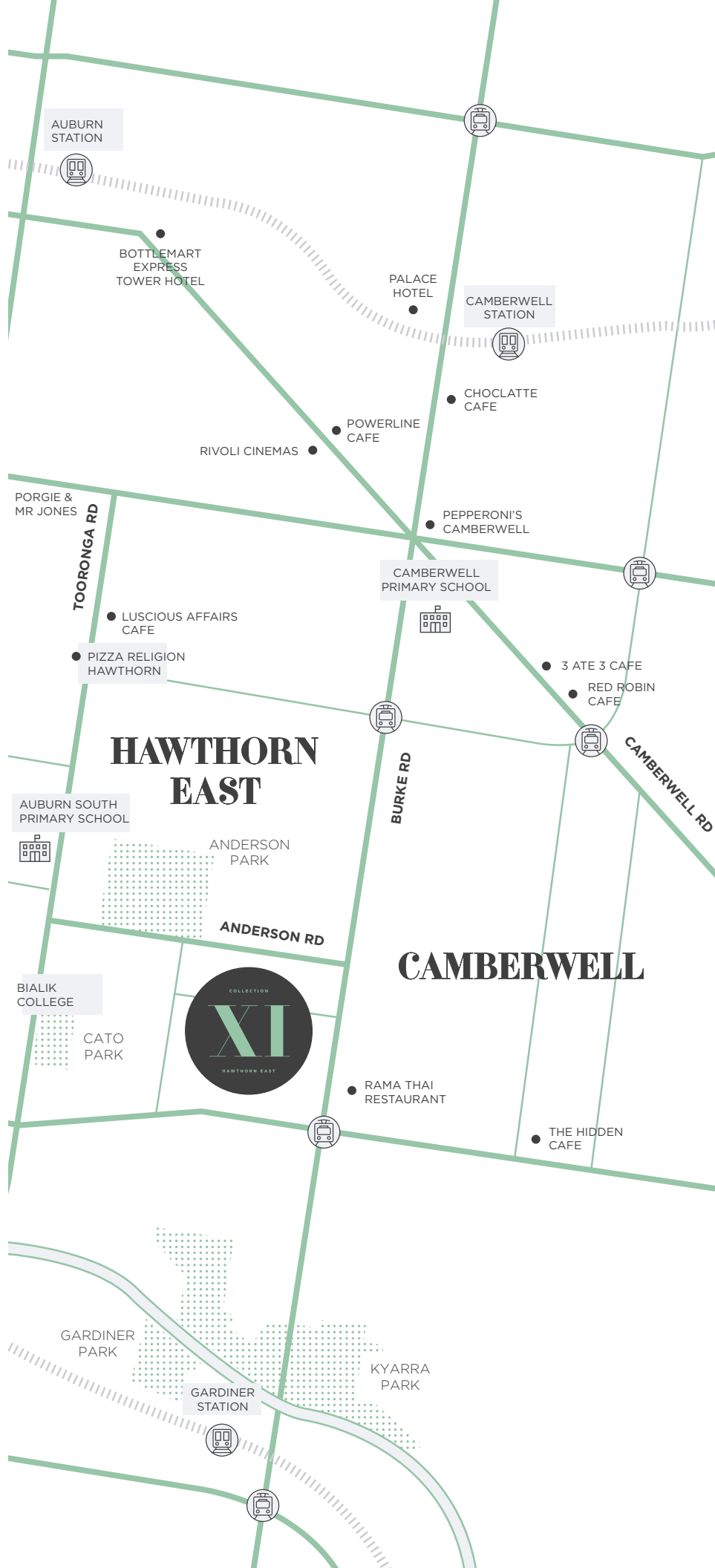
ARMADALE STATION

TOORAK PARK

HIGH ST

TOORAK

TOORAK STATION



Hawthorn East provides an abundant network of avenues in every direction, with a broad spectrum of automobile and rail options.

PROXIMITY

HAWTHORN EAST	2.2KM
CAMBERWELL	1.5KM

MAIN STREETS

TOORAK RD	315M
CAMBERWELL RD	1.3KM
MONASH FREEWAY	1KM

PARKLAND

ANDERSON PARK	380M
CATO PARK	520M

LANDMARKS

TOORONGA SHOPPING CENTRE	650M
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TRAINS








CAMBERWELL STATION	1.8KM
GARDINER STATION	1.1KM
TOORONGA STATION	1.15KM

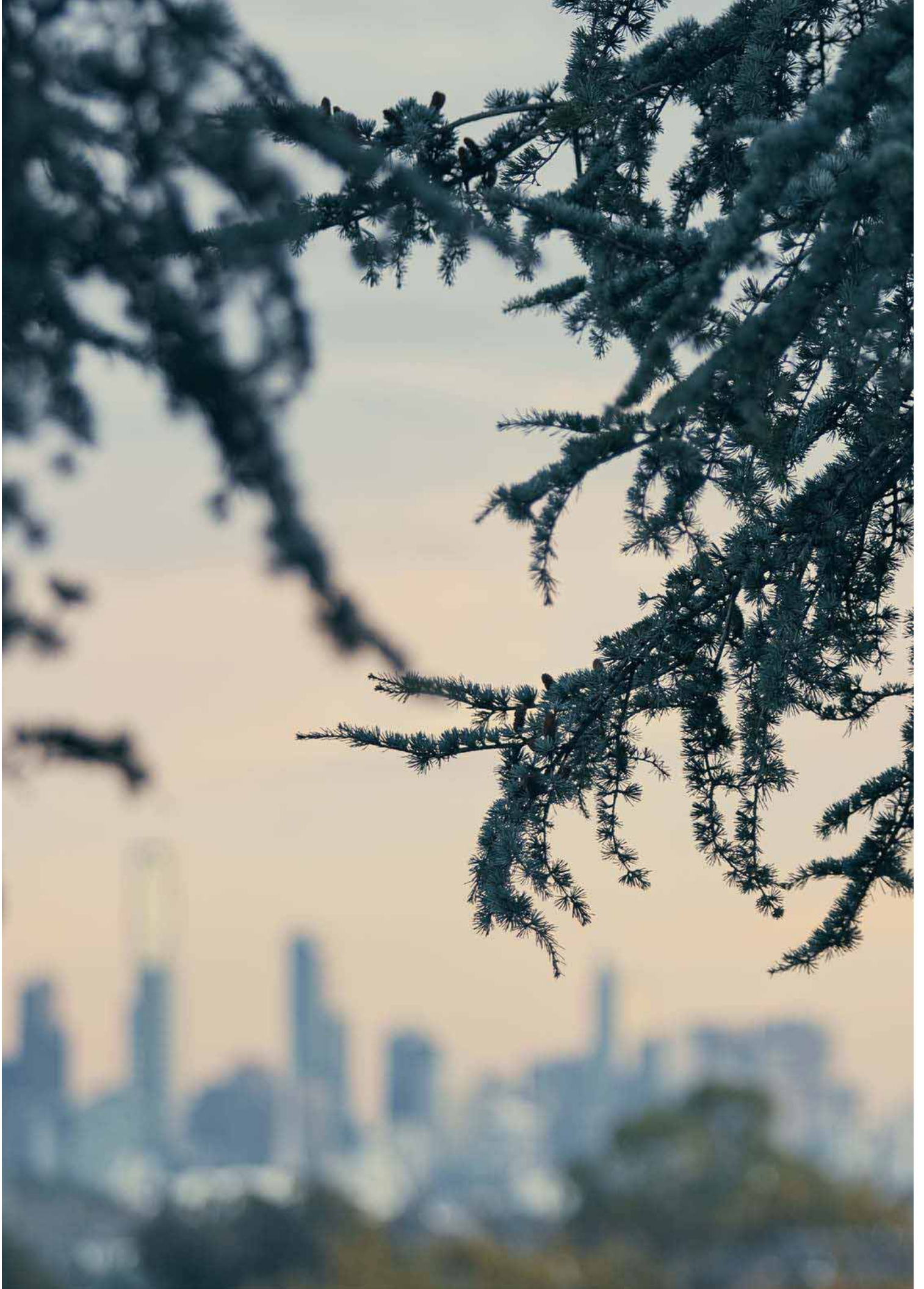
TRAM LINES

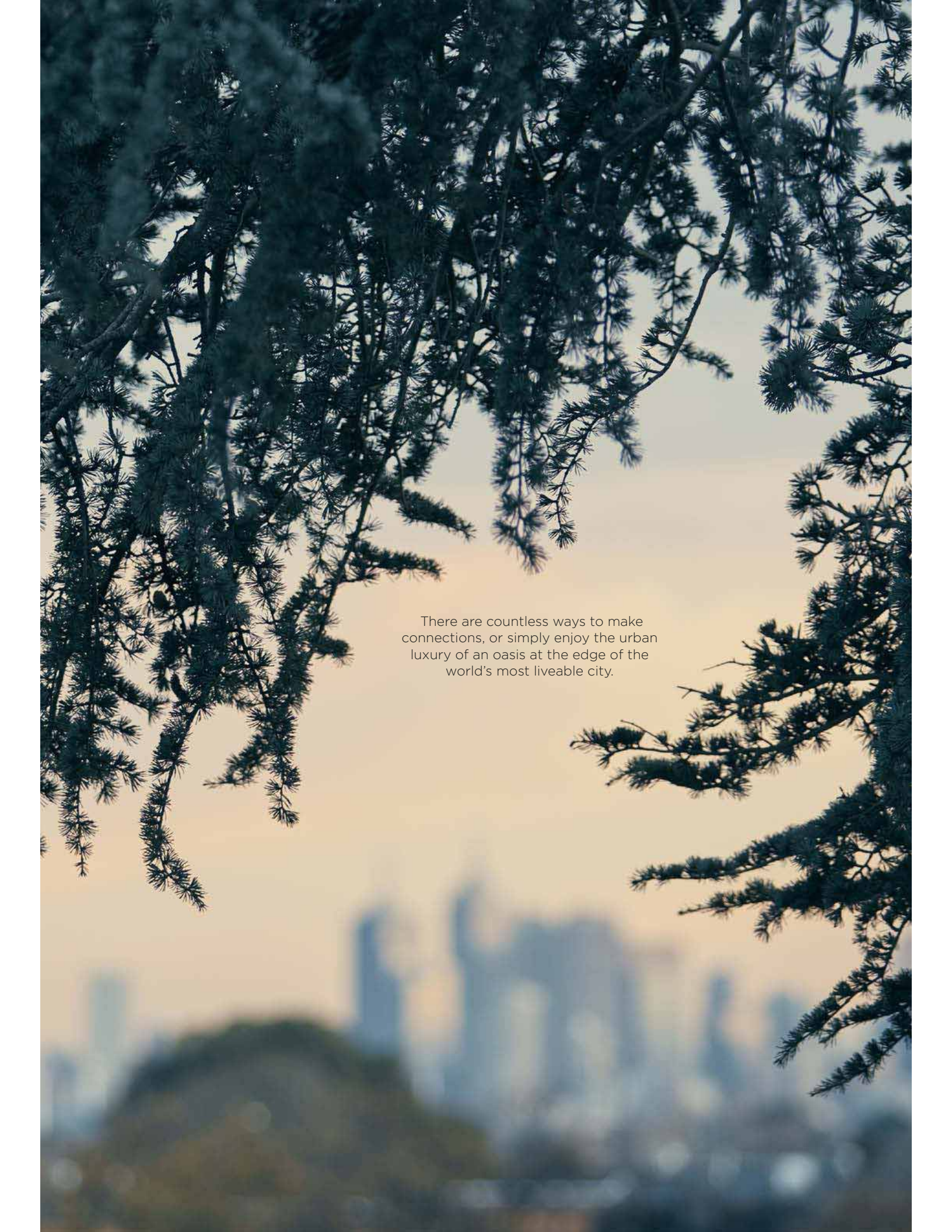
BURKE RD	230M
RIVERSDALE RD	1.3KM

SCHOOLS

SWINBURNE UNIVERSITY	2.5KM
THE UNIVERSITY OF MELBOURNE	1KM
AUBURN SOUTH PRIMARY SCHOOL	650M
BIALIK COLLEGE	600M

-  PARK
-  RIVER
-  HIGHWAY
-  TRAIN TRACK
-  TRAIN
-  TRAM
-  SCHOOLS



A low-angle photograph looking up at the dark, silhouetted branches of a pine tree. The branches are filled with sharp, needle-like leaves. The background is a soft, warm sky transitioning from a pale yellow at the horizon to a light blue at the top. In the far distance, a blurred city skyline is visible, with several tall buildings standing out against the horizon. The overall mood is serene and contemplative, suggesting a peaceful moment in an urban setting.

There are countless ways to make
connections, or simply enjoy the urban
luxury of an oasis at the edge of the
world's most liveable city.

A NEIGHBOURHOOD



The vitality and cultural roots of Hawthorn and nearby Camberwell gather dining, theatre and entertainment opportunities close and familiar.

OF DISTINCTION



Well-loved landmarks like the Rivoli Theatre
and heritage architecture become part
of the fabric of daily life.



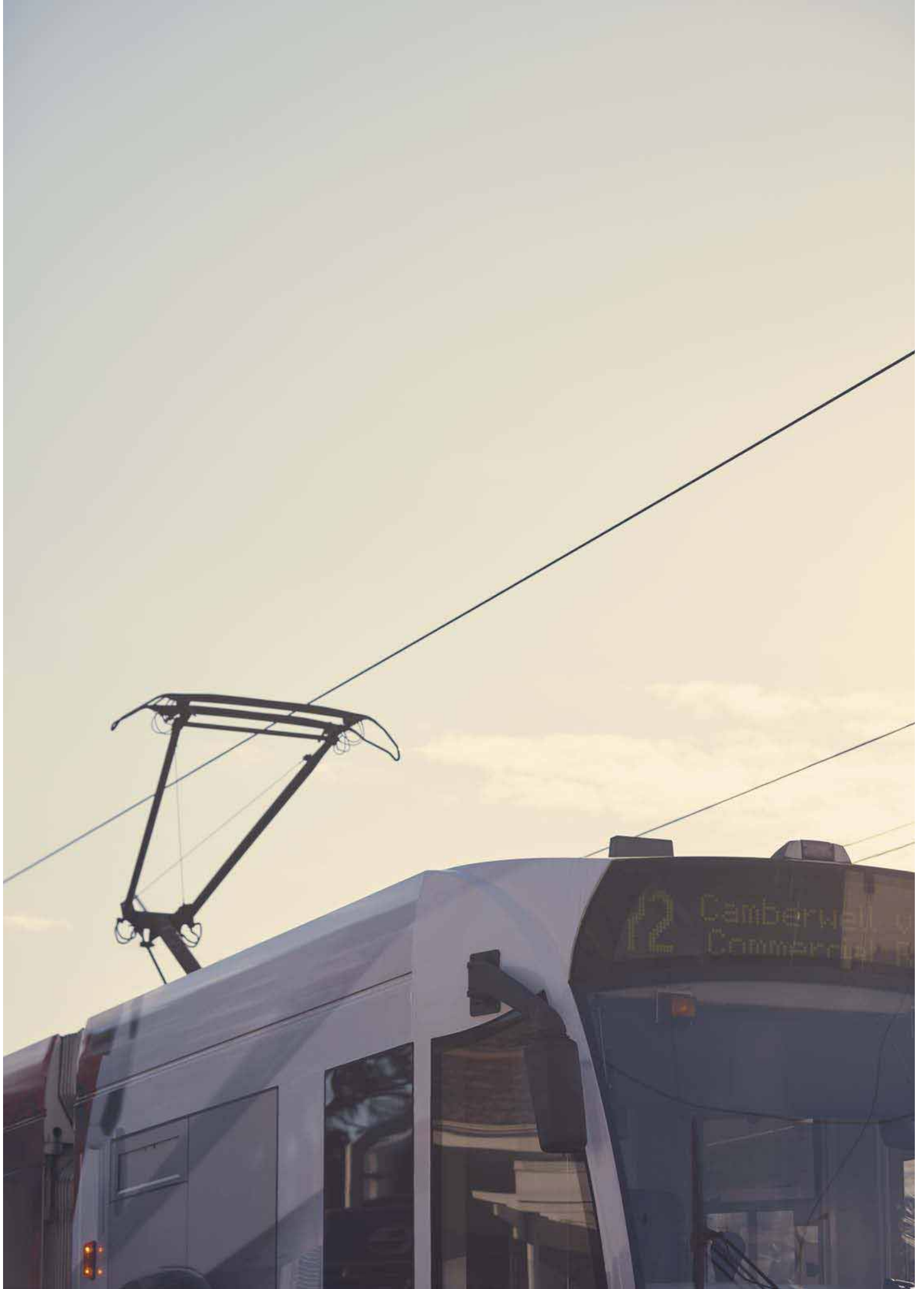
Collection XI's outstanding location places it within one of Melbourne's most coveted residential sweet spots.





It nestles quietly in a long-established residential enclave within minutes of destination shopping districts, verdant park lands, excellent schools, and abundant transportation amenities.





CLOSE TO EVERYTHING

Tram



Car



Train



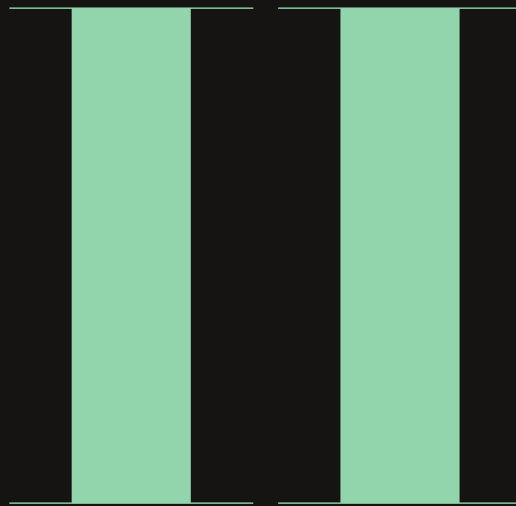
Collection XI's desirability comes in part from its proximity to the Melbourne CBD and surrounding neighbourhoods, with easy access via train, car and tram.

The first part of the paper discusses the importance of the research and the objectives of the study. It highlights the need for a comprehensive understanding of the subject matter and the role of the researcher in this process. The second part of the paper presents the methodology used in the study, including the data collection methods and the analysis techniques. The third part of the paper discusses the results of the study and the conclusions drawn from the findings. The final part of the paper provides a summary of the key points and offers suggestions for future research.

The research was conducted in a systematic and rigorous manner, following the principles of scientific inquiry. The data was collected from a representative sample of the population, and the analysis was performed using advanced statistical techniques. The results of the study are presented in a clear and concise manner, allowing for a thorough understanding of the findings. The conclusions drawn from the study are based on the evidence presented and are supported by the data.

