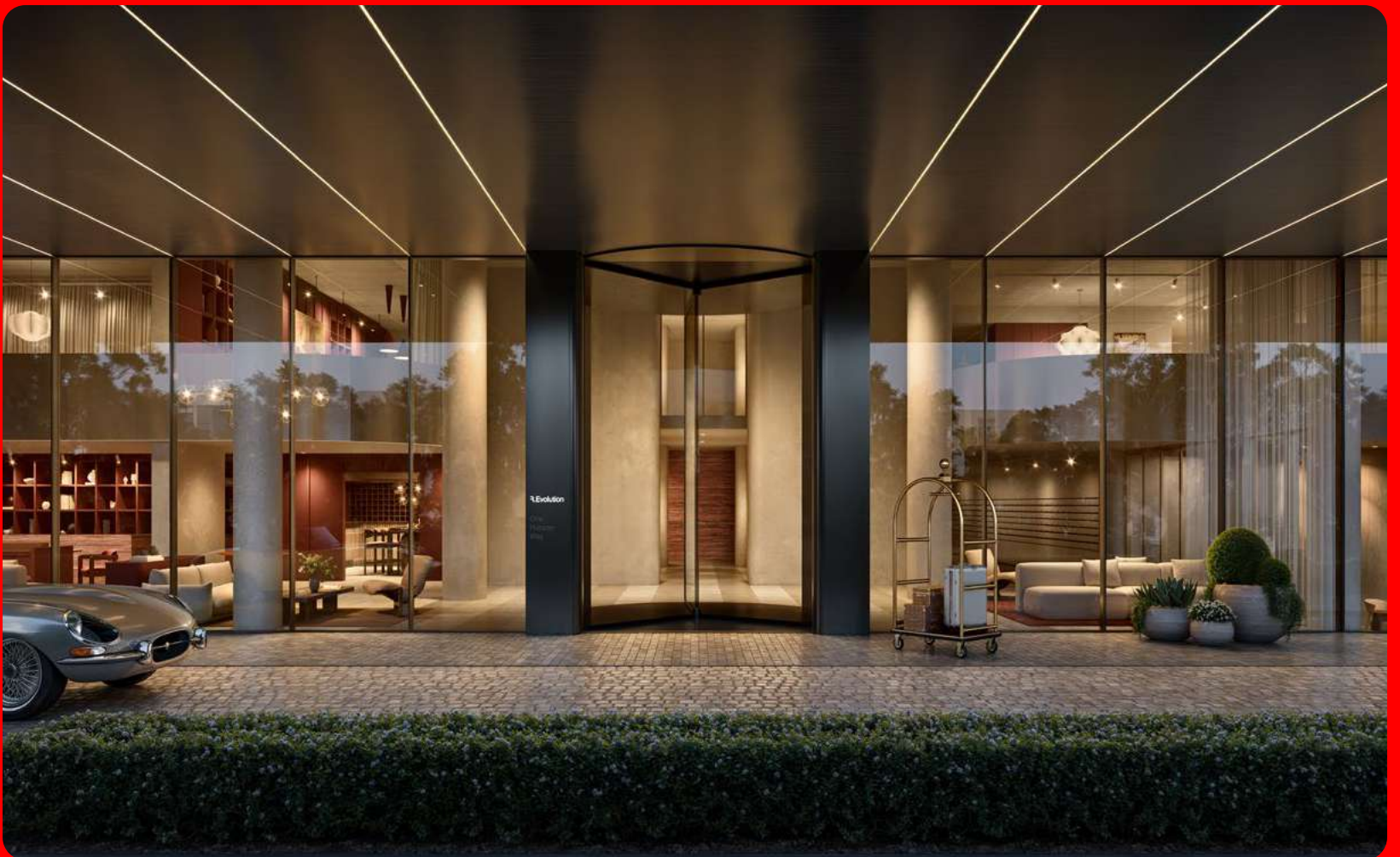


R.Evolution



R.Corporation

Delivering landmark Melbourne projects for 25 years.



**“R.Corporation was founded 25 years ago
in the knowledge property owners appreciate
good design, and that good design appreciates.”**

For twenty-five years, my guiding belief has been simple: great design creates lasting value. This vision has delivered over 30 award-winning buildings and earned the trust of more than 4,000 residents. At R.Corporation, our philosophy, “Everything Considered”, is more than a tagline; it’s the foundation for building enduring wealth and legacies through property.

Every decision we make, from site selection to the curve of a door handle, is driven by a commitment to quality, longevity, and liveability. We choose locations for capital growth and lifestyle appeal, design iconic architecture, and integrate thoughtful amenities that enhance everyday life while keeping costs low. Our best-in-class management ensures your investment is protected and continues to grow.

The inspiration for R.Evolution is the culmination of decades of experience and a deep appreciation for design, location, and lifestyle. My travels through the world’s most iconic cities; Paris, Milan, Berlin, London, New York, LA, have taught me that truly exceptional spaces offer privacy, intimacy, and understated luxury. R.Evolution is positioned on the edge of a park, connecting directly to the beach, within Melbourne’s largest urban renewal precinct. Here, residents enjoy protected never to be built out water views, a secret garden, and adaptable spaces that evolve as life changes.

Convenience is central: supermarkets, shops, public transport, and the airport are all close by, yet the environment remains peaceful and balanced. We fought hard to bring Australia’s largest supermarket brand to the ground floor, ensuring a complete lifestyle from day one.

R.Evolution is more than a building – it’s a community, a statement, and a future without compromise. It blends global inspiration with local character, timeless design, and authentic living.

At R.Corporation, we don’t just build buildings – we create legacies. R.Evolution is the next chapter: inspired by the world, built for Melbourne, designed for generations.

