

RUBY
RUBY

MILTON

KK

Contents

| | |
|--------------------------|-----|
| Overview | 5 |
| Location & lifestyle | 15 |
| Architecture & Interiors | 33 |
| Amenities | 61 |
| View lines | 93 |
| Investment | 97 |
| Project team | 107 |

A life less ordinary

For those who seek to never follow.
Fearlessly stepping into tomorrow.



Brisbane

A rising metropolis. Ruby Ruby is set amongst the sun-drenched stage that is Brisbane. Locals know her secrets, travelers seek to explore the vibrant arts scene and the progressive culture all set within an enviable climate.

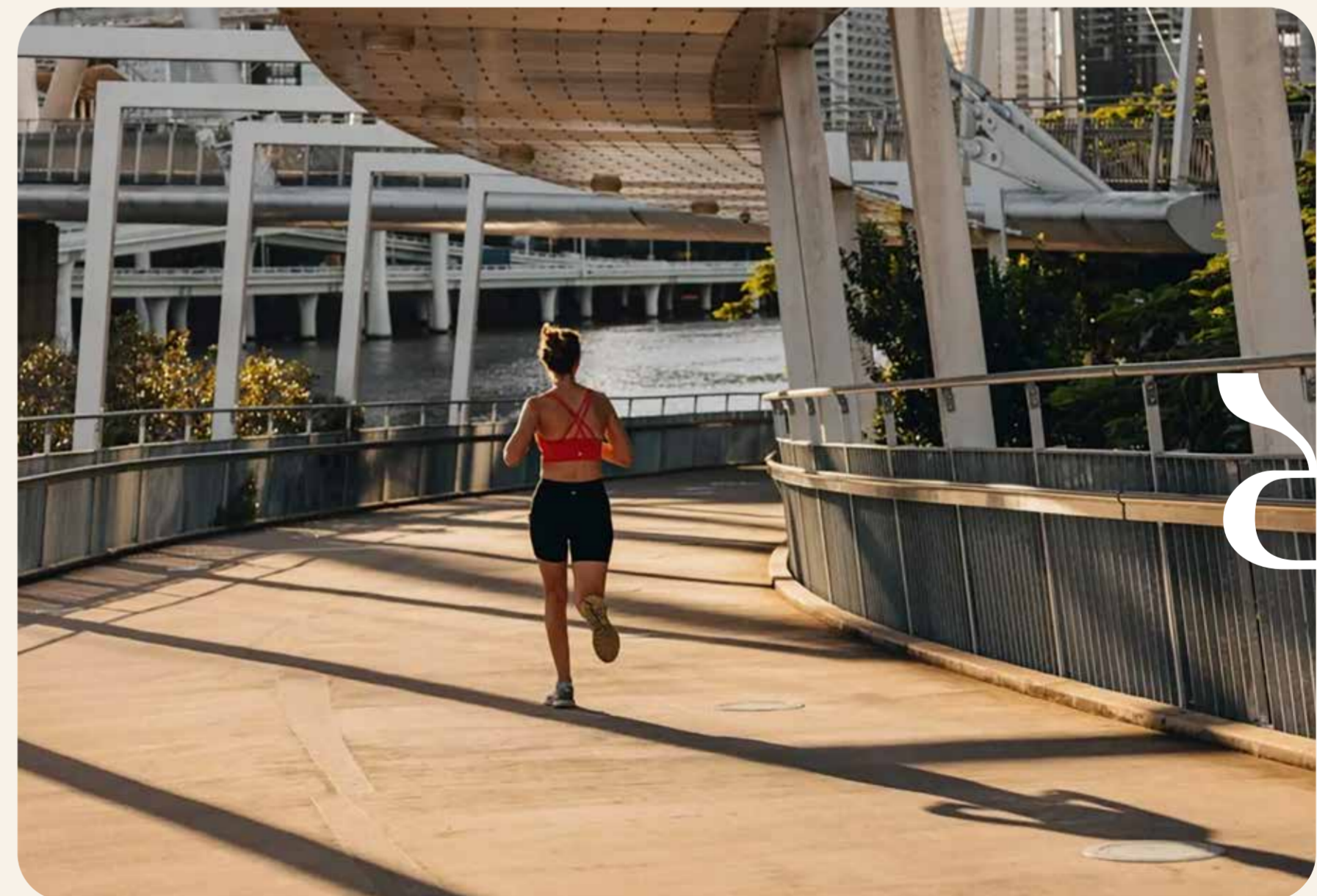
Brisbane has it all, a livable city, elite universities, indulgent palettes and an unparalleled outdoor lifestyle with flowing rivers, estuaries and mountain sides to explore. Make Ruby Ruby the most enviable addresses in Australia's most in-demand city.



Milton

Milton offers a great lifestyle with a cultural melting pot of entertaining with Park Rd retail and dining, Rosalie Village, The Barracks at Petrie Terrace, Caxton Street entertainment precinct within easy reach of Brisbane CBD.

Leading educational facilities are a short commute from Crombie Street, Milton with Queensland University offering world-class education on the river. Connect with nature and gather with friends in the immediate surrounds of popular parks and playgrounds including Frew Park, Milton Park, Perrin Park, Banksia Park, Robertson's Park, Jack Speare Park and Guyatt Park on the waterfront.



RUBY RUBY

Frequently asked questions

| TEAM | | | |
|--|--|--|--|
| Who is the Developer? | Kokoda Property | | |
| Who is the Architect? | Cottee Parker | | |
| Who is the Interior Designer? | Cottee Parker & Carr Design (Sub Penthouse & Penthouse) | | |
| CONSTRUCTION | | | |
| Expected Start | Q1, 2024 | | |
| Expected Completion | Q4, 2025 | | |
| CONTRACTUAL INFORMATION | | | |
| When is the sunset clause date? | 5 and a half years from the contract date in accordance with Qld legislation. | | |
| RENTAL INFORMATION | | | |
| What are the expected rents? | Please refer to price list for current market rental estimation | | |
| PROJECT OVERVIEW | | | |
| How many apartments within the project? | 145 apartments <ul style="list-style-type: none"> 128 2 bedroom apartments 8 3 bedroom apartments 6 Sub penthouses 2 Penthouses | | |
| How many levels is the project? | 21 levels including 3.5 basement car parking levels and rooftop terrace. | | |
| What are the key selling points? | <ul style="list-style-type: none"> Local amenity Transport Local shops Sporting arenas and Schools and Universities (UQ) Only 500m to CBD High end luxury fittings including marble kitchens and European Appliances Boutique & award-winning luxury developer Surrounded by the finest restaurants and cafes. City and river views Proximity to the Brisbane River Hotel style amenities including concierge, health and wellness center, wine room and chef's kitchen with residents dining, residents lounge, cinema, rooftop pool and recreation deck | | |
| AMENITIES | | | |
| What amenity is included in the project? | <table border="0"> <tr> <td style="vertical-align: top;"> GROUND LEVEL CONCIERGE <ul style="list-style-type: none"> Lobby Lounge Co-Working Space Meeting Room LEVEL P1 RESIDENT AMENITIES <ul style="list-style-type: none"> Private Dining and Lounge Cinema Billiard Room Dog wash </td> <td style="vertical-align: top;"> LEVEL 21 ROOFTOP TERRACE <ul style="list-style-type: none"> Dining Area with Outdoor Kitchen and BBQ Infinity Edge Pool Floating Day Bed Cabanas Fire Pit Private Bar & Dining HEALTH & WELLNESS CENTRE <ul style="list-style-type: none"> Spa Cold Plunge Pool Sauna Fully Equipped Gym Yoga Studio </td> </tr> </table> | GROUND LEVEL CONCIERGE <ul style="list-style-type: none"> Lobby Lounge Co-Working Space Meeting Room LEVEL P1 RESIDENT AMENITIES <ul style="list-style-type: none"> Private Dining and Lounge Cinema Billiard Room Dog wash | LEVEL 21 ROOFTOP TERRACE <ul style="list-style-type: none"> Dining Area with Outdoor Kitchen and BBQ Infinity Edge Pool Floating Day Bed Cabanas Fire Pit Private Bar & Dining HEALTH & WELLNESS CENTRE <ul style="list-style-type: none"> Spa Cold Plunge Pool Sauna Fully Equipped Gym Yoga Studio |
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| How will the use of these spaces be managed? | Communal spaces can be booked through the Concierge (and a dedicated online platform/smart device application where applicable) and will be managed by the Building Management Team appointed by the Body Corporate. | | |