The study has several limitations, which are discussed in the paper. These limitations include the sample size, the time period of the study, and the potential for bias. Despite these limitations, the study provides valuable insights into the subject matter and contributes to the existing body of knowledge. The findings of the study have important implications for practice and policy, and they provide a basis for further research.

In conclusion, the study has shown that the research is a complex and multifaceted process that requires a deep understanding of the subject matter and a commitment to scientific rigor. The findings of the study are significant and provide a valuable contribution to the field. The study also highlights the importance of ongoing research and the need for a continuous effort to improve our understanding of the world around us.



THE ARCHITECTURAL VISION

A GREAT PARCEL OF LAND TELLS YOU WHAT
IT SHOULD BECOME. THIS ONE IN HAWTHORN
IS SPECIAL; IT CALLS FOR AN ELEGANT
COLLECTION OF HOMES UNLIKE ANY OTHER.

DAVID LEE, K2LD

ELEGANT COLLECTION OF HOMES UNLIKE ANY OTHER

In environments as special as these, indoor and outdoor spaces are synchronised to flow together seamlessly at every hour of the day and every season of the year. Collection XI's design allows all-season enjoyment with elegance and grace.



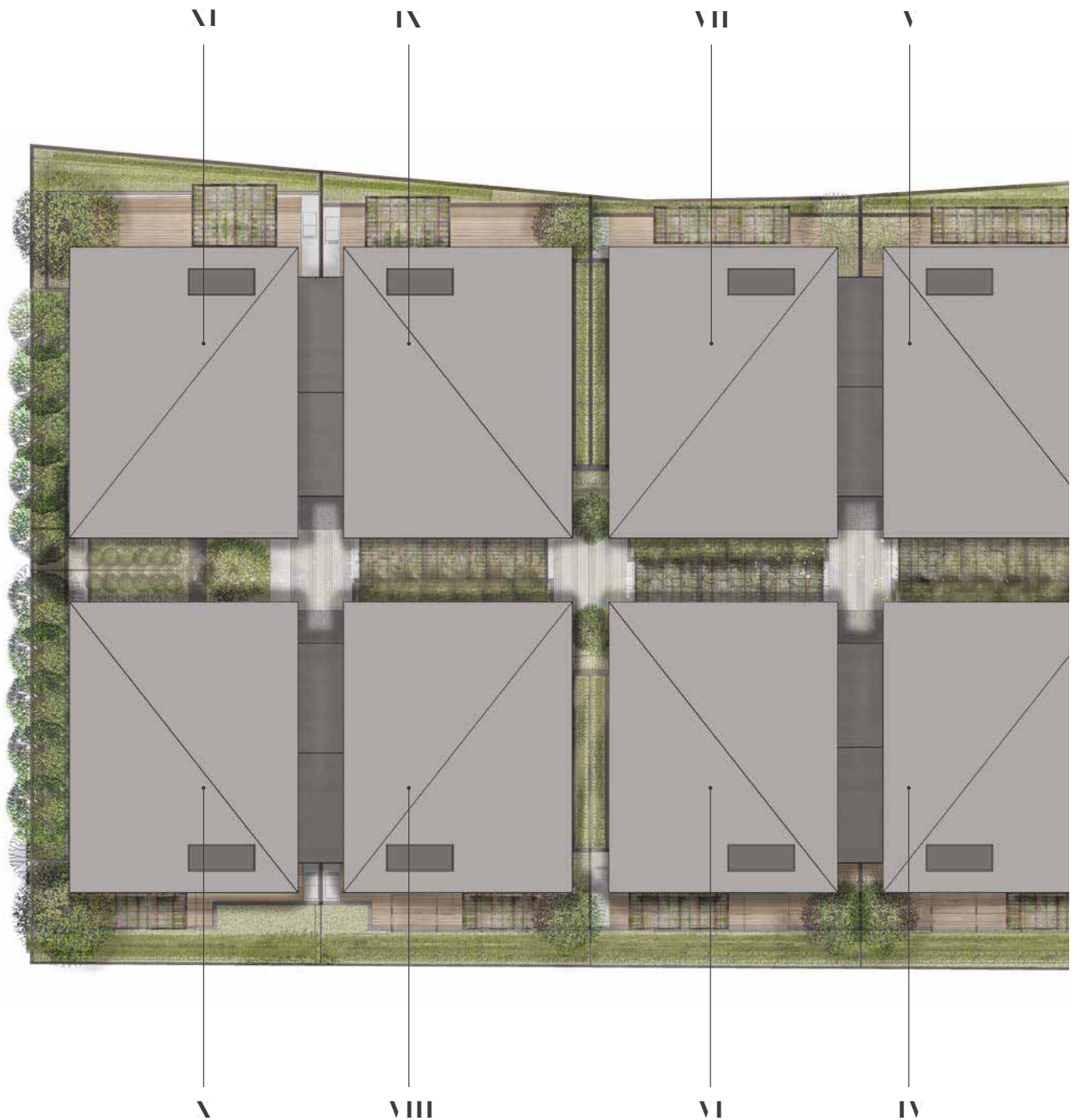
Artist's impression of Residences Exterior



Artist's impression of Mowbray Street Residences



COLLECTION OF XI RESIDENCES

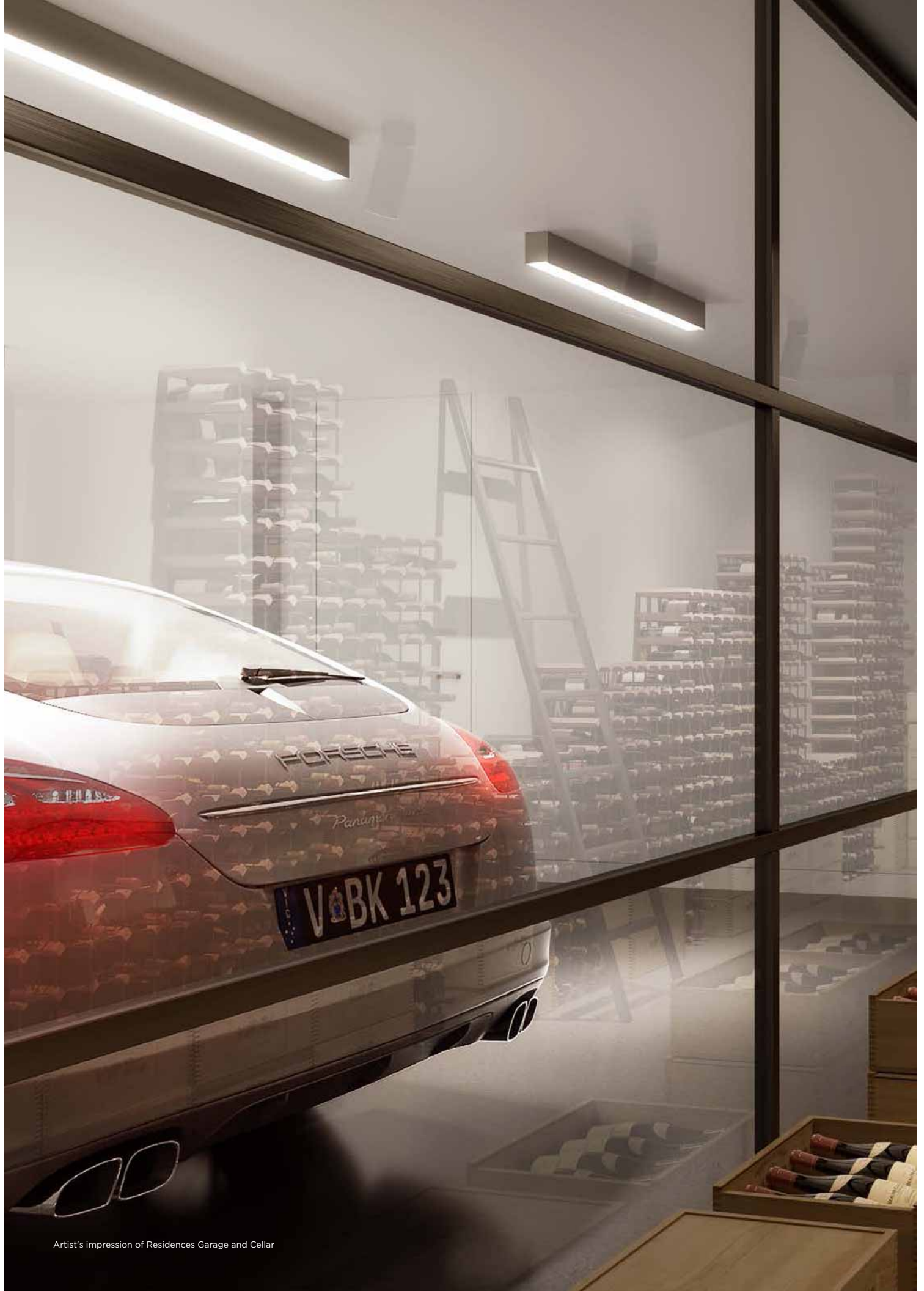




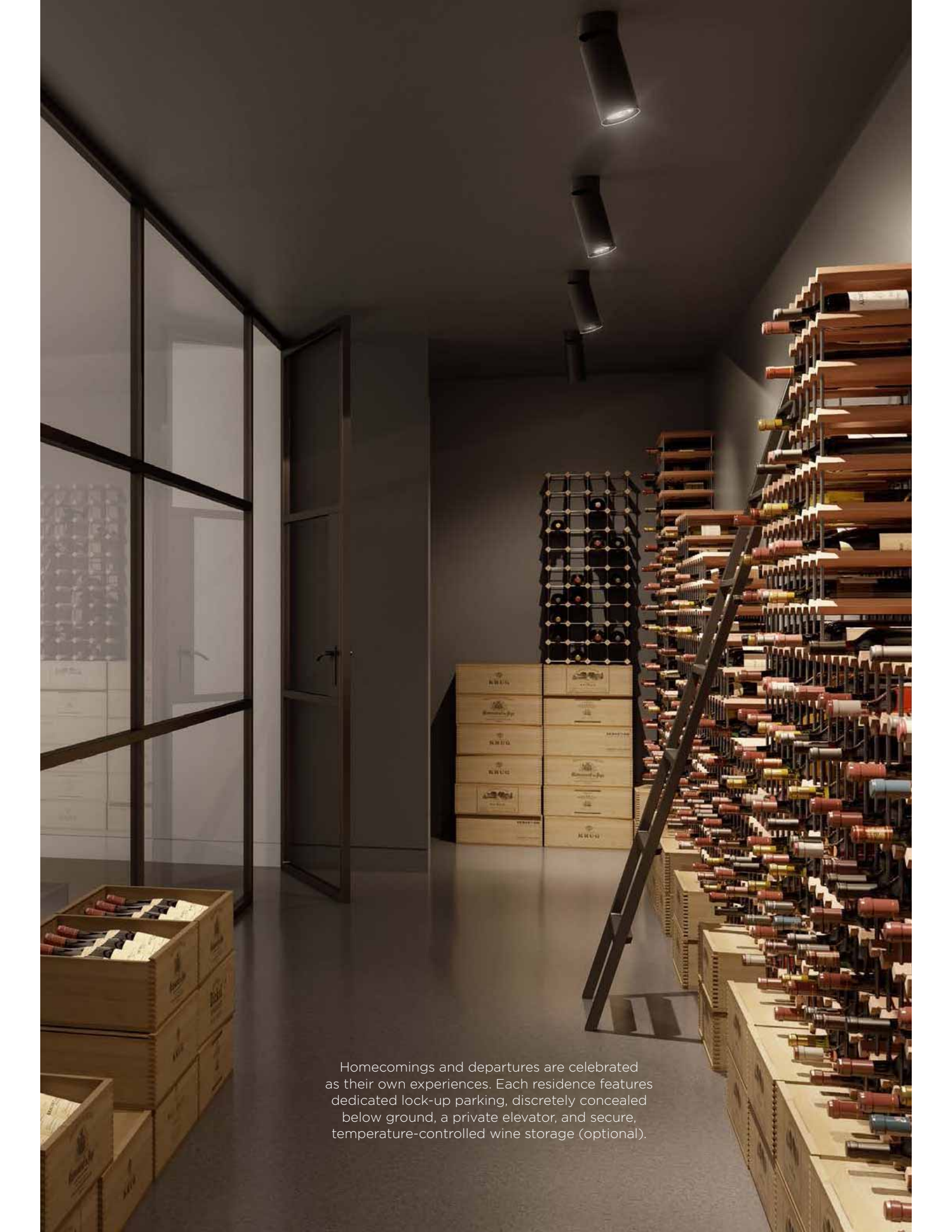
The opportunity for a project like Collection XI is fleeting and rare.

Innovative thinking and inspired design allows each of the generously scaled residences to stand alone from its neighbours, highlighting individuality and privacy.

The eleven residences of Collection XI are beautiful, generously scaled objects, living independently amid luxuriously intimate and beautifully landscaped walkways and surroundings. They represent an apex achievement, a demonstration of design luxury and craftsmanship in Hawthorn East never before possible. Collection XI distils modern living to its elegant essence, like a fine spirit in limited supply.



Artist's impression of Residences Garage and Cellar

A photograph of a modern wine cellar. The room features dark walls and a polished floor. On the left, a large window with a black frame looks out onto a cityscape. In the center, a tall wooden rack holds numerous wine bottles, with a wooden ladder leaning against it. To the right, more wooden racks are filled with wine bottles. In the foreground, several wooden crates are stacked, some containing wine bottles. The lighting is soft and focused on the wine racks.

Homecomings and departures are celebrated as their own experiences. Each residence features dedicated lock-up parking, discretely concealed below ground, a private elevator, and secure, temperature-controlled wine storage (optional).

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million (1990–1999) and the number of people in the public sector has increased by 2.5 million (1990–1999) (Department of Health 2000).

There is a growing emphasis on the need to improve the quality of care in the public sector. The Department of Health (2000) has set out a number of key objectives for the public sector, including the need to improve the quality of care, to reduce the waiting time for treatment, and to improve the efficiency of the public sector.

One of the key challenges facing the public sector is the need to improve the quality of care. This is a complex task, as it involves a number of factors, including the need to improve the training of staff, to improve the standards of care, and to improve the efficiency of the public sector.

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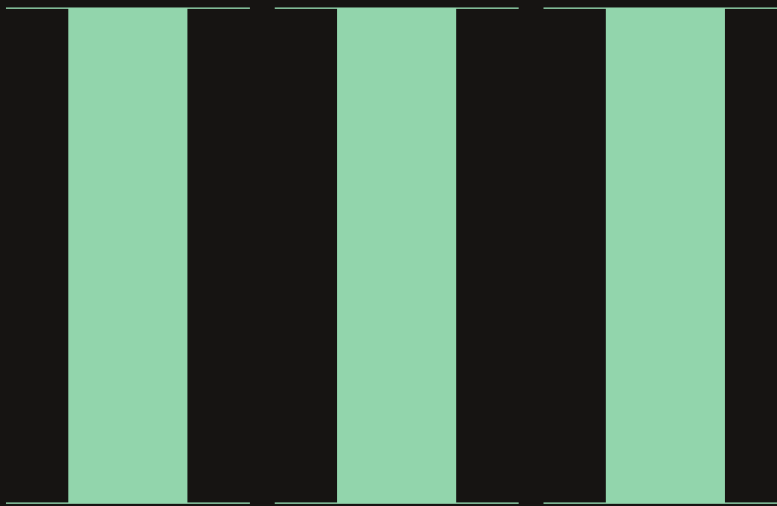
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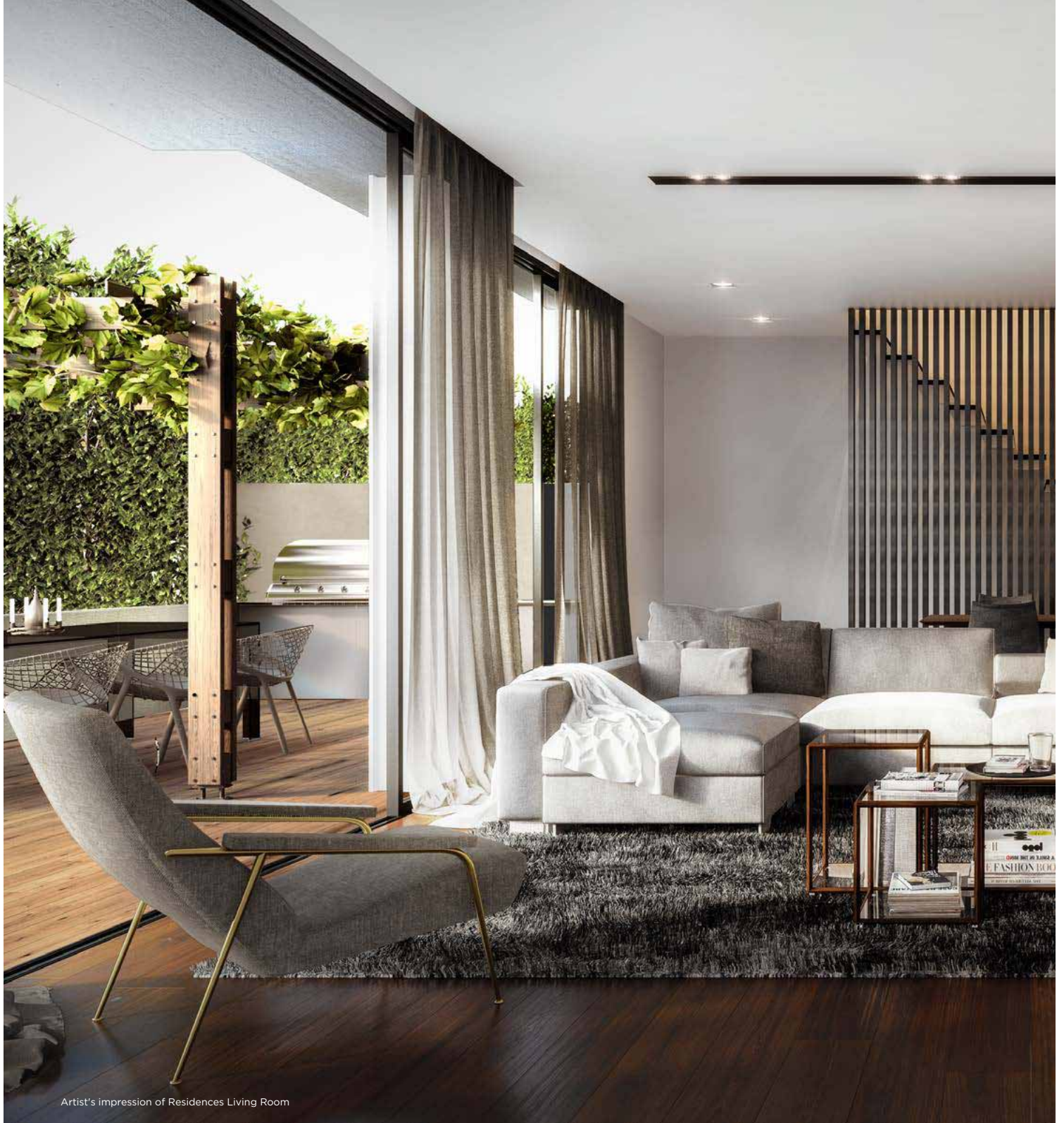
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THE CRAFTSMANSHIP

EVERYTHING YOU DESIRE IN THE DETAILS OF YOUR HOME IS PRESENT. IT'S THE REFINEMENT OF THE WAY THE PIECES ALL COME TOGETHER, THE WAY THE WHOLE MECHANISM WORKS. IT EXCITES THE SENSES.