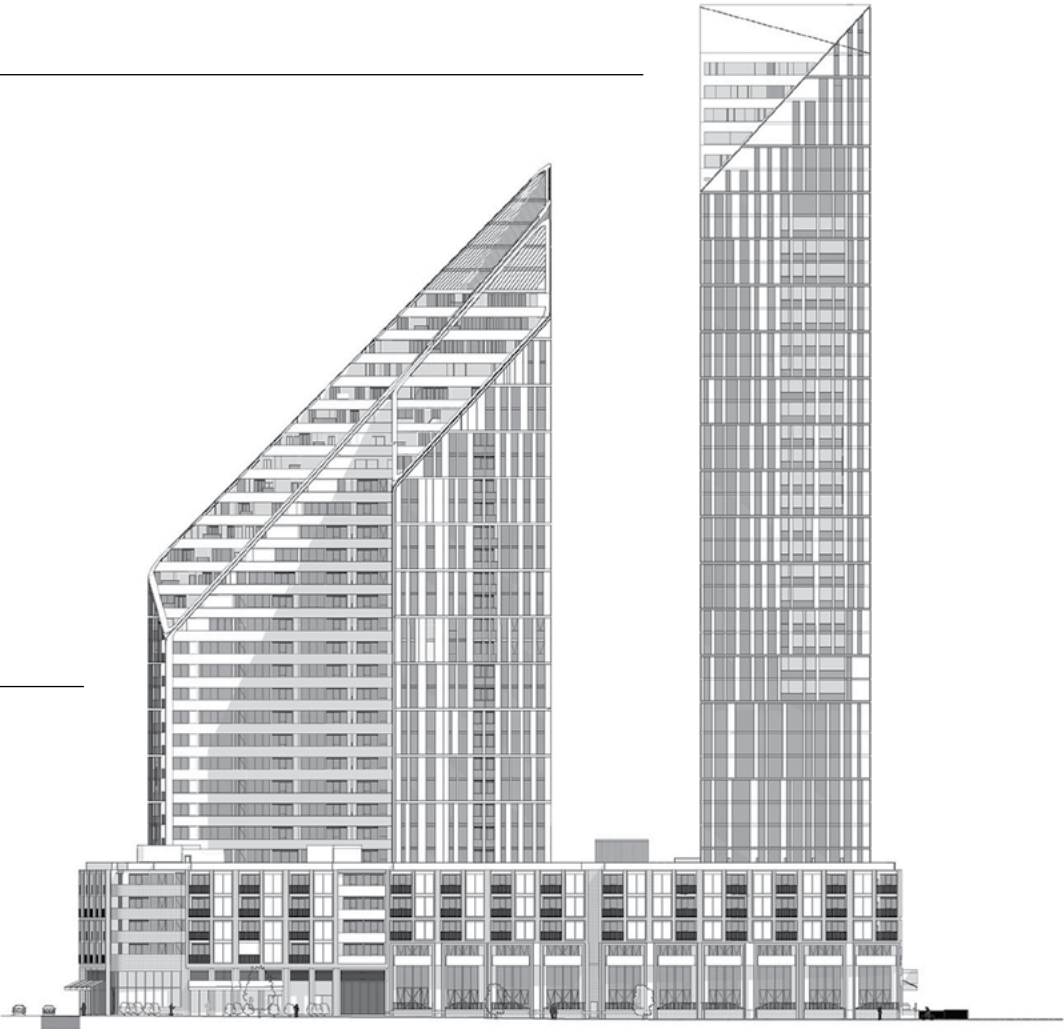
**Andrew Rettig,
Founder & CEO**

R.Evolution

Tower 2
Construction Commenced
November 2024

R.Iconic

Tower 1
Completed
June 2023





Melbourne’s ultimate lifestyle precinct **08**

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- Community & Social
- Premium Service

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- Wellbeing, Efficiency, Everyday Ease

R.Corporation **106**

- R.Corporation’s Ethos
- Track record
- Projects

Melbourne's ultimate lifestyle precinct.

Following the success of R.Iconic, R.Corporation is proud to present the second tower—R.Evolution.

Elevated in every sense, the second and final stage of this landmark South Melbourne project redefines what it means to live in Melbourne's ultimate lifestyle precinct. Introducing forty-five bespoke amenities, this stage brings new dimensions of wellness, entertainment and convenience – complementing and completing the extensive world-class offering already in place.

As with every R.Corporation project, the design of R.Evolution is deeply considered. Its additional height ensures more residences enjoy uninterrupted views across the bay that will never be built out.

The greater diversity of residential options and curated amenities delivers choice without compromise – creating a lifestyle experience that is truly unmatched.

An icon evolved.
A vision realised.



One Horizon Way

South Melbourne

R.Evolution's private entry and cobblestone driveway at One Horizon Way.



Arrive. Elevate. Live.

With a One Horizon Way address comes an arrival experience befitting a five-star hotel; the stunning lobby, the nod of recognition from the building's concierge, the ease of finding a space to match your mood – be it the comfort of your apartment, the serenity of the double-storey Horizon Lounge on level 30 of R.Iconic, strolling through the one-acre Paul Bangay private garden, or enjoying one of the many other private and community spaces within the building – returning to R.Evolution will always feel like home.

One Horizon Way



Step into the Lobby and the outside world recedes.



Looking in to the Horizon Lounge at Level 30.



Amenity.

As a resident of R.Evolution, you'll enjoy access to a world-class selection of thoughtfully curated amenities.

R.Evolution adds new offerings to the features that saw R.Iconic named Victoria's Best Lifestyle Development by Property Guru in 2023, giving you the opportunity to experience hotel-style amenity in your private home with low ongoing fees.

True to our 'Everything Considered' ethos, each offering is designed to bring maximum enjoyment with minimal requirement for maintenance and upkeep, resulting in lower owners corporation fees.

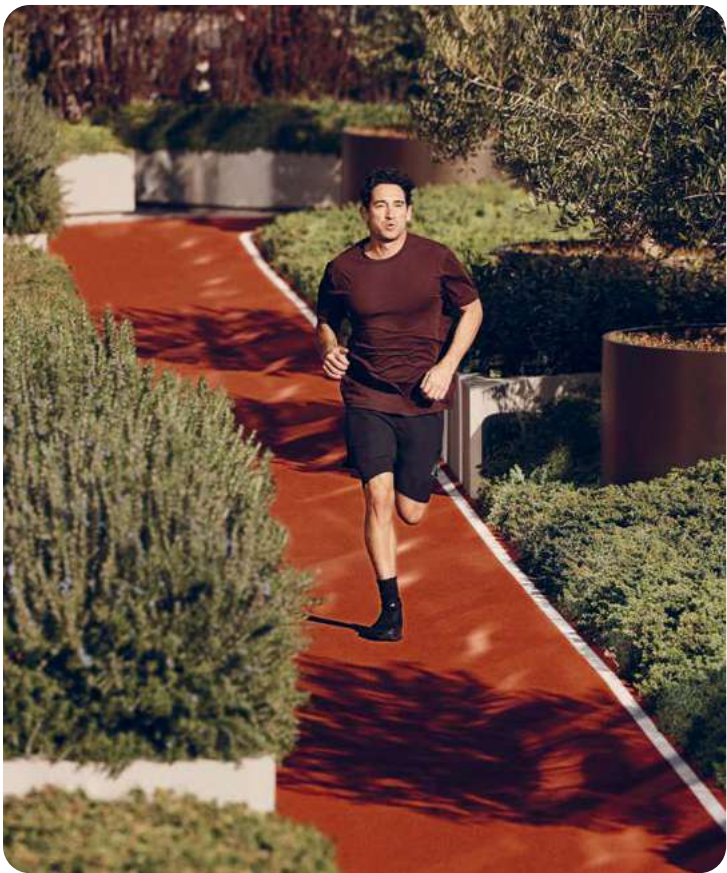


Next level.
On every level.