| VIEWS | | | |
|---|--|---|---|
| What views does the development offer? | Views of Brisbane CBD, Brisbane River & Mt Coot-tha can be seen from the upper levels & rooftop. Lower levels have views of Milton and greater Brisbane. | | |
| TRANSPORT | | | |
| What is closest public transport? | TRAIN <ul style="list-style-type: none"> Milton Train Station (300m) BUS <ul style="list-style-type: none"> Coronation Drive (100m) – 411, 412, 415, 416, 417, 425, 433, 435, 444, 445, 453, 454, 460, N413 Milton Rail Station (300m)– 470, 475, N449 Park Road (300m) - 471 FERRY <ul style="list-style-type: none"> Milton Ferry Terminal (600m) BIKE <ul style="list-style-type: none"> Bicentennial Bikeway (100m) | | |
| EDUCATION | | | |
| What are the local schools and universities? | <table border="0"> <tr> <td style="vertical-align: top;"> UNIVERSITIES <ul style="list-style-type: none"> The University of Queensland James Cook University QUT Kelvin Grove Campus Australian Catholic University SCHOOLS <ul style="list-style-type: none"> Milton State School Rainworth State School Bardon State School St Joseph's School (Bardon) Brisbane Grammar School Brisbane Girls Grammar School St Joseph's College St James College Brisbane Central State School Arethusa College Kelvin Grove State College Petrie Terrace State School Ithaca Creek State School Ashgrove State School St Finbarr's School Marist College Ashgrove Oakleigh State School </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> Hubbard's School All Hallows School Angelorum College Ironside State School Brisbane State High School St Laurence's College Shafstan International College East Brisbane State School Brisbane Catholic Education St Ita's Primary School - Dutton Park Brisbane Boys College St Ignatius School St Peters Lutheran College Indooroopilly State School Ambrose Treacy College Anglican Church Grammar School New Farm State School West End State School Holy Family Primary School Dutton Park State Primary School St Joseph's Primary School St Ambrose's Primary School Mater Dei Catholic Primary School St Finbarr's Primary School </td> </tr> </table> | UNIVERSITIES <ul style="list-style-type: none"> The University of Queensland James Cook University QUT Kelvin Grove Campus Australian Catholic University SCHOOLS <ul style="list-style-type: none"> Milton State School Rainworth State School Bardon State School St Joseph's School (Bardon) Brisbane Grammar School Brisbane Girls Grammar School St Joseph's College St James College Brisbane Central State School Arethusa College Kelvin Grove State College Petrie Terrace State School Ithaca Creek State School Ashgrove State School St Finbarr's School Marist College Ashgrove Oakleigh State School | <ul style="list-style-type: none"> Hubbard's School All Hallows School Angelorum College Ironside State School Brisbane State High School St Laurence's College Shafstan International College East Brisbane State School Brisbane Catholic Education St Ita's Primary School - Dutton Park Brisbane Boys College St Ignatius School St Peters Lutheran College Indooroopilly State School Ambrose Treacy College Anglican Church Grammar School New Farm State School West End State School Holy Family Primary School Dutton Park State Primary School St Joseph's Primary School St Ambrose's Primary School Mater Dei Catholic Primary School St Finbarr's Primary School |
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| SECURITY | | | |
| Is there video intercom/security access? | Yes, video intercom and swipe card functionality. | | |
| Can residents access all building amenities? | All residents can access all amenities and the level of their own apartment. | | |
| APARTMENTS | | | |
| What is the street address/s for the project? | 12-18 Crombie Street, Milton, Queensland, 4064. | | |
| What are the ceiling heights? | Up to 2.7 metres in living spaces. | | |
| BALCONIES | | | |
| Do balconies have drains? | Yes | | |
| Are BBQ's allowed on the balcony? | Yes, subject to body corporate approval. | | |
| CARPARKS | | | |
| Is there a carpark? | Every resident/owner receives at least one car park. | | |
| Is there visitor parking? | There are 22 visitor carpark spaces. | | |

Frequently asked questions

| WINDOWS/WINDOW FURNISHINGS | |
|---|---|
| Are window furnishings provided? | All apartments have included window blinds. |
| Are there restrictions or requirements on window coverings if installed by purchaser? | Yes, limited to roller blinds or s-fold curtain (in accordance with laws contained in the CMS). |
| What type of glazing can I expect to the windows of the apartment? | Glazing to Australian Standards and the National Construction Code in powder coated aluminium frames. |
| KITCHEN | |
| Will my kitchen have a breakfast bar? | Most apartments have either a breakfast bar or dining table extension. Please refer individual floorplan. |
| APPLIANCES | |
| What appliances are included? | Miele Appliances. |
| DIVIDING WALLS/SOUND PROOFING | |
| What are the dividing walls between units? | Concrete/glass/metal stud partitions to Australian Standards and the National Construction Code including insulated and fire rated plasterboard. |
| What type of sound proofing is there between apartments? | Acoustic installation to internal wall, floors and ceilings to Australian Standards and the National Construction Code including underlay and batts as required. |
| ENVIRONMENTAL & SUSTAINABILITY | |
| What is the average energy rating for the development? | A 5 Star Average Rating across all apartments, demonstrating the high energy efficiency of the building. |
| What initiatives does the development have for environmental & sustainability design? | The following key ESD objectives will be targeted: <ul style="list-style-type: none"> Indoor Environment Quality Energy Efficiency Water Efficiency Storm Water Management Energy Efficient Building Materials Close proximity to Transport Scheduled Waste Management Construction and Building Management Innovation |

| DISPOSAL OF RUBBISH | |
|--|--|
| How is rubbish disposed of? | A designated and separated garbage area is located on Ground floor. There is a garbage chute located on each level, near the stairwells. |
| COMMUNICATION | |
| What internet is provided? | Australia's National Broadband Network (NBN) |
| What is available to watch on TV? | Free to air and Pay TV |
| AIRCONDITIONING | |
| What type of airconditioning is provided? | Reverse cycle ducted heating and cooling in the living rooms and bedrooms. |
| BODY CORPORATE | |
| What are the likely strata levies per quarter? | Refer to price list |
| What are the likely council rates and taxes per quarter? | Refer to price list |
| Who will be appointed to be the strata/building manager? | A Professional Body Corporate Manager |
| PURCHASING AN APARTMENT | |
| Can I purchase if I am a foreigner? | Yes, subject to approval from the Foreign Investment Review Board to buy an Australian property. |
| What are the deposit requirements? | No less than 10% of the contract price is required on execution of the contract of sale (can be up to 20% of the contract price). |
| How can I pay the deposit? | <ul style="list-style-type: none"> Cash Cheque Bank Guarantee (not ordinarily accepted) The Seller in its discretion may agree to accept in lieu of the actual payment of deposit a bank guarantee ("guarantee") in a form acceptable to the seller issued by an Australian bank to pay on demand to the seller the amount of the deposit. The bank guarantee will be an unconditional bank guarantee with no expiry date or a minimum 6 years |
| Are deposit bonds accepted? | No |
| Where is the deposit held? | All deposits are held in an Australian Solicitor's Trust Account and are not useable by the developer. |
| STAMP DUTY | |
| What method is used for calculating stamp duty payable? | Stamp duty is payable by the Buyer in accordance with the rates set out by the Queensland Office of State Revenue. |

Location & lifestyle



RUBY RUBY MILTON

SUNCORP STADIUM

CAXTON STREET

THE BARRACKS

BRISBANE CBD

GALLERY OF MODERN ART (GOMA)

STATE LIBRARY

QUEENSLAND ART GALLERY

QLD PERFORMING ART CENTRE (QPAC)

