

MEDIA RELEASE

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CEDAR WOODS LAUNCHES SECOND APARTMENT BUILDING FOLLOWING SELLOUT AT \$2.5 BILLION WILLIAMS LANDING PROJECT

Following the sell-out of Williams Landing's first apartment development, Cedar Woods Properties has launched Oxford Apartments at their \$2.5 billion master planned community.

Located twenty kilometres south-west of Melbourne's CBD, Oxford Apartments will cater to the growing demand for apartments from investors, downsizers and first homebuyers in the West.

Williams Landing's latest apartment offering will support the increased demand for housing in the Western corridor due to population growth. Plan Melbourne estimates that the Western subregion will need 135,000 to 175,000 new dwellings before 2031 to cope with population growth.

Cedar Woods state manager Patrick Archer says, "We are one of the few developers delivering apartments in master planned communities in the Western corridor, catering to the high levels of demand from buyers."

"The increased demand highlights that apartment living is not just for the CBD and inner city suburbs. The Newton Apartments, also at Williams Landing, launched in 2015 and sold out within 6 months mainly to buyers from the West," Archer says.

The Oxford Apartments have been favourably received, with 40 per cent of stage one selling in the first week of sales. Buyers have been primarily from the Western suburbs including several current Williams Landing residents.

"The overwhelming response from buyers reiterates the growing demand for apartments within the Western corridor, we anticipate that the remaining apartments will sell out within the coming months," Archer says.

The Oxford Apartment development comprises two buildings that delivers ninety-seven one and two bedroom apartments, three townhouses and a ground floor retail precinct.

The first release will offer apartments in the first of the two buildings and includes a variety of apartments ranging from 50 square metres to 87 square metres plus a balcony or courtyard.

The new apartments will be positioned in the centre of Williams Landing allowing residents immediate access to the Williams Landing Shopping Centre and Williams Landing train station.

“The Oxford Apartments redefine contemporary living in Melbourne’s West, delivering everything a resident may need on their doorstep,” says Archer.

The Williams Landing Shopping Centre recently completed its first expansion. Future Kids childcare, Jetts Fitness and multiple new restaurants will operate alongside Woolworths, medical centre, dental clinic and many other retailers, offering high levels of amenity to residents.

Cedar Woods has enlisted DKO architects to deliver the latest offering at Williams Landing. The design includes an angular façade that will create unique internal living spaces.

“The angular façade will stand out when viewed from the street due to its highly recognisable architecture. Light will reflect differently as the sun moves throughout the day, creating a constantly changing appearance,” says Archer.

The building cascades back towards the north, with upper level apartments featuring wide frontages with open plan living and generous balconies, while ground level apartments provide generous terraces giving each unit a sense of identity.

Once complete, the Williams Landing community will comprise of approximately 3000 dwellings, with a diverse housing mix of traditional lots, terraces, semi-detached townhouses and apartments, with parklands, infrastructure and amenity in close proximity.

Stage 1 of the Williams Landing’s Oxford Apartments is due to be completed by early 2018.

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About Cedar Woods

Cedar Woods Properties Limited is an ASX-listed Australian property development company. Established in 1987, Cedar Woods has a diverse portfolio of assets in Victoria, Queensland, South Australia and Western Australia and is well regarded for the innovation and success of its developments.

The Victorian portfolio comprises:

Williams Landing Residential: Williams Landing is a 225-hectare masterplanned community that will feature approximately 2400 dwellings on completion. Williams Landing will accommodate a diverse housing mix including traditional lots, terraces, semi-detached townhouses and apartments, plus proposed parklands and sporting facilities.

Williams Landing Town Centre: The 50-hectare Williams Landing Town Centre is nestled amongst the four Williams Landing Residential neighbourhoods. The Town Centre will be a dynamic commercial and retail hub for Melbourne’s western region that incorporates its own transport hub, freeway interchange and regional serving bus port. Plans for the Town Centre include shops, services, entertainment, commercial offices and higher density residential dwellings.

Williams Landing Shopping Centre: Stage one of the Williams Landing Shopping Centre is anchored by a Woolworths, medical centre, dental clinic, chemist and over 15 specialty retailers. The recently completed expansion of stage one includes a 106-place childcare facility managed by Future Kids, a Jetts Fitness and around 1200 square metres of ground floor retail space. Completion of the expansion is expected by late 2016.

Newton Apartments, Williams Landing: Newton Apartments is the first ever apartment building to be developed in Williams Landing, and one of only a small number of multi-residential buildings to ever be constructed in Melbourne's middle-ring western suburbs. The four-level building features 57 one and two bedroom apartments, with construction on track to be completed early 2017.

St.A, St Albans: St.A is set to revitalise St Albans with new housing stock and a masterplanned community 16 kilometres north-west of Melbourne's CBD. The 6.8-hectare site is strategically positioned within St Albans to benefit from significant local infrastructure upgrades. The community will encompass approximately 250 dwellings upon completion, including a mixture of detached and semi-detached terraces and potentially low-rise apartments.

Jackson Green, Clayton South: Jackson Green is a 6.5-hectare site set to deliver 180 new houses and 170 apartments to Clayton South. The development is a unique residential offering 19 kilometres from Melbourne's CBD, encompassing a central park, a range of housing typologies and the convenience of nearby retail, recreational, employment and education opportunities.

Carlingford, Lalor: Carlingford is the first major Lalor residential development for over a decade. The 55-hectare masterplanned community is located 17 kilometres north of Melbourne. Two thirds of the development is now complete, which includes a mix of land sales and townhouses across 600 dwellings.

Banbury Village, Footscray: Banbury Village is a nine-hectare infill development adjacent to the brand new West Footscray rail station. The 430 dwellings have been designed to provide a new standard of urban living for the suburb. The project was completed in June 2016.