The expansive level five amenity is above ground to maximise natural light.

Forty-five bespoke amenities.

Infinity Running Track



The Wellness Club

- Reformer Pilates Studio
- Yoga Studio
- Private Treatment Room
- Traditional Sauna
- Infrared Sauna
- Steam Room
- Sensory Reset Room
- Rooftop Lap Pool
- Heated Rooftop Pool
- Heated Rooftop Magnesium Spa
- Cardio Gym
- Strength & Conditioning Gym
- Outdoor Fitness Station
- Infinity Running Track
- Golf Simulator
- Rooftop Garden
- Zen Garden

The Chairman's Club

- Club Lounge
- The Library
- Co-Working Space



Club Lounge

Cinema & Karaoke Room



The Social Club

- Private Dining Room
- Wine Tasting Room
- Chef's Kitchen
- Level 30–31 Horizon Lounge
- Lobby Living Room
- Rooftop Dining Pavilions
- Cinema & Karaoke Room
- Adventure Playground
- Rooftop Barbeques
- Fire Pit

Premium Service

- Coles Local – Direct Access
- Liquorland – Direct Access
- 24/7 Concierge/Security
- Monitored CCTV Security
- EV Charging Stations
- Go-Get Share Cars
- 24/7 Parcel Lockers
- Mail Room
- Dry Cleaning Service
- Dog Spa
- Bicycle Storage
- Building Management App



Pet-friendly living

Strength, Conditioning and Cardio Gyms.



The Wellness Club

Active wellness.

R.Evolution's twin gyms are fitted with state of the art Technogym® equipment, free weights and machines. The cardio pavilion features treadmills, ellipticals and stationary bikes – all with views across level five's landscaped gardens and beyond.



Entry to the light-filled Yoga and Reformer Pilates Studios.

Restorative wellness.

The restorative wellness offer available at R.Evolution supports your overall health by promoting relaxation and reducing stress. Amenities include a light filled reformer pilates and yoga studio, private treatment room, traditional sauna, infrared sauna, steam room and sensory reset room.

Heated Rooftop Magnesium Spa and Rooftop Lap Pool.



Residents can enjoy over an acre of landscaped gardens by Paul Bangay.



One acre of gardens by Paul Bangay.

R.Evolution residents will enjoy the tranquillity and beauty of their surroundings in the Rooftop Gardens by Paul Bangay, with thoughtfully curated plantings that change with the seasons, ensuring year-round visual appeal.

One of Australia's most celebrated garden designers, Paul Bangay has been at the forefront of classical and contemporary garden design for more than 35 years, crafting exquisite outdoor spaces that blend aesthetic beauty with practical function.

Lush, vibrant gardens will provide high-quality, long-lasting, and beautiful spaces that seamlessly connect the widely celebrated, expansive gardens of R.Iconic on level five, creating more than an acre of thoughtfully curated plantings.

R.Evolution's private dining facility pairs a sublime dining room with a superbly appointed chef's kitchen.



The Social Club

Become the stay-at-home-type.

R.Evolution's entertainment offerings ensure your downtime need never be dull. Whether socialising informally with friends and family, or joining the residents' book club or wine appreciation society, everything you need to unwind, celebrate or entertain is always just moments away.

Even better, everything you need to book the building's event spaces is as close as your mobile phone. From social gatherings to major celebrations, like milestone birthdays and even weddings – the building management app makes it easy to reserve the venue you need on the date you require.

Residents can indulge in the private Wine Tasting Room.





R.Evolution's Club Lounge is where business and pleasure mix in comfort and style.

The R.Evolution business lounge includes a dedicated meeting room, board room, a large co-working zone and soundproofed privacy pods.



Be welcomed by 24/7 concierge on duty or security on site.

Premium Service

Safe & Sound.

Life flows more smoothly when everyday essentials are close at hand.
The comprehensive selection of convenience amenities at R.Evolution has been carefully designed to simplify daily life for residents.



Located on the ground floor, both Coles Local and Liquorland can be accessed directly by lift from within the building.

Residences.

R.Evolution's highly considered apartments.

Discover expansive residences, designed with floor-to-ceiling windows to maximise views and natural light, and considered interiors that provide the storage and flexible space a modern lifestyle demands.

Open-plan layouts combined with a neutral palette of durable, quality materials free you to express your personality through your choice of furnishings and finishing touches.

Look. View. Sea.

R.Evolution capitalises on its location to ensure there are many sweeping views to choose from, with uninterrupted vistas of the bay and back to the night lights of the CBD.

Enjoy forever views to the water, and the spectacle of weather rolling in across the bay. Capture the sunset casting its golden hue across the nearby heritage streets, the lights of Melbourne's CBD flickering to life as dusk settles, or perhaps the morning fog lifting slowly off the local parks on a frosty winter morning.

Each a cinematic experience. Each framed by the floor-to-ceiling living room windows of your chosen R.Evolution apartment.





Premium Sub Penthouse Collection

The R.Evolution Premium Collection comprises a limited selection of deeply considered Sub Penthouses.

Complementing the vast residential amenity of this landmark project with panoramic water and park views, respectively, these spacious, light-filled three-bedroom residences promise a lifestyle elevated in every way imaginable.

Elegantly resolved, their open plan design allows the generously proportioned internal spaces to flow and connect seamlessly, unified by a palette of premium fixtures and finishes, including natural stone, porcelain tiles and wide, engineered oak floors.



Premium Townhouse Collection

The two-level Premium Townhouse Collection embody the same design ideals and exacting attention to detail as the Sub Penthouses, but with the added distinction of an individual street address and elevated views across adjoining parkland.

An exclusive offering comprising just four park-facing residences, R.Evolution Townhouses capitalise fully on their park-side setting. Floor-to-ceiling windows open onto a full-width terrace balcony, ushering light into the beautifully appointed interior to engender a deep sense of serenity, all year round.



Garden Apartments by Paul Bangay

One of Australia's most celebrated garden designers, Paul Bangay has been at the forefront of classical and contemporary garden design for more than 35 years, crafting exquisite outdoor spaces that blend aesthetic beauty with practical function.