DEAN LEFKOS, CHAPTER GROUP



Artist's impression of Residences Living Room

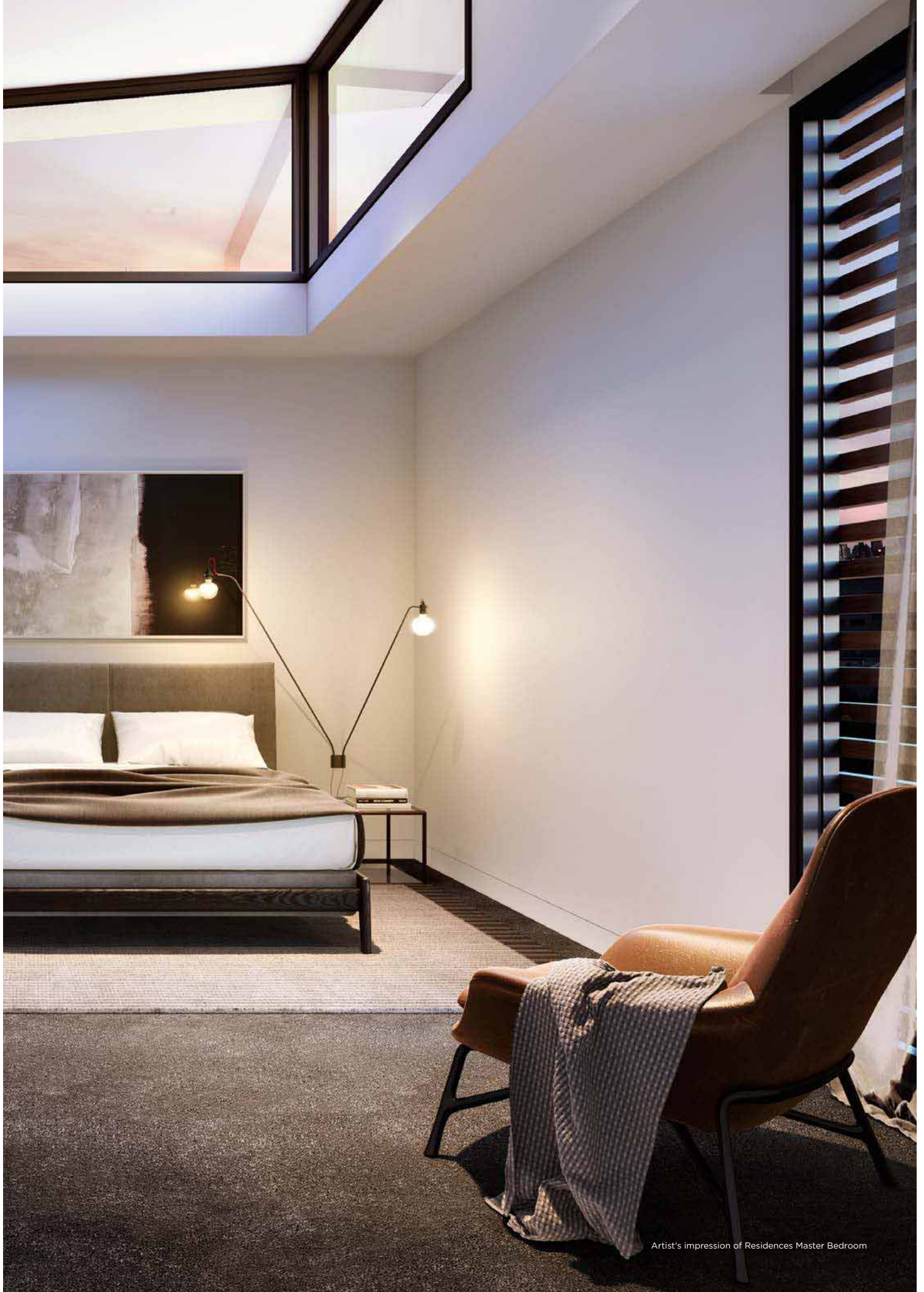


The elements of the living and cooking spaces fit together with lightness and precision, creating an environment animated by patterns of light and rich texture. The main kitchen and separate concealed butler's kitchen have been outfitted with the finest imported luxury surfaces, cabinetry and appliances by Dada and Gaggenau, and are discretely serviced by a private lift that ascends from the wine cellar. From the cool hardness of the bench surface to the rhythm of the wooden curtain and floating stairs, every facet offers a rewarding tactile experience.

Dada GAGGENAU



State-of-the art Italian robes by Molteni,
equipped with fully-integrated soft-touch
lighting, shape the master sleeping quarters into
a luxurious retreat. Clerestory windows tucked
beneath a sculptural butterfly roofline draw
in sunlight, providing soft illumination.



Artist's impression of Residences Master Bedroom



ATTENTION TO DETAIL




Imported Italian robes by Molteni deliver elegance in every detail. Soft-slide walnut veneer drawers and integrated LED soft-touch lighting ensure your dressing room is crafted to an international hotel standard.

Molteni & C



Artist's impression of Residences Bathroom

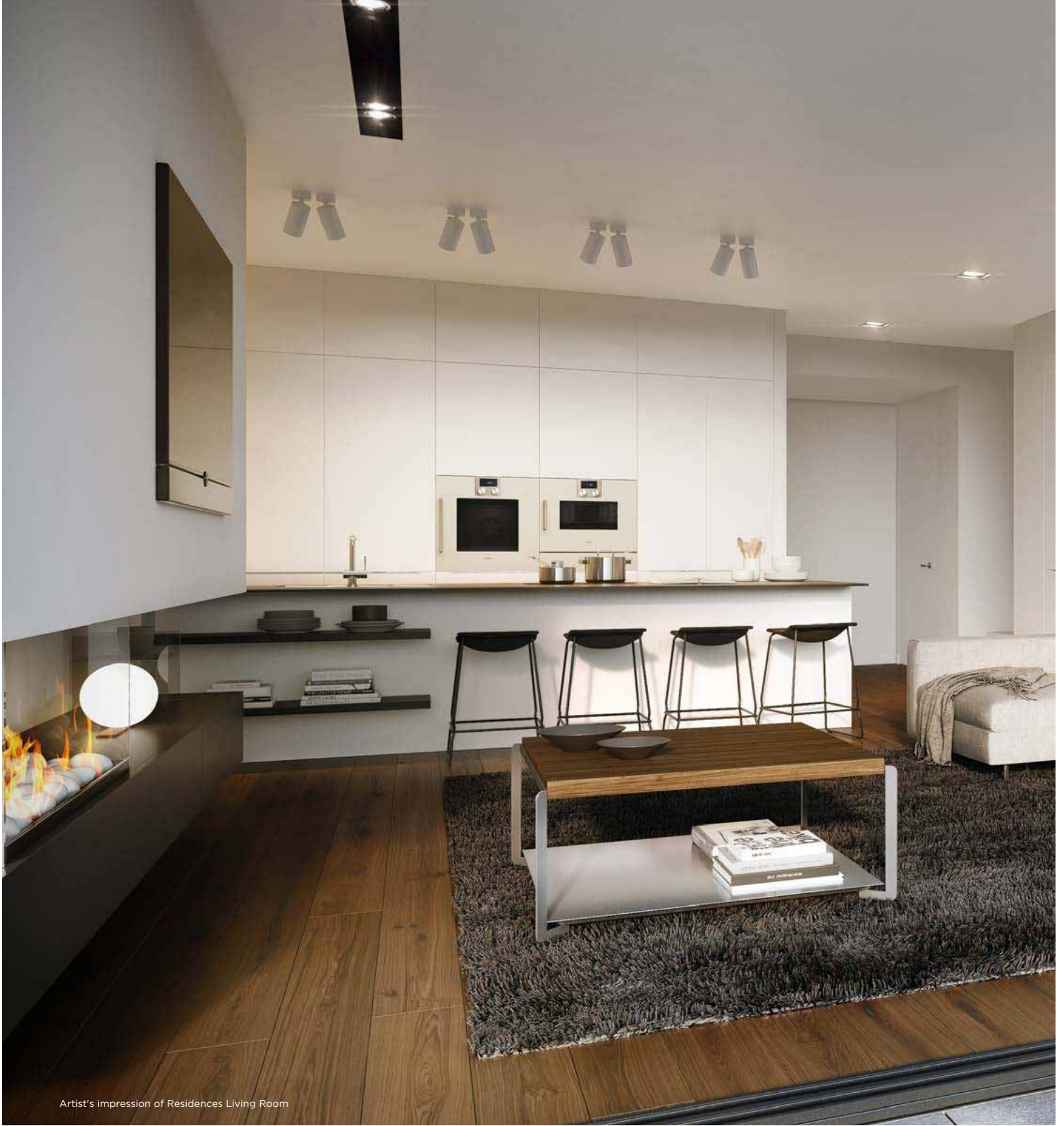


Incredible bathrooms fitted by Rogerseller deliver the ultimate in luxury experience. Sleek, understated and elegant, the Collection XI ensuite features gorgeous taps and fittings, a sculptural basin, heated towel rails, all enveloped by luxurious marble tiles and atmospheric LED lighting.

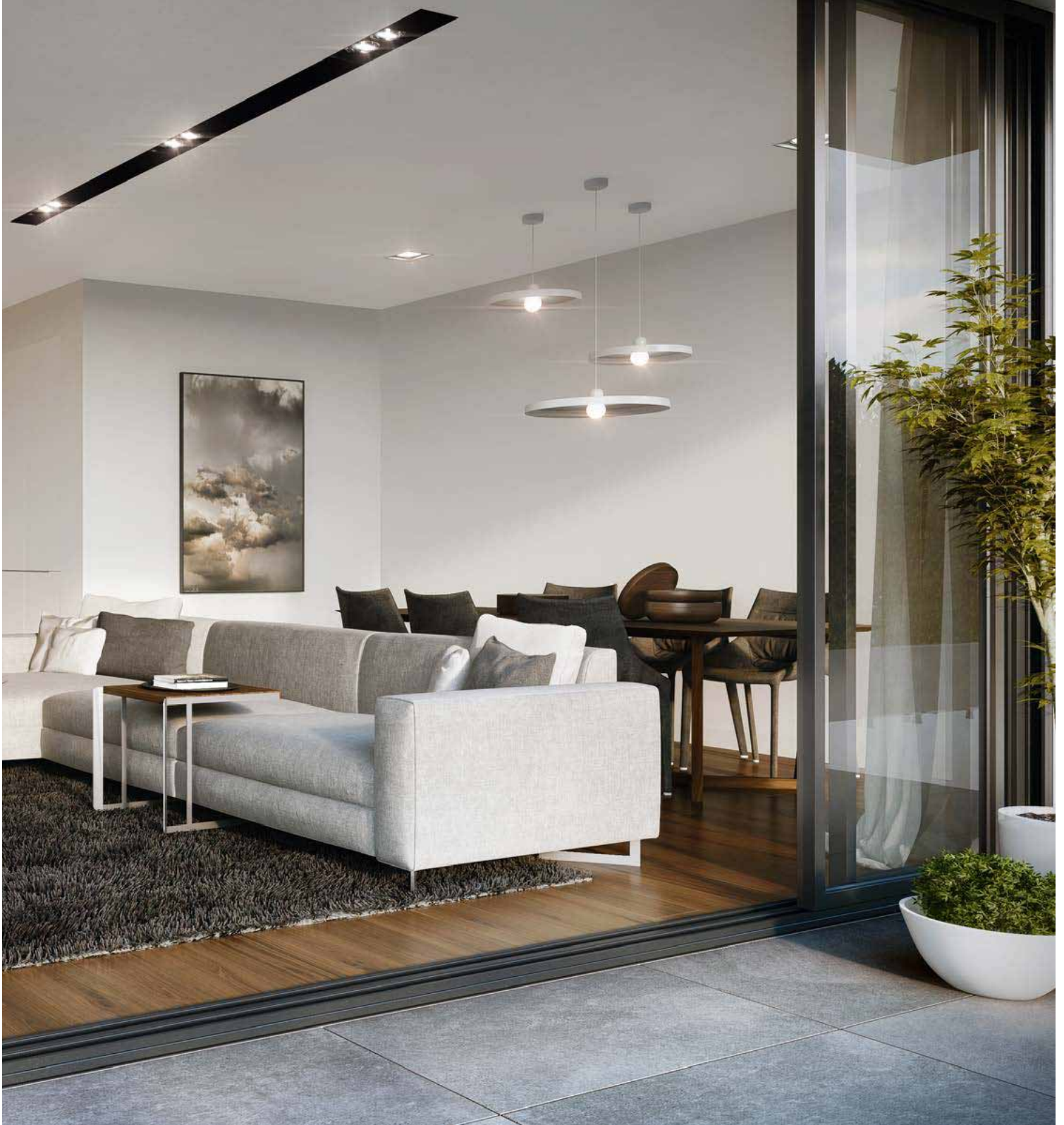
'The bathing experience is about a kind of theatre. Wooden screens envelop you in filtered light, a skylight lets you bathe under the stars, and the basin itself is a sculptural object. It's about being able to enjoy the quality of life you can give to yourself.'

David Lee, K2LD

rogerseller



Artist's impression of Residences Living Room

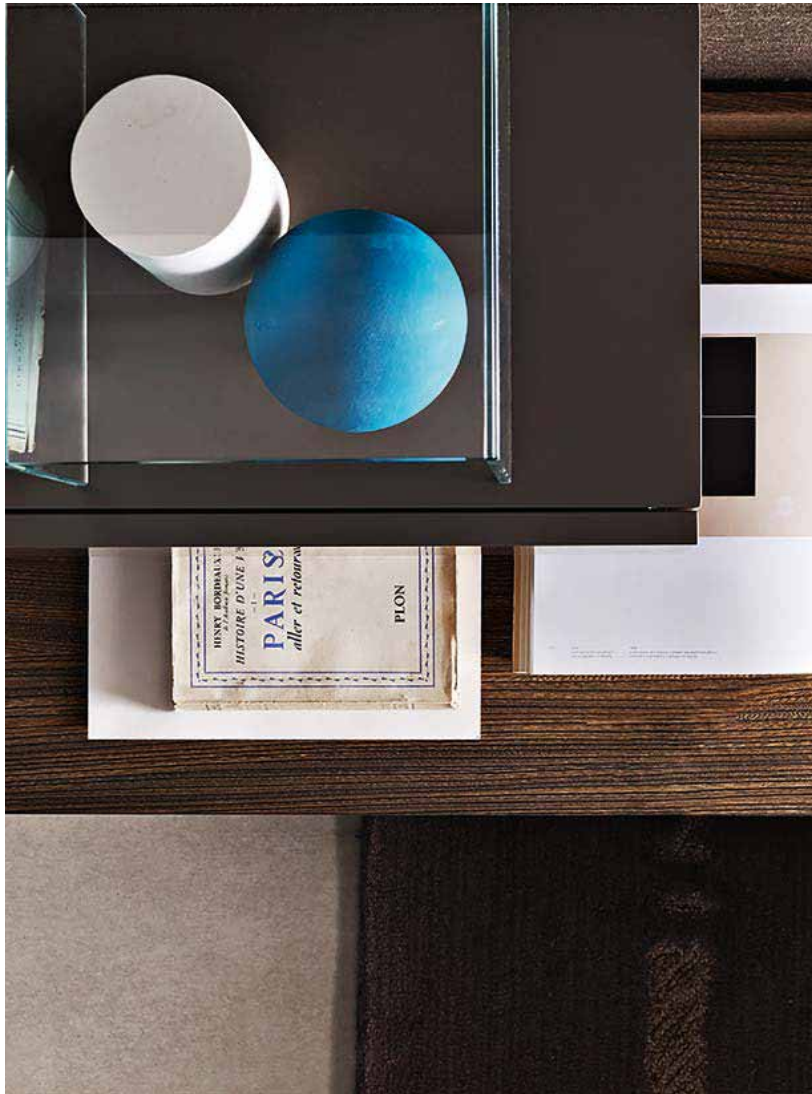


Craftsmanship is not just about the small details, but also the way they fit together seamlessly to create an exceptional living environment. Spaces for cooking, relaxing and socialising offer themselves with smooth, cohesive elegance over warm-toned wooden floors. An expansive bench with Dada top offers ample area for cooking and entertaining. Recessed LED lighting and an optional fireplace illuminate the living space, and pendant lighting hovers gracefully above the dining room.

Dada



CRAFTSMANSHIP



All of the components of great design come together at Collection XI with care and precision. It creates a living environment that enlivens the senses and showcases what is important to you.



Artist's impression of Residences Bedroom

Light shapes the living spaces during the day and throughout the seasons. The front residences define the architecture of a cathedral ceiling, with a window to the surrounding landscape.



