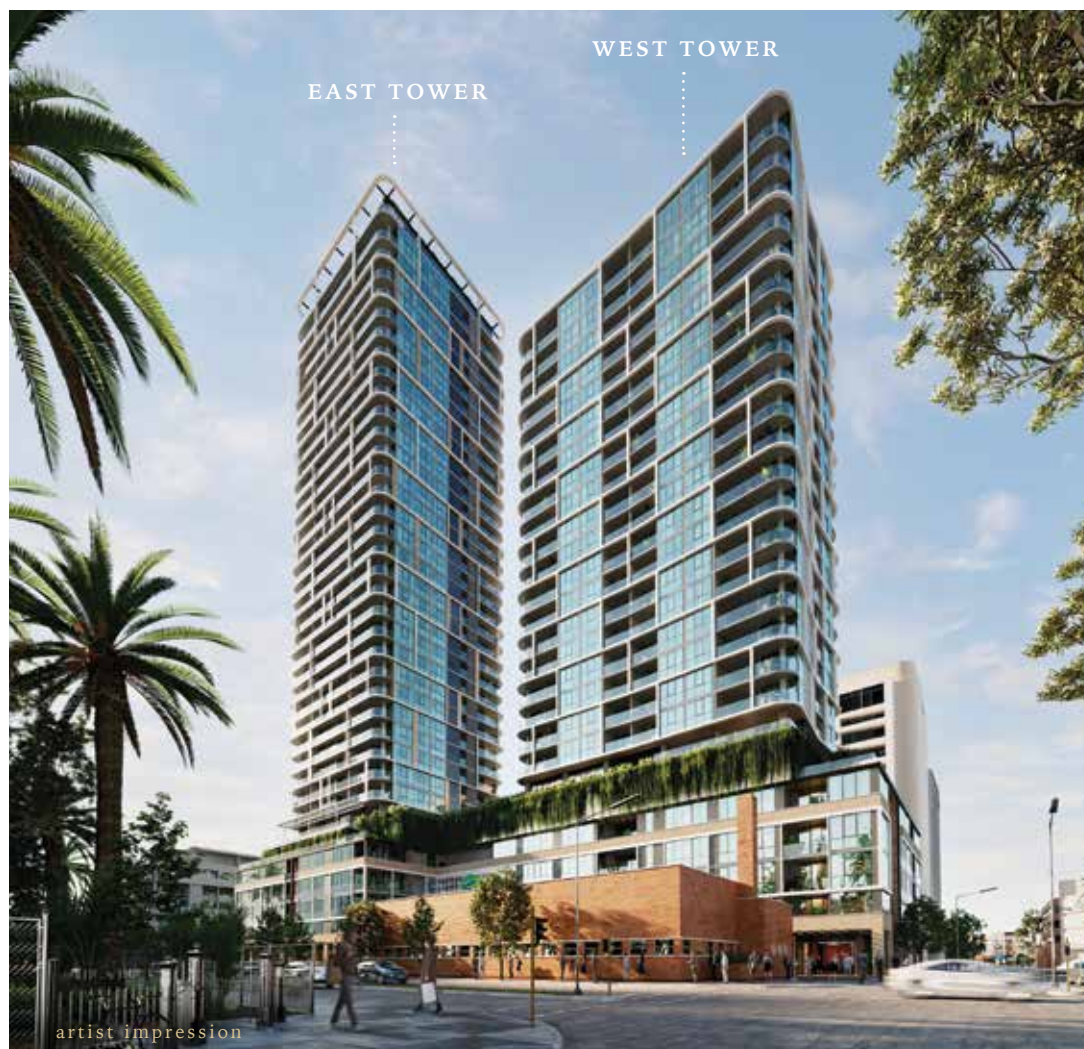


EAST PERTH  
**GARDEN**  
TOWERS



---

# THE ALCHEMY OF LUXURY



Garden Towers is the perfect realisation of an idea that weaves together past, present and future – one that will revitalise the historic East Perth precinct and reverberate through decades to come. Inspired by the lushness and tranquility of Queens Gardens, a flourishing social scene will take hold, breathing new life into the storied streetscapes as lush residences, luxurious living and stylish alfresco dining entwine to create an enticing sanctuary of cascading greenery and golden sunsets on the cusp of the Swan River and CBD. Natural instincts, industrial heart - the chemistry is palpable.



## HISTORY

East Perth's evolution to a glamorous cosmopolitan destination has been breathtaking, reinventing itself over and over like the changing of seasons. Perfectly positioned on the city fringe, the first wheels of industry began to grind and turn in the late 1800s, as swathes of vacant land steadily transformed from transport hubs, to marshalling yards, brick factories and power stations. Workers and families flocked east to be part of the energy and excitement swelling on the banks of the Swan. The city was rising, East Perth was humming.