The exclusive garden apartments are a limited collection of twelve residences, each with a unique, private courtyard garden design that celebrates native Australian flora.

The layering of ornamental canopy trees, flowering shrubs and cascading ground covers in each private courtyard garden is thoughtfully curated to change with the seasons, ensuring year-round appeal.



2 & 3 Bedroom Residences

Expansive homes spanning beyond 90sqm, designed with floor-to-ceiling windows to maximise views and natural light, and considered interiors that provide the storage and flexible space a modern lifestyle demands.

R.Iconic's design has already been recognised locally and internationally with awards for excellence in design, architectural design and design innovation.

This considered approach has helped inform the broad range of R.Evolution residences on offer.

Sub Penthouse living room and balcony with water views.



Premium Sub Penthouse
Collection

Architectural
expression.

Inspired by R.Evolution's bold architectural expression, the Sub Penthouse interiors are infused with a distinctive sculptural quality.

Open plan design allows the generously proportioned internal spaces to flow and connect seamlessly.

An elevated offering in every sense, R.Evolution Sub Penthouses provide never to be built out water views.



Sub Penthouse balconies overlook Port Phillip Bay.



Sub Penthouse kitchens feature open plan dining with water views.



Sub Penthouse walk-in robes and bedroom with water views.



Sub Penthouse bathroom with water views.



Sub Penthouse bedroom with water views.



Sub Penthouse balcony with water views.

Garden Apartments open onto private courtyard gardens.



Garden Apartments
by Paul Bangay

A unique garden collection.

The exclusive garden apartments are a limited collection of twelve residences, each with a unique, private courtyard garden design that celebrates native Australian flora.

Each garden apartment is a private urban oasis that seamlessly blends indoor and outdoor living. The layering of ornamental canopy trees, flowering shrubs and cascading ground covers in each private courtyard garden is thoughtfully curated to change with the seasons, ensuring year-round appeal.





Each Garden Apartment is a private urban oasis that seamlessly blends indoor and outdoor living.

Open-plan layouts combine with a neutral palette of durable, quality materials.



2 & 3 Bedroom
Residences

Timeless
is more.

Expansive homes spanning beyond 90sqm, designed with floor-to-ceiling windows to maximise views and natural light, and considered interiors that provide the storage and flexible space a modern lifestyle demands.

Open-plan layouts combined with a neutral palette of durable, quality materials free you to express your personality through your choice of furnishings and finishing touches.

Is there a better way to start each day, than waking to a view and watching the world outside slowly come to life?

From the refined design of your light-filled R.Evolution apartment, a sweeping water vista or across Southbank to the Dandenongs, a Melbourne cityscape, or a bird's-eye view over the tree-lined streets of South Melbourne.





City-facing views.



Neighbourhood.

The new precinct's reimagining promises major benefits for R.Evolution residents and the many others relocating to this evolving pocket of the city.

One of the most immediate advantages will be access to more public green space, including new linear parks along Woodgate, Johnson, Buckhurst and Ferrars Streets alongside pocket parks and a major new reserve at the corner of Munro and Montague Streets.

Normanby Road will be redesigned into a tree-lined, pedestrian-friendly boulevard with the addition of retail shops, cafes and restaurants.

A new pedestrian crossing at the front of R.Evolution on Normanby Road, traffic lights at the Boundary Street intersection, median strips, dedicated cycling lanes and an expanded canopy of trees will naturally calm traffic and transform the street into a slower, more considered promenade – creating a safer, greener and notably more enjoyable environment to walk, cycle and move through.



Thrive in a completed neighbourhood.

Blending heritage charm with modern architecture, the new precinct is evolving into a lively, mixed-use hub with new retail and dining options on both sides of Normanby Road.

Importantly, this transformation is being underpinned by significant government investment in the precinct. New parks, lush street trees, pedestrian crossings, dedicated bike paths and walking trails will beautify the new precinct, which will be stitched into an active, vibrant hub, making every movement healthier, easier and more intuitive.

-  New Retail
-  New Dining
-  New Parks
-  New Pedestrian Crossing (traffic calming)
-  Existing Coles Local
-  Existing Liquorland

Ground Floor Amenity

- 

Dining

 - 1. Long Black
 - 2. Lobby Cafe
 - 3. Cafe
 - 4. Restaurant
 - 5. Cafe / Restaurant
- 

Retail

 - 6. Beauty Salon
 - 7. Florist
 - 8. Hairdresser
 - 9. Day Spa
 - 10. Office
 - 11. Coles Local
 - 12. Liquorland
- 

The Social Club

 - 13. Lobby Lounge
 - 14. Living Room
 - 15. Private Dining & Wine Tasting Room
 - 16. Cinema
- The Wellness Club**

