



AN INSTINCTIVE VISION

DEVELOPER : Michael L Yates & Co Pty Ltd
ARCHITECT : Bird de la Couer Architects
STRUCTURAL ENGINEER : Webber Design Pty Ltd
PROJECT VALUE : \$38 million

The \$38m Yarra House project is a luxury apartment development comprising 26-stories, encompassing 88 apartments. Apartments are fitted with high end appliances and provide phenomenal city views. The roof top is a shared space and includes an infinity pool, gym, open deck and barbeque.

The name Michael Yates epitomises Melbourne's South Yarra district, the former industrial area transformed in both landscape and lifestyle thanks to the vision and passion of this expert.

Heading up Michael L Yates & Co Pty Ltd, Michael Yates has lived and breathed South Yarra throughout his 50 year career, using his instinct and insight to help create an environment that is much sought after.

One of Michael L Yates & Co's biggest achievements is the regeneration of the Forrest Hill precinct. Working with Stonnington City Council on his vision to enhance the liveability of the area, Michael Yates has been instrumental in transforming numerous properties to turn Forrest Hill into one of Melbourne's most sought after suburbs.

One such property is Yarra House. Located at 18 Yarra Street, the stylish 26-storey apartment block is home to 88 dwellings, all of which have been sold due to the immense popularity of the area and the high quality of the project.

It is what sits atop this building that is now drawing attention. The crowning glory at Yarra House would have to be the North East and North West Penthouses, the ultimate in luxury living in this trendy suburb.

Designed by Bird de la Couer Architects and with interiors by Hassell, the penthouses are nothing short of spectacular. Great attention to detail has been paid and the elegant interior schemes are highlighted with marble benchtops and European timber floors. Gaggenau appliances have been used throughout to give an extra touch of style, and walk in robes, designated studies and bespoke ensuites are all standout features of these prestigious three and four bedroom penthouse apartments.

The North West Penthouse offers 220m² of expansive luxury, and includes a 17m wide balcony that provides panoramic views that stretch across the city, Botanical Gardens and Port Phillip Bay. Like its counterpart, the North East Penthouse also offers sweeping views, with beautiful aspects towards

Melbourne's East and the Dandenong Ranges as well as the City, Yarra River and the Botanical Gardens. At 152m², the North East Penthouse with its 14m balcony offers spacious living areas, and with bustling city life just a few minutes walk away, both Penthouses are sure to be popular with those with their finger on the urban pulse. Michael L Yates & Co has ensured that these spectacular living spaces are second to none in the South Yarra area.

Sitting atop Yarra House is another touch of genius. A gymnasium, steam room and entertaining deck have been appointed, along with a spectacular rooftop edge lap pool that shimmers against the inspiring city backdrop.

Yarra House has been built with superb luxury in mind, and the additions of a lavishly appointed library lounge, lobby and business centre on the ground floor give it a community hub appeal. Fashion, entertainment, culture and shopping are literally at the residents' doorstep.

Yarra House is a jewel in Michael L Yates & Co's crown, and to ensure the Penthouse apartments won't lose their spectacular views, Michael Yates managed to secure air rights by buying into an apartment in an adjoining building. The views of these majestic apartments are thereby safe, with residents set to enjoy their panoramic views for a long time to come.

Winner of numerous Victorian awards for their development projects, Michael L Yates & Co has established themselves as the forerunner in the property development industry in Melbourne. With projects like Yarra House and its prestigious penthouses, it's easy to see why Michael Yates is committed to delivering architectural legacies that serve not only individuals, but communities and the broader environment.

For more information contact Michael L Yates & Co Pty Ltd, 7 Claremont Street, South Yarra VIC 3141, phone 03 9827 3440, fax 03 9827 3441, email myates@mira.net

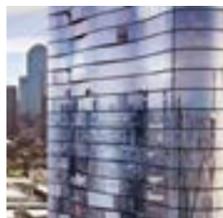




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PAUL WEBBER AND THE WEBBER DESIGN TEAM

Structural Engineers for Yarra House would like to congratulate **Michael Yates & Co Pty Ltd** on their landmark project.



Shadowplay
Melbourne



The Landmark
St Leonards NSW



Observatory
Melbourne



Marina Tower
Docklands



Empire Tower
Melbourne CBD



661 Chapel
South Yarra



Fortitude Valley
Brisbane



North Apartments
North Melbourne

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STRUCTURAL ENGINEERING



ALL DECKED OUT

Commercial carpentry sub-contractors **Creden Construction** completed the fit out of the **Yarra House** project. Their works to the common areas included the rooftop decking and pergola, the acoustic rated gym floor, the entry lobby ceiling batten feature, cladding to the street level entry canopy and fire rated, service and back of house doorframes, doors and door hardware. Works to apartments included pre-hung split jamb, cavity sliding, corner sliding and bi-folding internal doors, door hardware, sanitary fixtures, bath hobs and skirting.

“The design and construction of rooftop items was our main challenge on this project,” says company Director Dylan Cresp. “Structural and waterproof integrity were of upmost importance, while supplied finishes had to be fit for outdoor use and satisfy the builder, client and architect.” After much consideration recycled Ironbark re-cut from redundant power poles was chosen as the pergola material; a durable and environmentally friendly selection supplied by Kennedy’s. Decking is Pacific Teak supplied by Woodform Architectural, with all sub-frame members supported on Buzon pedestals to allow efficient water drainage.

Cresp pays tribute to team members who under trying conditions “worked with large sections of heavy timber in tight confines on level 26 in a safe and proficient manner.” The high quality finish confirms Creden Construction were up to this test.

Creden Construction has operated since 2011 and has worked on several high-rise projects as listed on the companies website. They have 30 employees, of which up to 12 spent the last nine months working at Yarra House. Regarding builder ICON Co, Cresp says, “ICON are an industry leader whom we thank very much for their continued support” also complimenting ICON’s site team on their professionalism.

For more information contact Creden Construction Pty Ltd, 3/21 Simms Road, Greensborough VIC.3088, phone 0403 195 115, email dylan.cresp@credenconstruction.com.au, website www.credenconstruction.com.au