SPECIFICATIONS FOR RESIDENCES 1-3

GENERAL

Vehicular entry gate	Steel gate with automatic control
Vehicular entry floor	Selected concrete finish
Pedestrian entry gate	Steel gate with automatic release lock with video intercom
Basement structure	Reinforced concrete floor and columns with perimeter concrete bored piers
Basement ventilation	Mechanical ventilation to Australian standards
Carpark	Private lock-up garage at basement
Carpark lighting	LED lighting
Private central street floor finish & steps	Selected exposed concrete
Floor structure for houses	Timber framing construction
Lower floor walls	Reinforced concrete walls & timber framing construction
Upper floor walls & roof	Timber framing construction
External walls	Aluminium cladding, reconstituted timber cladding, cement rendered wall or pre-cast concrete
Internal walls	Plasterboard flush jointed
Roof	Metal roof on steel & timber framing
External windows & doors	Aluminium frame windows and doors with double glazing and flyscreen/timber batten

SERVICES

Heating and cooling	Concealed air conditioning to living and bedroom
Power and lighting	LED lighting throughout the house. Ample provision of power points.
Bathroom exhaust	Locally switched inline exhaust fan
Hot water	Instantaneous hot water system
Cooktop	Natural gas & induction
Television	Digital TV antenna for all homes. TV points in living room, bedrooms & study
Security	Carpark access card reader at entry. Visitors access with video intercom.
Communication	Broadband to all residences

PRIVATE LOCK-UP GARAGE

Floor	Concrete floor with epoxy coating
Walls	Painted plasterboard, square set
Ceilings	Painted plasterboard, square set
Stairs	Engineered timber cladding on reinforced concrete structure
Door to stairs	Painted solid core door, fire rated
Garage door	Automated roller door
Garage lighting	LED lighting
Storage room	Enclosed storage with led lighting.
Cellar	Optional

GROUND LEVEL

ENTRY / LIVING / DINING AREAS

Floor	Walnut timber flooring (engineered)
Walls / ceilings	Painted plasterboard, square set, 2700mm height
Front door	Natural timber door with selected designer door handle
External doors	Aluminium sliding doors with double glazing and integrated flyscreen
Internal doors & architrave	Painted timber door and flush finish door jamb
Feature lighting	TOSS B 'sphere' pendant lights above kitchen joinery
Lighting	LED Lighting
Entertainment units / storage	MOLTENI matt lacquer finish Anthracite
Fireplace	REAL FLAME gas fireplace - 'hybrid 1000'
Stairs	Walnut timber stairs

KITCHEN

Floor finish	Walnut timber flooring (engineered)
Walls	Painted plasterboard, square set
Ceiling	Painted plasterboard, square set, 2700mm height
Lighting	LED lighting
Kitchen bench top	DEKTON reconstituted stone Black (light option) White (dark option)
Kitchen cupboards / drawer fronts	DADA kitchens matt lacquer finish White (light option) Anthracite (dark option)
Kitchen island bench shelves	DADA kitchens timber veneer finish Grey oak (light option) American walnut (dark option)
Kitchen drawers accessories	Dada kitchens cutlery trays and antislip mats
Kitchen sink	Undermount stainless steel double bowl sink - AFA 'vertus'
Kitchen mixer	Chrome mixer tap
Filtered water dispenser	Chrome dispenser tap (boiling, chilled & sparkling)
Oven	Selected stainless steel GAGGENAU electric oven, 60 cm
Combi-microwave oven	Selected stainless steel GAGGENAU electric combi-microwave oven, 60cm
Warming drawer	Selected stainless steel GAGGENAU warming drawer, 60cm
Cooktop	Selected stainless steel GAGGENAU 2-burner gas cook top, 28.8 cm Selected stainless steel GAGGENAU 1-burner gas cook top, 28.8cm Selected stainless steel GAGGENAU 2-burner induction cook top, 28.8 cm
Rangehood	Selected stainless steel SCHWEIGEN ducted rangehood, 120 cm
Dishwasher	Selected GAGGENAU fully integrated dishwasher, 60cm
Fridge & freezer	Selected LIEBHERR fully integrated fridge & freezer, 60cm

POWDER ROOM / LAUNDRY

Floor	Walnut timber flooring (engineered)
Walls	Walnut timber veneer cladding, mirror & painted plasterboard White (light option) Anthracite (dark option)
Ceiling	Painted plasterboard, square set, 2400mm height White (light option) Anthracite (dark option)
Lighting	LED lighting
Vanity unit	Grey marble benchtop with walnut timber veneer shelving
Basin	Selected basin
Basin mixer	Chrome mixer tap
Hand towel rail	Chrome hand towel rail
Toilet roll holder	Chrome toilet roll holder
Toilet suite	Selected toilet suite
Laundry trough	Undermount stainless steel single bowl sink
Trough mixer	Chrome mixer tap
Washing machine taps	Chrome quarter turn washing machine taps

PRIVATE COURTYARD

Floor	Selected bluestone flooring
Boundary fence	Aluminium batten fence and painted timber pailing fence

LEVEL 1

GENERAL

Corridor floor	Walnut timber flooring (engineered)
Walls / ceilings	Painted plasterboard, square set, 2700mm/raking ceiling height
Windows	Aluminium windows with double glazing and timber battens
Lighting	LED lighting

BEDROOMS

Floor	70% alpaca 30% wool blend carpet Beige (light option) Dark brown (dark option)
Walls / ceilings	Painted plasterboard, square set, 2700mm/raking ceiling height
Wardrobes	MOLTENI 'gliss quick' embossed laminate fronts White (light option) Anthracite (dark option) MOLTENI 'gliss quick' embossed laminate internal structure – dark timber
Internal doors & architrave	Painted timber door and flush finish door jamb
Lighting	LED Lighting

MASTER ENSUITE

Floor	Selected marble tile – grey
Walls	Selected marble tile – grey
Ceiling	Painted plasterboard, square set, 2700mm height
Lighting	LED lighting
Vanity unit	SILESTONE reconstituted stone benchtop (white) with walnut timber veneer finish drawers
Vanity cabinet	Mirror and 2 pac paint finish – grey
Basin	Custom formed SILESTONE reconstituted stone basin
Basin mixer	Chrome mixer tap
Shower mixer	Chrome shower mixer
Shower rose	Chrome shower rose & handheld shower
Shower shelf	Built in wall recess
Shower screen	Frameless toughened glass shower screen
Towel rail	Chrome heated towel rail
Toilet roll holder	Chrome toilet roll holder
Toilet suite	Selected fully concealed cistern toilet suite
Robe hook	Selected robe hook

BATHROOM

Floor	Selected porcelain tile – grey
Walls	Selected porcelain tile – grey
Ceiling	Painted plasterboard, square set, 2700mm height
Lighting	LED Lighting
Vanity unit	SILESTONE reconstituted stone benchtop (white) with walnut timber veneer finish drawers
Vanity cabinet	Mirror and 2 pac paint finish – grey
Basin	Custom formed SILESTONE reconstituted stone basin
Basin mixer	Chrome mixer tap
Shower mixer	Chrome shower mixer
Shower rose	Chrome shower rose & handheld shower
Shower shelf	Built in wall recess
Shower screen	Frameless toughened glass shower screen
Towel rail	Chrome heated towel rail
Toilet roll holder	Chrome toilet roll holder
Toilet suite	Selected fully concealed cistern toilet suite
Robe hook	Selected robe hook

SPECIFICATIONS FOR RESIDENCES 4-11

GENERAL

Vehicular entry gate	Steel gate with automatic control
Vehicular entry floor	Selected concrete finish
Pedestrian entry gate	Steel gate with automatic release lock with video intercom
Basement structure	Reinforced concrete floor and columns with perimeter concrete bored piers
Basement ventilation	Mechanical ventilation to Australian standards
Carpark	Private lock-up garage at basement
Carpark lighting	LED lighting
Private central street floor finish & steps	Selected exposed concrete
Floor structure for houses	Reinforced concrete floor
Lower floor walls	Reinforced concrete walls & timber framing construction
Upper floor walls & roof	Timber framing construction
External walls	Reconstituted timber batten screens, cement rendered wall or pre-cast concrete
Internal walls	Plasterboard flush jointed
Roof	Metal roof on steel & timber framing
External windows & doors	Aluminium frame windows and doors with double glazing and flyscreen/timber batten
Internal doors	Painted solid core doors
Door hardware	Selected design door hardware

SERVICES

Lift	Private lift from basement to upper levels
Heating and cooling	Concealed air conditioning to living and bedrooms
Power and lighting	LED lighting throughout the house. Ample provision of power points.
Bathroom exhaust	Locally switched inline exhaust fan
Hot water	Instantaneous gas hot water system
Cooktop	Natural gas & induction
Television	Digital TV antenna for all homes. TV points in living room, bedrooms & study
Security	Carpark access card reader at entry. Visitors access with video intercom.
Communication	Broadband to all residences.

PRIVATE LOCK-UP GARAGE

Floor	Concrete floor with epoxy coating
Walls	Painted plasterboard, square set - white
Ceilings	Painted plasterboard, square set - white
Stairs	Engineered timber cladding on reinforced concrete structure
Door to stairs	Painted solid core door, fire rated
Lift door	Painted - white
Garage door	Automated roller door
Garage lighting	LED lighting
Storage room	Enclosed storage with led lighting
Cellar	Optional

GROUND LEVEL

ENTRY & CLOAK

Front door	Natural timber door with selected designer door handle
Floor	Walnut timber flooring (engineered)
Walls / ceilings	Walnut timber veneer cladding & painted plasterboard
Cloak joinery	2 Pac paint finish White (light option) Anthracite (dark option)
Lift door	Painted - white

ENTRY / LIVING / DINING AREAS

Floor	Walnut timber flooring (engineered)
Walls / ceilings	Painted plasterboard, square set, 2700mm/3000mm height
External doors & windows	Aluminium sliding doors & window with double glazing and integrated flyscreen
Internal doors & architrave	Painted timber door and flush finish door jamb
Feature lighting	TOSS B 'sphere' pendant lights above kitchen joinery
Lighting	LED lighting
Entertainment units / storage	MOLTENI matt lacquer finish Anthracite
Fireplace	REAL FLAME gas fireplace - 'hybrid 1000'
Stairs	Walnut timber stairs (open thread) with steel balustrade

KITCHEN

Floor finish	Walnut timber flooring (engineered)
Walls	Painted plasterboard, square set
Ceiling	Painted plasterboard, square set, 2700 mm height
Lighting	LED lighting
Kitchen bench top	DEKTON reconstituted stone Black (light option) White (dark option)
Kitchen cupboards / drawer fronts	DADA kitchens matt lacquer finish White (light option) Anthracite (dark option)
Kitchen island bench shelves	DADA kitchens timber veneer finish Grey oak (light option) American walnut (dark option)
Kitchen drawers accessories	DADA kitchens cutlery trays and antislip mats
Kitchen sink	Undermount stainless steel double bowl sink - AFA 'vertus'
Kitchen mixer	Chrome mixer tap
Filtered water dispenser	Chrome dispenser tap (boiling, chilled & sparkling)
Oven	Selected stainless steel GAGGENAU electric oven, 60 cm
Combi-microwave oven	Selected stainless steel GAGGENAU electric combi-microwave oven, 60cm
Warming drawer	Selected stainless steel GAGGENAU warming drawer, 60 cm
Cooktop	Selected stainless steel GAGGENAU 2-burner gas cook top, 28.8 cm Selected stainless steel GAGGENAU 1-burner gas cook top, 28.8 cm Selected stainless steel GAGGENAU 2-burner induction cook top, 28.8 cm
Rangehood	Selected stainless steel SCHWEIGEN ducted rangehood, 120 cm
Dishwasher	Selected GAGGENAU fully integrated dishwasher, 60 cm
Fridge & freezer	Selected LIEBHERR fully integrated fridge & freezer, 60cm

BUTLER'S KITCHEN

Floor finish	Walnut timber flooring (engineered)
Ceiling	Painted plasterboard, square set, 2700mm height
Bench top	DEKTON reconstituted stone Black (light option) White (dark option)
Splashback	DEKTON reconstituted stone
Kitchen cupboards / drawer fronts	2 Pac paint finish White (light option) Anthracite (dark option)
Lighting	LED lighting
Laundry trough	Undermount stainless steel single bowl sink
Trough mixer	Chrome mixer tap
Washing machine taps	Chrome quarter turn washing machine taps

POWDER ROOM

Floor	Walnut timber flooring (engineered)
Walls	Walnut timber veneer cladding, mirror & painted plasterboard White (light option) Anthracite (dark option)
Ceiling	Painted plasterboard, square set, 2700mm height White (light option) Anthracite (dark option)
Lighting	LED light fittings
Vanity unit	Grey marble benchtop with walnut timber veneer shelving
Basin	Selected basin
Basin mixer	Chrome mixer tap
Hand towel rail	Chrome hand towel rail
Toilet roll holder	Chrome toilet roll holder
Toilet suite	Selected toilet suite

PRIVATE COURTYARD

Floor	Raised timber deck
Seating	Built in timber seating
Boundary fence	Painted timber pailing fence
Arbor / Built-in BBQ	Optional

LEVEL 1

GENERAL

Study desk	Molteni timber veneer Grey oak
Corridor floor	Walnut timber flooring (engineered)
Walls	Painted plasterboard, square set
Ceiling	Painted plasterboard, square set, 2700mm/ raking height
Windows	Aluminium windows with double glazing and timber battens
Lift door	Painted - white
Lighting	LED lighting

BEDROOMS

Floor	70% Alpaca 30% wool blend carpet Beige (light option) Dark brown (dark option)
Walls / ceilings	Painted plasterboard, square set, 2700mm/ raking ceiling
Wardrobes	MOLTENI 'gliss quick' embossed laminate fronts White (light option) Anthracite (dark option) MOLTENI 'gliss quick' embossed laminate internal structure - dark timber
Internal doors & architrave	Painted timber door and flush finish door jamb
Lighting	LED lighting

MASTER ENSUITE

Floor	Selected marble tile - grey
Walls	Selected marble tile - grey
Ceiling	Painted plasterboard, square set, 2700mm height
Skylight	Double glazed skylight
Lighting	LED lighting
Vanity unit	SILESTONE reconstituted stone benchtop (white) with walnut timber veneer finish drawers
Vanity cabinet	Mirror and 2 pac paint finish - grey
Vanity lighting	Feature pendant lights
Basin	Custom formed SILESTONE reconstituted stone basin
Basin mixer	Chrome mixer tap
Shower mixer	Chrome shower mixer
Shower rose	Chrome shower rose & handheld shower
Shower shelf	Built in wall recess
Shower screen	Frameless toughened glass shower screen
Bath	Selected freestanding APAISER bath
Bath mixer	Chrome bath mixer
Towel rail	Chrome heated towel rail
Toilet roll holder	Chrome toilet roll holder
Toilet suite	Selected fully concealed cistern toilet suite
Robe hook	Selected robe hook

BATHROOM

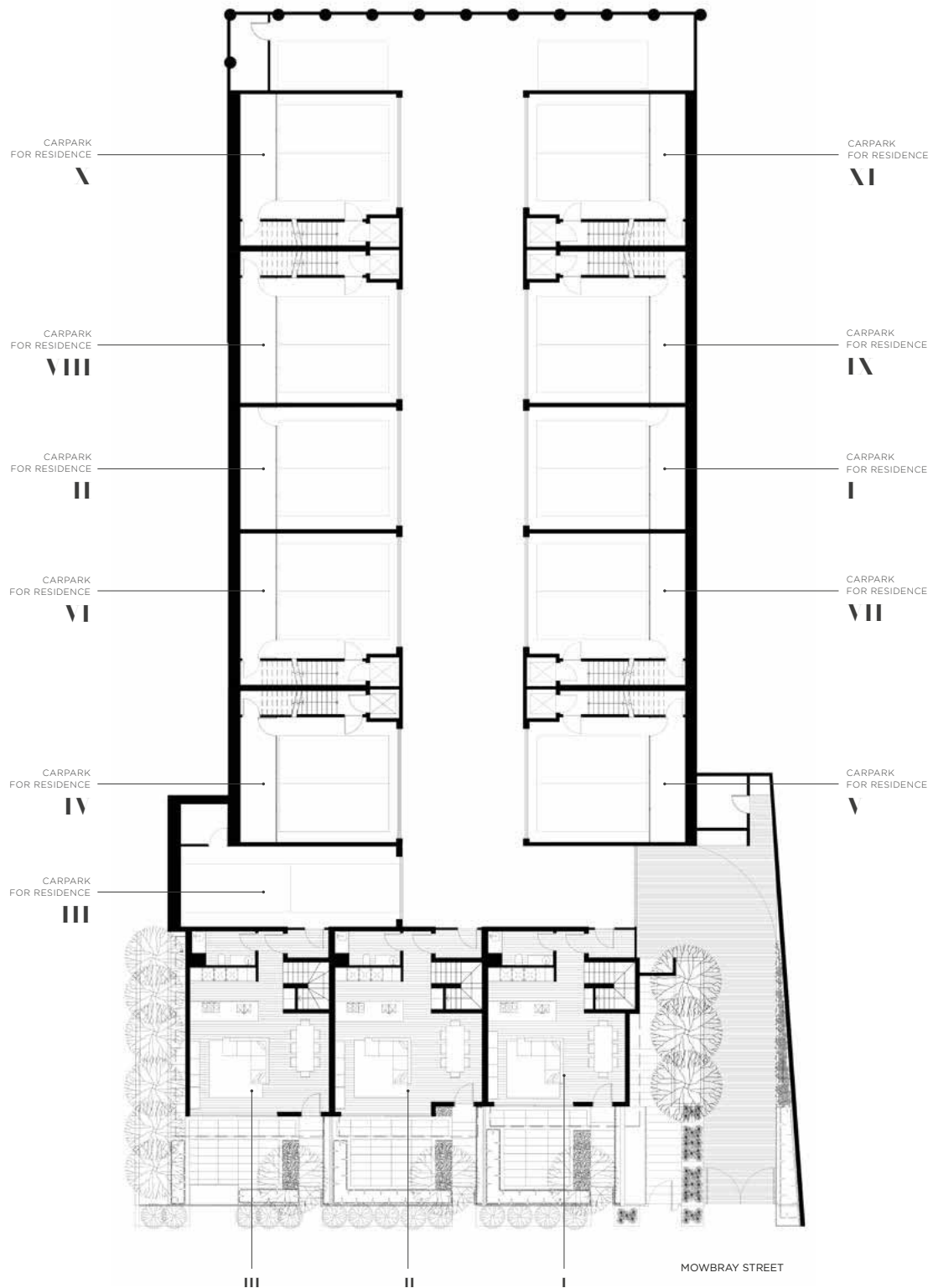
Floor	Selected porcelain tile - grey
Walls	Selected porcelain tile - grey
Ceiling	Painted plasterboard, square set, 2700mm/raking ceiling
Lighting	LED lighting
Vanity unit	SILESTONE reconstituted stone benchtop (white) with walnut timber veneer finish drawers
Vanity cabinet	Mirror and 2 pac paint finish - grey
Basin	Custom formed SILESTONE reconstituted stone basin
Basin mixer	Chrome mixer tap
Shower mixer	Chrome shower mixer
Shower rose	Chrome shower rose & handheld shower
Shower shelf	Built in wall recess
Shower screen	Frameless toughened glass shower screen
Towel rail	Chrome heated towel rail
Toilet roll holder	Chrome toilet roll holder
Toilet suite	Selected fully concealed cistern toilet suite
Robe hook	Selected robe hook

The first part of the paper discusses the importance of the research and the objectives of the study. It highlights the need for a comprehensive understanding of the current state of the field and the potential for future advancements. The second part of the paper presents a detailed analysis of the data collected from various sources, including interviews, surveys, and archival records. This analysis reveals several key findings that challenge existing theories and suggest new directions for research. The third part of the paper discusses the implications of these findings for practice and policy, emphasizing the need for a more holistic and integrated approach to the study of the phenomenon. Finally, the paper concludes with a summary of the main points and a call for further research to address the remaining questions and challenges in the field.