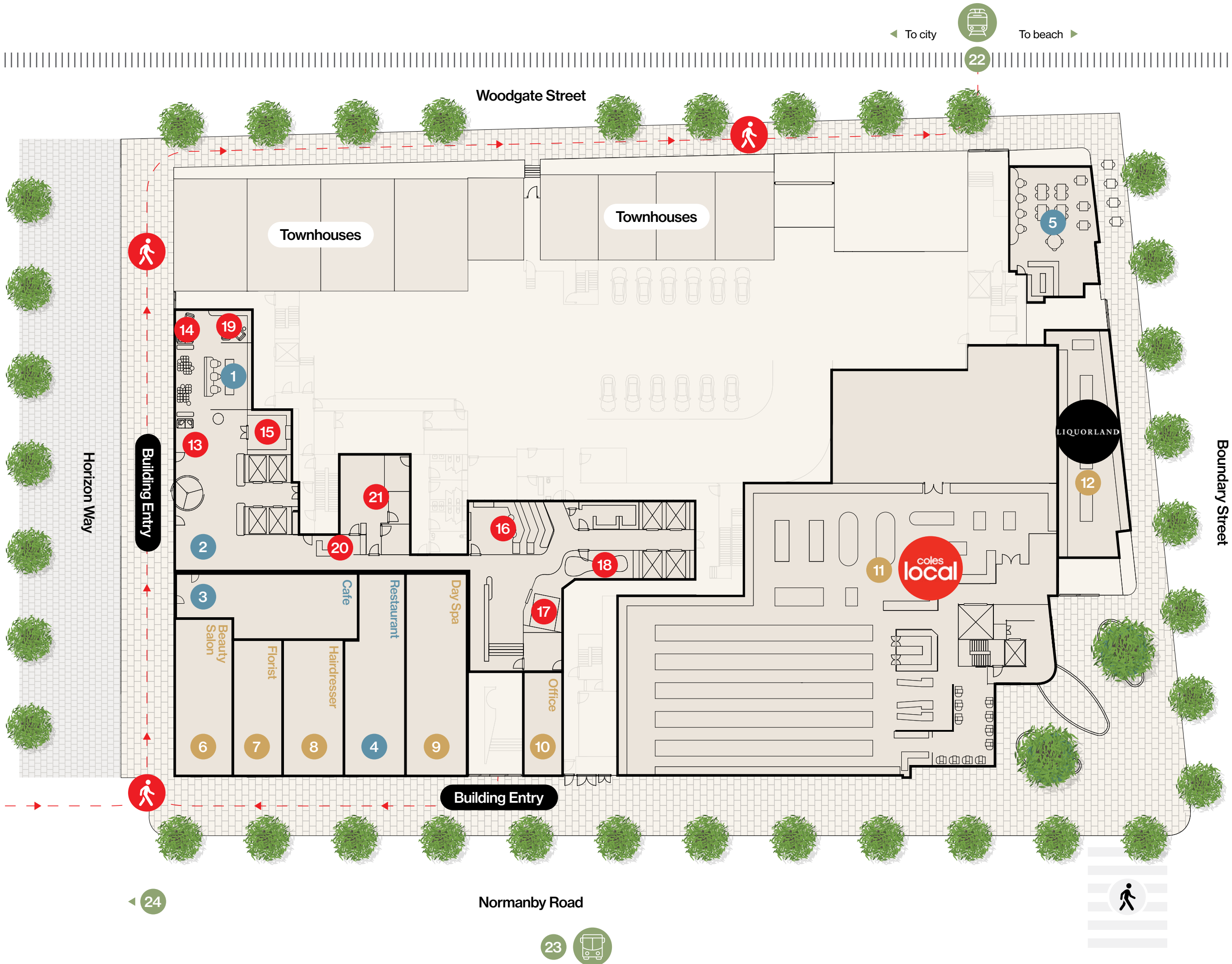
 - 17. Golf Simulator
 - 18. Putting Green
- The Chairman's Club**

 - 19. Library
- Premium Service**

 - 20. Concierge
 - 21. Building Management Area
- 

Access

 - 22. 109 Tram
 - 23. Bus Stop
 - 24. Citylink access via Montague Street





Normanby Road will transform into a pedestrian-friendly, tree-lined boulevard, enlivened by retail and hospitality.





A curated ground-floor retail offering bringing everyday convenience to your doorstep – cafés, restaurants, beauty services and daily conveniences.

Location.

Melbourne consistently ranks as one of the world's most liveable cities, and no address positions you better to take full advantage of its attractions than R.Evolution at One Horizon Way.

With it's prime position in one of Melbourne's oldest and most cherished suburbs, R.Evolution promises a lifestyle of convenience and possibility.

The adjacent linear park takes you directly to nearby Port Melbourne Beach. The riverside restaurants and nightlife of Southbank are just as close. Cross the river and you step into Melbourne's CBD, its gridded streets leading variously to the city's business, shopping, arts, sporting, education and health precincts.

Perfectly located.

Port Melbourne Beach is a short 3 minute tram ride away.



Casa de Vinos, 5 minute drive.
Golden Gate Hotel, 9 minute cycle.

Station Street Trading Co., 6 minute walk.
Rubira's, 4 minute walk.

Railway Club Hotel, 8 minute walk.
Chéri, 5 minute drive.

Komeui, 10 minute walk.

Code Black Coffee, 15 minute walk.



High-end shopping in Collins Street, 15 minute cycle.
Arts Centre Melbourne, 13 minute cycle.

Crown Premium Retail, 10 minute tram ride.
National Gallery of Victoria, 8 minute drive.

Crown Melbourne, 10 minute tram ride.

Melbourne Cricket Ground, 11 minute drive.
Street art in Hosier Lane, 13 minute cycle.

Everything within easy reach.



Retail & Entertainment

- Coles Local at R.Iconic
- Liquorland at R.Iconic
- DFO South Wharf
- South Wharf Promenade
- Crown Melbourne
- Melbourne Convention & Exhibition Centre
- South Melbourne Market
- Melbourne Arts Precinct
- Sea Life Melbourne Aquarium
- Marvel Stadium
- Melbourne CBD Shopping
- Village Cinemas Crown
- Bunnings Port Melbourne
- The Clarendon Centre
- Bay Street Local Shopping
- Future Retail



Pubs & Bars

- The Cornerstone
- North Port Hotel
- Railway Club Hotel
- Westside Ale Works
- CBCo Brewing
- The Albion
- Starward Distillery & Bar
- O'Connells Hotel
- Golden Fleece Hotel
- Bellota Wine Bar
- The General Assembly
- Melbourne Public
- Melbourne Cellar Door
- Frontside Food & Wine
- The Exchange Hotel
- Albert Park Hotel



Dining

- Rubira's
- Merrywell
- Park Street Pasta & Wine
- Komeyui
- Gradi Crown
- Woods Yard
- Nobu
- Lucky Chan
- Spice Temple
- Silks
- Montague Park Food Store
- Half Acre
- Ciao Cielo
- Claypots Evening Star
- Bang Pop
- Southgate Restaurants
- Meatworksco
- Lamaro's Hotel



