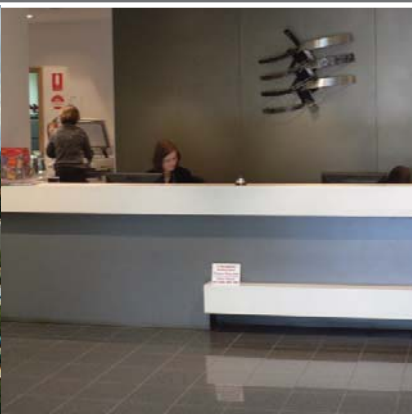


MORE THAN  
JUST ANOTHER  
OFFICE BLOCK...

A NEW WORLD  
IN QUALITY



**685**

BURKE ROAD  
CAMBERWELL

Information regarding the  
building infrastructure and  
its outstanding features  
and services





# More than just another office block: 'CO685' is a new world in quality business services within a fine corporate culture.

## Outstanding position and presentation:

This impressive building is located on one of the highest points in the vicinity and sits within one block of the Camberwell Junction – one of the most important regional urban commercial and retail hubs in Melbourne. To the west are impressive views of the Melbourne cityscape with invariably stunning sun-sets; to the east are equally fine views of the Camberwell district and vistas of the Dandenong Ranges.

## Suitable short term car parking & well serviced by public transport:

- The building is extremely well serviced by public transport – trams and trains run regularly and connect this business centre to both north – south and east – west arterials. Additionally, access to the Monash Freeway via either Toorak Road or Burke Road 'on and off ramps' are less than five minutes away. This enables access to the City of Melbourne Central Business District in less than 10 minutes during non-peak times. Adequate short term street parking for visitors.

The building comprises 54 separate strata-titled units of varying sizes from 48sqm to 160sqm on six levels. All suites are professionally supported by Global Building Management (GBM) as part of a comprehensive Superintendent Agreement. "GBM" establishes and maintains a strong corporate tone for the building through the general ground floor reception area. Additionally, Global Corporate Services ("GCS") provides a range of smaller fully-serviced offices on the ground floor. (Additional information is available about GCS at reception)


## Unique features of Corporate Organisation, 685 Burke Road, Camberwell ('CO685')

The usual quarterly Corporate Organisation 685 outgoing fees include a number of unique services such as free telephone answering and messaging facilities \*, with mail delivered daily each morning to each suite in the building.

## Included standard building services:

- The provision of a general reception and waiting area which is professionally staffed from 8am to 5pm daily; this sets a fine tone for the culture of the whole **CO685** building.
  - *If elected, building occupants can be called by reception when their visitors arrive. \**
- The provision of a complete intercom system linked to all suites for after hour access to entry doors. Opening the doors is just a press of the "blue button" in a suite once recognition has been validated.
  - *Your clients can gain access to you 24/7 if you are in attendance.*
- The integrated ducted air conditioning system throughout the building belongs to '**CO685**' and is maintained and serviced by the Building Superintendent with the general oversight of the Management Committee.
  - *Consequently, the air conditioning system operating costs for all common areas and individual suites are included in the quarterly 'outgoings charges' as is provision for maintenance and provision for future capital replacement, a significant saving on normal additional operating expenses for owners and tenants.*
- The building security systems - which span all common areas ... and additionally all suites - have been rated as "top class" by independent inspectors. They are identified by Victoria Police as a model for corporate office complexes.
  - *The building provides extensive and excellent security systems with instant after hours alert and back-up systems (Superintendent Agreement). The cost of the security system is included in the '**CO685**' quarterly fees.*
  - *Consequently, '**CO685**' provides a safe working environment 24/7.*

\* These reception telephone services are available for any **CO685** occupier who elects to use the very competitively priced internal building telephone systems supplied by Jident Pty Ltd. Read on for further details.



"Ideally suited  
for professional,  
medical and  
consulting suites"







**More than just another office block:**

**‘CO685’ is a quality corporate experience.**

#### Included building features:

- The availability, on an hourly fee-for-service booking basis, of two fine well fitted-out and prominently located ground floor board rooms. These come with ...
  - *Full internet, electronic whiteboard and DVD replay facilities with large LCD screen monitors.*
  - *Convenient, hospitality tea / coffee and extension catering, plus IT support services are available if required through reception.*
- Generous kitchen, food preparation and washing facilities on every floor.
  - *‘CO685’ maintains daily cleaning of all common areas, including the kitchens and toilets (Superintendent Agreement).*
- Secure undercover parking included for most units, with easy access from either Denmark Hill Road or Burke Road.
- Ease of movement of people and goods through a recently upgraded quality dual lift system ensuring reliability, safety and a smooth ride.
  - *Automatic lift voice announcements for each level.*
- **‘CO685’ is conveniently situated in the heart of a busy and expending regional business centre within easy reach of many areas of Melbourne.**
- **This fine office building is ideal for fully serviced professional suites.**

Part of the management plan for ‘CO685’ going forward:

- Secure, easy-to-use bike facilities in the basement and ground level car parks.
- A shower room facility for bike riders on the ground floor.