FLOOR PLATE

BASEMENT FLOOR



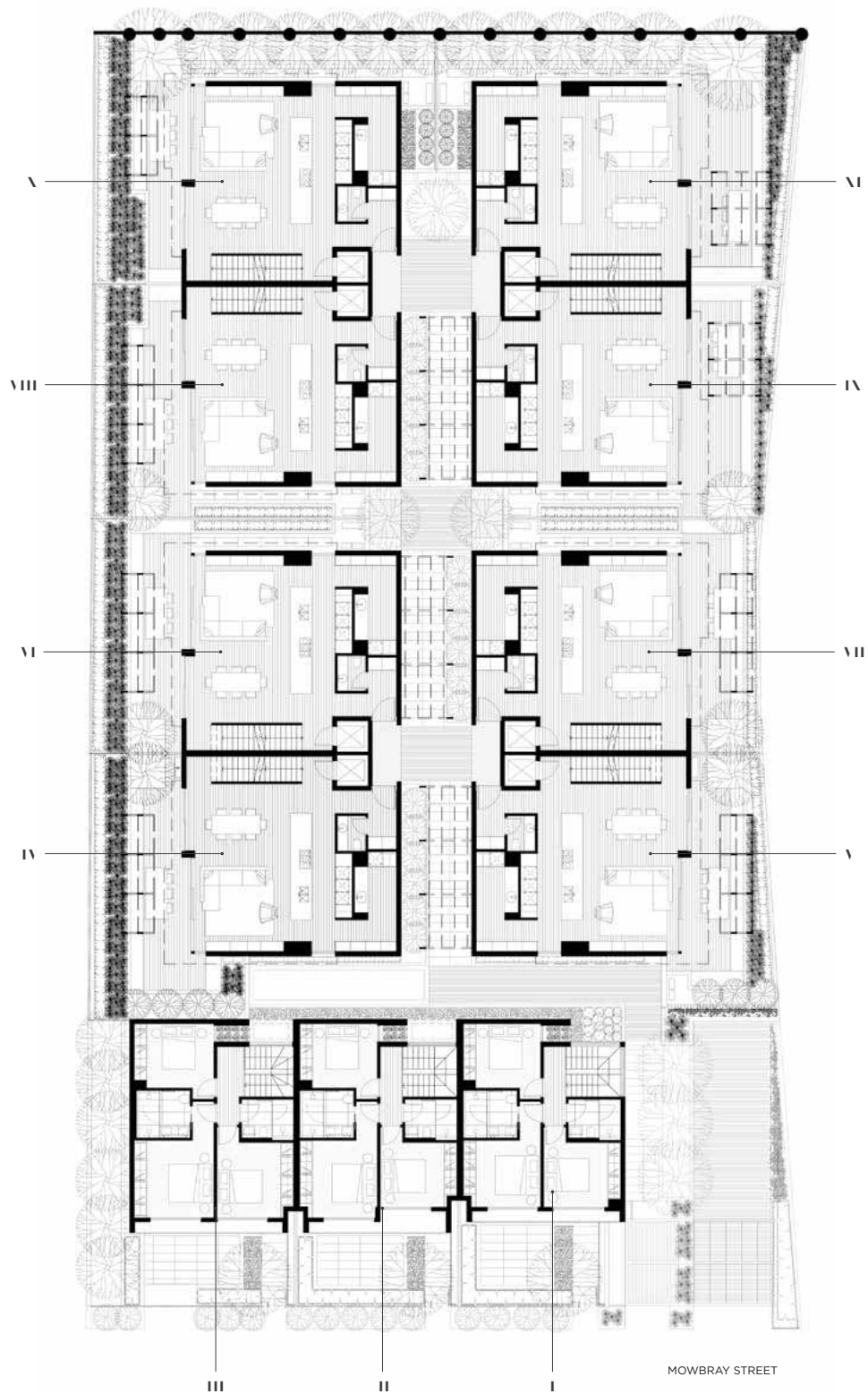
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GROUND FLOOR

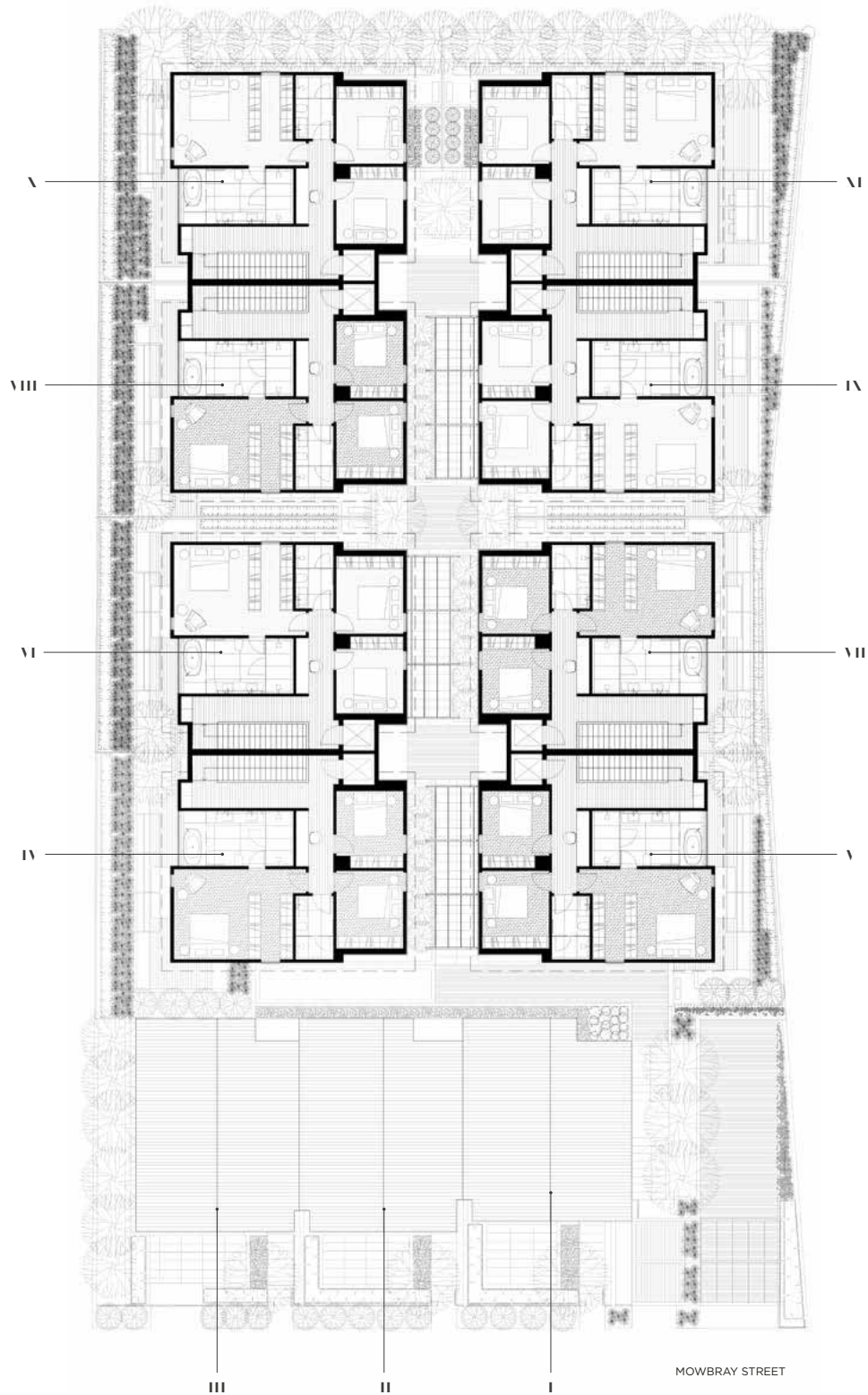


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FIRST FLOOR



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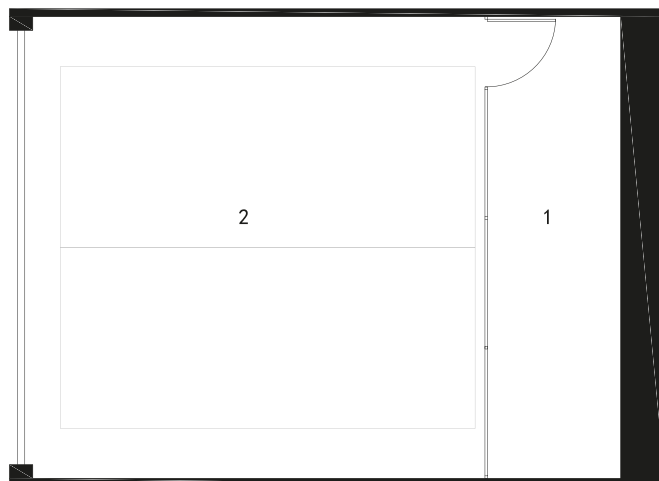
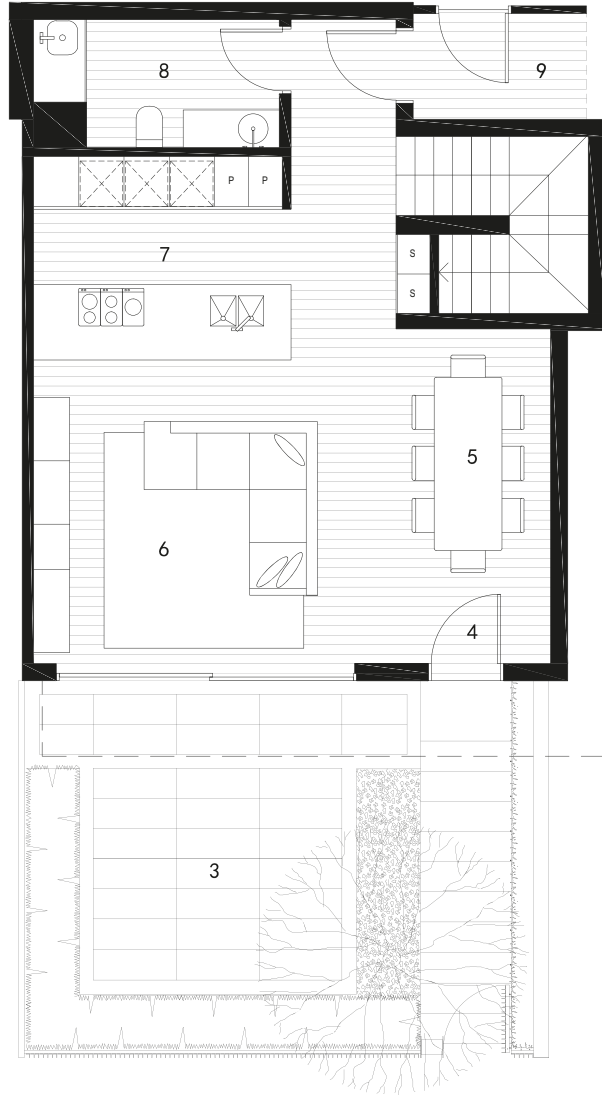


FLOOR PLAN

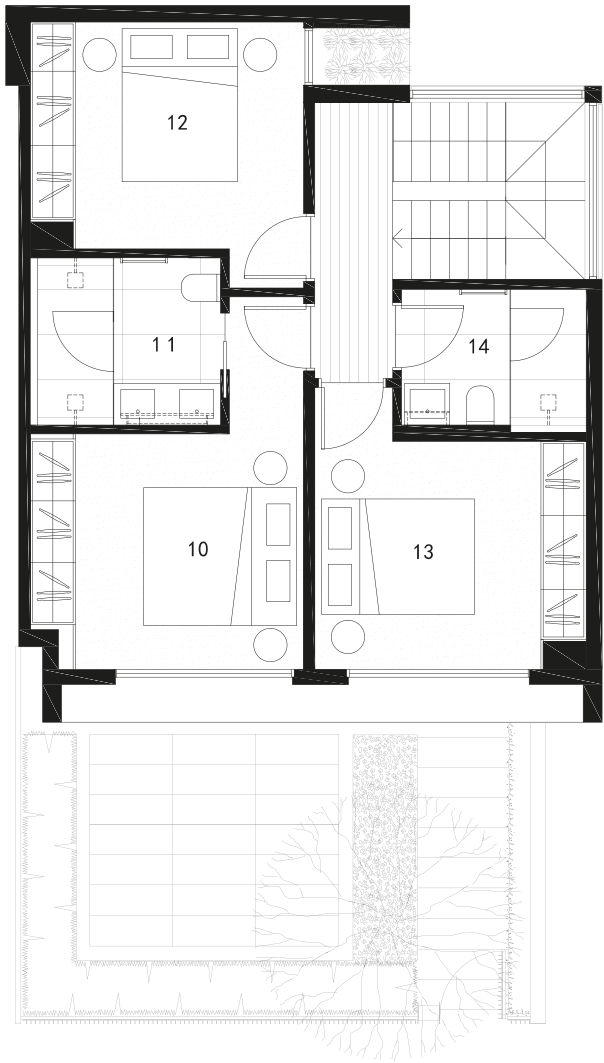
The first part of the paper discusses the importance of the research and the objectives of the study. It highlights the need for a comprehensive understanding of the subject matter and the role of the researcher in this process. The second part of the paper presents the methodology used in the study, including the data collection methods and the analysis techniques. The third part of the paper discusses the results of the study and the conclusions drawn from the findings. The fourth part of the paper discusses the implications of the study and the future research directions. The fifth part of the paper discusses the limitations of the study and the strengths of the research. The sixth part of the paper discusses the contributions of the study to the field of research. The seventh part of the paper discusses the ethical considerations of the study. The eighth part of the paper discusses the funding sources of the study. The ninth part of the paper discusses the acknowledgments of the study. The tenth part of the paper discusses the references of the study.

COLLECTION OF XI RESIDENCES

GROUND FLOOR

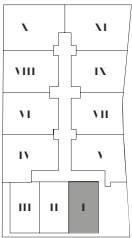


FIRST FLOOR



RESIDENCE 1

- 1 Storage / Cellar
- 2 Carpark
- 3 Courtyard
- 4 Entry
- 5 Dining
- 6 Living
- 7 Kitchen
- 8 Powder Room / Laundry
- 9 Lobby
- 10 Master Bedroom
- 11 Ensuite
- 12 Bedroom 1
- 13 Bedroom 2
- 14 Bathroom

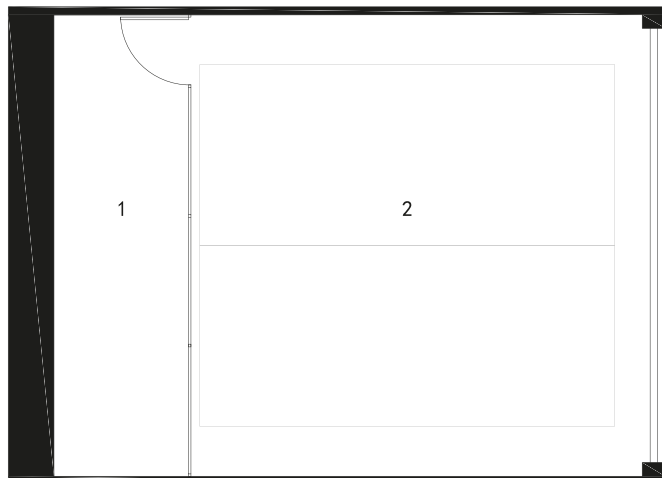
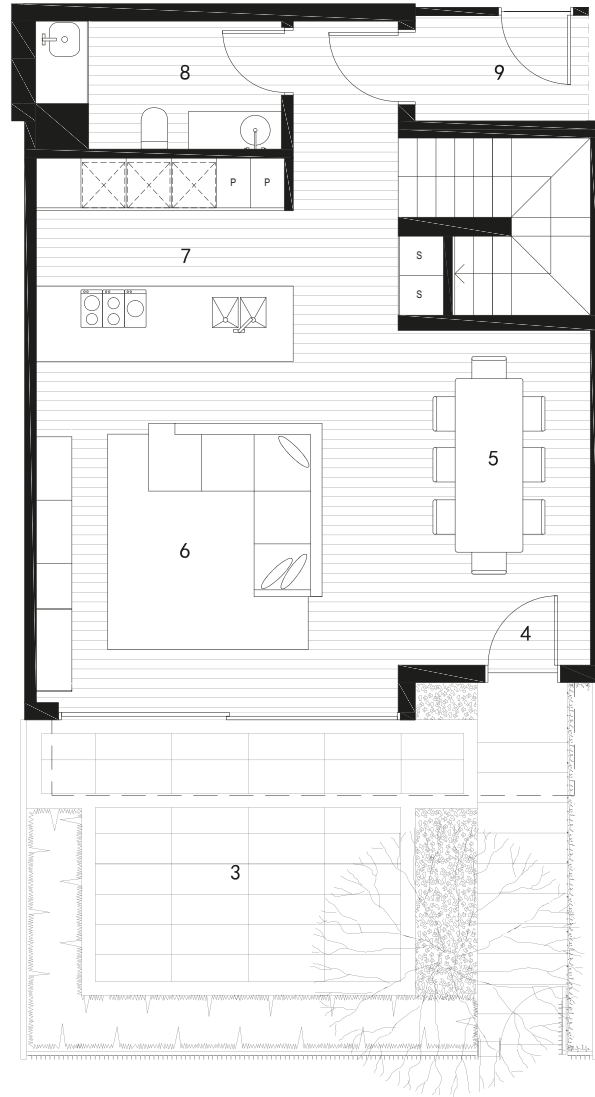


