




BPM

LIGHT EDGE



A person with curly hair is shown in profile, looking out a window. The scene is dimly lit, with the primary light source being the warm, golden glow of a sunset or sunrise visible through the window. The person's face and hair are mostly in shadow, with some highlights from the ambient light. The window frame is visible, and the light creates a strong contrast between the dark interior and the bright exterior.

Our truest life is when we are in dreams awake  
– Henry David Thoreau





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# CREATE EXTRAORDINARY

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JONATHAN HALLINAN

Whenever I'm designing, creating or building, I begin by establishing how I can create something extraordinary. Something that stimulates the senses, that's luxurious and defining. Since establishing BPM in 1995, I have been constantly inspired by luxury, whether it's found in the detail of fashion, the permanence of architecture or the experience of an artefact. Attention to detail and a curatorial eye are crucial, for each must come from a place of genuine artistic sentiment while creating lasting value and meaning. My passion for delivering exceptional quality is highlighted by my partnerships with the most iconic artisans, designers and architects of our time. Those that have helped create this extraordinary building.

And of my own life philosophy? Take risks, push the boundaries. Live life your way, full of passion, pleasure and beauty. Always move forward and seek to move others.

Jonathan Hallinan







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THE BPM WORLD IS  
STEEPED IN QUALITY,  
BEAUTY AND THE  
EXOTIC. A PLACE WHERE  
BEING EXTRAORDINARY  
IS ABOUT BEING  
UNIQUE, WITHOUT  
COMPARISON OR EQUAL.

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## LEAVE A TRACE

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### THE BPM WORLD

Steeped in quality, beauty and the exotic, we celebrate the new and the next and understand that being extraordinary is about being unique, without comparison or equal.

BPM has been developing and building iconic, design driven multi-residential projects for 20 years. With an unparalleled track record, we are invested commercially and intellectually in the projects we develop and build on behalf of our community and culture. Our reputation is built on our resolute commitment to quality and consistent delivery of our vision, for long term success. This attitude permeates how we act as a business, how we develop and build our projects and what we demand of ourselves and others.

We are enamoured by the dynamic urban centres of New York, London and Los Angeles and our teams collaborate with the world's most engaging architects, artists and designers in order to establish new intersections for your senses. We welcome you into our world and know that our residences will certainly leave a trace, a lasting impression for you to return to and enjoy time and time again.











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TO KNOW A CITY  
ONE MUST DISCOVER  
ITS SECRETS,  
LISTEN TO ITS  
HEARTBEAT  
AND TAKE PART  
IN ITS  
PERFORMANCE.

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# LIGHT EDGE

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## MEMORABLE & DISTINGUISHED

With a clarity of architectural intent and a presence that is both memorable and distinguished, Light Edge is a stunning residence of 31 apartments over 6 levels. Situated less than 3 kilometres from Melbourne's Central Business District (CBD) and upon the nexus of Melbourne's most vibrant cultural and food hub, Light Edge offers a unique and enviable theatre of experience for residents.

With an intellectual integrity that pays homage to architectural principals of openness and the liberation of space, Light Edge's considered mix of one and two bedroom residences offer both a sanctuary and stage for residents looking to participate in the magnetism of local bars, nightlife and restaurants or curate an in-house entertaining experience.

Awakened through an experience with architecture, creativity and design, Light Edge seeks to deliver residents with a life of privilege, indulgence and pleasure. Carefully considered spaces are framed by a selection of generous balconies that offer stunning views over Melbourne's city skyline to the West and South West while Northern balconies connect residents to the energy of the surrounding streetscape. Both striking and luxurious, residents are welcomed into curated spaces of exquisite materials and finishes including stone, polished chrome and beautifully considered oak timbers.

Light Edge's interior design responds to the demands of contemporary urban living, while car and storage facilities deliver convenience and security.

Supporting a seamless transition between inside and outside spaces, Light Edge's oscillating and geometric facade provides the discretion required for inner city living while maximising the natural daylight from the North. A palette of alternating black and white textured walls are offset by a stunning black metal entrance creating a statement of contrasts – light and dark, liberation and restraint, sunlight and shadow.

One cannot speak of Light Edge's architectural presence without the attribution of DKO Architects. Widely recognised as an award winning architecture and design practice, DKO Architecture's enviable reputation has been developed through the meticulous planning of living environments and the integration of internal and external living spaces. Complementing Light Edge's architectural narrative is the curatorial vision of Paul Hecker & Hamish Guthrie of celebrated interior design firm Hecker Guthrie. Driven by the principals of authenticity, consideration and enthusiasm, Light Edge reflects the profound relationship that each of these principals has in creating a cohesive, highly considered and luxurious environment.











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BE ENVELOPED BY  
EXQUISITE MATERIALS  
AND FINISHES INCLUDING  
STONE AND BEAUTIFUL  
CRAFTED TIMBERS.