**‘CO685’ has an ongoing interest and commitment to “green” the building for the longer term benefit of all and to be less energy wasteful and more cost effective in energy consumption.**

#### Elective extension services available:

- **‘CO685’** boasts a range of extension business support services to meet the diverse needs of owner or tenant occupiers, with a number of services available on an opt-in fee for service basis if selected.

#### Related corporate agreement information

- **An innovative Corporate Organisation Infrastructure Agreement \* with the IT and communications company Jildent Pty Ltd - an occupant in the building.**

This agreement provides ...

- a) A very competitively-priced telephone system for building occupants as an alternative to main suppliers.
- If elected by an occupant, the service comes with a free real time telephone answering service from building reception in business hours.
  - This facility is excellent for either overflow calls or indeed as a full reception service for business and professional appointments if required - all at no extra charge.
- b) A secure and safe server data and data-management back-up facility for all servers centrally-hosted by Jildent Pty Ltd for businesses in the building should they elect to use these services.
- This excellent service includes automatic overnight back-ups of servers in a dedicated secure air-conditioned room.
  - Centrally hosted virtual servers for building suites elected to be hosted by Jildent Pty Ltd are accompanied by the safe independent storage of building server data back-up discs which are routinely removed from the building.
  - Additionally a comprehensive IT security policy is in place to deal with any unlikely extreme or catastrophic events (such as fire etc); this policy is overseen by the Chair of the Building Management Committee and Superintendent, in association with Jildent Pty Ltd.







- The 'CO685' Superintendent Agreement enables GBM to provide a range of additional services such as suite fit-outs, convenient and complete regulation compliance certifications for owners provided inexpensively ... facilitated by bulk arrangements put in place by the Management Committee.
- These additional optional services may be elected by building owners and occupants.
- Separate information sheets are available from reception which list the full range of GBM and GCS services and products offered to building occupants.
- The Corporate Organisation is overseen by an active 'CO685' Management Committee and building Superintendent, supported by the building manager Melbourne Body Corporate Management – Camberwell (MBCM).
- The Committee monitors all finances and frames budgets for the approval of the Annual General Meeting of Owners which usually takes place in October of each year.
- A robust and detailed rolling ten year plan is in place: it is reviewed annually by the Committee to ensure the maintenance of 'CO685's' high standards on the one hand, and the long term sustainability of the building and its infrastructure facilities on the other hand.
- A number of Real Estate Agents service the building and the needs of both tenants and owners. Enquiries may be made at reception concerning current and upcoming occupancy opportunities from information supplied by Estate Agents, owners and occupants.

#### For additional information

##### Routine services and maintenance:

Global Building Management - Mr Peter Waterson building Superintendent - for Waterson Investments.

Enquiries: reception. Tel: 03 8080 5600

##### Upcoming occupancy and ownership opportunities:

See the agent's boards on the southern Burke Rd boundary or check the register at 'CO685' Reception.

##### For routine management and Owners Corporation matters:

Mr Bernie Herbert

Melbourne Body Corporate Management – Camberwell (MBCM):

Tel: 9888 7233

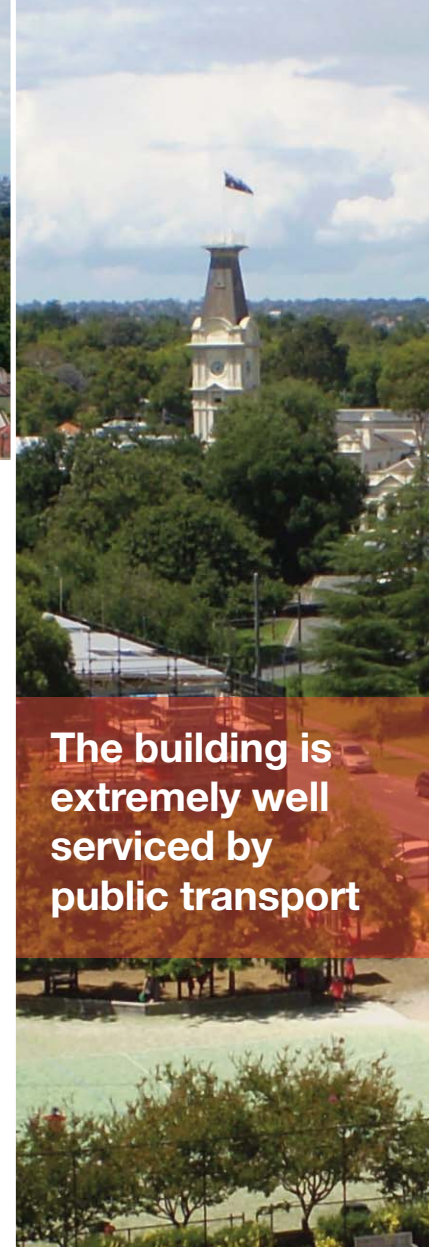
PO Box 108, Canterbury, 3126

info@mbcmcamberwell.com.au

www.mbcmcamberwell.com.au

##### Chair, Committee of Management:

Contact details available from reception or the building manager (MBCM).



**The building is extremely well serviced by public transport**