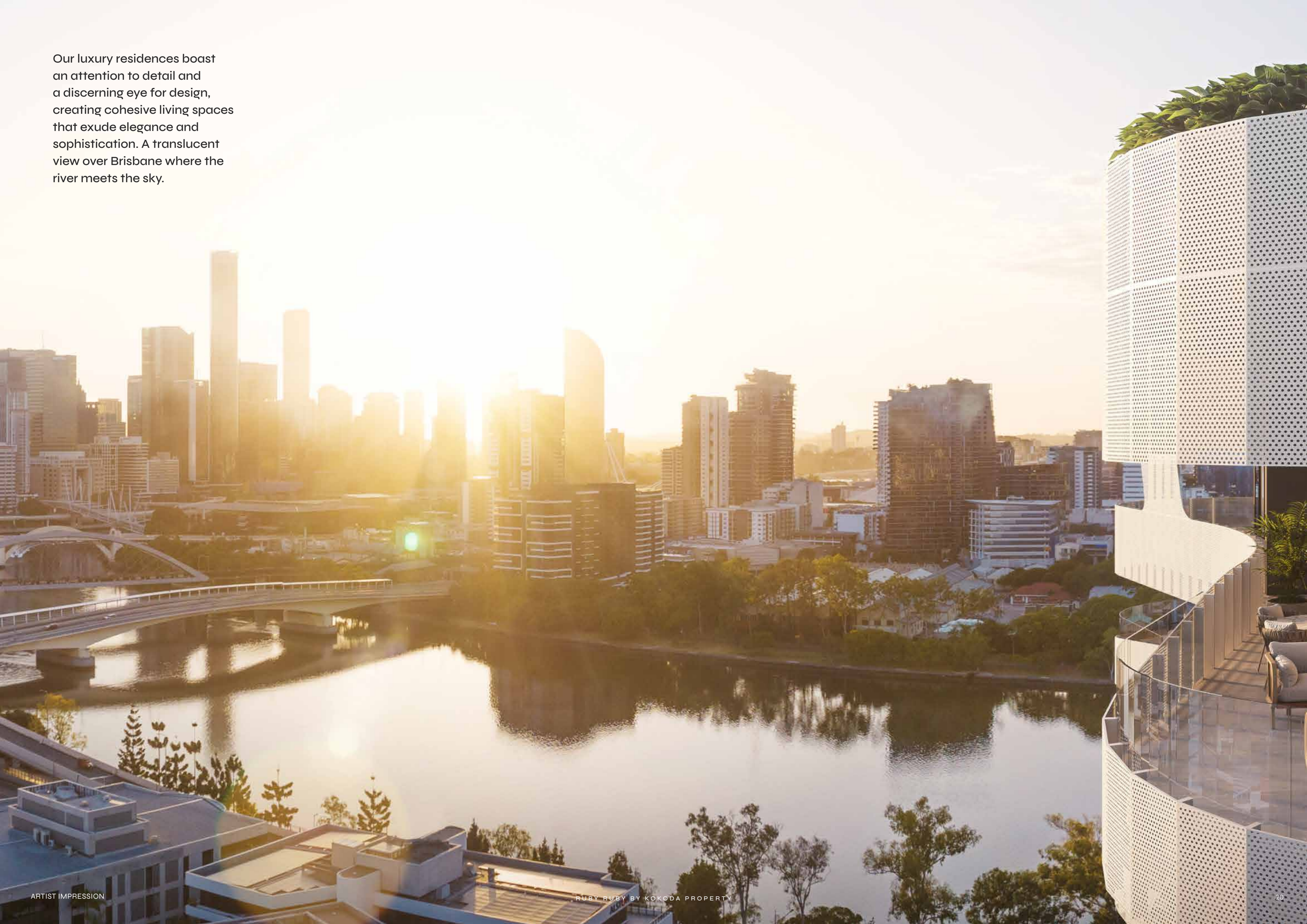


BRISBANE RIVER

MILTON TRAIN STATION



Our luxury residences boast an attention to detail and a discerning eye for design, creating cohesive living spaces that exude elegance and sophistication. A translucent view over Brisbane where the river meets the sky.





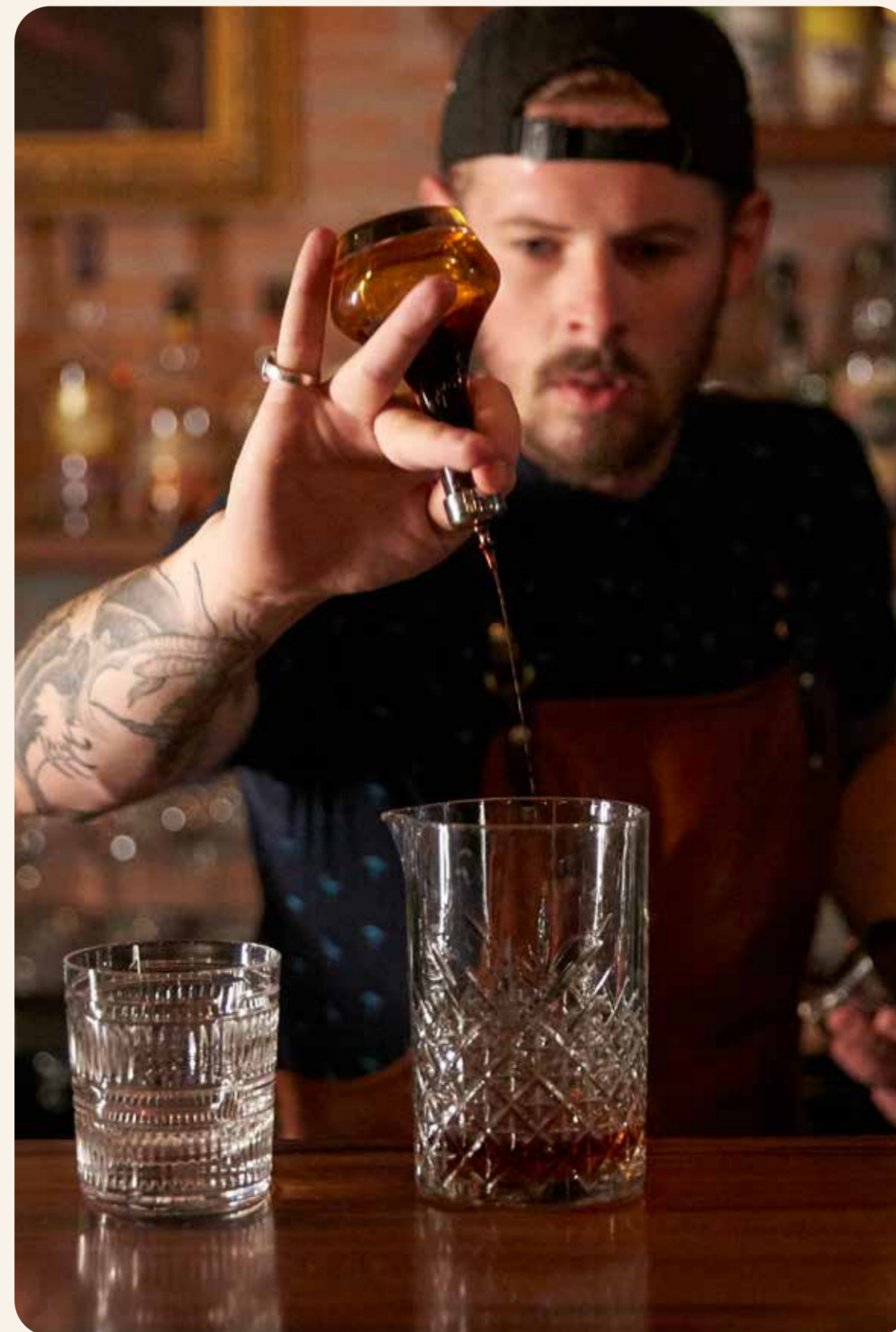
Step out of the ordinary

Boasting Brisbane's first outdoor café strip on Park Road, Petrie Terrace, and a new wave of modern dining and shopping. Surrounded by an abundance of green space and bike ways.

Step out and explore what's on offer.



The night is young and the weather is barmy, which means bar hopping is made easy. From boutique distilleries to grand establishments you can make a night on the town go all night long.



CAFES & RESTAURANTS

- 1 Bunker Coffee 3 min walk
- 2 Two Wheels and a Handlebar 4 min walk
- 3 Anouk Cafe 17 min walk
- 4 Naïm 7 min drive
- 5 85 Miskin St 9 min drive

BARS & NIGHTLIFE

- 6 Aether Brewing 4 min walk
- 7 The Scratch Bar 5 min walk
- 8 Newstead Brewing Co 9 min walk
- 9 The Malecón 10 min walk
- 10 Darling & Co 14 min walk

SHOPPING

- 11 Milton Markets 2 min walk
- 12 Brown's General Store 5 min drive
- 13 Double Double 6 min drive
- 14 Empire Revival 6 min drive
- 15 Hummingbird The Shop 6 min drive