# THE RATTLE AND HUM



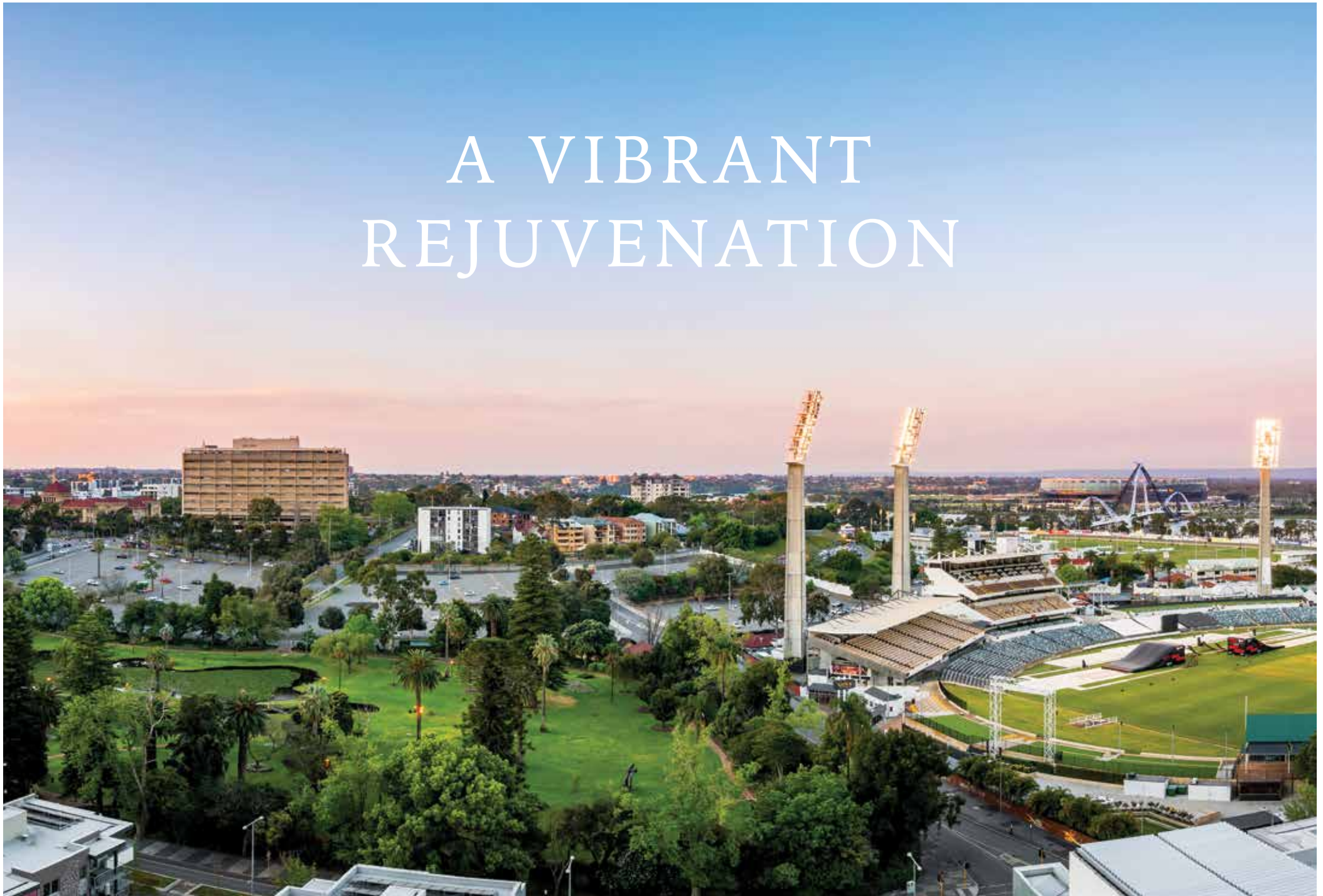
East Perth Power Station c.1930



East Perth Gas Works c.1933

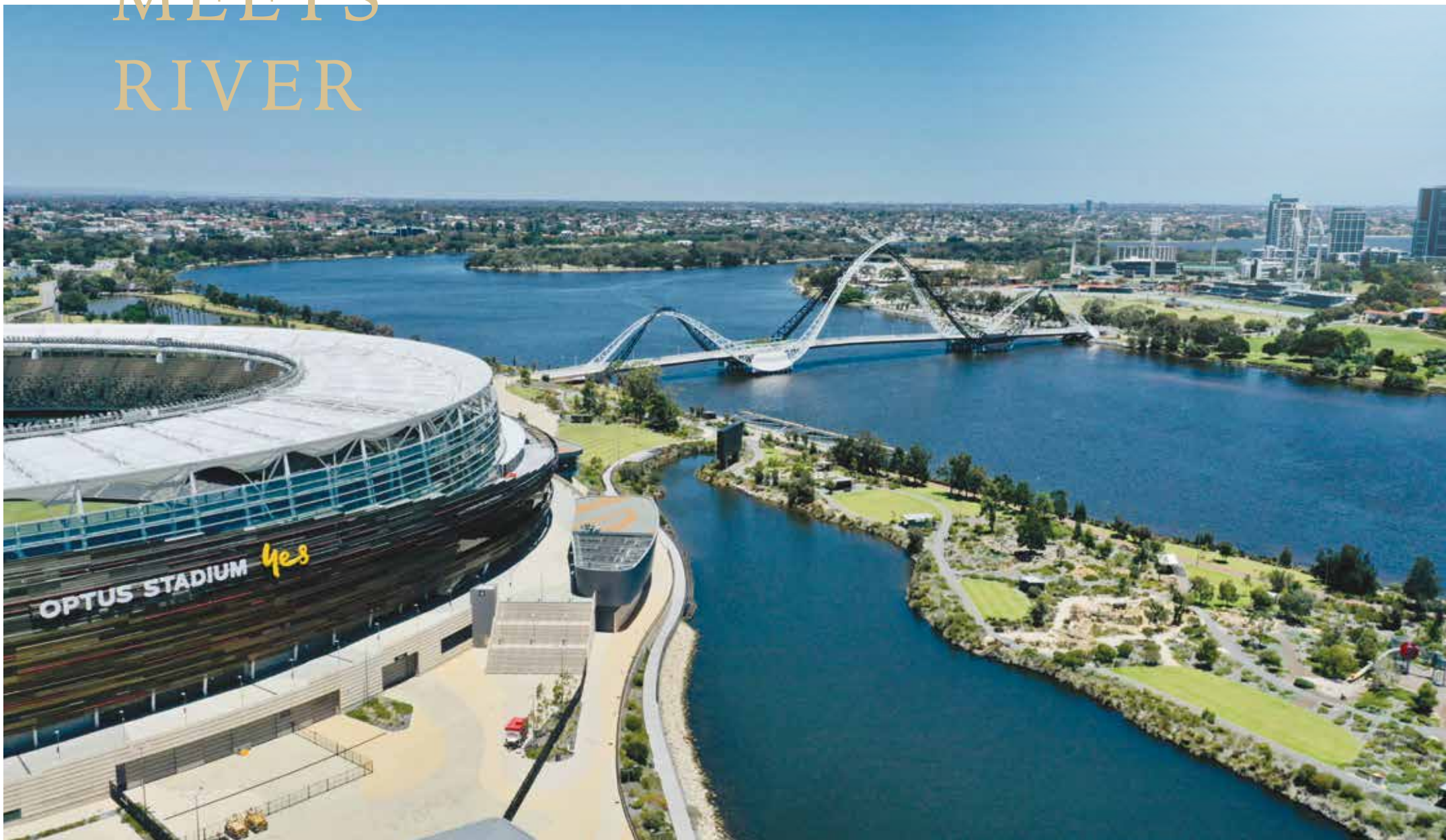


# A VIBRANT REJUVENATION



Steaming ahead on the back of a mid-century boom, East Perth would explode down and reform into its grandest conception yet. As CBD office blocks marched east, old industries shut down, leaving behind beloved timeworn buildings - the railway sheds and power station among them. By the nineties the state government had warmed to East Perth's undeniable riverside allure, minting plans for a golden new era. Today, East Perth's historic heart is etched into its character, with quirky converted factories cast amongst stylish modern apartments and ritzy waterfront esplanades, making it one of the city's most exclusive postcodes.

# CITY MEETS RIVER



## LOCATION

East Perth is one of those rare, head-turning postcodes – elegant, exclusive, sophisticated, timeless. Gifted a dream location on the shimmering Swan River just a short walk from the Perth CBD, an eclectic array of allures converges into a melting pot of colour, energy, glamour, history and opulence. World-class sport, sunset waterfront dining, industrial microbreweries, the world’s oldest gold mint, European style townhouses, manicured English-style picnicscapes amidst blooms of violets, reds and golds.



Step into a magical playground of parks, venues and attractions begging to be explored by bike and foot, from the gorgeous Queens Gardens to the glamour and thrills of Gloucester Park and the roar of a vocal WACA crowd. Wind along the Swan River on the Windan Bridge Loop Trail. Take the Matagarup Bridge to Optus Stadium and Crown Resort. Enjoy a short walk into the CBD from East Perth along Hay Street where the State Buildings, Langley Park and Kings Park await. Quiet, colourful, connected.

East Perth is yours for the taking.

# EAST PERTH'S SECRET GARDEN





# PARADISE AWAITS

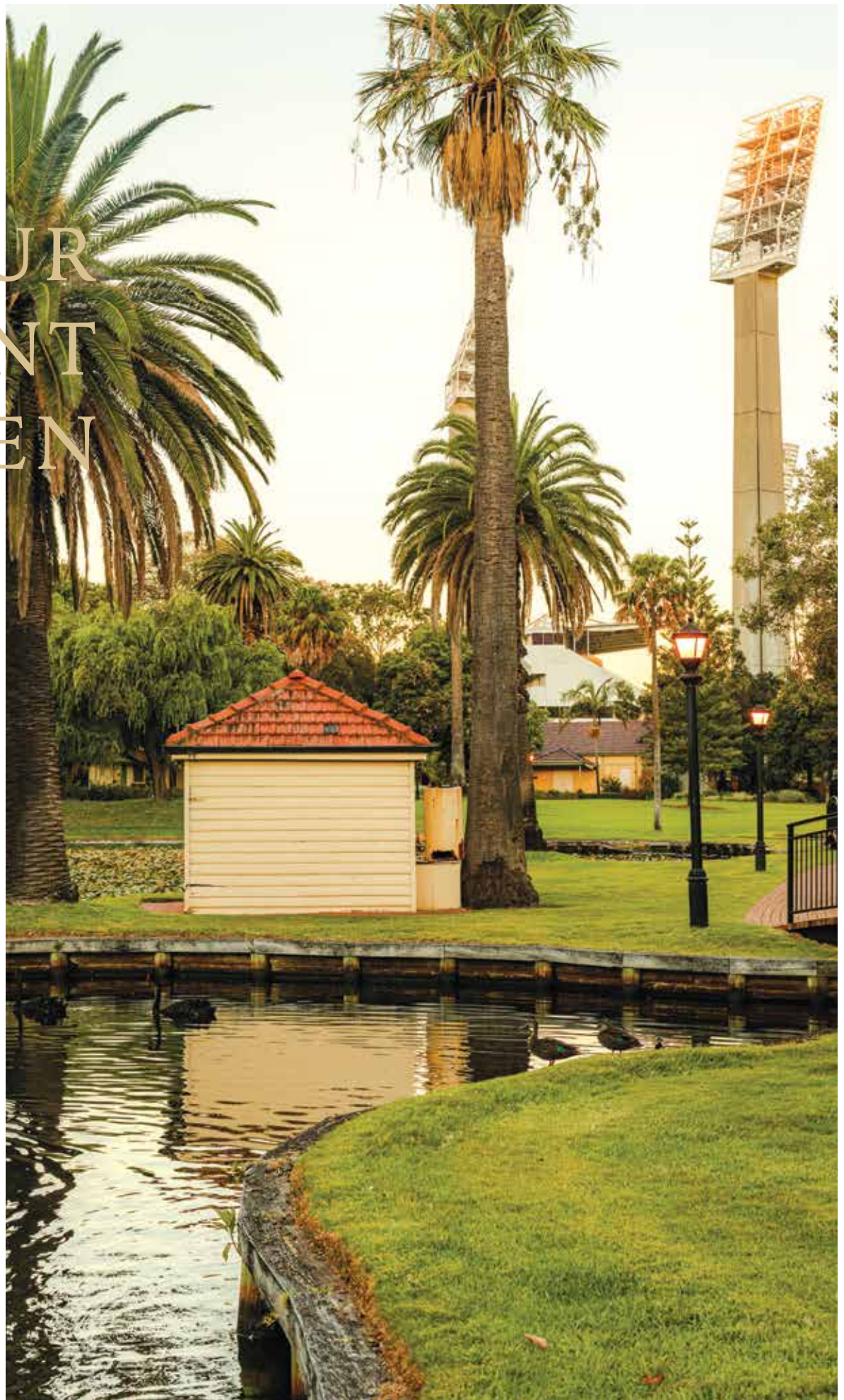
## HISTORY - QUEENS GARDENS

Garden Towers is your gateway to one of the best kept local secrets, Queens Gardens - a love letter to dreamy English romanticism in the heart of East Perth. Here in the tranquil hush of lush greenery, delicately manicured lawns and water lily lakes, people enjoy a moment of serenity, tucked away from the hustle and bustle. Friends gather for midsummer picnics, lovers exchange vows in fairytale wedding ceremonies, locals steal a quiet moment reading under the dappled shade.