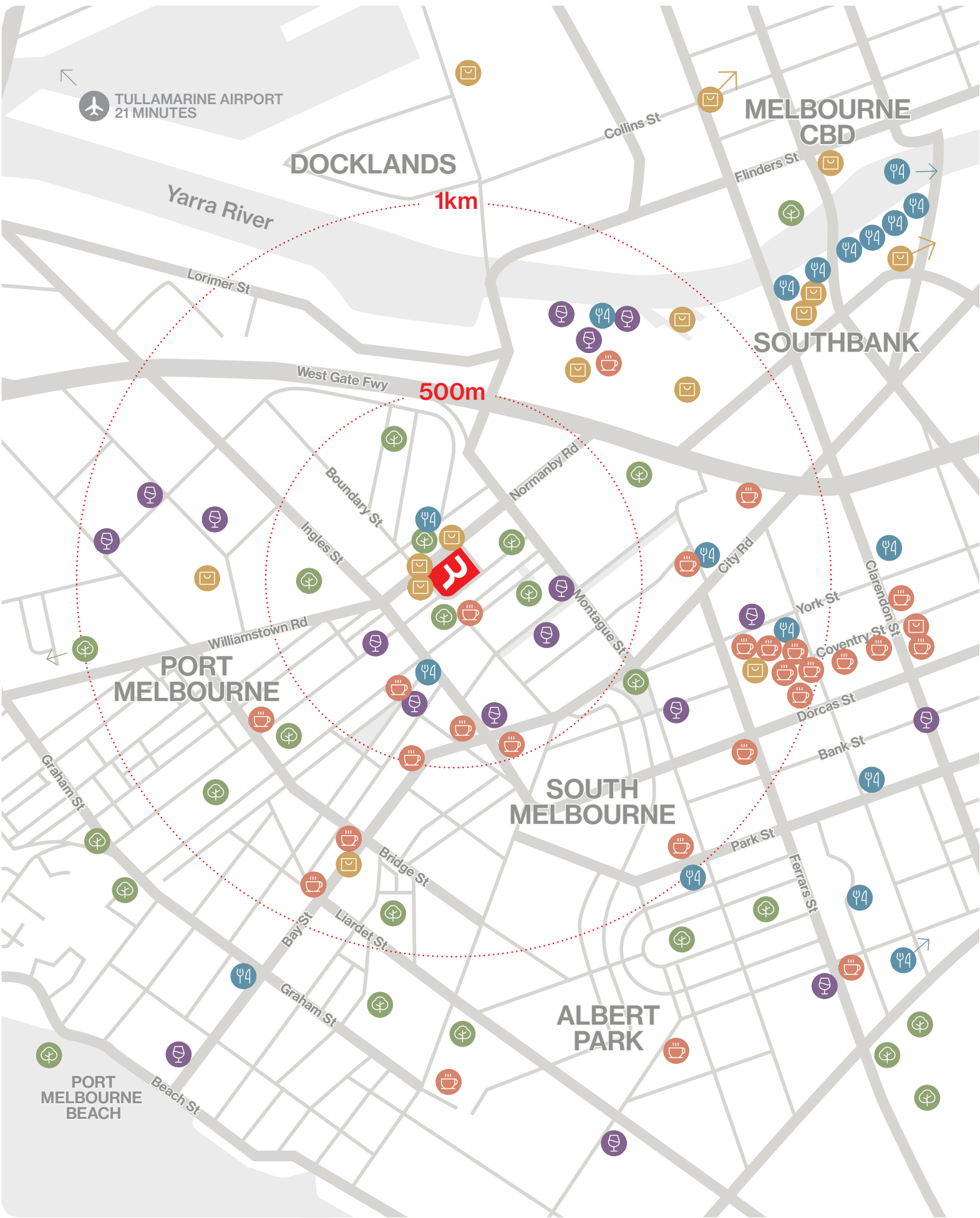
Cafés

- Station Street Trading Co
- Four7Six Café
- Foxtrot Café
- Brulee Patisserie
- Brew Station
- Chapel Bakery Café
- Agathé Pâtisserie
- Code Black Coffee
- Bodie
- Heart Bakes
- Leona Café
- Market Lane Coffee
- Rayong Jimmy Bob Café
- Goldfields Café and Bar
- CIEL Café
- PM's Café
- Lavender Café and Bakery
- Proper & Son
- Montage Park Foodstore
- Panette Eatery
- Gasworks Café
- St. Ali Coffee Roasters
- Chéri
- Hector's Deli
- Padre Café
- Ned's Albert Park



Parks & Recreation

- Fennell Reserve
- New Planned Parks
- ETU Stadium
- Walter Reserve Playground
- Kirrip Park
- Sol Green Reserve
- Edwards Park
- Hester Reserve
- JL Murphy Reserve
- Centenary Park Playground
- Lagoon Reserve
- Gasworks Arts Park
- St Vincent Gardens
- Melbourne Sports & Aquatic Centre
- Lakeside Stadium
- Albert Park Lake
- Port Melbourne Beach
- Batman Park
- The Jar Pickleball Club
- Port Melbourne Tennis Club
- Albert Park Lawn Tennis Club



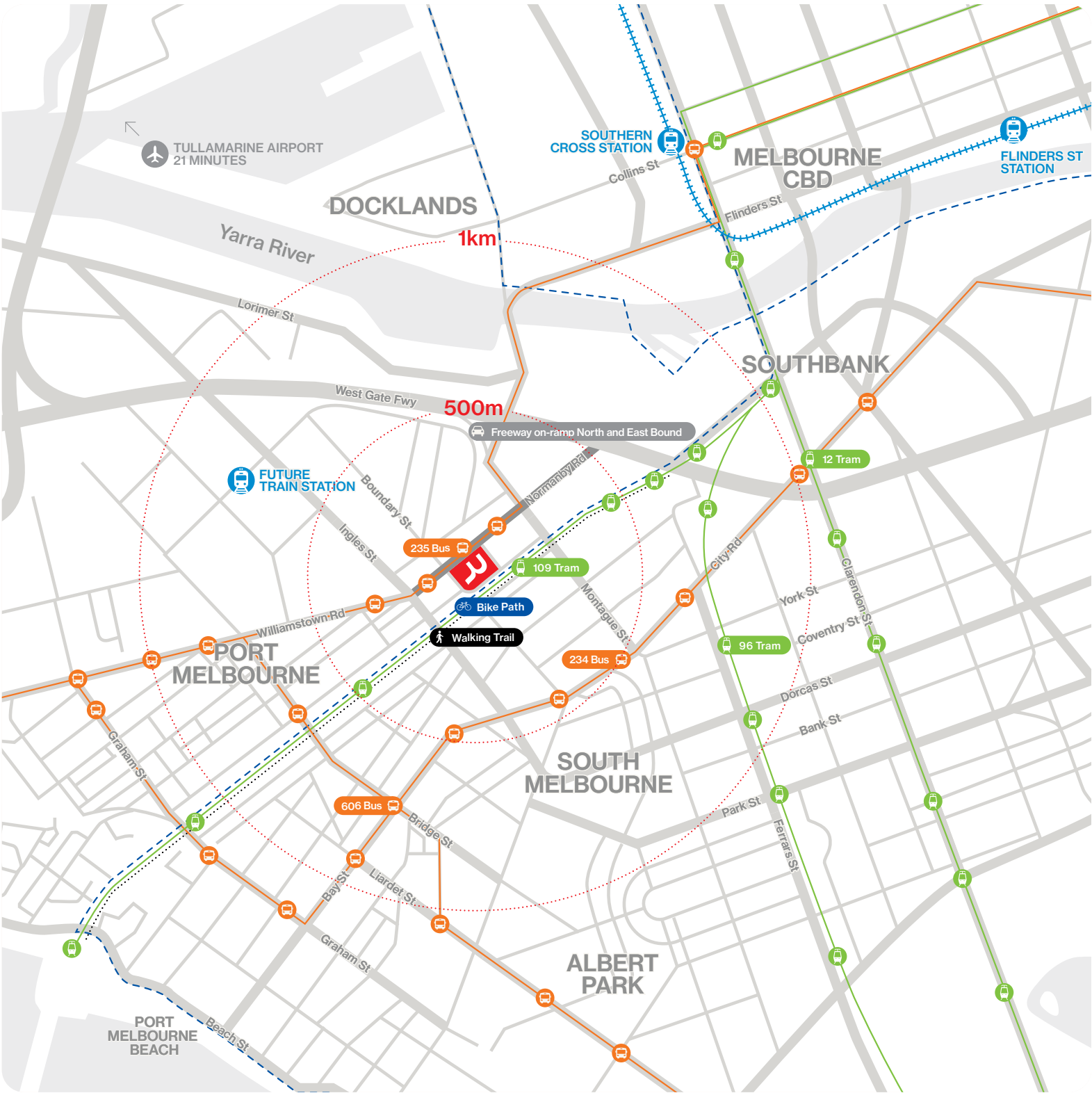
Transport & Connectivity.