EDUCATION

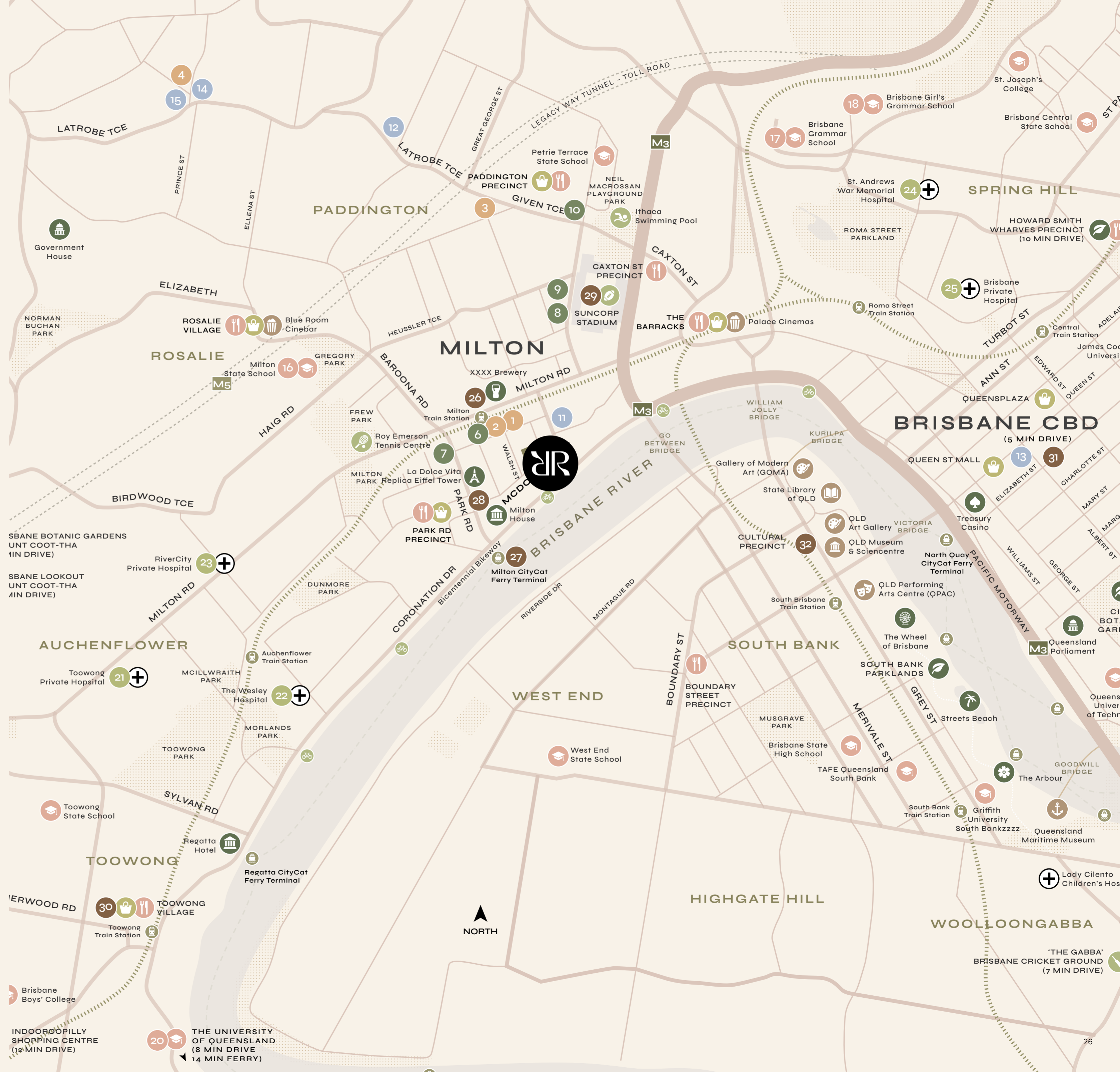
- 16 Milton State School 4 min drive
- 17 Brisbane Grammar School 5 min drive
- 18 Brisbane Girl's Grammar School 6 min drive
- 19 Brisbane Boys' College 7 min drive
- 20 The University of Queensland 8 min drive

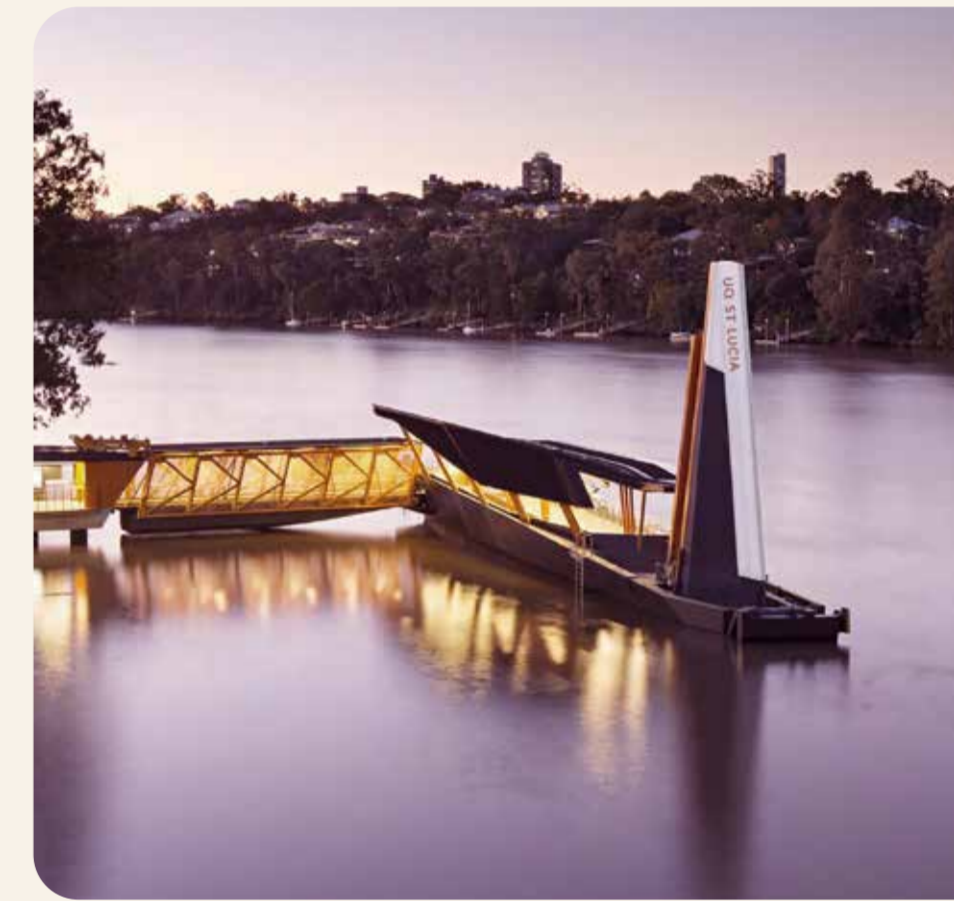
HEALTH & WELLBEING

- 21 Toowong Private Hospital 4 min drive
- 22 The Wesley Hospital 4 min drive
- 23 RiverCity Private Hospital 4 min drive
- 24 St Andrews War Memorial Hospital 6 min drive
- 25 Brisbane Private Hospital 7 min drive

KEY DESTINATIONS

- 26 Milton Train Station 4 min walk
- 27 Milton Ferry Terminal 8 min walk
- 28 Park Road Precinct 4 min walk
- 29 Suncorp Stadium 10 min walk
- 30 Toowong Village 4 min drive
- 31 Brisbane CBD 5 min drive
- 32 South Bank Cultural Precinct 5 min drive
- 33 Brisbane Airport 16 min drive



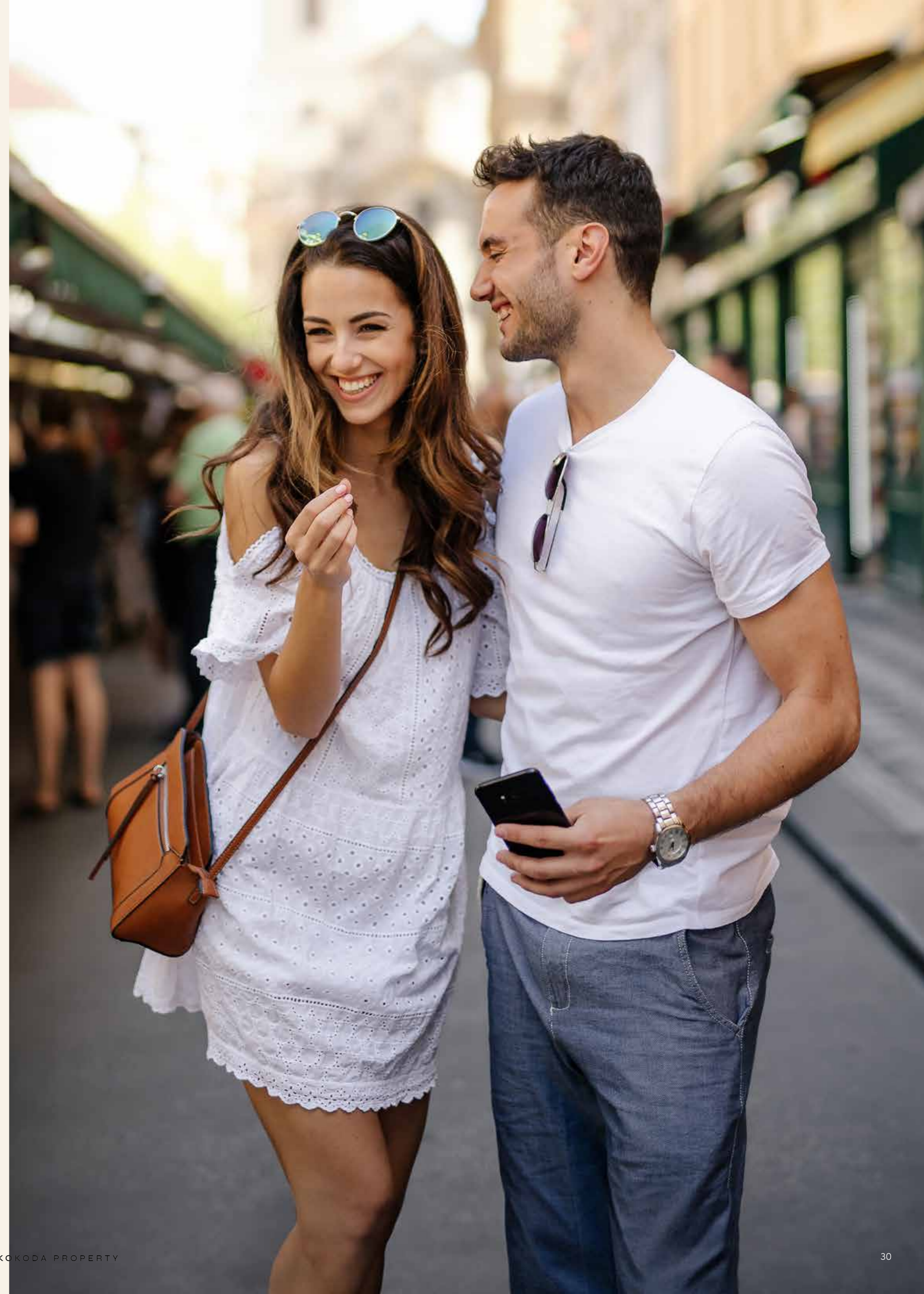


Explore the eclectic treasures of Milton and the surrounding neighbourhood with home-grown favourites like The Plant Bunker or catch a game at Suncorp Stadium. One thing is certain you don't have to venture far to have a great time.