BUILDING	
INTERNAL AREA	178.6 sqm
COURTYARD AREA	35.1 sqm
TOTAL	213.7 sqm

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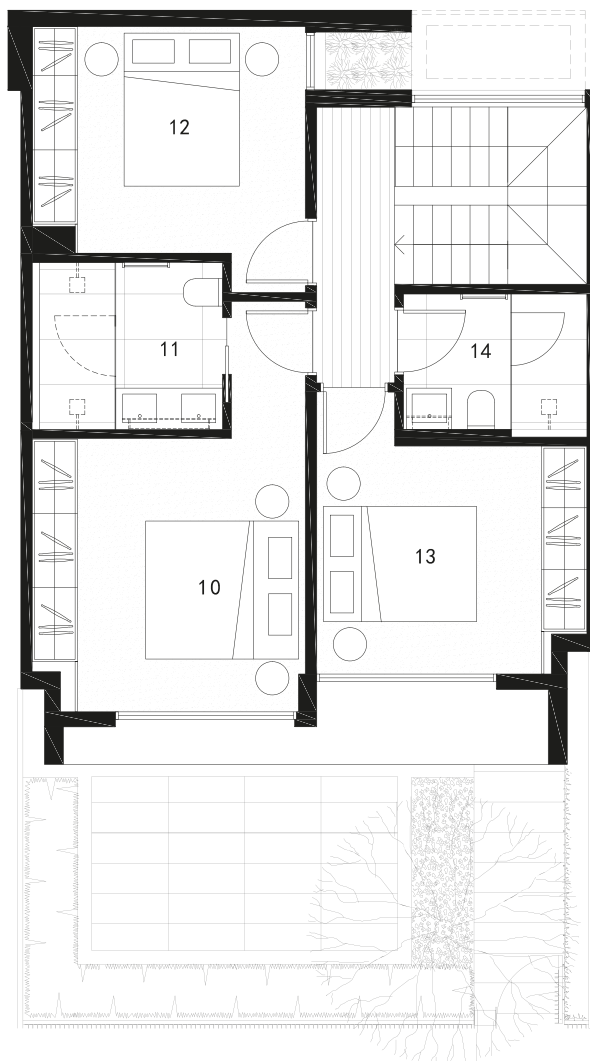
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GROUND FLOOR



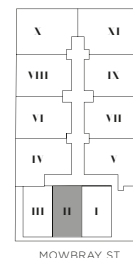


FIRST FLOOR



RESIDENCE 2

- 1 Storage / Cellar
- 2 Carpark
- 3 Courtyard
- 4 Entry
- 5 Dining
- 6 Living
- 7 Kitchen
- 8 Powder Room / Laundry
- 9 Lobby
- 10 Master Bedroom
- 11 Ensuite
- 12 Bedroom 1
- 13 Bedroom 2
- 14 Bathroom



SCALE:
0m 0.5m 1.0m 2.0m 3.0m 4.0m

BUILDING	
INTERNAL AREA	183.7 sqm
COURTYARD AREA	35.6 sqm
TOTAL	219.3 sqm

CHAPTER
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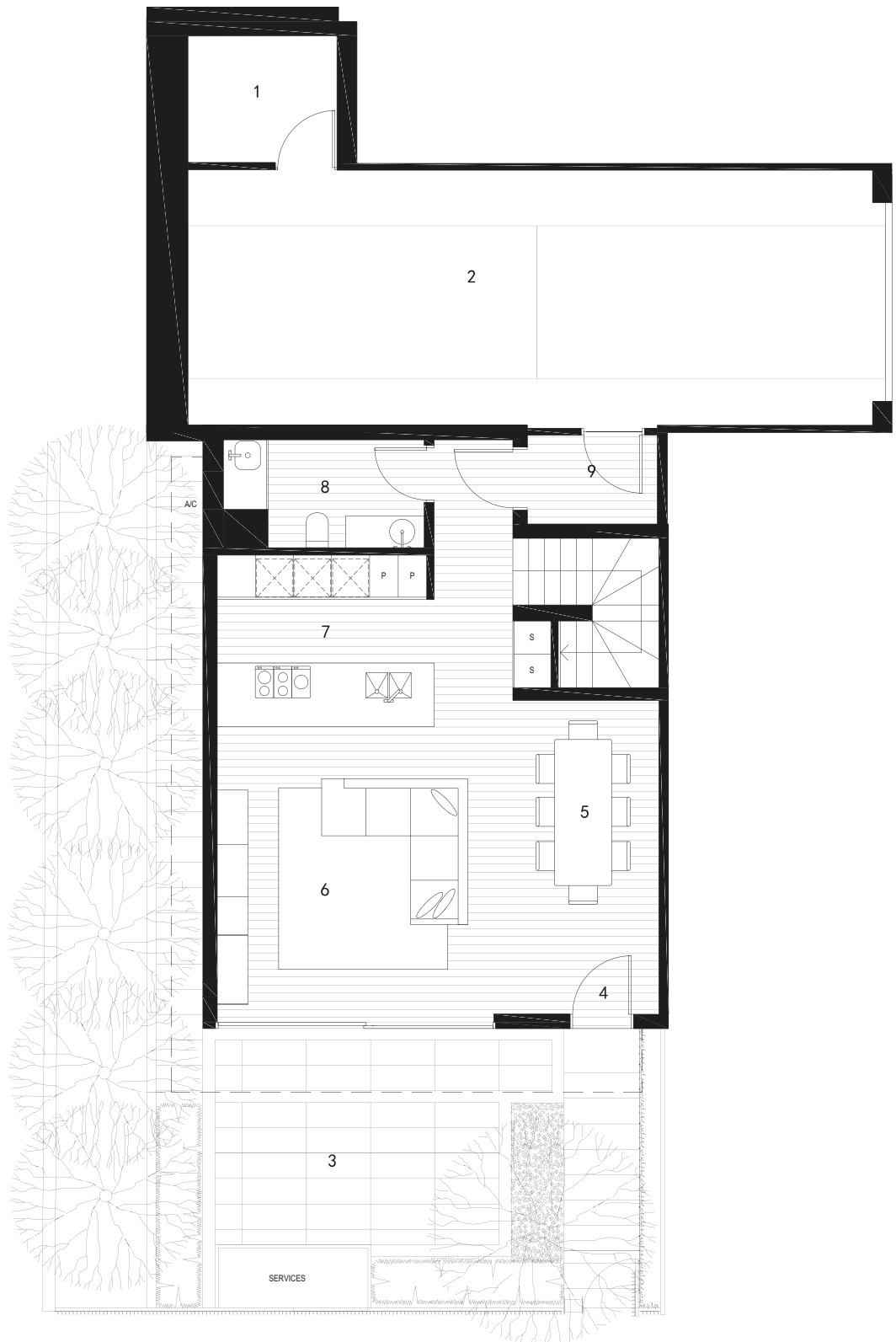
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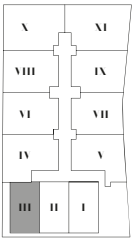
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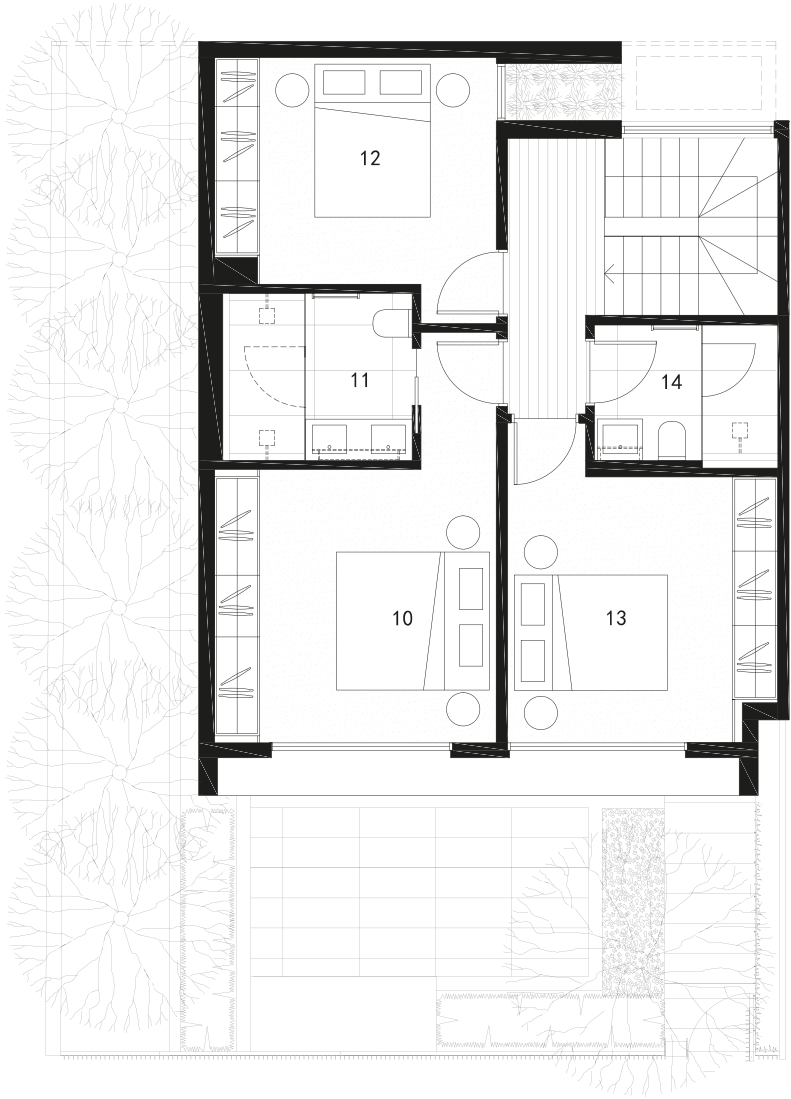
FIRST FLOOR

RESIDENCE 3

- 1 Storage / Cellar
- 2 Carpark
- 3 Courtyard
- 4 Entry
- 5 Dining
- 6 Living
- 7 Kitchen
- 8 Powder Room / Laundry
- 9 Lobby
- 10 Master Bedroom
- 11 Ensuite
- 12 Bedroom 1
- 13 Bedroom 2
- 14 Bathroom



BUILDING	
INTERNAL AREA	186.1 sqm
COURTYARD AREA	64.8 sqm
TOTAL	250.9 sqm

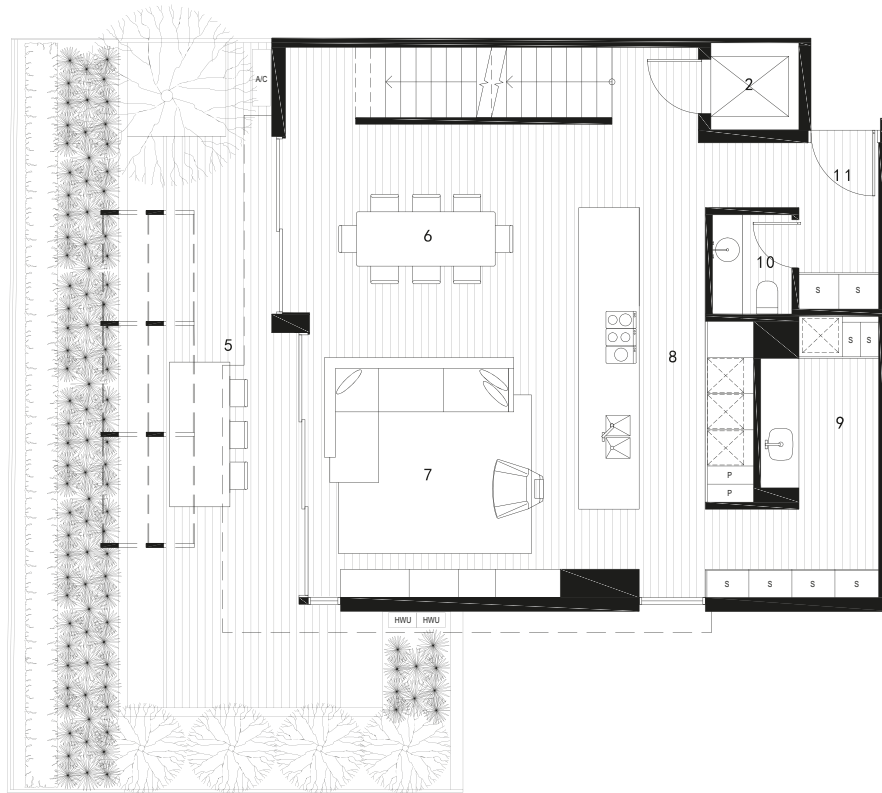


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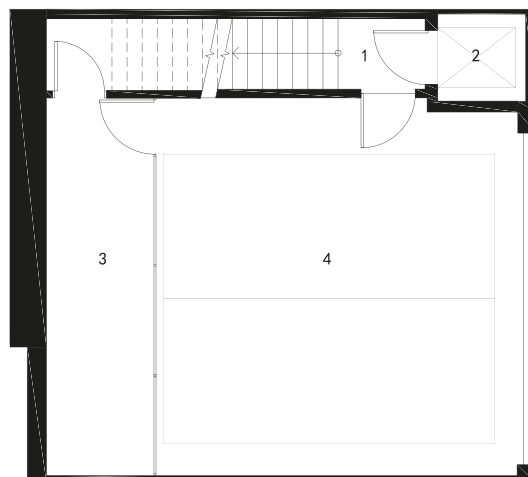
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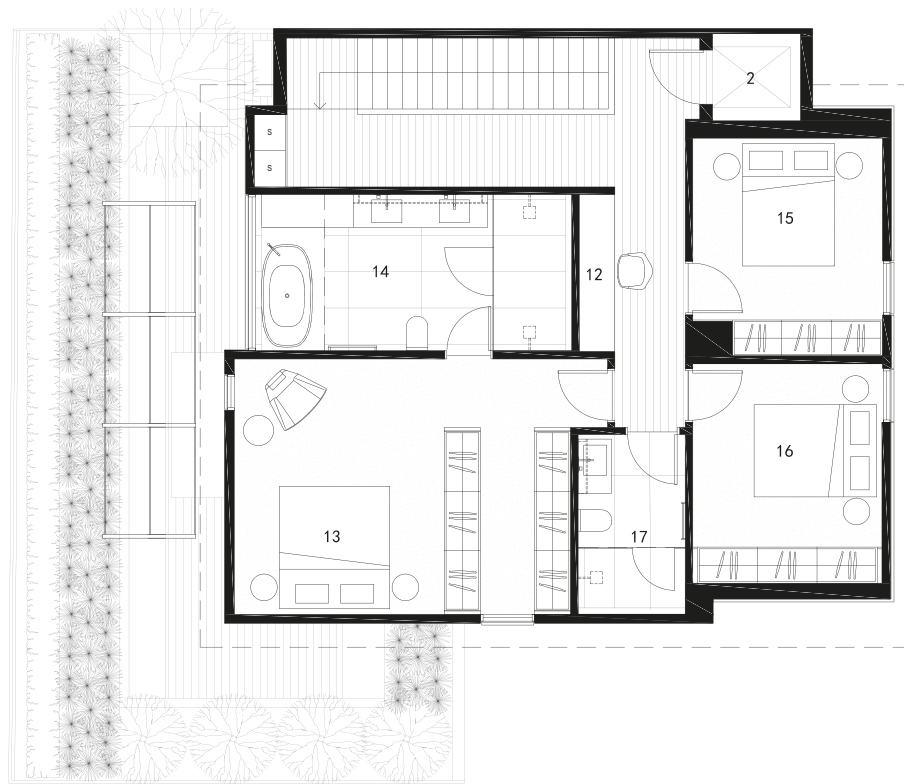


BASEMENT FLOOR

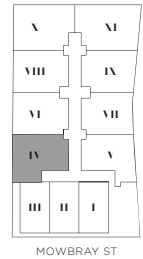


FIRST FLOOR

RESIDENCE 4



- 1 Lobby
- 2 Private Lift
- 3 Storage / Cellar
- 4 Carpark
- 5 Courtyard
- 6 Dining
- 7 Living
- 8 Kitchen
- 9 Butler's Kitchen / Laundry
- 10 Powder Room
- 11 Entry
- 12 Study
- 13 Master Bedroom
- 14 Ensuite
- 15 Bedroom 1
- 16 Bedroom 2
- 17 Bathroom



SCALE:
0m 0.5m 1.0m 2.0m 3.0m 4.0m

BUILDING	
INTERNAL AREA	255.1 sqm
COURTYARD AREA	65.8 sqm
TOTAL	320.9 sqm

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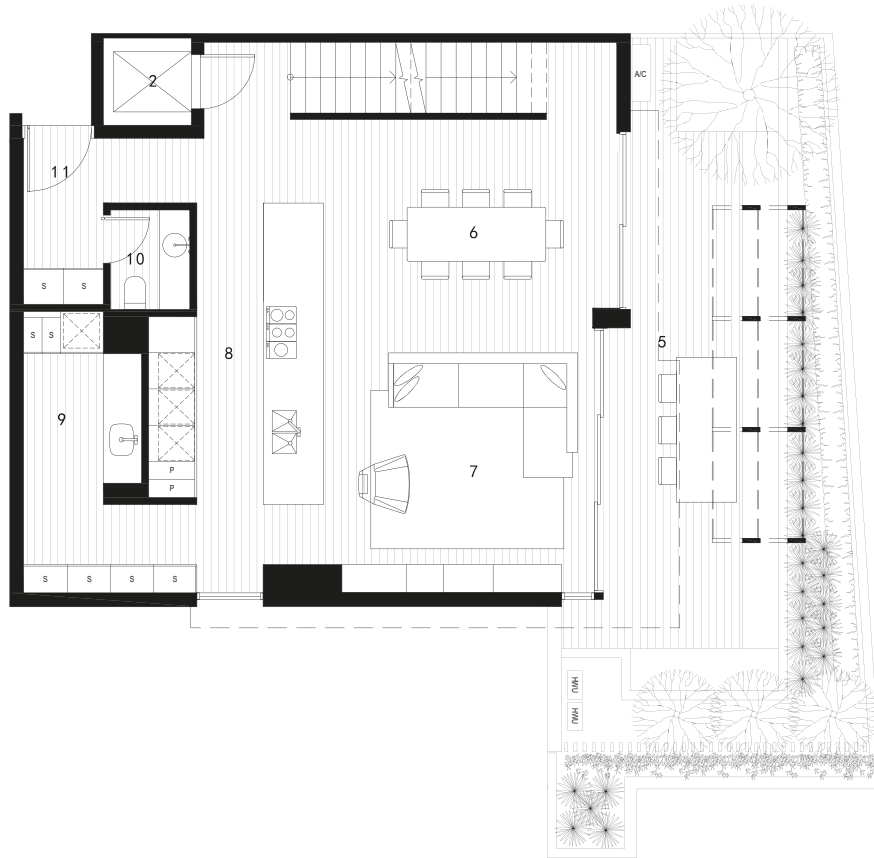
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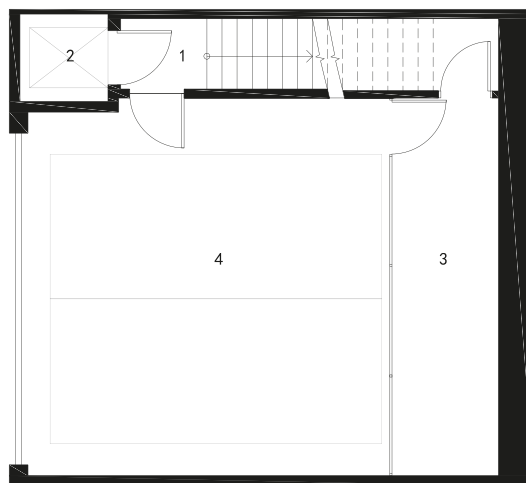
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GROUND FLOOR