# YOUR FRONT GARDEN



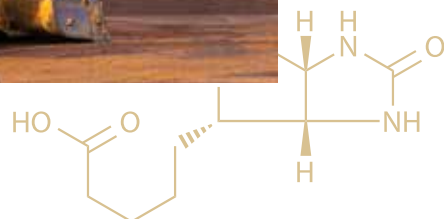
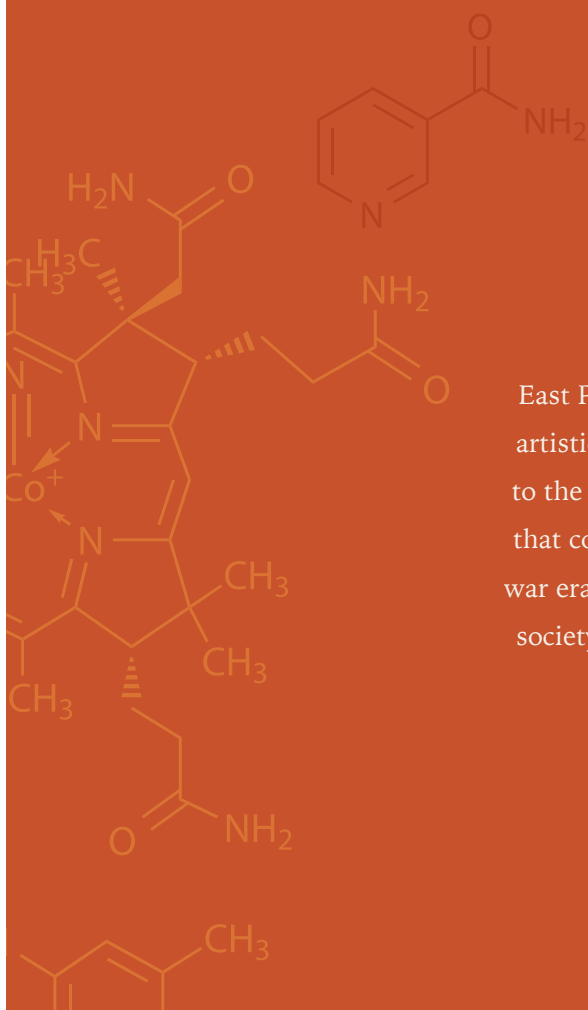
Trace its steps back far enough, before the scenes of love, before the sounds of children playing roly pollys on the manicured lawns, and Queens Gardens looked barely recognisable. Here in the nineteenth century, clay was mined and baked into bricks, which would one day find a home in some of Perth's most prominent buildings, from Barracks Arch to the Perth Town Hall. As East Perth's lustre grew brighter, so too did our appreciation for its rare earth. In 1899, Queens Gardens officially opened, named after Queen Victoria in honour of her Diamond Jubilee.



# FEEL THE CHEMISTRY

## HISTORY

East Perth's heritage heart reverberates through Garden Towers' soul, inspiring its design, artistic expression, character and identity. From 1942 through to 2009, the site was home to the state government's Chemical Laboratories, giving rise to industrious scientific work that contributed immensely to the wealth and prosperity of Western Australia in the post-war era. Through innovation and experimentation, the laboratory's breakthroughs enriched society's health, grew our mineral, petroleum and agricultural industries and safeguarded our pristine natural environment. That bold spirit lives on today.





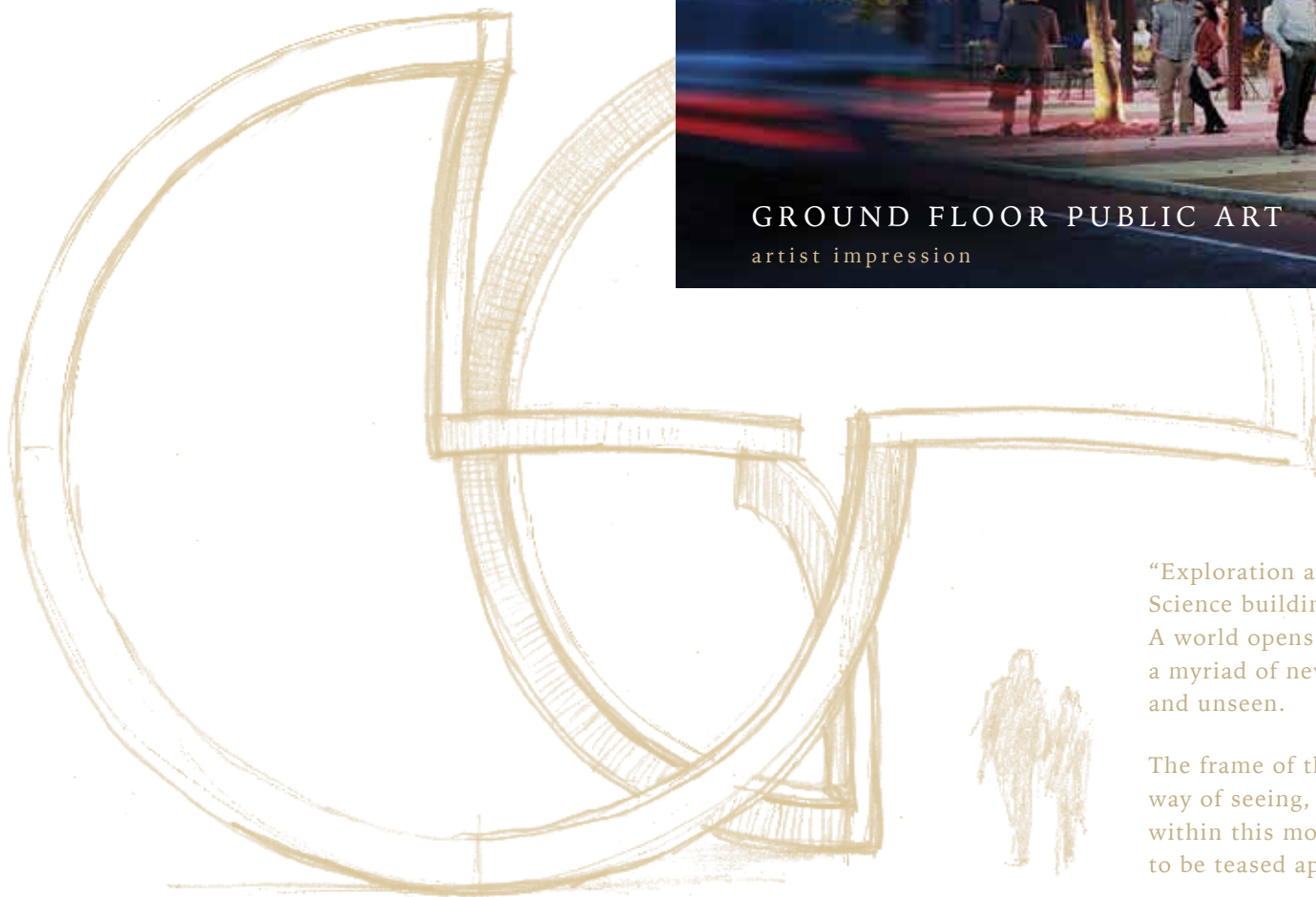
# RHYTHM. ENERGY. MOVEMENT.



## PLAZA CANOPY INSPIRATION

With the large alfresco plaza area overlooking Queens Gardens and a secondary alfresco area sweeping behind the heritage building and connecting through to Plain Street, this area will incorporate translucent glazed canopies and fine-grain material all mixed amongst large established tree canopies providing cool shaded areas.

The public art uses repeating circular motif to frame the interpretation of the site's history. Circular shapes evoke natural viewfinders; as if through a microscope the new and old stories of the sites scientific touch stones.



“Exploration and testing took place within the Materials Science building. With this in mind, scale is important. A world opens up through the lens of a microscope, and a myriad of new forms emerge from what was overlooked and unseen.