Shopping at the Milton Markets, taking a stroll down the river, or just catching up with friends at the many bars down at Howard Smith Wharfs, there is no time to be boring in Brisbane.





10
MINUTE

SUNCORP STADIUM

As the beating heart of Brisbane's sporting scene, the world-class Suncorp Stadium is home to rugby league, rugby union and major events.



4
MINUTE

MILTON TRAIN STATION

A four minute walk from Crombie St, Milton Station hosts frequent train services that connect you with the city and surrounds.



5
MINUTE

BRISBANE GRAMMAR

With an enviable reputation and heritage charm, Brisbane Grammar School is one of many of elite educational offerings near Crombie St.



7
MINUTE

PADDINGTON PRECINCT

Neighbouring Paddington offers vibrant cafes, vintage fashion and antique shopping set amongst a picturesque village atmosphere.



4
MINUTE

PARK ROAD PRECINCT

With its European allure, Milton's iconic Park Road Precinct enjoys an abundance of lively cafe culture and alfresco dining.



8
MINUTE

MILTON FERRY TERMINAL

Whether you're heading to the CBD, The University of Queensland, or beyond, the CityCat ferry is your traffic-free option.



10
MINUTE

MT COOT-THA GARDENS

Recognised as Queensland's premier subtropical botanic gardens, this 56-hectare lush sanctuary provides the ultimate escape just moments away.



12
MINUTE

MT COOT-THA LOOKOUT

Walk, run, bike or drive it. The spectacular panoramic views across Brisbane are worth the climb at Mount Coot-tha Lookout.



3
MINUTE

FREW PARK

Enjoy a game of tennis at the Roy Emerson Tennis Centre or a lazy weekend picnic in the parklands with a wealth of play spaces for kids.



6
MINUTE

BRISBANE CBD

Work or play, Brisbane's CBD is located just 2kms from Crombie St, ensuring you are in prime position to enjoy its bounty.



10
MINUTE

SOUTH BANK

Brisbane's cultural, educational and recreational precinct features a host of events alongside galleries, museums, Streets Beach and parkland.



14
MINUTE

UNIVERSITY OF QUEENSLAND

Ranked in the top 50 QS World University Rankings, The University of QLD is one of the world's most respected universities.

Architecture & Interiors

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RUBY RUBY

MILTON



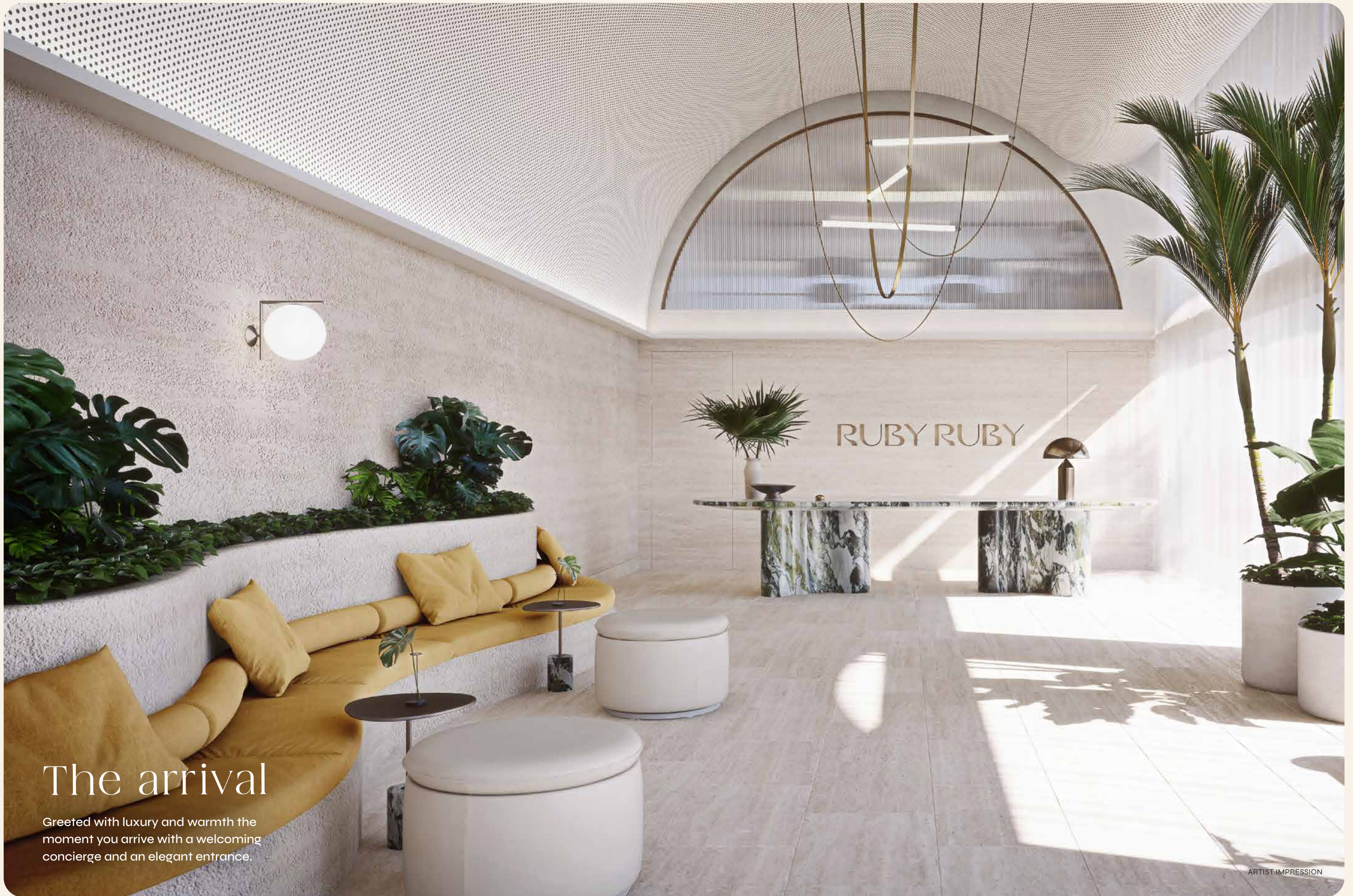
Rising high on Crombie Street, Ruby Ruby makes an entrance with delicate beauty. The distinctive design collaboration between Cottee Parker and Kokoda Property is destined to be a signature building in Milton, Brisbane.





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RUBY RUBY



The arrival

Greeted with luxury and warmth the moment you arrive with a welcoming concierge and an elegant entrance.