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# EXPERIENCE

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## CENTRAL AND DISTINGUISHED

Like all great cities, Melbourne is composed of many eclectic and colourful precincts. From the haptic energy of Chinatown to the distinctly European sensibilities of Lygon Street, Melbourne presents a unique kaleidoscope of cosmopolitan life. But to know a city one must discover its secrets, listen to its heartbeat and take part in its performance. In knowing Richmond one can easily recall what makes it such an integral part of Melbourne's rich cultural, gastronomic and architectural fabric. Like a beautiful sonata of sorts, the precinct is composed and performed by its inhabitants, historic landmarks and iconic destinations;

The Art of Entertainment – Light Edge is located just 2.4kms from Melbourne's Art Precinct – home to many of Australia's premier companies including The National Gallery of Victoria, Art Centre Melbourne and the Australian Centre for Contemporary Art. Should one desire more active pursuits, Australia's premier sporting precinct is only 1.5kms from Light Edge and regularly hosts the largest domestic and international sporting events including the Australian Open (Tennis), the Cricket World Cup and the Australian Football League's (AFL) Grand Final.

World Class Retail – For over 170 years, Melbourne's retail precincts have been considered Australia's best. For residents looking to indulge in Melbourne's grandest and most luxurious offerings, Collins Street is location just 1.7kms from Light Edge and is celebrated for its mix of glamour and charm. Presenting an assemblage of five star hotels, iconic churches and live theatres, the streets credentials are matched only by unrivalled five star shopping experience with brands such as Cartier, Hermes, Bulgari, Paspaley, Louis Vuitton, Tiffany & Co and Harrolds Luxury Department Store calling Collins Street home.

Complemented by Richmond's most iconic retail destinations, Light Edge is situated just 0.7kms from the nexus of Victoria, Church and Bridge Streets. Like much of Melbourne, Light Edge is serviced by a famous tram network and has easy access to the Central Business District (CBD) from its major rail hub, Richmond Station.

Gastronomic delights – One cannot speak of Light Edge without acknowledgement of the incredibly diverse and rich gastronomic landscape that is afforded to residents. With traditional Vietnamese and Greek destinations found upon Victoria and Swan Streets to the bountiful list of gastronomic delights to be discovered upon the fringe of the CBD such as Cumulus, Cutler & Co and Chin Chin, Light Edge is sure to satisfy the most discerning of gastro-connoisseurs.

Gardens & Parks – Melbourne's Royal Botanic Gardens is an internationally renowned botanical garden located 2kms from Light Edge. Founded in 1846 by Lieutenant Governor Charles La Trobe, the 38 hectare oasis is both serene and captivating presenting over 10,000 individual plant species. Juxtaposed against the beautiful geometry of the city skyline, the Fitzroy and Treasury Gardens are located just 900m from Light Edge and offer an incredible 26 hectares of iconic Victorian era landscaped parks, ornamental lakes and pavilions.



ARTS / ENTERTAINMENT

- AAMI PARK 1
- ARTS CENTRE MELBOURNE 2
- AUSTRALIAN CENTRE FOR CONTEMPORARY ART 3
- CROWN CASINO 4
- FEDERATION SQUARE 5
- HAMER HALL 6
- HER MAJESTY'S THEATRE 7
- HISENSE ARENA 8
- MCG 9
- NATIONAL GALLERY OF VICTORIA 10
- ROD LAVER ARENA - AUSTRALIAN OPEN 11
- STATE THEATRE 12

EDUCATION / HISTORICAL

- SWINBURNE UNIVERSITY OF TECHNOLOGY 13
- TOWN HALL 14

GARDENS

- ALEXANDRA GARDENS 15
- BIRRARUNG MARR PARK 16
- CARLTON GARDENS 17
- DARLING SQUARE 18
- FITZROY GARDENS 19
- GOSCH'S PADDOCK 20
- POWLET RESERVE 21
- ROYAL BOTANIC GARDENS 22
- TREASURY GARDENS 23

HEALTH / TRANSPORT

- EPWORTH HOSPITAL 24
- FLINDERS STREET STATION 25
- NORTH RICHMOND TRAIN STATION 26
- NORTH RICHMOND TRAM STOP 27
- ST VINCENT'S PRIVATE HOSPITAL 28

RESTAURANTS

- CHEERIO 29
- CHIN CHIN 30
- CUMULUS 31
- CUTLER & CO 32
- HA LONG BAY RESTAURANT 33
- JINDA THAI 34
- LONGRAIN 35
- MARY FORTUNE WINE & COCKTAIL BAR 36
- NEW YORK TOMATO 37
- SPARROW'S PHILLY CHEESESTEAKS 38
- SUPERNORMAL 39
- THE EVERLEIGH 40
- YING THAI 41