The frame of the circle becomes a window into another way of seeing, with colour or changed detail only present within this moving ring. The circle itself becomes a form to be teased apart, sliced with arcs leaping through space.”

**STUART GREEN**  
Artist



## PUBLIC ART

In 2022, the Materials Science Building will be reborn, consumed by an activated urban plaza brought to life by the artistic vision of renowned artist Stuart Green. With the fingerprints of his wild imagination left behind in cities the world over, from Sydney to Abu Dhabi, artist Stuart Green's attraction with the pattern and rhythm of scientific discovery and natural world phenomena will weave its way through the streets surrounding Garden Towers, teasing out the energy of the city and surrounds.

# MODERNITY, CONTINUITY

## ARCHITECTURAL VISION

The simplicity and elegance of Garden Towers owes as much to those who came before as those yet to come. Thoughtfully informed by its humble heritage, SS Chang Architects draws inspiration from the ‘Dudok’ modernist style by progressively blending new elements alongside established forms, concocting a new modern expression that balances bold brick with luscious modern luxe, from its clean lines to curved balconies, cascading greenery and sun filled spaces. In a hat tip to its Queens Gardens neighbour, Garden Towers comes alive as a place for social gathering by activating ground level with exciting meeting hangouts, filling the streetscape with the rich sights and sounds of pulsating cosmopolitan life.

“Queens Gardens provides the catalyst for creating a place for gathering in this precinct.

Garden Towers intends to attract the immediate and surrounding residents to walk freely within the ground floor plaza with its many food and beverage outlets, providing abundant opportunities for shared interaction throughout public realm. Effective ground floor planning amplifies accessible community and commercial benefits for this garden precinct. The building provides multiple private amenities for residents at the upper levels which embellishes the sophistication of inner city living. The carefully designed building façade provides a stunning aesthetic to East Perth while remaining sympathetic to the heritage influence of the Old Chemistry Building.”

**SIN CHANG**  
Director

SS Chang Architects





GARDEN TOWERS OVERLOOKING THE WACA  
artist impression

S U S T A I N A B I L I T Y

# INNOVATION IN THE DNA



Garden Towers lives and breathes sustainability, architecturally designed to achieve a NatHERS 7-Star energy rating. Through innovative technologies that enhance efficiency and inspire low-impact living, we're treading the path towards a cleaner, brighter future.



Motion sensors will be installed in shared lobby areas and carpark levels to reduce energy consumption.



A bike share service with a selection of bicycles, e-bikes and e-scooters to cater for the different recreational needs of residents will aid in the reduction of vehicle use.



Smart electrical meters in every apartment will allow occupants to monitor their power consumption in real time.



The installation of a centralised hot water system is more efficient than individual electric hot water systems.



The use of bubbledeck as a slab construction material reduces the use of concrete by a third. This system is used to remove transportation from roadways, accredited construction waste removal and recycling and careful material selection to reduce lifecycle impacts.



All plumbing fixtures are Watermark compliant and registered under the WELS scheme.



Solar photovoltaic system provides renewable power to common areas.



Double glazing to external apartment windows possesses excellent thermal properties that reduce the need for excessive heating and cooling.

Garden Towers is treading the path towards a cleaner, brighter future.  
Using Bubbledeck at Garden Towers will save over:



**10,500m<sup>3</sup>**  
site concrete



**1,720**  
ready mix trucks



**18,350t**  
foundation load



**18,350GJ**  
embodied energy in  
production and haulage



**2,900t**  
Co<sub>2</sub> emissions



## DRIVING A BETTER FUTURE

Silent engines. Zero-emissions. The future of personal transport is electric – and the journey begins now. Garden Towers is ready for tomorrow, with an allowance in building design and management provisions that enable you to install an EV charging station on your car bay at any time. Enjoy seamless transition to electric transport down the road, when you're ready.



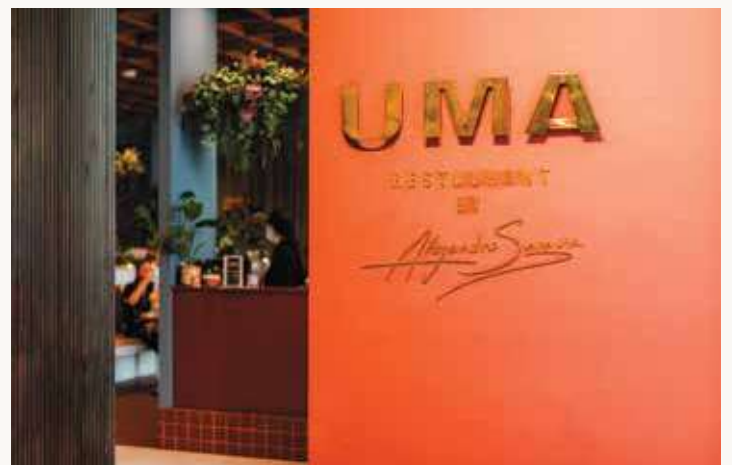


GARDEN TOWERS OVERLOOKING QUEENS GARDENS  
artist impression





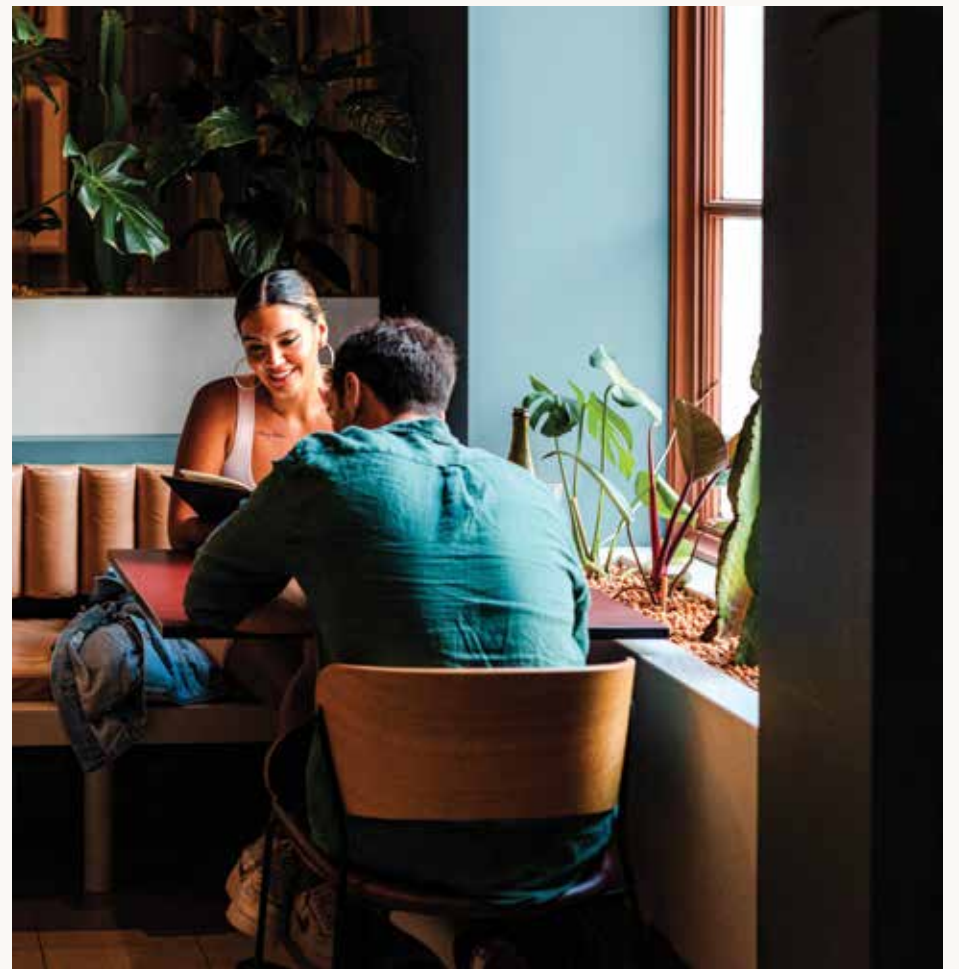
COME  
ALIVE IN  
THE  
NIGHT  
TIME.