ARTIST IMPRESSION

Two bedroom living



ARTIST IMPRESSION



ARTIST IMPRESSION

Two bedroom kitchen



Two bedroom balcony



ARTIST IMPRESSION

Two bedroom kitchen



Two bedroom living

ARTIST IMPRESSION



Two bedroom master

ARTIST IMPRESSION



Two bedroom bathroom



Two bedroom balcony

ARTIST IMPRESSION

Interior specification – 2 bedrooms

| KITCHEN | |
|------------------------------------|---|
| Sink | 1 OR 1.5 Bowl Sink, (refer to plans) |
| Mixer | Single Lever Mixer |
| Cooktop | Miele Gas Cooktop 600mm (2 Bedrooms) (or European appliances of similar quality) |
| Oven | Miele Oven 600mm (or European appliances of similar quality) |
| Rangehood | Miele Rangehood 600mm (2 Bedrooms) (or European appliances of similar quality) |
| Dishwasher | Bosch Integrated Dishwasher 600mm (2 Bedrooms) (or European appliances of similar quality) |
| Refrigerator | Fridge Cavity |
| Splash back | Selected Natural Stone |
| Benchtop | Selected Natural Stone |
| Joinery Units | Laminate |
| Floor | Engineered Timber Floor |
| Light | Selected Recessed LED Downlights |
| BATHROOM | |
| Basin | Wall Hung Vanity and Sink with Storage Cabinetry |
| Basin Taps | Taps and Spout |
| Toilet Suite | Toilet Suite with Soft Close Seat |
| Shower Tapware | Single Lever Mixers, Rail Shower |
| Shower Screen | Semi-Frameless Glass |
| Mirror | Polished Edged Mirror |
| Accessories | Towel Rail, Toilet Roll Holder |
| Floor & Wall Tile | Selected Tile |
| Light | Selected Recessed LED Down lights |
| LIVING AREAS AND BEDROOMS | |
| Flooring | Selected Carpet to Bedrooms and Study Selected Engineered Timber Floor to Kitchen & Living |
| Walls / Ceilings | Select Paint Finish to Plasterboard |
| Skirtings & Architraves | Select Paint Finish to Skirting and Architraves |
| Cornices | Square Set |
| Entry & Internal Doors | Flush Panel Door with Selected Door Furniture |
| Lighting | Selected Recessed LED Down lights |
| Wardrobe (2 bedrooms) | Mirrored Sliding Door Robes with Hanging Rail and Shelf |
| Walk-in Robe (Selected 2 bedrooms) | Open Robes with Hanging Rail and Shelf with No Doors in Joinery Carcass |
| GENERAL | |
| Windows | Aluminum Frame, Sliding Doors to Terraces and Courtyards |
| Walls / Ceilings | Select Paint Finish to Plasterboard |
| Courtyards / Terraces | Selected Tile |
| Security | Video / Audio Intercom |
| Laundry | Cavity Space for Washing Machine and Dryer, Laundry Mini Trough |
| Heating & Cooling | Ducted Air Conditioning to Living and Bedrooms. Condenser on Balconies / Terraces |
| Telephone / High speed Internet | One Point to Living Room and Main Bedroom |
| MATV / Pay TV | One Point to Living Room and Main Bedroom |
| Service Connections | Metered Electricity and Water |
| Carpark | Secure Carpark with Security Access Control System (Unless specified in Contract) |

The Seller may substitute items contained in the schedule at any time without notice in accordance with the contract. The location of fixtures and fittings may also be changed. Communications and TV points are for access to the relevant service, but individual connection charges and ongoing usage charges will apply. All stainless-steel products are susceptible to scratching and should be treated with care. This is not a fault; it is a character of the product. Any marks must be identified in the pre-settlement inspection in order to qualify as a defect. The Seller is not obliged to remedy defects in chattels where there is a manufacturer's or supplier's warranty. As stone is natural, there may be variations in colour and consistency. Reconstituted stone is manufactured from natural aggregate materials therefore variations in colour, consistency and shading can occur. Stone should be cared for in the manner recommended by the Manufacturer. Information herein is subject to change without notice. No responsibility is accepted by the Seller or its agents for any other information contained herein or for any action taken in reliance thereon. Architectural and artist impressions are indicative only. Whilst all information in relation to this development has been prepared with the utmost care and attention to its accuracy, no warranty can be given and therefore interested parties should rely on their own enquiries.

Interior specification – 3 bedrooms

| KITCHEN | |
|------------------------------------|---|
| Sink | Double Bowl Sink (refer to plans) |
| Mixer | Single Lever Mixer |
| Cooktop | Miele Gas Cooktop 900mm / (or European appliances of similar quality) |
| Oven | Miele Oven 600mm / (or European appliances of similar quality) |
| Microwave/steam oven | Miele 600mm Steam oven with microwave – 3 bedrooms only (or European appliances of similar quality) |
| Rangehood | Miele Rangehood 900mm / (or European appliances of similar quality) |
| Dishwasher | Miele Integrated Dishwasher 600mm / (or European appliances of similar quality) |
| Refrigerator | Liebherr Integrated Fridge / Freezer (or European appliances of similar quality) |
| Splash back | Selected Natural Stone |
| Benchtop | Selected Natural Stone |
| Joinery Units | Laminate |
| Floor | Engineered Timber Floor |
| Light | Selected Recessed LED Downlights |
| BATHROOM | |
| Basin | Wall Hung Vanity and Sink with Storage Cabinetry |
| Basin Taps | Taps and Spout |
| Toilet Suite | Toilet Suite with Soft Close Seat |
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| Courtyards / Terraces | Selected Tile |
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| Laundry | Cavity Space for Washing Machine and Dryer, Laundry Mini Trough |
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Amenities





ARTIST IMPRESSION

Resident's Lounge

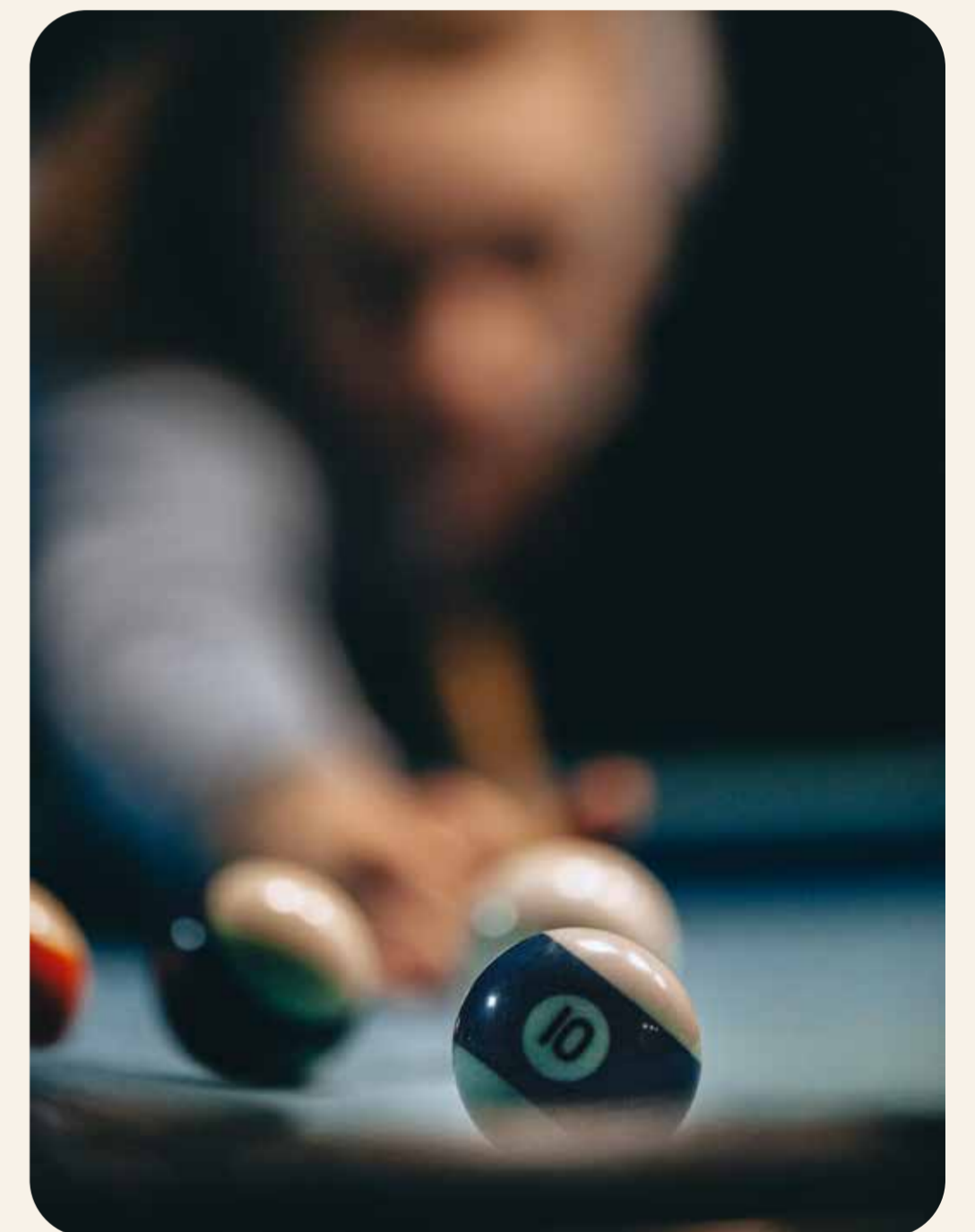
Elevate your after-work drinks to a whole new level with a happy hour at home at your very own bar and lounge.



ARTIST IMPRESSION

Billiards room

Have a night in and bond with friends while showing off your trick shot skills.