BASEMENT FLOOR





FIRST FLOOR



RESIDENCE 5

- 1 Lobby
- 2 Private Lift
- 3 Storage / Cellar
- 4 Carpark
- 5 Courtyard
- 6 Dining
- 7 Living
- 8 Kitchen
- 9 Butler's Kitchen / Laundry
- 10 Powder Room
- 11 Entry
- 12 Study
- 13 Master Bedroom
- 14 Ensuite
- 15 Bedroom 1
- 16 Bedroom 2
- 17 Bathroom



SCALE:
0m 0.5m 1.0m 2.0m 3.0m 4.0m

BUILDING	
INTERNAL AREA	255.9 sqm
COURTYARD AREA	50.9 sqm
TOTAL	306.8 sqm

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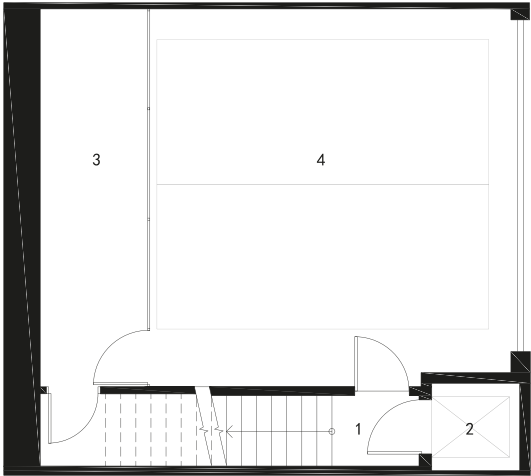
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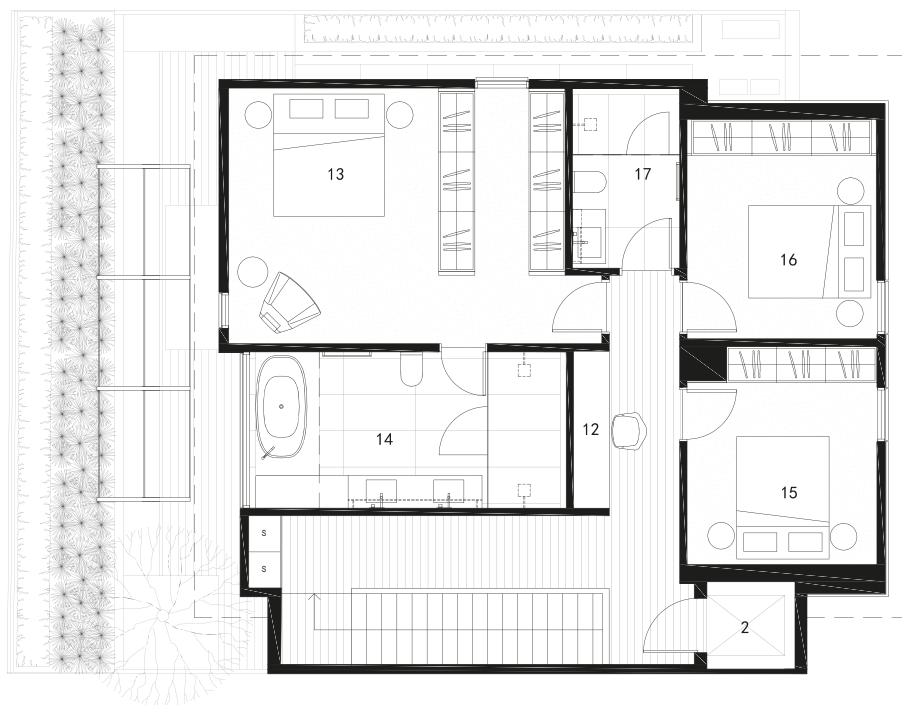
GROUND FLOOR



BASEMENT FLOOR

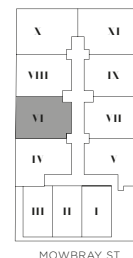


FIRST FLOOR



RESIDENCE 6

- 1 Lobby
- 2 Private Lift
- 3 Storage / Cellar
- 4 Carpark
- 5 Courtyard
- 6 Dining
- 7 Living
- 8 Kitchen
- 9 Butler's Kitchen / Laundry
- 10 Powder Room
- 11 Entry
- 12 Study
- 13 Master Bedroom
- 14 Ensuite
- 15 Bedroom 1
- 16 Bedroom 2
- 17 Bathroom



SCALE:
0m 0.5m 1.0m 2.0m 3.0m 4.0m

BUILDING	
INTERNAL AREA	255.1 sqm
COURTYARD AREA	61.1 sqm
TOTAL	316.2 sqm

CHAPTER
GROUP

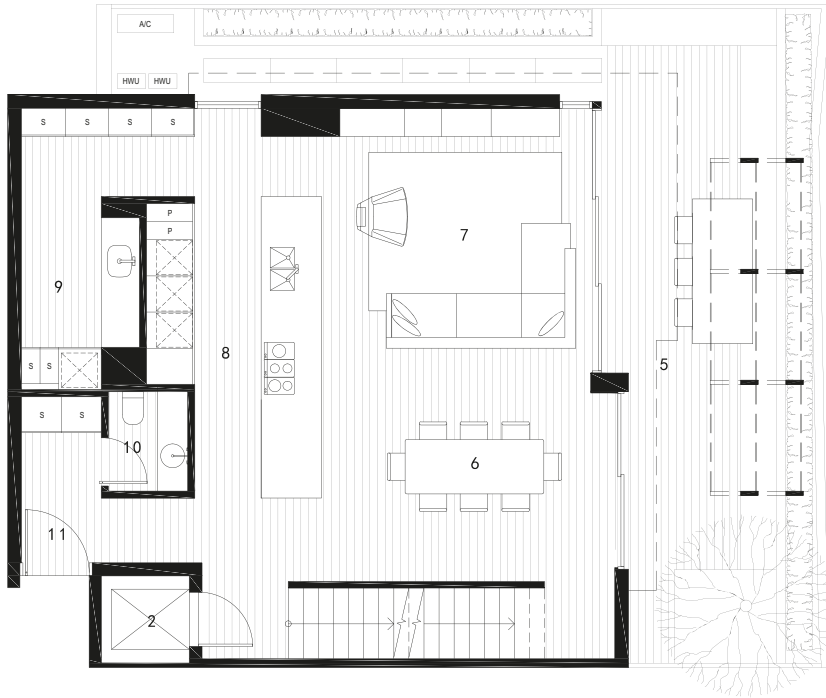
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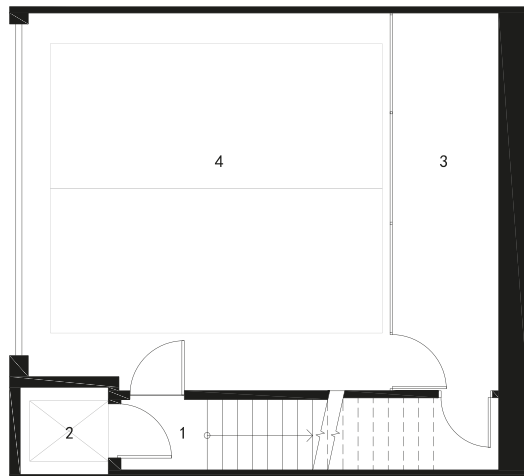
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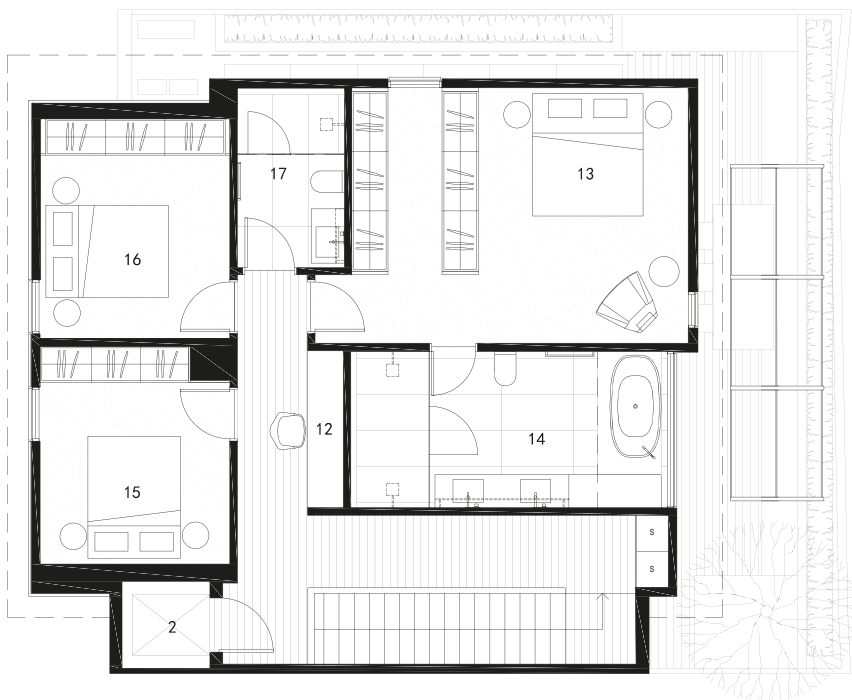
GROUND FLOOR



BASEMENT FLOOR

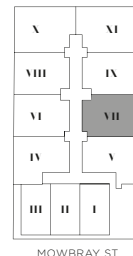


FIRST FLOOR



RESIDENCE 7

- 1 Lobby
- 2 Private Lift
- 3 Storage / Cellar
- 4 Carpark
- 5 Courtyard
- 6 Dining
- 7 Living
- 8 Kitchen
- 9 Butler's Kitchen / Laundry
- 10 Powder Room
- 11 Entry
- 12 Study
- 13 Master Bedroom
- 14 Ensuite
- 15 Bedroom 1
- 16 Bedroom 2
- 17 Bathroom



MOWBRAY ST



SCALE:
0m 0.5m 1.0m 2.0m 3.0m 4.0m

BUILDING	
INTERNAL AREA	255.3 sqm
COURTYARD AREA	50.5 sqm
TOTAL	305.8 sqm

CHAPTER
GROUP

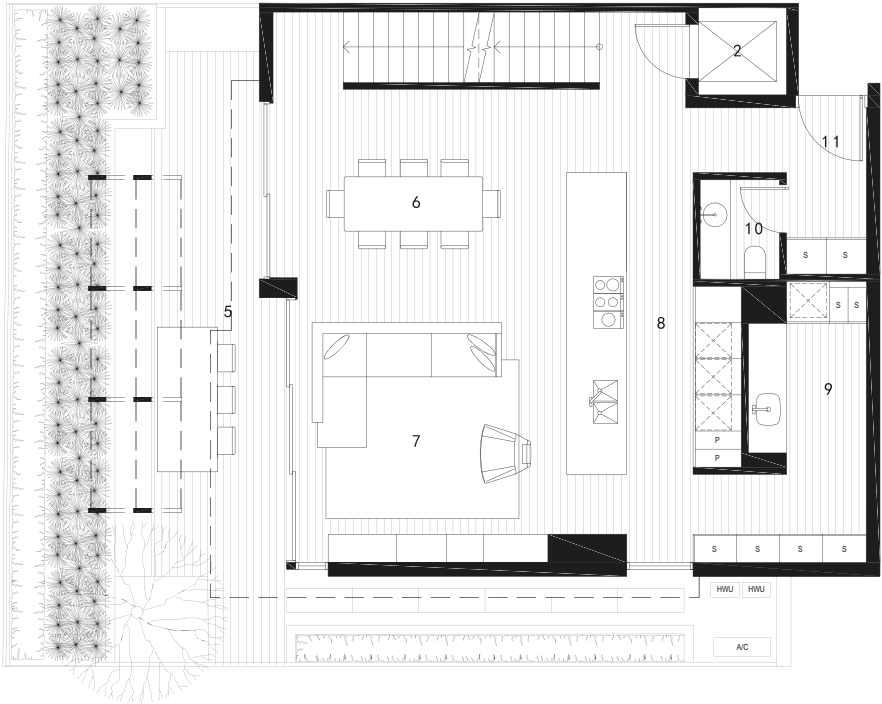
K2LD
ARCHITECTS

Melbourne
Real Estate

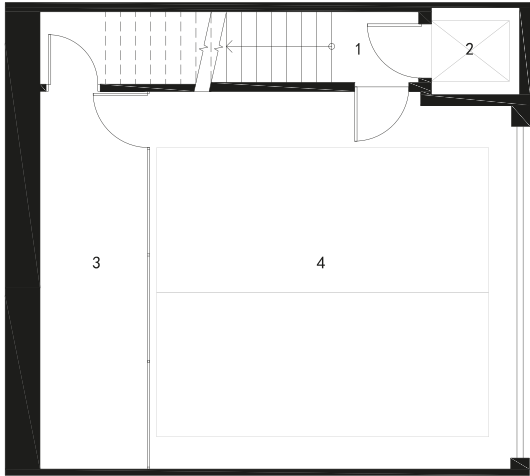
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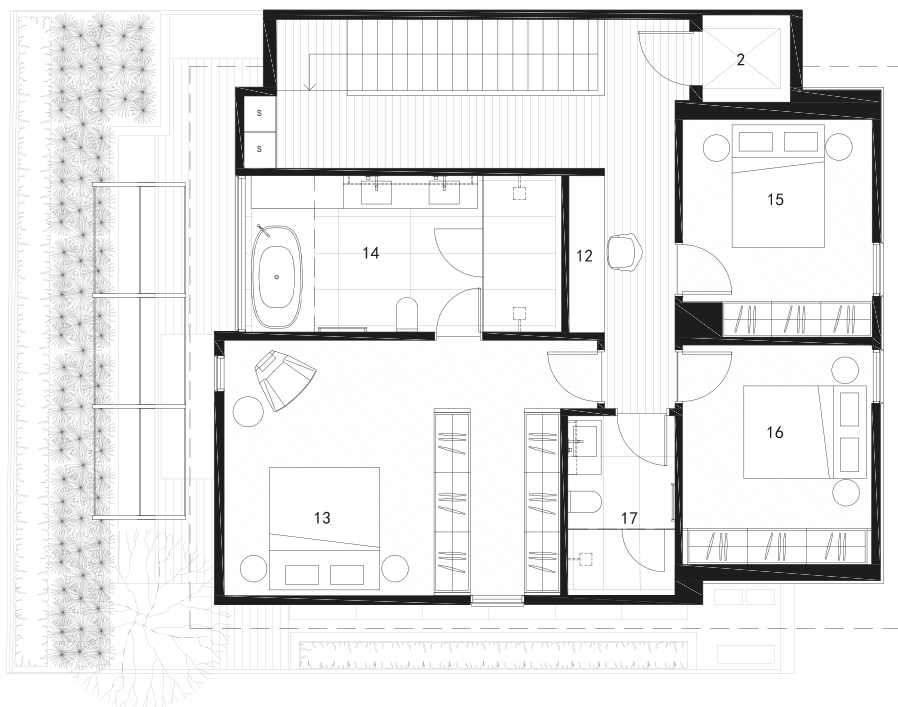
GROUND FLOOR



BASEMENT FLOOR

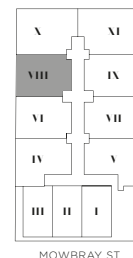


FIRST FLOOR



RESIDENCE 8

- 1 Lobby
- 2 Private Lift
- 3 Storage / Cellar
- 4 Carpark
- 5 Courtyard
- 6 Dining
- 7 Living
- 8 Kitchen
- 9 Butler's Kitchen / Laundry
- 10 Powder Room
- 11 Entry
- 12 Study
- 13 Master Bedroom
- 14 Ensuite
- 15 Bedroom 1
- 16 Bedroom 2
- 17 Bathroom



MOWBRAY ST



SCALE:
0m 0.5m 1.0m 2.0m 3.0m 4.0m

BUILDING	
INTERNAL AREA	255.8 sqm
COURTYARD AREA	60.3 sqm
TOTAL	316.1 sqm

CHAPTER
GROUP

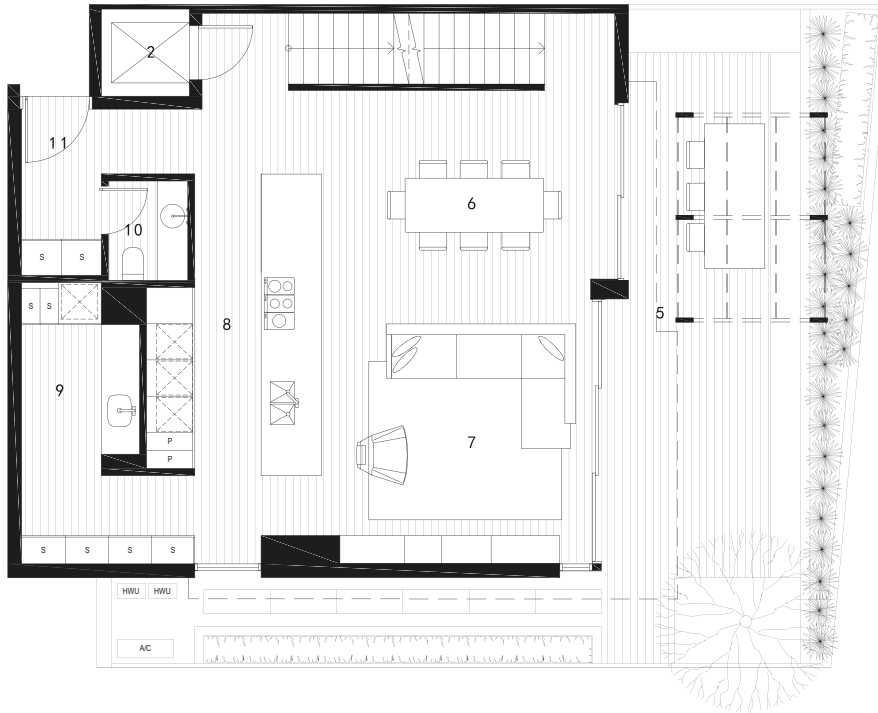
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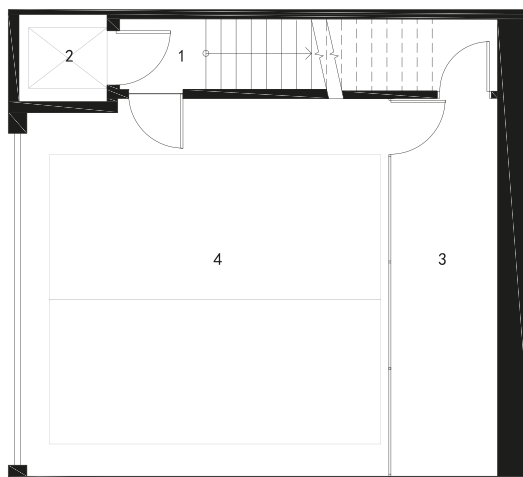
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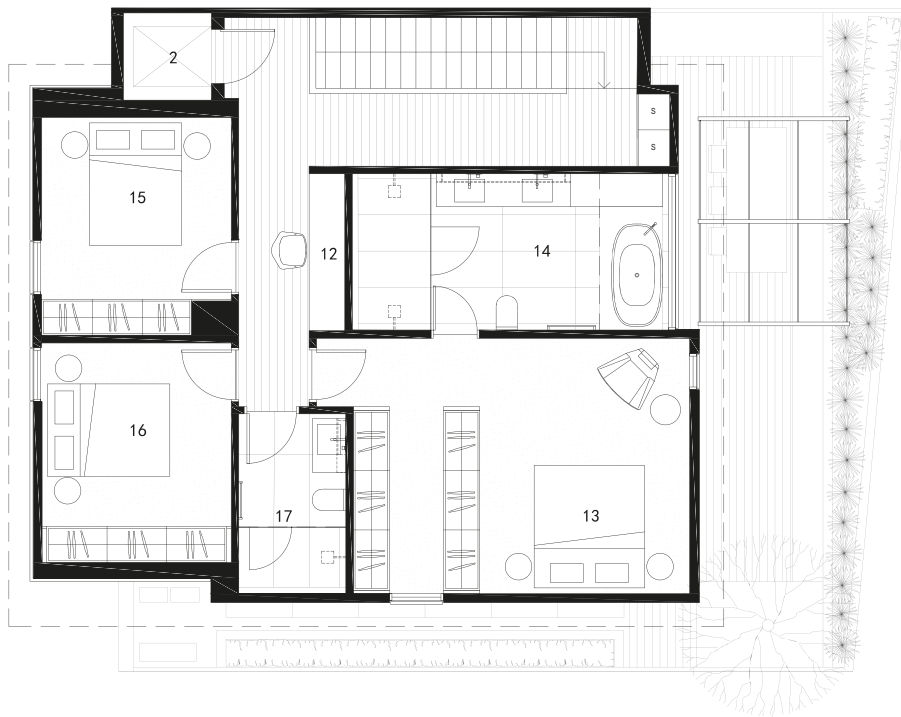
GROUND FLOOR