## LOCATION

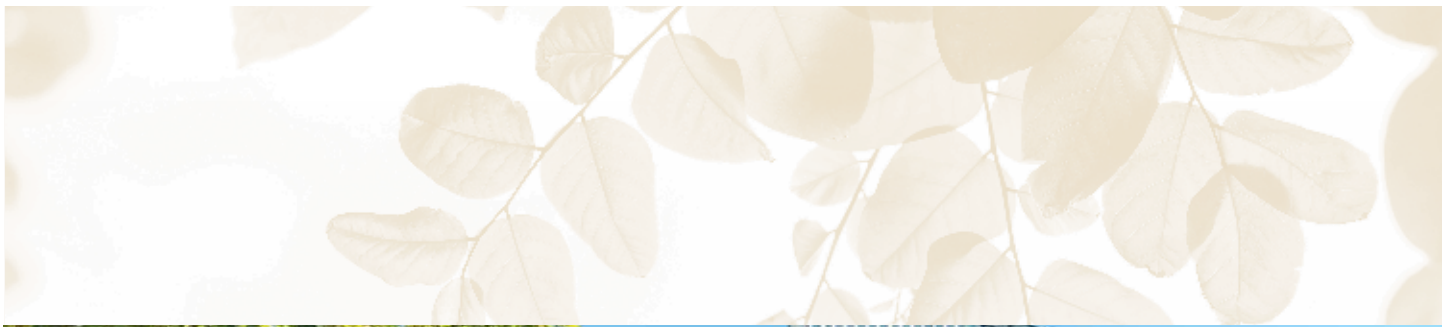
Royal Street and Claisebrook Cove's riverside dining enclaves turn on in the evening, as streets light up and East Perth's revellers come out to play. Live music and comedy show merriment spill out from the small bars and pubs. Reflections of melting sunsets seduce diners at waterfront restaurants. Families roll out their picnic rugs on the grass, settling in for an evening outdoor movie as the city skyline lights shimmer over the Swan River.



# FOLLOW THE LIGHT

Let the mood guide you as you explore the promenades, alleyways and hidden converted factories. Enjoy a schooner of local craft beer at Bright Tank Brewing Co before the big game at Optus Stadium. Join the vivacious throngs soaking up the waterfront views at The Royal on the Waterfront. Dabble in the delicate flavours of French cuisine at Blackbird Restaurant. Drop in for a nightcap of single malt or moonshine at Whipper Snapper Distillery. The night belongs to you.







# THE CENTRE OF ATTENTION

A curation of boutique cafés and bars at ground level will breathe new life into the streetside thrum. Meet friends for after work drinks, enjoy an early evening meal before the football, relax and unwind overlooking the beautiful Queens Gardens. With seating weaving its way indoors and outdoors, under shady tree canopies and around quiet corners, Garden Towers is poised to jump the queue as one of East Perth's preeminent social precincts.







# ATTRACTIONS & AMENITIES

## RETAIL

- 1 Woolworths
- 2 Murray & Hay Street Mall
- 3 Watertown Brand Outlet Centre

## ENJOY

- 4 Queens Gardens
- 5 WACA Stadium
- 6 Ozone Reserve
- 7 Langley Park
- 8 Optus Stadium
- 9 Elizabeth Quay
- 10 The Perth Mint
- 11 Perth City Farm
- 12 Gloucester Park
- 13 AGWA
- 14 Perth & Tattersall Bowling & Recreation Centre
- 15 About Bike Hire
- 16 Crown Casino
- 17 Kings Park
- 18 Matagarup Bridge
- 19 Scitech
- 20 RAC Arena
- 21 Bodhi Wellness Spa Retreat
- 22 WA Museum
- 23 HBF Park

## HOTELS

- 24 Pan Pacific Perth
- 25 Fraser Suites Hotel Perth
- 26 Ibis Styles East Perth Hotel
- 27 The Ritz Carlton
- 28 Crown Perth
- 29 Crown Towers

## EDUCATION

- 30 Trinity College
- 31 Mercedes College
- 32 School of Nursing
- 33 Victoria Park Christian School
- 34 St George's Anglican Grammar School
- 35 Future ECU Campus

## RESTAURANTS

- 36 Café Leadman
- 37 Wok & Ladle: Thai Eatery
- 38 Gioia On The River
- 39 Bistro Bellavista
- 40 Caffè Italia
- 41 Maruzzella Restaurant
- 42 Han Palace
- 43 Eastside Social Restaurant Bar & Bistro
- 44 Hill Street Sports Bar & Restaurant
- 45 Shige Restaurant
- 46 The Mint Asian Cafe
- 47 Fuku Sushi

## BAR S

- 48 Bridge Bar
- 49 The Claisebrook Bar
- 50 The Royal on the Waterfront
- 51 Plain Street Bar
- 52 The Point Bar & Grill
- 53 Hula Bula Bar
- 54 Bright Tank Brewing Co
- 55 Embargo Bar
- 56 Bob's Bar
- 57 Songbird Bar
- 58 The Standard

## HEALTH

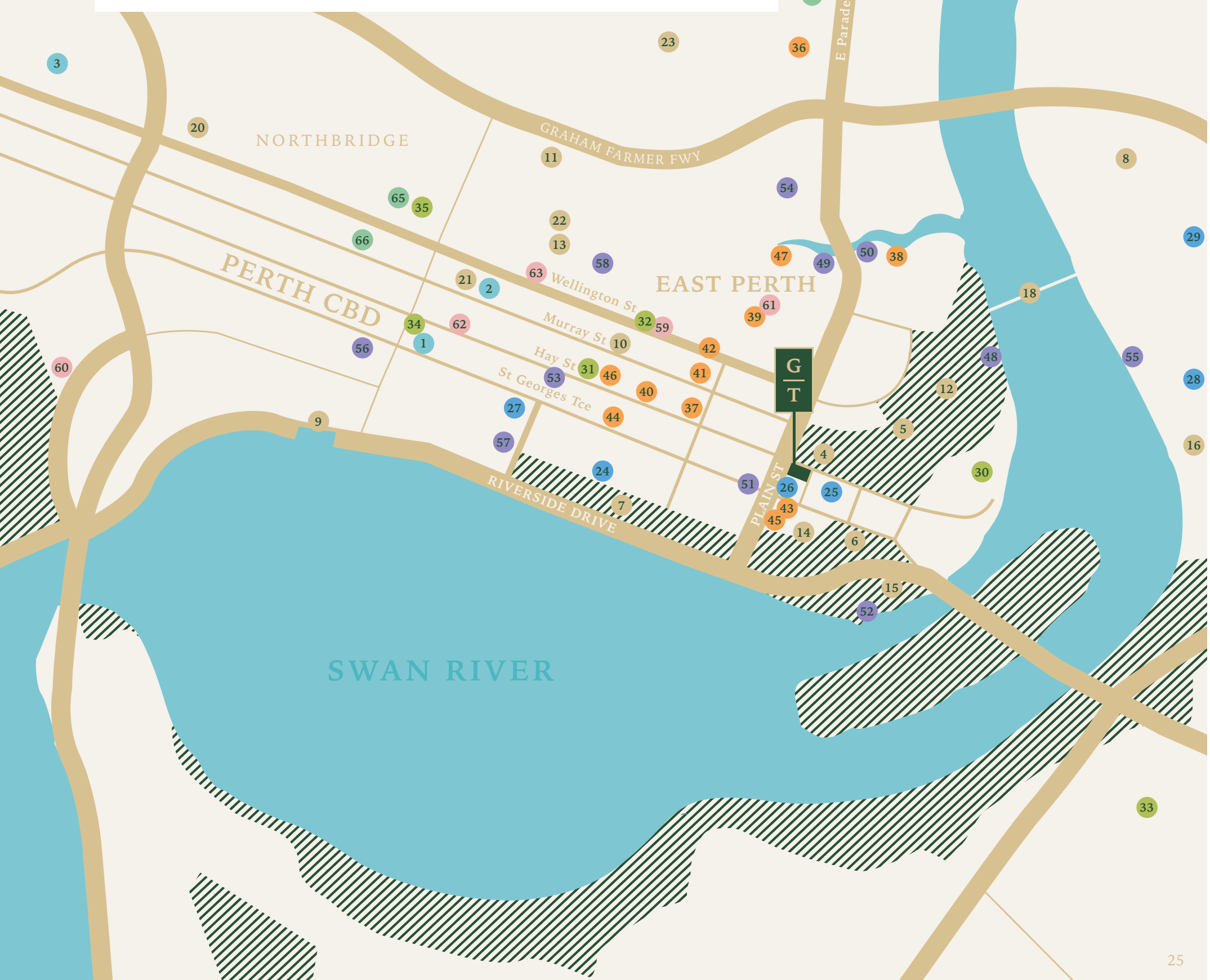
- 59 Royal Perth Hospital
- 60 Mount Hospital
- 61 Perth Healthcare Centre
- 62 Perth Medical Centre
- 63 Central City Medical Centre