RETAIL

- BRIDGE ROAD 42
- BOURKE STREET MALL 43
- BULGARI 44
- CARTIER 45
- CHANEL 46
- DEGRAVES STREET 47
- GUCCI 48
- HARROLD'S 49
- HERMES 50
- LANCE DIXON BENTLEY 51
- LOUIS VUITTON 52
- PASPALLEY 53
- PORSCHE MELBOURNE 54
- TIFFANY & CO 55



SUBURB NAMES

- RIVER
- PARKLANDS




















It's not what you look at that matters, it's what you see  
– Henry David Thoreau



# SPECIFICATIONS

## GENERAL

### WINDOWS

High performance glass  
Operable windows

### WALLS BETWEEN UNITS

Fire and acoustically rated walls as required by the NCC / BCA

### BALCONIES

Tiles  
Framed balustrades

### PARKING

Automated multi-parking system

### DRIVEWAY

Concrete finish

### COMMON STAIRS

Concrete  
Fire access only

### LIFT

Access to all habitable levels

### DOOR FURNITURE

Internal doors, sliding doors and entry doors are chrome

### CORNICE

Square set

### HOT WATER

Central gas system

### WINDOW FURNISHINGS

Not included – optional upgrade

## ENTRY

### WALLS

Painted plasterboard

### CEILINGS

Painted plasterboard

### FLOORING

Carpet to living, timber flooring to kitchen

### INTERCOM

Apartment visitor intercom.  
Card access control and security system to apartment building entries

## BEDROOMS

### WALLS

Painted plasterboard

### CEILINGS

Painted plasterboard

### ROBES

Built in architectural designed fit out  
White finish

### FLOORING

Carpet

## LIVING/DINING AREAS

### WALLS

Painted plasterboard

### CEILINGS

Painted plasterboard

### FLOORING

Carpet to living

### CEILINGS

Height – Approx. 2650mm

### HEATING & COOLING

Split system

## KITCHEN

### KITCHEN APPLIANCES

#### OVEN

Smeg 60cm oven

#### COOK TOP

Smeg gas four burner cook top

#### RANGE HOOD

Smeg 60cm range hood

#### DISHWASHER

Dishwasher: Fully Integrated Fisher and Paykel Dish Drawer

#### FRIDGE

Not included – optional upgrade

### TAPWARE

Chrome

### SINK

Integrated stainless steel

### BENCHTOPS

Acrylic

### SPLASHBACK

Natural Stone

### CUPBOARDS

Laminate

### CEILINGS

Painted plasterboard

## BATHROOM

### FLOORING

Tiles

### TOILET

Porcelain white

### BASIN

Acrylic

### SHOWER

Frameless shower screen

### SHOWER TAPS & SHOWER HEAD

Chrome

### WALLS

Painted plasterboard  
– rated for wet areas

Tiles to shower area

### SHAVING CABINET

White finish with rectangular mirror  
Acrylic shelf

### CEILINGS

Height – Approx. 2400mm  
Painted plasterboard

## LAUNDRY

### CABINETRY

Laminate

### WASHING MACHINE STOPS

Chrome

### APPLIANCES

Space provision only  
– supply optional upgrade

## ELECTRICAL

### TV

One point to living room  
and main bedroom

### CABLE TV

Living

### TELEPHONE

One point to living room

### POWER POINT

Double point to living and bedrooms

## ENTRY LOBBY

### WALLS

Painted plasterboard

### CEILING

Double Height Painted Plasterboard

### INTERCOM

Security intercom to front entrance





LIGHT EDGE IS  
A SIGNIFICANT  
RESIDENCE THAT HAS  
TAKEN COURAGE,  
ATTENTION TO DETAIL  
AND AN UNWAVERING  
COMMITMENT TO  
EXCELLENCE.



A close-up photograph of a person's face, focusing on the eyes and nose. The image is partially obscured by a series of vertical, glowing light bars of varying heights and colors, ranging from dark brown to bright yellow and orange. The background is dark, and the overall mood is artistic and modern.

# BPM

LIGHT EDGE

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FOR FURTHER INFORMATION ON LIGHT EDGE OR TO ARRANGE  
A PRIVATE APPOINTMENT, WE ENCOURAGE YOU TO CONTACT  
A DEDICATED MEMBER OF OUR CLIENT LIAISON TEAM.

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Please note that the material contained herein has been produced prior to detailed design and construction, is indicative only and does not constitute a representation by the Vendor, Agent, or Vendor's consultant in respect to the size, form, dimensions, specifications or layout of the apartment or at all. The final product may change from that illustrated herein. Furniture is not included. All furniture shown is for illustration purposes only. All internal artist impressions are based on available upgrade package. Changes may be made to the detail layouts during the development in accordance with the provisions of the contract of sale or the building and or planning requirements or for compliance with relevant standards or codes. Prospective purchasers must make and rely on their own enquiries.