BASEMENT FLOOR

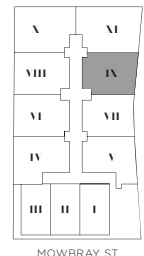


FIRST FLOOR



RESIDENCE 9

- 1 Lobby
- 2 Private Lift
- 3 Storage / Cellar
- 4 Carpark
- 5 Courtyard
- 6 Dining
- 7 Living
- 8 Kitchen
- 9 Butler's Kitchen / Laundry
- 10 Powder Room
- 11 Entry
- 12 Study
- 13 Master Bedroom
- 14 Ensuite
- 15 Bedroom 1
- 16 Bedroom 2
- 17 Bathroom



SCALE:
0m 0.5m 1.0m 2.0m 3.0m 4.0m

BUILDING	
INTERNAL AREA	256.0 sqm
COURTYARD AREA	57.3 sqm
TOTAL	313.3 sqm

CHAPTER
GROUP

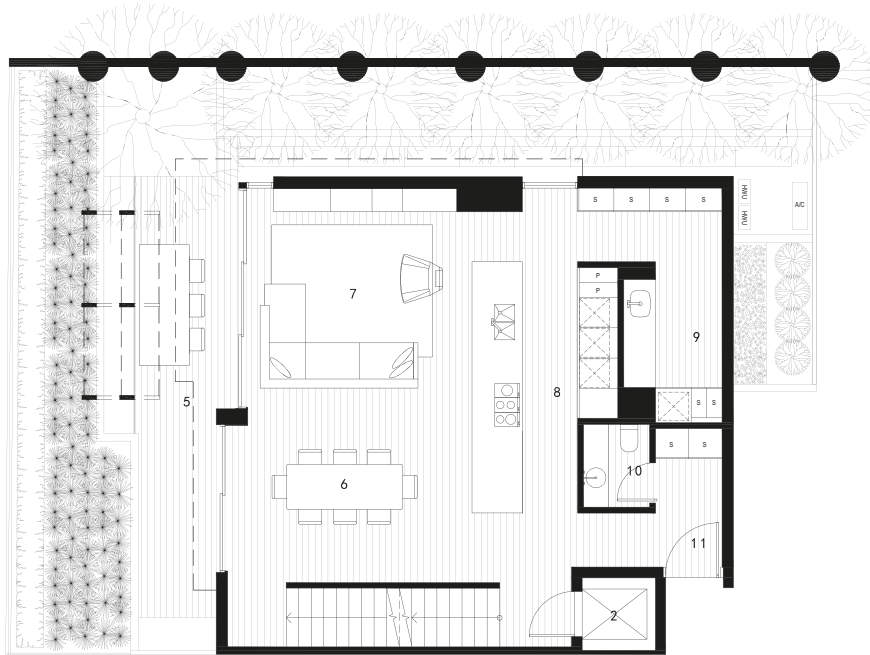
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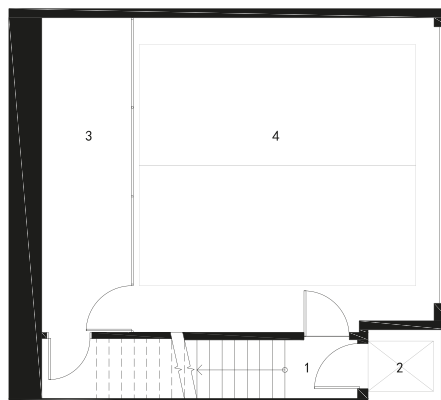
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GROUND FLOOR

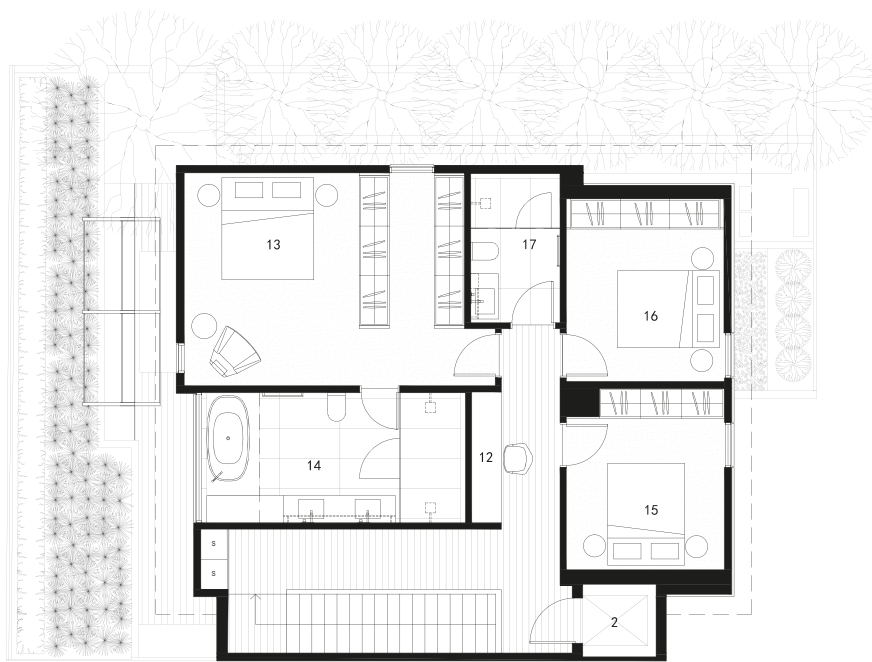


BASEMENT FLOOR



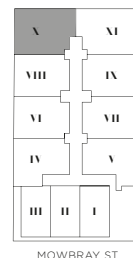


FIRST FLOOR



RESIDENCE 10

- 1 Lobby
- 2 Private Lift
- 3 Storage / Cellar
- 4 Carpark
- 5 Courtyard
- 6 Dining
- 7 Living
- 8 Kitchen
- 9 Butler's Kitchen / Laundry
- 10 Powder Room
- 11 Entry
- 12 Study
- 13 Master Bedroom
- 14 Ensuite
- 15 Bedroom 1
- 16 Bedroom 2
- 17 Bathroom



MOWBRAY ST



SCALE:
0m 0.5m 1.0m 2.0m 3.0m 4.0m

BUILDING	
INTERNAL AREA	256.4 sqm
COURTYARD AREA	88.6 sqm
TOTAL	345.0 sqm

CHAPTER
GROUP

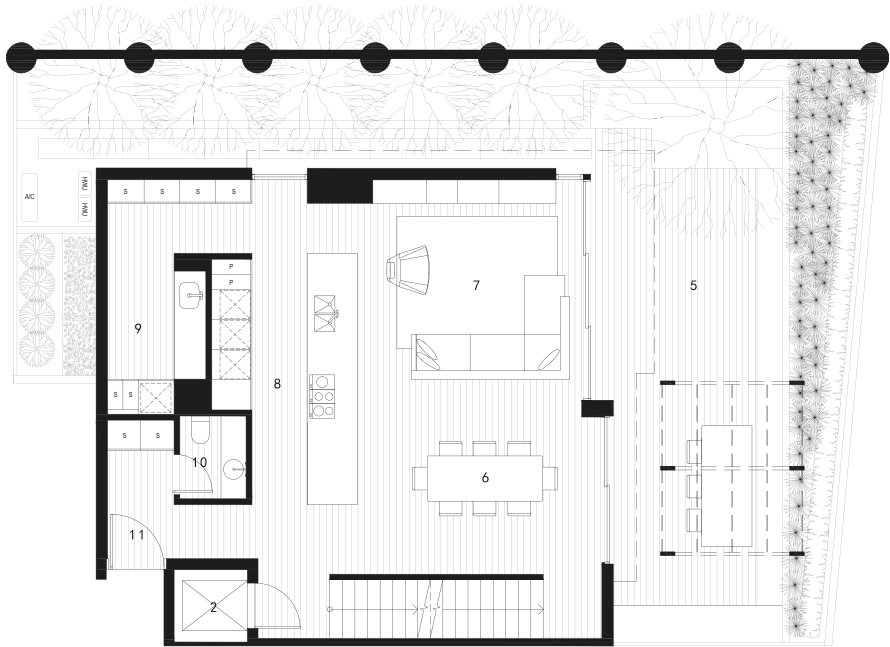
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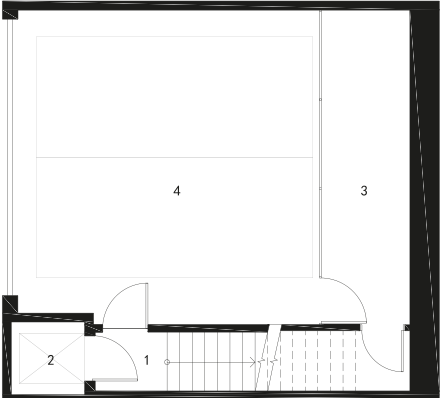
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GROUND FLOOR



BASEMENT FLOOR

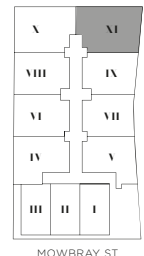


FIRST FLOOR



RESIDENCE 11

- 1 Lobby
- 2 Private Lift
- 3 Storage / Cellar
- 4 Carpark
- 5 Courtyard
- 6 Dining
- 7 Living
- 8 Kitchen
- 9 Butler's Kitchen / Laundry
- 10 Powder Room
- 11 Entry
- 12 Study
- 13 Master Bedroom
- 14 Ensuite
- 15 Bedroom 1
- 16 Bedroom 2
- 17 Bathroom



SCALE:
0m 0.5m 1m 2m 3m 4m

BUILDING	
INTERNAL AREA	256.6 sqm
COURTYARD AREA	94.3 sqm
TOTAL	350.9 sqm

CHAPTER
GROUP

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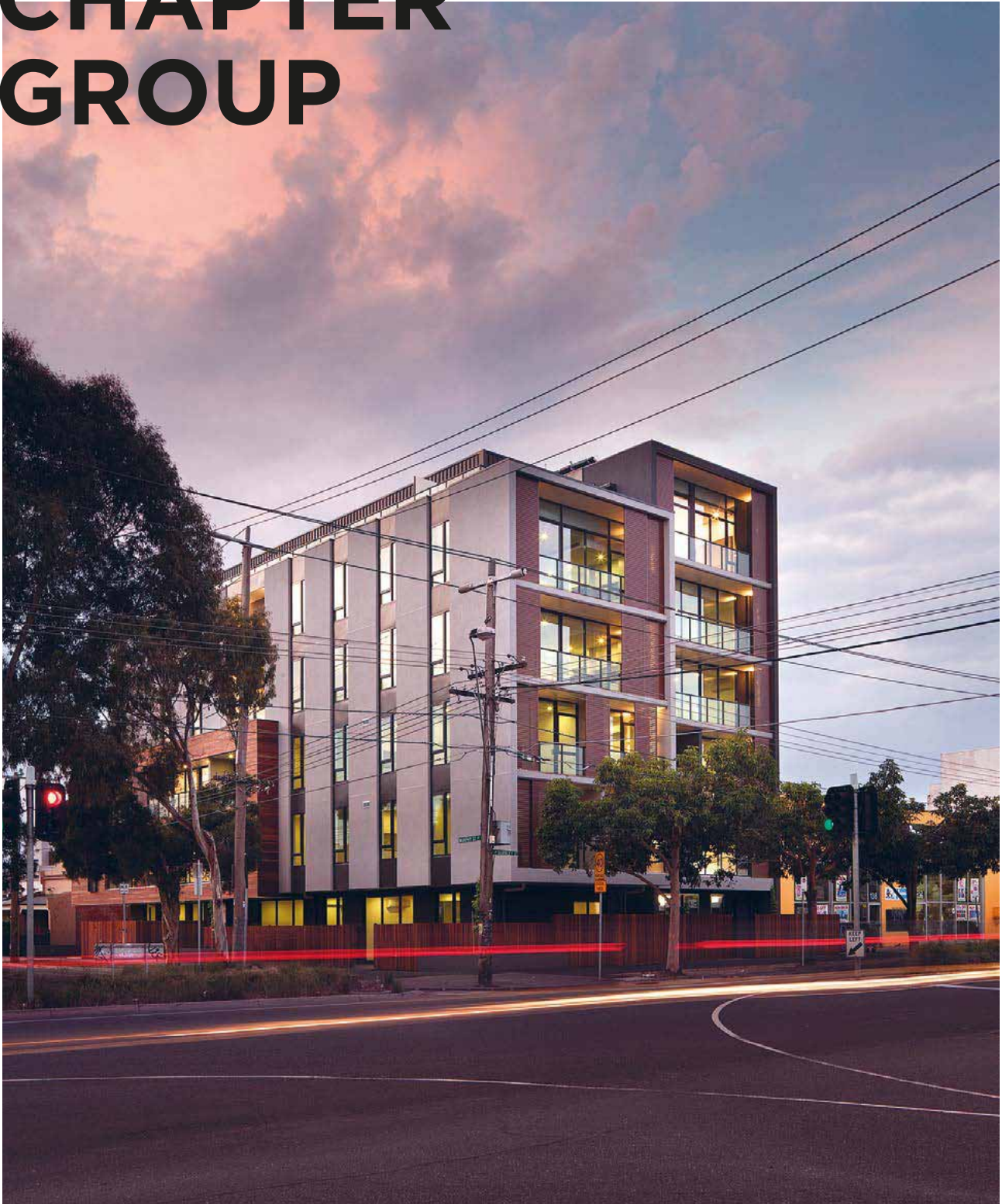


THE COLLABORATORS

THE CALIBRE OF WORLD CLASS COLLABORATORS
ON COLLECTION XI HAS NOT BEEN SEEN
IN MELBOURNE BEFORE. THIS IS A RARE
OPPORTUNITY FOR THIS TYPE OF DWELLING.

DEAN LEFKOS, CHAPTER GROUP

NEW BEGINNINGS FROM CHAPTER GROUP





Chapter Group is founded on core principles of design excellence, outstanding quality and liveability. We bring together experts in key property-development disciplines from architecture to finance.

With a keen eye on exploring significant gaps in the marketplace, our portfolio of developments represent the vanguard in Melbourne's multifamily design landscape —projects courting sophisticated clients, and that take shape at the leading edge of the industry.

Chapter Group derives its name from the opportunity to design homes in which people write the stories of their lives.

'Creating an outstanding setting for those stories is what we specialise in.'

Dean Lefkos, Chapter Group



An architectural practice committed to delivering solutions that demonstrate beauty, design excellence and sensitivity to Client's requirements, K2LD prides itself on the boutique nature of the practice which allows it to provide each project with high quality bespoke solutions with a strong client focus. The Studio offers the personal touch of a small firm combined with the expertise of a large organisation—from individual houses, community precincts, through to multi-unit developments and large scale commercial projects. No outcome is identical; the key focus being on the design journey and the establishment of ongoing client relationships.



Jack Merlo Design (JMD) creates simple, elegant and unique outdoor spaces of the highest standard. JMD's emphasis on purity of shape and form results in sublime design interpretations. Whether creating a cutting edge, contemporary or traditional space, JMD's carefully selected team of professionals provide a fully integrated service ensuring impeccable detail and workmanship.



JACK MERLO DESIGN

**Melbourne
Real
Estate**

Founded in 1992, Melbourne Real Estate began as a marketing agency and evolved into a full-service marketing and property management consultancy that prides itself on setting a benchmark for the industry and the clientele it serves.

We provide exceptional service, surrounding ourselves with experts with the courage and foresight to disagree with established models and who implement ground-breaking ideas.





COLLECTIONXI.COM.AU

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the 1990s, the number of people in the world who are under 15 years of age is expected to increase from 1.2 billion to 1.5 billion.

As the world's population grows, the demand for food and other resources will increase. This will put pressure on the environment and on the world's food supply.

One way to meet this demand is to increase the amount of land that is used for agriculture. This can be done by clearing more land for farming or by using more land for grazing.

Another way to meet this demand is to increase the amount of food that is produced on the land that is already being used. This can be done by using more fertilizers and pesticides or by using more advanced farming techniques.

There are many ways to increase the world's food supply. It is important to find ways to do this that do not harm the environment or the people who live on the land.

One way to do this is to use more sustainable farming practices. This means using fertilizers and pesticides that do not harm the environment and using farming techniques that do not deplete the soil.

Another way to do this is to use more advanced farming techniques. This means using more efficient irrigation systems and using more advanced machinery.

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