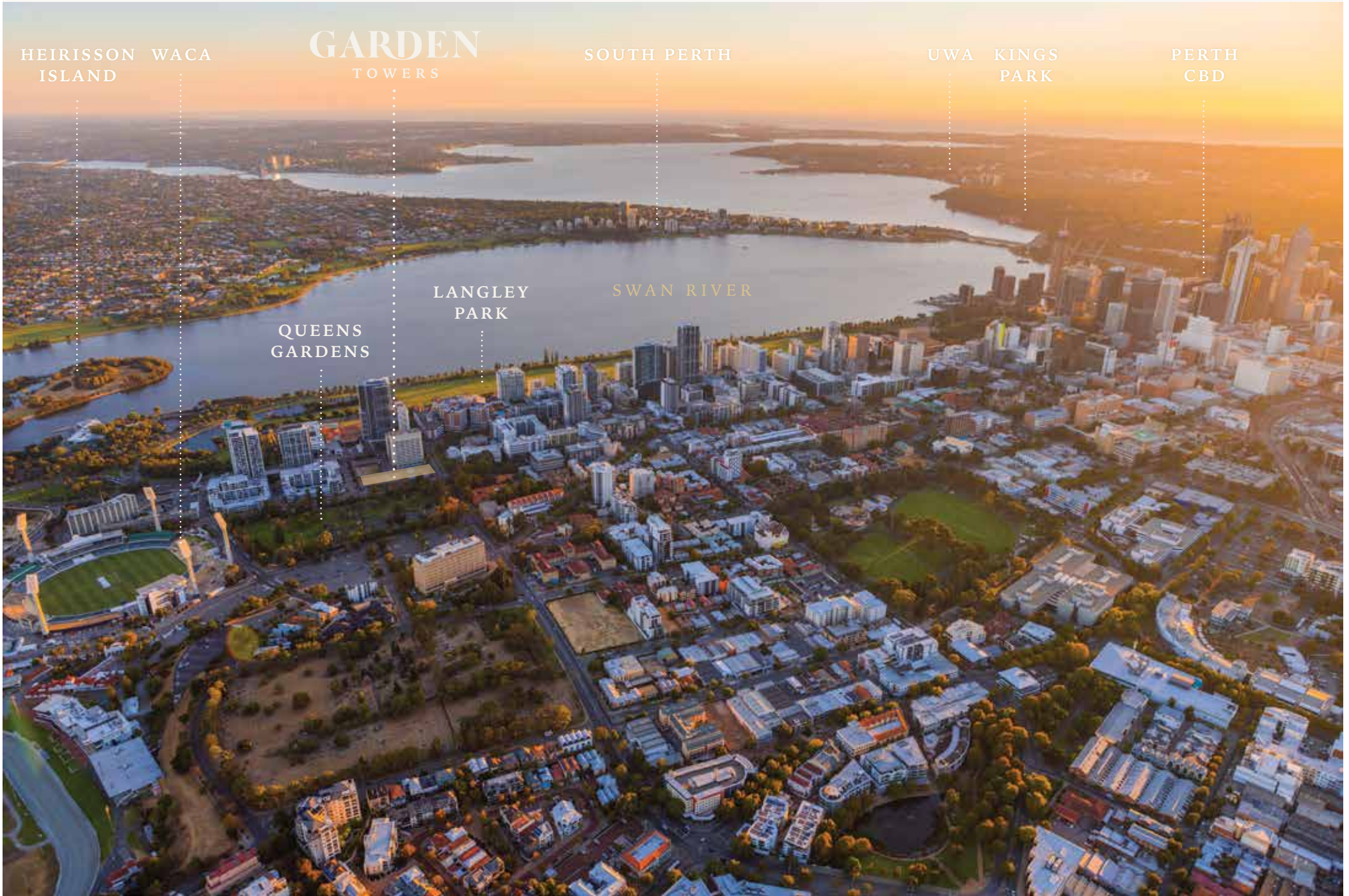
## TRANSPORT

- 64 East Perth Train Station
- 65 Perth Train Station
- 66 Perth Underground
-  East Perth Bus stops
-  Red Cat Bus stop

# THE HEART OF EAST PERTH







SOUTH WEST VIEW

# GARDEN TOWERS

CLAISEBROOK  
COVE

QUEENS  
GARDENS

OPTUS  
STADIUM

GLOUCESTER  
PARK

CROWN  
PERTH

HEIRISSON  
ISLAND

WACA

LANGLEY  
PARK

SWAN RIVER

NORTH EAST VIEW



## GARDEN TOWERS

# GROUND FLOOR PRECINCT

The streets of East Perth come alive in the morning light. Chilled café beats and latte froth steam gently to wake the senses, as the warm smell of freshly ground beans and baked croissants sweetens the brisk morning air. Here they come, from near and far. Bike bells ring, mudlarks sing. Newspapers do the rounds. Shady benches and corner tables fill and spill as the hours pass, leaving behind trails of perfume and pastry crumbs. Unfinished crosswords, lipstick on cappuccino cups. Slowly, fading, gone.



artist impression





# ONE CLEAR, SWEET DAY

## GROUND FLOOR

Inspired by Queens Gardens' allure as a beloved place of social gathering, your new urban sanctuary is reclaimed by nature, rejuvenating the streetscape with energy, life and laughter amidst a lush urban oasis. The ground floor comes alive as a vibrant destination attracting residents and visitors to eat, drink, shop and unwind. The heritage listed Materials Science Building at the corner of Hay Street and Plain Street is poised to be reborn as a potential café & providore, accompanied by 13 new dining and retail options, with a trendy alfresco plaza under the dappled shade of leafy canopies overlooking beautiful Queens Gardens views. Steal a moment, stay a while, take it in.







GROUND FLOOR  
COMMERCIAL PRECINCT  
artist impression



## COMMON FACILITIES

# RESORT LIFESTYLE

Breathe it in deep. Garden Towers' outdoor spaces are consumed by foliage and floral blooms, cascading down concrete and unravelling overhead. Venture out to the deck, steal a quiet moment, and savour a sunset over the City lights.



LANDSCAPED GARDENS &  
BBQ FACILITIES  
artist impression

IN TUNE  
WITH YOUR  
EVERY  
NEED



## COMMON AREAS

A resort style oasis, in the midst of a vibrant metropolis. Private, exclusive, yours. Indulge in a swathe of luxuriously appointed common facilities that meet every need and impulse, from entertaining family and friends, to working up a sweat or finding a quiet moment to relax and unwind.