ARTIST IMPRESSION

Cinema

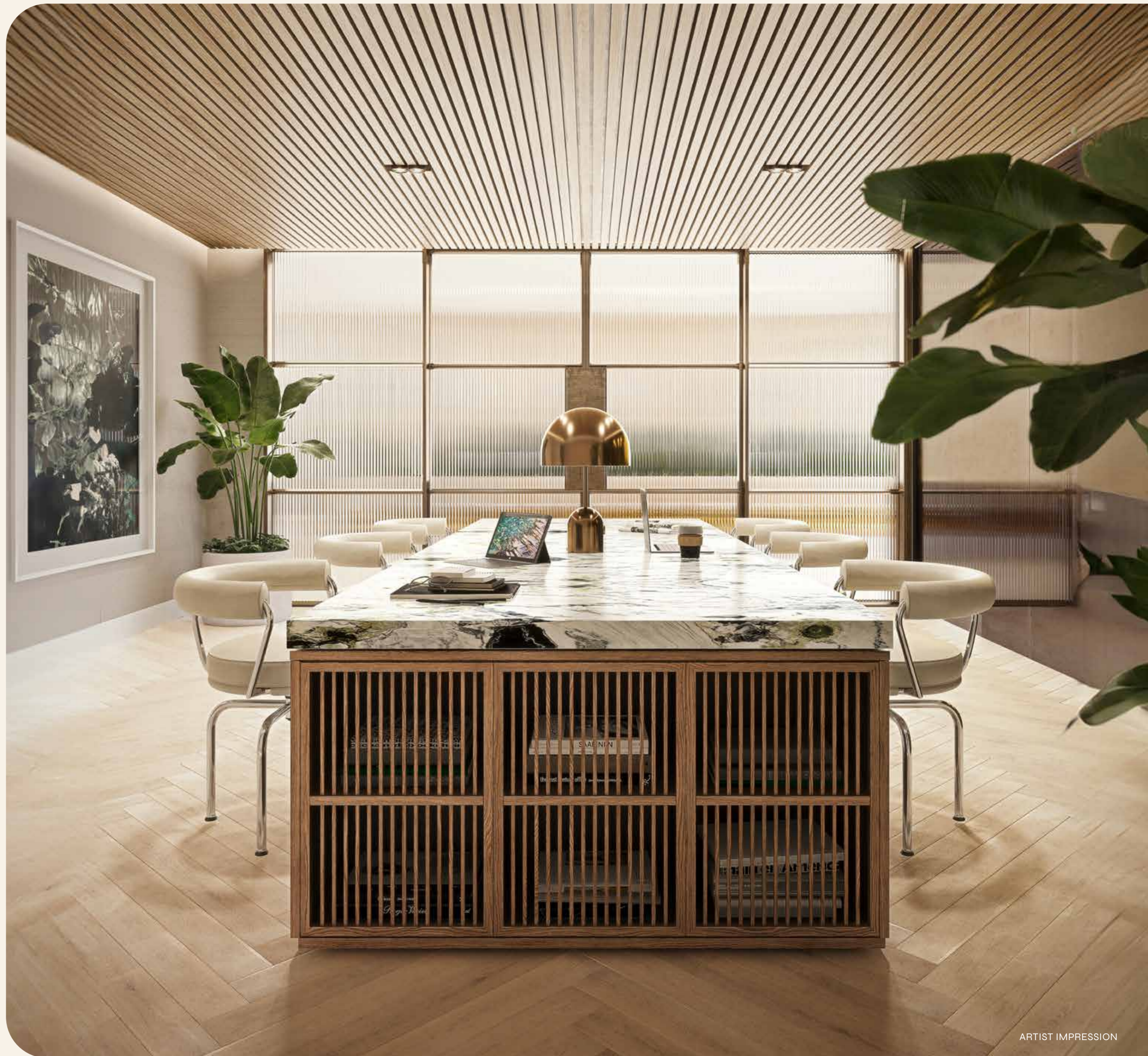
Where Gold Class meets a First Class cinematic experience in luxurious comfort.



ARTIST IMPRESSION

Take control

Take control of your work and life, land the deal, look after your pooch and charge your car all from your doorstep.



ARTIST IMPRESSION



Self-indulgence accepted

Today's residents make time for self-care,
Ruby Ruby is there for your pleasure.



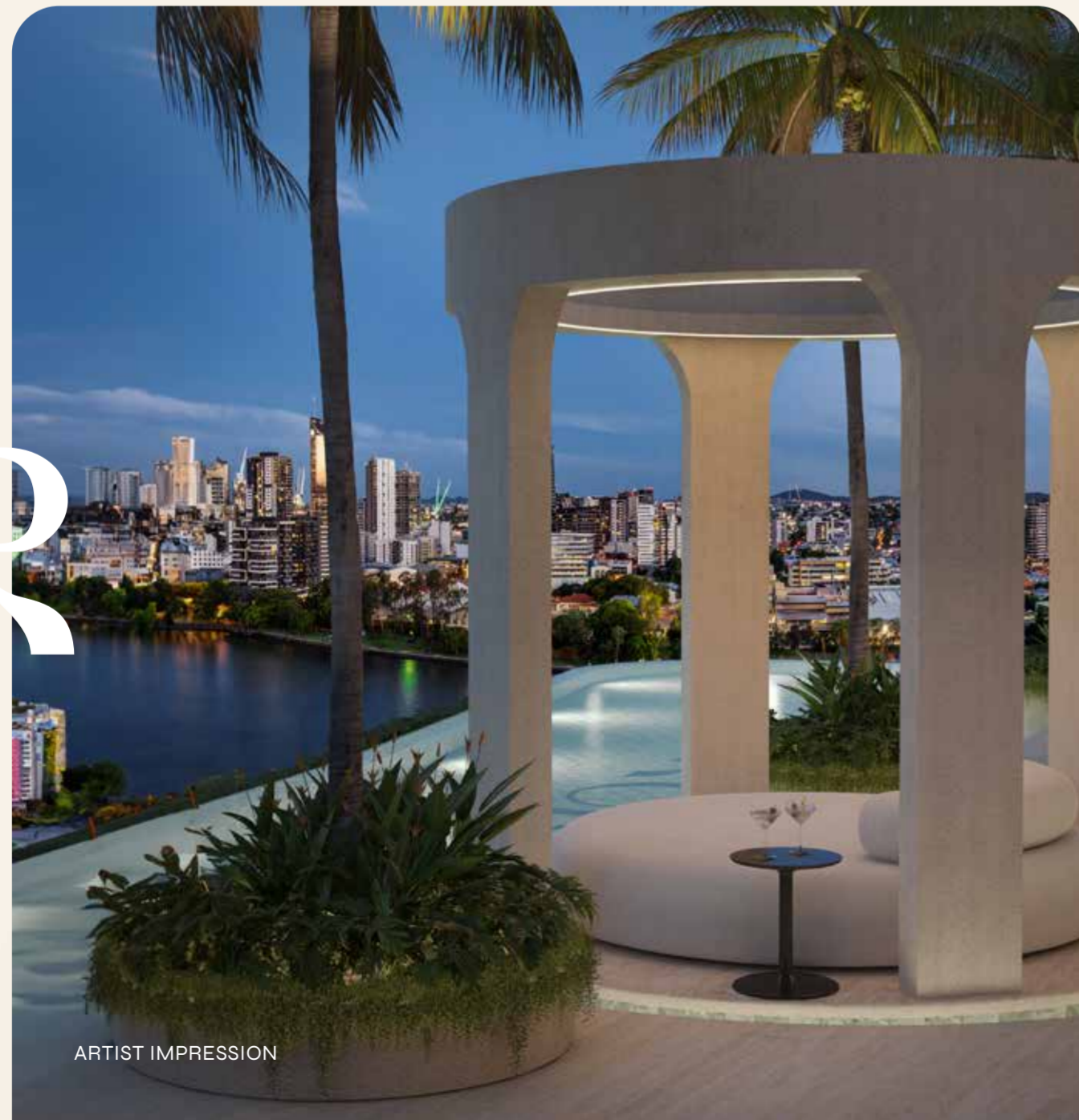
ARTIST IMPRESSION

Rooftop Pool

With a view worth an insta-moment, a stunning backdrop atop of Ruby Ruby is unrivaled.



ARTIST IMPRESSION



ARTIST IMPRESSION



ARTIST IMPRESSION

RR



ARTIST IMPRESSION

SHOWER
SAUNA
PLUNGE POOL



ARTIST IMPRESSION

Sun, Soak, Steam

Create your own spa rituals with our deluxe sauna, a cold plunge pool and spend the day bathing in the infinity pool.



RR



ARTIST IMPRESSION



ARTIST IMPRESSION

Seek Golden

A view unlike any other transporting you away from the everyday. Ruby Ruby will be the envy of many with a rooftop pool worthy of a sunset so golden.



The ultimate body

Take your fitness goals up a notch
- the ultimate couple goals.



ARTIST IMPRESSION

Health & Wellness Centre

A gym and yoga studio with exclusive membership – You. Build the body, mind and soul in our purpose-built studio – no equipment needed.



Rooftop private dining

With a view from high above deciding on where to have dinner with friends is easy.

ARTIST IMPRESSION



Resident's terrace

An afternoon BBQ is in tall order at Ruby Ruby, sip and take in the golden sunsets Brisbane has to show.