R.Evolution’s location puts you close to every mode of public transport Melbourne has to offer, and provides fast access to the city’s freeway network.

Tram services from nearby Montague Street light rail station run to the CBD, St Kilda and Port Melbourne. Nearby Southern Cross Station is only one bus stop away, providing connection to City Loop, suburban and interstate rail services.

The West Gate Freeway can be accessed directly from Montague Street, connecting you with CityLink, the Monash Freeway and Princes Freeway. Travelling time to Melbourne airport is typically 20-25 minutes, door-to-door.

Prefer two wheels to four? The dedicated bike path running alongside R.Evolution will connect you with Melbourne’s vast bicycle network in no time.



“Working in the city, one of the great attractions is a 13 minute walk to my office. We have the light rail immediately at the back door which I catch to the footy and I also travel interstate for work, so getting to the airport in 20 minutes is fantastic.”

David,
R.Iconic resident

Sustainable Living.

At R.Evolution, sustainable living isn't an add-on – it's embedded in the way your home works, feels and performs every day.

Homes are designed to breathe cleaner air, welcome natural light and provide a calm retreat from the city beyond – supported by low-toxicity materials and thoughtful acoustic treatments.

Energy and water efficiency are built in, with an average 7-star energy rating, high-performance glazing and a 70,000-litre rainwater system helping reduce ongoing costs. Beyond the home, R.Evolution has a 5 Star Green Star rating and a lighter environmental footprint through considered materials, responsible sourcing and smarter construction.

A healthier way to live.

A considered suite of initiatives that support healthier living, lower running costs and are environmentally responsible.

Healthy living

- Cleaner indoor air through the use of ultra-low volatile organic compound (VOC) paints and low-toxicity materials.
- Limited noise transfer and a quite home environment with advanced acoustic treatments.
- Support wellbeing and reduced exposure to artificial light with homes designed to utilise natural lighting.



Lower cost of living expenses

- Reduce energy bills by hundreds of dollars each year through our apartments achieving an average 7-star energy rating.
- Reduce overall energy costs because of high-performance glazing that reduces reliance on air-conditioning and heating, which improves temperature control and reduces outside noise.
- Lower utility bills because of high-efficiency fixtures and smart appliances that use less water and energy
- Reduced Owners Corporation water costs with toilets and gardens that are supplied by a 70,000 litre rainwater system.
- Lower household water bills because of high-efficiency tapware and fixtures that reduce water use.
- Lower electricity use with apartments designed to maximise natural daylight.
- Predictable maintenance costs because of durable, low-impact materials used throughout the building.

Environmentally responsible

- Reduce environmental impact and support long-term value as the project targets a 5 Star Green Star sustainability rating.
- Lower carbon footprint by choosing a lower-impact home through concrete mix with reduced amount of Portland cement used.
- Feel confident that sustainable forestry is supposed as timber is sourced through Forest Stewardship Council and Programme for the Endorsement of Forest Certification -certified suppliers.
- Reduce environmental impact and support healthier, more sustainable living spaces because of materials chosen for recycled content and transparency.
- Contribute to a cleaner, more efficient building process because of carefully managed construction waste, that ensures less waste ends up in landfill.
- Help protect local waterways and contribute to better environmental outcomes with filtration systems like raingardens and pollutant traps that clean stormwater before it leaves the site.
- Feel good about lowering your carbon footprint, through apartments that use around 20–25% less energy for heating and cooling.



R.Corporation.

“From the tiniest detail to the way each property fits into the wider community, our process ensures every aspect of every development creates lasting value for our customers. This is our legacy.”

Andrew Rettig,
Founder & CEO

R.Corporation's Ethos.

Everything considered.

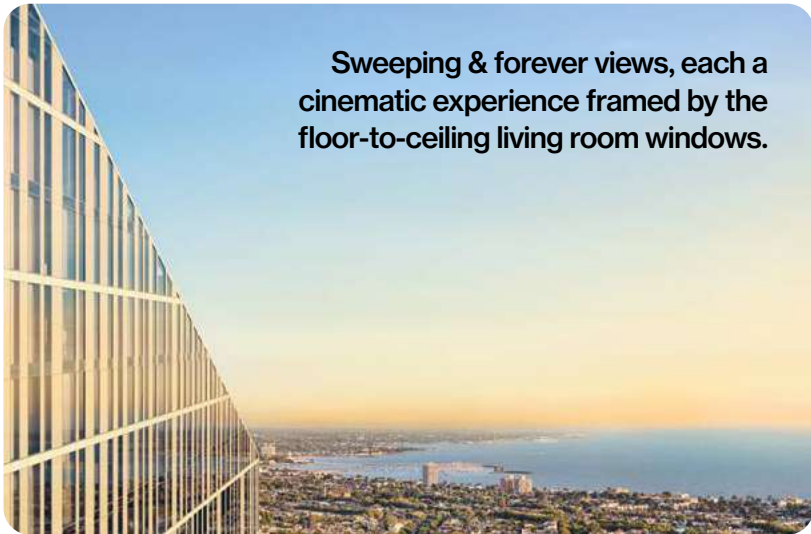
Our company ethos defines our practise which encompasses location, design, nature, amenity and service.