RESIDENTS LOUNGE  
artist impression



RESIDENTS DINING ROOM  
artist impression

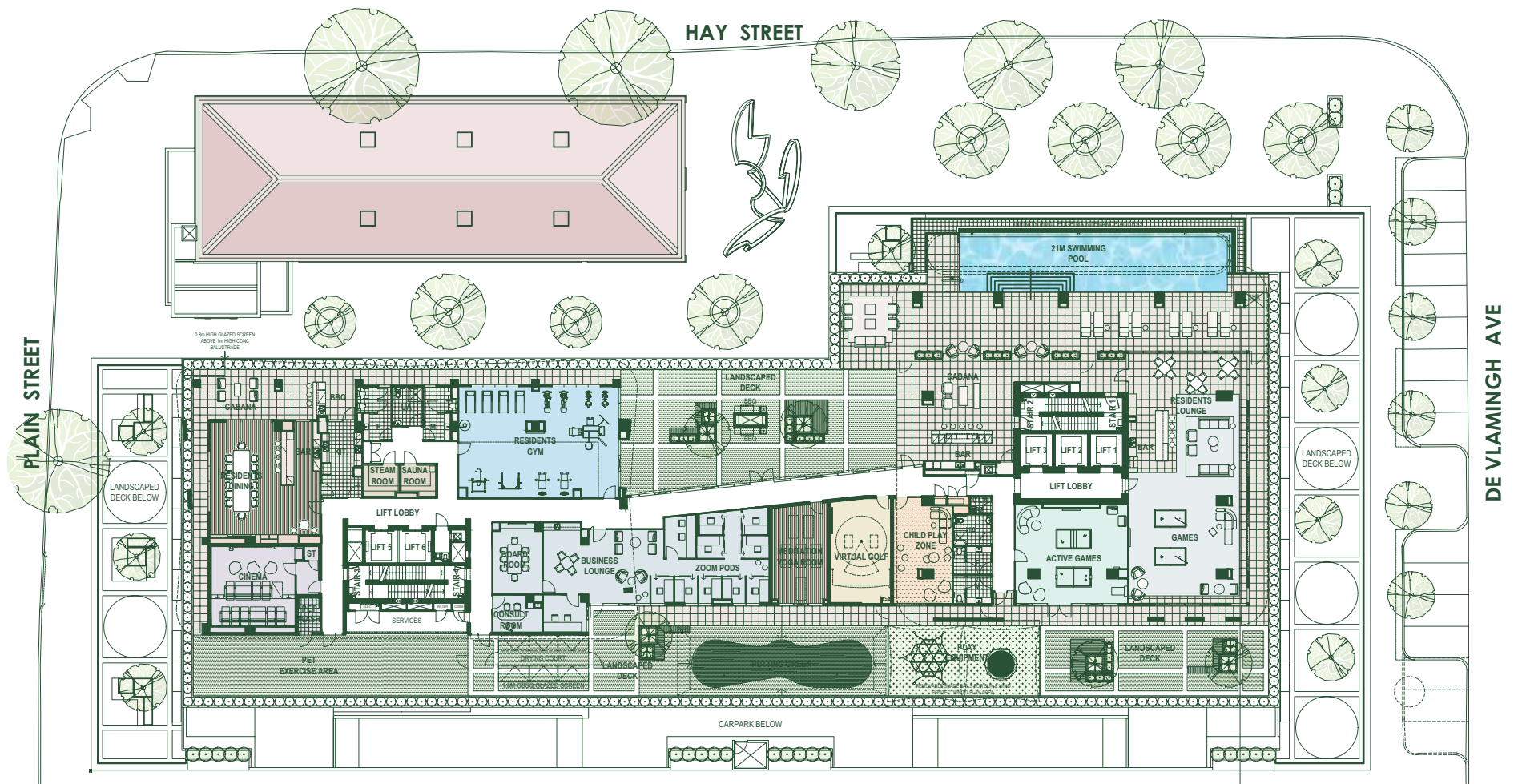


EAT.  
SLEEP.  
PLAY.  
RETREAT.



INFINITY POOL  
artist impression

# 6<sup>TH</sup> FLOOR



## LEVEL 6 AMENITIES

The sixth floor of your new home feels like a faraway resort, lavishly appointed to feed your soul with health and contentment. Cleanse your body and mind with a workout at your exclusive gym, take a break from the hustle at the Meditation Yoga Room, detoxify in the steam room and sauna, or relax and unwind in the infinity pool.





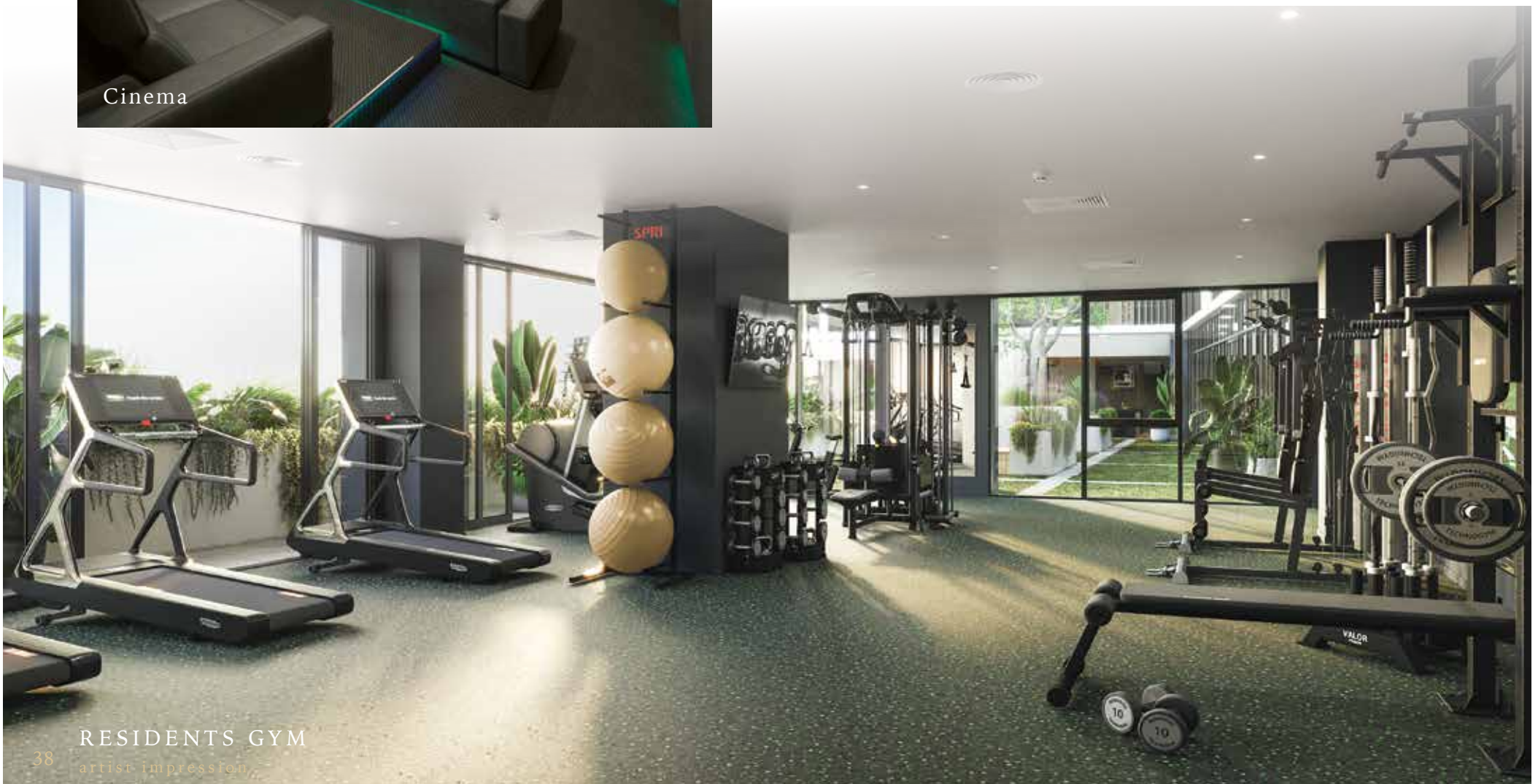
CABANA  
artist impression



Cinema

#### LEVEL 6 AMENITIES

Let the moment guide you, with a cinema, a games room, and virtual golf waiting for your own entertainment, or take to the private Business Lounge, Board Room and Study Pods when your brain is feeling energised.