ARTIST IMPRESSION

View lines





Level 21



Level 16



Level 11



Level 6

Investment





Reasons to invest in Brisbane

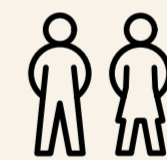
- Brisbane is the capital city of Queensland and is Australia's second largest city by area
- Brisbane is the third most populous city in Australia (with over 2.5m people) and is the largest of Australia's six capital cities by geographic area, and the third largest in the world. Located on the eastern seaboard of Australia, it enjoys the closest proximity to Asia of any Australian capital city on the eastern seaboard
- Brisbane is a green city with an enviable subtropical climate and diverse population. It is one of the largest and fastest growing cities in Australia, and is known for its vibrant urban precincts, outdoor lifestyle and friendly locals
- Brisbane experiences positive net interstate migration, recognising its relative affordability and strong lifestyle proposition
- As Australia's new world city, Brisbane is built on a strong foundation of infrastructure. Assets include a world class international airport, a busy international port, a comprehensive road and rail network, a fully integrated public transport and ticketing system, vibrant entertainment and sporting venues, and an exceptional range of accommodation options
- Brisbane is home to 7 of the top 10 most liveable suburbs in Australia according to realestate.com.au, based on access to schools, parks, beaches and CBD by both car and public transport



Increased global investment with 2032 Olympic games



\$52B Infrastructure over the next 4 years



Population Growth 1.7% Queensland Vs 0.24% Nationally



Employment Growth 9.7% Queensland Vs 6.3% Australia



Top 10 most liveable city in the world (post Covid-19)



Retail Turnover Growth 1.7% Queensland Vs 0.24% Australia



BRISBANE METRO
Cost: \$944M Expected Finish: 2023

Brisbane major projects

Ongoing infrastructure investment and existing amenity hubs act as major drivers for residential development in Inner Brisbane, as residents seek to live closer to key lifestyle and employment.



HERSTON QUARTER DEVELOPMENT
Cost: \$1.1B Expected Finish: 2027



BRISBANE LIVE
Cost: \$2B Expected Finish: 2025



QPAC THEATRE
Cost: \$150M Expected Finish: 2022



BRISBANE'S SECOND RUNWAY
Cost: \$1.3B Finished: 2020



QUEENS WHARF ENTERTAINMENT PRECINCT
Cost: \$3.6B Expected Finish: 2023



WATERFRONT BRISBANE
Cost: \$2.1B Expected Finish: 2026



CROSS RIVER RAIL
Cost: \$5.4B Expected Finish: 2024



Brisbane Olympics 2032

The 2032 Brisbane Olympic Games is anticipated to generate a range of opportunities and potential benefits for Brisbane, Queensland, and Australia as a whole. Hosting such a major international sporting event can have both short-term and long-term economic impacts.

BRISBANE GREEN BRIDGES PROGRAM
Cost: \$550M Expected Finish: From 2023

Milton at a glance

SUBURB



12,878

MILTON POPULATION SIZE



\$2,426

MEDIAN WEEKLY HOUSEHOLD INCOME



\$1.3M

MEDIAN HOUSE PRICE



47%

POPULATION 20-34 YRS OLD.



45%

GROWTH IN MEDIAN HOUSE PRICE OVER THE LAST 12 MONTHS

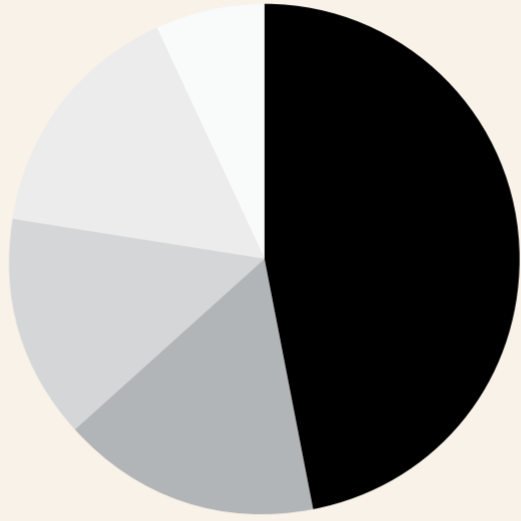


71%

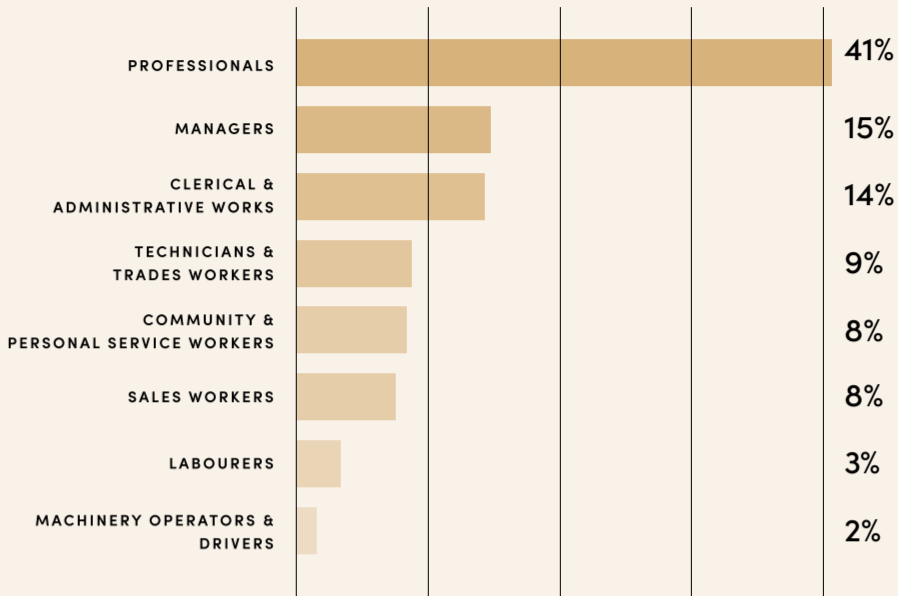
OF MILTON'S POPULATION ARE EMPLOYED AS PROFESSIONALS, MANAGERS & OFFICE STAFF.

Sources: Australian Bureau of Statistics, Census of Population and Housing 2011, Urbis, RP Data, realestate.com.au, domain.com.au, Corelogic. *Statistics relate to Milton and Paddington

EMPLOYMENT



- 47% AGED 20-34 (GEN Y)
- 16.4% AGED 45-64 (BABY BOOMER)
- 14.3% AGED 35-44
- 15.5% AGED -19
- 6.8% 65 YEARS



% of Total Employed Persons aged 15*

Sources: Australian Bureau of Statistics, Census of Population and Housing 2011, Urbis, RP Data, realestate.com.au, domain.com.au, Corelogic. *Statistics relate to Milton and Paddington

RENTAL MARKET AND DWELLING



RENTAL PREMIUM ON 2BR APARTMENTS CURRENTLY LISTED ON MARKET

37%

higher than the Residential Tenancies Authority (RTA) median rent in the area.



DWELLING TYPE

Only 30% of homes in Milton are units.



AVERAGE RENTAL YIELD (UNITS)

4.8%



HOME OWNERSHIP

64.5%

of the population rent their home.

Sources: Australian Bureau of Statistics, Census of Population and Housing 2011, Urbis, RP Data, realestate.com.au, domain.com.au



THE AMBROSE

| MILTON, QUEENSLAND |

OUTCOME (6 MONTHS ON)

1

100% APARTMENTS SOLD OUT AND SETTLED

All standard apartments have been sold and settled.

2

CAPITAL GROWTH

Capital appreciation up to 27% from units sold at presale stage vs recent sales (4 years on)

3

STRONG RENTAL RATES AND DEMAND / NO VACANCY

No vacancy - 3mth waiting list

- 1br - \$665 per week (vs \$460 suburb median 1br rent)
- 2br - \$850 per week (vs \$620 suburb median 2br rent)



CHESTER & ELLA

| NEWSTEAD, BRISBANE |

OUTCOME (3 YEARS ON)

1

100% APARTMENTS SOLD OUT AND SETTLED

All standard apartments have been sold and settled.

2

CAPITAL GROWTH

Units resold on the secondary market have on average sold for 10% to 15% more than the price paid off-the-plan (3 years on).

3

STRONG RENTAL RATES AND DEMAND / NO VACANCY

No vacancy - 3mth waiting list

- 1br - \$600 per week (vs \$460 suburb median 1br rent)
- 2br - \$800 per week (vs \$620 suburb median 2br rent)

Project team



Addresses Of distinction

Ruby Ruby is a prestigious address developed in partnership with Kokoda property and renowned names in the property industry.

With the support of our major partners, Kokoda Property has established a track record of delivering over \$1.5 billion worth of luxury residential real estate projects over the past 25 years, with a strong emphasis on luxury in every project.



Collaborators



CARR.NET.AU
AWARD-WINNING
INTERIOR DESIGNER



COTTEEPARKER.COM.AU
DELIVERING UNIQUE AND
CONSIDERED DESIGN SOLUTIONS



MASTER AGENT



COMMBANK.COM.AU
AUSTRALIA'S LARGEST BANK



URBAN PLANNING & RESEARCH



CONSTRUCTION

Interiors by Carr

carr

Carr is an architecture and interior design studio based in Melbourne with a timeless approach that fosters connection. Every detail is thoughtfully considered, coalescing in work that forges new ground while remaining true to our philosophy and vision.



Architecture & Interiors by Cottee Parker

COTTEEPARKER Φ

Founded in 1989, Cottee Parker combine intellect and creativity with a skillful, sensitive approach to design to deliver exceptional spaces and unique architectural outcomes.

Responding to culture, environment and the human condition, Cottee Parker are renowned for creating thoughtful and sustainable built environments with community-focused sensibilities.





RUBY RUBY

MILTON

AR

KK KOKODA
PROPERTY