It's the reason every aspect of this unique residential setting contributes to a home-life elevated in every way imaginable.

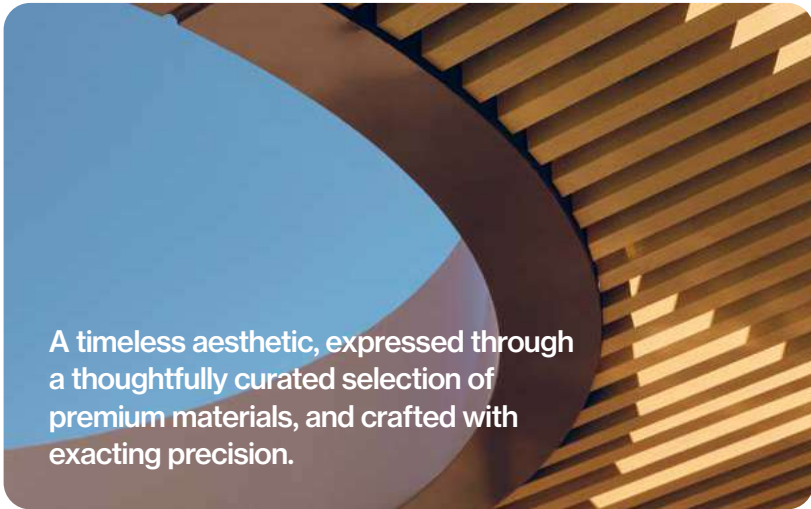
Every decision, every feature, is carefully curated to create an address.



Inspired by iconic, timeless design like the E TYPE Jag OF 1961 which remains as stunning today as it was when created.



Sweeping & forever views, each a cinematic experience framed by the floor-to-ceiling living room windows.



A timeless aesthetic, expressed through a thoughtfully curated selection of premium materials, and crafted with exacting precision.



Timeless design integrated with daily life.



Striking building design in a growing thriving precinct.

Track record.

Promises kept. Records broken.

R.Corporation is a trusted development company – known for providing a secure off-the-plan purchasing experience, and delivering property that consistently outperforms the market.

Years in operation

25

Buildings developed

30

Satisfied residents

4,000+

Completion Rate

100%



Since launching, R.Iconic has won a total of nine industry awards across development, design and lifestyle.

2023

Best Lifestyle Development Victoria

2023

Best Apartment Architectural Design Australia

2023

Best Condominium Architectural Design Asia

2020

UDIA Vic Awards For Excellency High Density Developmental Finalist

2023

UDIA Design Award

2024

UDIA National Awards For Excellence in Design

2024

The Urban Developer Awards High Density Residential Finalist

2024

The Urban Developer Awards Excellence in Design Innovation Finalist

2024

City of Port Phillip Design and Development Awards Commendation Mixed Use Category

Past Projects.

Thirty buildings commenced.
Thirty buildings completed.



Visit R.Corporation's past projects in
South Melbourne, East Melbourne, North Melbourne,
Cheltenham, South Yarra, Richmond, Maidstone,
Brunswick West and St Kilda.

Tribeca – East Melbourne

R.Evolution by R.Corporation

For further information
contact R.Corporation:

Telephone 1300 106 147
Sales@rcorporation.com.au

R.Evolution On-Site Display Suite
52 Boundary Street,
South Melbourne

R.Evolution under construction
at 253 Normanby Road,
South Melbourne

rcorporation.com

Disclaimer

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All plans, configurations, images, renders, views, artist's impression and diagrams have been prepared prior to completion of construction and are subject to change without notice. The areas, dimensions, finishes, fittings, the proposed positions for or sizes of window, columns or structures, landscaping and specifications of the property and the development referred to in this document are approximations only, are subject to change without notice, are calculated based on the Property Council of Australia Method of Measurement for Residential Property or any other method of measurement and must not be relied upon for any purpose. The vendor reserves the right to add to, replace, change or remove any finishes or fittings depicted in this document. Furniture, some decorative fittings, plants and whitegoods are not included in any sale except where specified in the relevant contract of sale. Some services available at the property and the development may attract an additional fee. Depicted views are general in nature and may not be available from a dwelling due to its location within the development or due to actual or proposed adjacent developments. Any figures provided in relation to rents, rates and fees are estimates only, may change, and must not be relied upon for any purpose.

The vendor makes no promise, warranty or representation as to the timing of the commencement of or completion of the subdivision, or the development activities to be undertaken as part of any stage, including any site works, subdivision and dedications of land or mixed-use/retail/commercial components (if any) or access to any adjoining development. These will be determined by the vendor in its absolute discretion. In particular, the vendor may elect to add a stage or not to proceed with any stage or any other component of the development.

The vendor may elect to deliver or not to deliver the whole or any part of the tower, including any amenities proposed to be included in the tower. The vendor may also re-order any staging. The vendor makes no promise, warranty or representation in relation to any other developments on land adjoining or nearby to the development.

The contract of sale will contain the entire agreement between the purchaser and vendor in connection with its subject matter and the contract of sale, together with the vendor statement, will supersede any information contained in this document or otherwise provided to the purchaser, any previous agreements or understandings between the parties and any promises, warranties or representations in connection with its subject matter. To the extent there is any inconsistency between an image, render or artist's impression in this brochure/plan and the contract of sale, the contract of sale version prevails. Purchasers should carefully check the building plans and specifications included in the contract of sale before signing it.

Prospective purchasers should satisfy themselves as to the truth or accuracy of any information contained within this document or otherwise provided to the purchaser through their own inspections, searches, inquiries and professional legal, accounting and investment advice, and must not rely on information provided in the relevant contract of sale or lease agreement. Prospective purchasers should obtain professional advice tailored to their specific circumstances before making any decisions.

The vendor does not make any representations or give any warranties and disclaim all liability for harm, loss, costs or damage which arises in connection with any reliance on the information in this document. Each prospective purchaser warrants that it understands and accepts the disclaimers and conditions outlined above and the vendor relies on such warranty when entering into a contract of sale with that prospective purchaser. For the purposes of this document, "vendor" means R.Corporation Pty Ltd, Melbourne Land 17 Pty Ltd (ACN 612 383 105) ATF R Project 17 Pty Ltd, Melbourne Land 18 Pty Ltd (ACN 612 382 911) ATF R Project 18 Pty Ltd, Melbourne Land 19 Pty Ltd (ACN 612 384 264) ATF R Project 19 Pty Ltd and their associated and related entities, or some of these entities as applicable.

R.Corporation