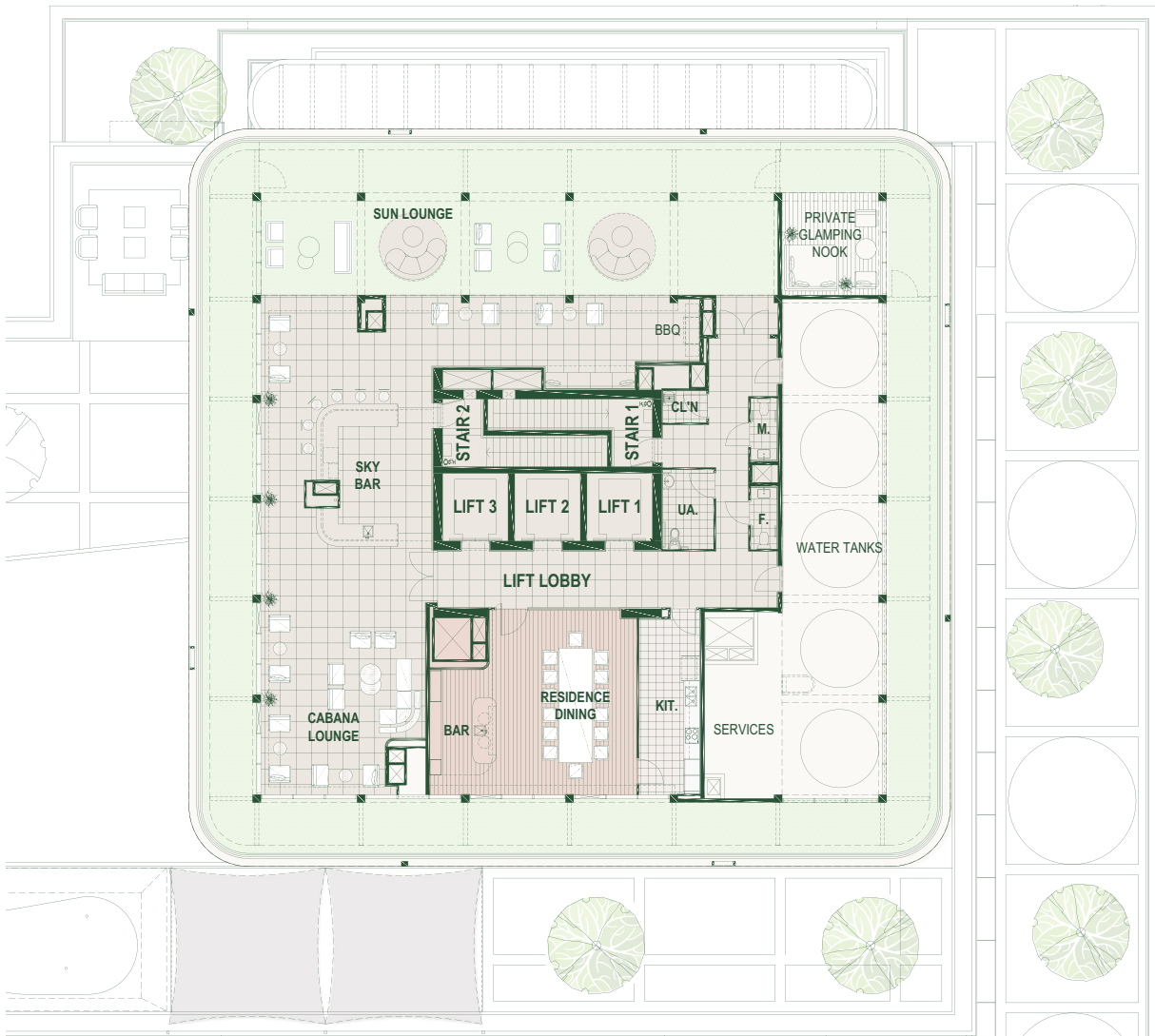


RESIDENTS GYM  
artist impression





# 36<sup>TH</sup> FLOOR



## LEVEL 36 AMENITIES

Life takes on new heights at Garden Towers. As the sun sets on another eventful day in East Perth, join your friends on the 36th floor rooftop for an evening to remember. Host a glitzy dinner party at the private dining room, then sink into the Cabana Lounge and cap off another perfect night at the Sky Bar, where you and your guests can enjoy a nightcap while taking in spectacular views across the city skyline, river and beyond.



ROOF TOP CABANA LOUNGE  
artist impression



PRIVATE GLAMPING NOOK  
artist impression

# LIFE ON TOP

## GLAMPING AMONGST THE STARS

Moon shining above, stars twinkling below. Garden Towers will pioneer a one-of-a-kind glamping nook, treating residents to a rare staycation experience overlooking the shimmering river and stadium lights.



ROOF TOP RESIDENTS DINING  
artist impression



ROOP TOP SUN LOUNGE & VIEWING DECK  
artist impression



# BEAUTIFUL REGENERATION

## A P A R T M E N T S

As the beauty of East Perth unfurls into its latest form, the time has come for a new era in sustainable modern living. Soon a vision seeded long ago will be realised - a living, breathing inner-city landmark, treating residents to a serene sanctuary amidst the luscious tranquility of Queens Gardens, all just a short distance from the vibrant hustle and bustle of the city centre and all that East Perth has to offer. Two towers, 331 residential apartments, luxurious communal facilities and vibrant ground floor commercial offering. Garden Towers is a celebration of design, culture, heritage, people, innovation, growth and energy, swirling together in a rare alchemy of luxury and cascading greenery. A place to live, grow, experience, exchange and reflect.



TYPE R  
artist impression



TYPE R  
artist impression







# A LUSH RUSH

Garden Towers is a tale of two towers, standing elegantly before a beautiful Swan River backdrop and the majestic date palms of Queens Gardens. Revel in a golden new age of East Perth apartment living, shimmering with resort-style amenities and grandiose vistas. Every detail has been carefully considered to meet your every luxurious need, from trendy ground floor urban cafes, to the stunning Sky Bar, cinema and infinity pool.

This is sunset dinners overlooking Queens Gardens. This is glamorous rooftop cocktails. This is Garden Towers.



## COLOUR SCHEMES

# CHOOSE YOUR STYLE

Take your pick from a range of colour palette options, artfully curated to set the mood for your next culinary adventure, from quiet Sunday espressos to sunset dinner parties.





## COLOUR SCHEMES

# CHOOSE YOUR STYLE

Calming, relaxing, rejuvenating. Your bathroom is your oasis, a secluded interlude amidst the bustle of city living. Choose a colour scheme that matches your style, setting the scene for private moments of sultry indulgence.





TYPE Q

SCHEME | B



TYPE Q

SCHEME | C 51





2021	RIVERENA • DIANELLA
2020	ONE KENNEDY • SABINA
2019	PALMYRA APARTMENTS EAST • VUE TOWER • REVA
2018	AURELIA • AIRE
2017	CONCERTO • MOTIVE
2016	LINQ • UNISON ON TENTH
2015	ARBOR NORTH • NORWOOD • TOCCATA • SUBI STRAND
2014	SPRING VIEW TOWERS • 52 MILL POINT ROAD • AU • ECCO
2013	PELAGO EAST • ST MARKS • KNIGHTSGATE • ADAGIO
2012	PELAGO WEST • LIME • FAIRLANES PERTH • 18 ON PLAIN
2011	X2 APARTMENTS
2010	THE SAINT • THE EDGE
2009	VERVE • ROYALE • REFLECTIONS EAST • REFLECTIONS WEST • HORIZON - SIXTH • HORIZON - CENTRAL • CODE • CIRCLE EAST • CIRCLE WEST
2008	INFINITY • DOMUS • DEL MAR • CERESA • ALTAIR
2007	SOL APARTMENTS • SOHO • ONE28 • AVENA
2005	WESTRALIAN • RIVERSTONE • COSMOPOLITAN • ARUM • SAMPHIRE
2004	MARKET RISE • BLUE 2 • 175 HAY
2003	ST THOMAS SQUARE • MONTEREY BAY • KINGSTON
2001	THE 10TH TEE • CHELSEA GARDENS BLUEWATER • 85 MILL POINT ROAD
2000	WELLINGTON PLACE • THE RISE • ALBANY HIGHWAY MEDICAL • CENTRE
1999	MATILDA BAY APARTMENTS • CORFIELD STREET MEDICAL CENTRE
1998	PADDINGTON PLACE
1997	SEVILLE ON THE POINT • 167 MELVILLE PARADE
1996	THE LINKS • 19 RENWICK STREET



WA's largest and most trusted apartment developer.

# Proudly Developed by Finbar.

## Defining Perth's Skyline since 1995.

Looking out across the Perth CBD Skyline it's hard not to notice the unmistakable footprint of Finbar. Since our beginnings in 1995, our vision has been to build better lifestyles – a philosophy that has seen us raise apartment development standards to new heights.

In the 27 years that followed, a gold standard commitment to our craft has seen us become an award-winning company with an astonishing 100% delivery track record on over 6655 apartments. With every Finbar development seen successfully through to completion, it's no wonder that Finbar has earned the reputation as WA's largest and most trusted apartment developer.

We are privileged to have helped shape Perth into a vibrant modern city through over 76 landmark developments.

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



Our Loyalty Club is an exclusive incentives program designed to reward past, present and future Finbar customers. It offers members a range of privileges and financial benefits, including discounts to local retailers and service providers that complement their Finbar lifestyle (from homewares, to local cafés and restaurants, gyms, service and maintenance providers, leisure and entertainment activities and much more).

[finbar.com.au/loyalty-club](http://finbar.com.au/loyalty-club)





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

## INTRODUCING FINBAR TO RENT

**Finbar to Rent** is a wholly owned subsidiary of ASX Listed company Finbar Group Limited and has been specifically established to provide the current and future owners of Finbar apartments with an exclusive property management service.

Our primary goal is to make the ownership of your investment property cost effective, efficient, and as stress free as possible to you, while we focus on helping create and retain value in your investment.

Naturally, being the original developer of your property, we have a deep knowledge of the property, the market in which it is positioned, and have access to the building prior to other external agencies. This coupled with our fixed fee management service with no ancillary cost, and a list of additional no cost inclusions makes Finbar to Rent the best choice for the management of your investment property portfolio.

## MAXIMISING THE BENEFITS OF YOUR INVESTMENT

At Finbar to Rent, we want to build and retain the value of your investment property and have introduced several competitive advantages to enable us to do this while protecting the security of your investment:

### WE ONLY MANAGE FINBAR PROPERTY

At Finbar to Rent we will only manage property that has been developed by Finbar to ensure we retain an intimate knowledge as the developer and ongoing manager of that property. We do this specifically to ensure we can focus management efforts in those areas that are important to both you as the owner, and us as the seller of that property.

### FIXED PRICE MANAGEMENT, NOTHING MORE TO PAY

Finbar to Rent has set a management fee rate of 9.8% (including GST) that is fixed with no extra or ancillary costs so you know exactly what your return on investment will be.

There will be no letting fees, no advertising costs, no lease extension fees, no postage and petties.

Just one fixed fee that is all inclusive and easy to understand.



EXCLUSIVE PROPERTY MANAGEMENT SERVICE FOR FINBAR APARTMENTS



ALL INCLUSIVE 9.8% MANAGEMENT FEE WITH NOTHING MORE TO PAY



DEPRECIATION SCHEDULES INCLUDED ON ALL BRAND-NEW APARTMENTS



LANDLORD INSURANCE INCLUDED



NO LOCKED IN CONTRACT



NO LETTING FEES, NO ADVERTISING OR INSPECTION COSTS





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