



AWARD WINNING
PROPERTY DEVELOPER

CEDAR WOODS NEWS SUMMER EDITION: 2017

PROGRESS REPORT ON THE LATEST DEVELOPMENTS

It's an exciting time at Cedar Woods and we are pleased to share the progress on our latest developments from around the country.

Creating high quality, liveable housing is a priority for Cedar Woods, in addition to working towards integrating our developments with local communities.

From the successful launch of Williams Landing's second apartment building to the construction commencement of our latest Western Australian project Bushmead; Cedar Woods continues to create great places for first homebuyers, young families, downsizers and investors.

We are pleased with the construction progress at our projects and will provide more information in our half year results release in February 2017.

We wish everyone a very happy year ahead!



Artist impression / Oxford Apartments

OXFORD APARTMENTS LAUNCH AT WILLIAMS LANDING

Oxford Apartments will cater to the growing demand for apartments from investors, downsizers and first homebuyers in Melbourne's West. They have been favourably received, with 40 per cent of stage one selling in the first week of sales.

The latest apartment development at the Williams Landing community comprises two buildings delivering ninety-seven one and two bedroom apartments, three townhouses and ground floor retail spaces.

Positioned in the centre of Williams Landing, residents will have immediate access to the Williams Landing Shopping Centre and Williams Landing train station.

Cedar Woods has enlisted award-winning architects DKO to design the latest offering. The design includes an angular façade that will create unique internal living spaces. The façade will stand out when viewed from the street with its highly recognisable architecture; light reflecting from the building will create an ever changing appearance.

Stage 1 of the Williams Landing Oxford Apartments is due to be completed by early 2018. For more information visit www.oxfordapartments.com.au



Paul Sadleir, Managing Director

JACKSON GREEN EMBODIES LEAFY MELBOURNE IDEAL

Jackson Green is one of Cedar Woods' premium Melbourne-based projects, located in the prized middle-ring south-eastern suburb Clayton South. The master planned community is well served by existing infrastructure such as Monash University, Clayton Shopping Centre, two train stations, cafes, hospitals and recreational trails.

Jackson Green embodies all of the ideals associated with life in the leafy south eastern suburbs of Melbourne with affordable luxury in mind. Due for completion in 2022, Jackson Green will provide around 180 architecturally designed town homes and 170 apartments into the Clayton South community.

Cedar Woods recently launched the Grove release encompassing 23 stylish three and four bedrooms town homes, set amongst lush tree-lined streets. The town homes enjoy close proximity to Jackson Green's central park and are conveniently located near some of Clayton's best amenities.

Wattle Apartments have also been launched at Jackson Green. Comprising 60 boutique contemporary one and two bedroom apartments, they offer a stylish and vibrant lifestyle in the heart of the south eastern suburbs.

For more information about Jackson Green and the Grove release please visit www.jacksonsgreen.com.au



Artist Impression / Jackson Green

CREATING A TRUE INTERGENERATIONAL COMMUNITY



Artist impression / Williams Landing TriCare Facility

Cedar Woods' Williams Landing community continues to grow with construction soon to start on a stunning new aged care facility, developed by TriCare.

The first stage of construction is due to commence early this year and will deliver standard and premium resident suites, a landscaped courtyard, café, communal lounge spaces, private dining, and a health and wellbeing precinct.

TriCare owns and operates retirement villages and aged care facilities in Queensland and New South Wales. The Williams Landing project is its first Victorian aged care facility.

The introduction of the aged care development reinforces Cedar Woods' commitment to developing a true multi-generational community. Williams Landing will soon open its first childcare centre, Future Kids, which has capacity for 100 children.

Cedar Woods recently finished the \$6.5 million expansion of the Williams Landing Shopping Centre that has allowed Jetts Fitness and three new restaurants to join the community, reflecting the ongoing commitment to creating a vibrant town centre and retail precinct.

To find out more information please visit www.williamslanding.com.au

TOWN HOMES A POPULAR CHOICE AT ST A.

St A. is a major residential development by Cedar Woods in St Albans, 16 kilometres north-west of Melbourne CBD. Upon completion, the entire development will encompass approximately 250 dwellings.

St A's most recent releases Ellingsen and Elm have included a range of town home products to meet the strong demand in the current property market.

Town homes are a desirable option for many buyers as they are a more affordable, low maintenance housing option that still meets many of the requirements of traditional home buyers.

The Elm release which included a mix of premium 3 and 4 bedroom detached and semi-detached homes, was well received with all properties selling out within 5 days.

Once completed the new community will consist of a range of housing types including freestanding and semi-detached houses, town homes, terraces and apartments.

St A is due to be completed in 2020. To find out more information visit www.staliving.com.au



Artist impression / Elm Release

CONSTRUCTION HAS COMMENCED AT BUSHMEAD



Bushmead, Perth

Six years after purchasing the former rifle range from the Department of Defence, Cedar Woods have commenced works on the environmentally sensitive Bushmead development in Perth.

The development will potentially produce up to 935 residential lots over the next decade and will be Cedar Woods' most sustainable project to date. More than two-thirds of the land at Bushmead will be rehabilitated and retained as a permanent conservation reserve.

The future conservation reserve contains threatened ecological communities and some of the last remaining East Swan Coastal Plain forest complex in Perth.

Bushmead is a unique development to Perth in terms of its natural beauty, stunning views and its proximity to the city centre, so it's not surprising that the demand for lots at Bushmead have been bucking the trend in an otherwise soft property market.

Rehabilitation works have commenced, with the conservation reserve to be gifted to the Department of Parks and Wildlife for the enjoyment of future generations.

Lots at Bushmead are now on sale. Blocks from 375sqm to 510sqm commence from \$285,000.

To find out more about the unique Bushmead development visit www.bushmead.com.au

DEVELOPMENT APPLICATION LODGED FOR GLENSIDE

Cedar Woods recently lodged a development application with the South Australian Development Assessment Commission for initial site works for the \$400 million Glenside development.

The works will pave the way for the 16-hectare site to be redeveloped and provide approximately 1,000 new dwellings, including low-mid rise apartments, town homes and high quality landscaped public spaces.

Initial site works will include the demolition of non-heritage listed buildings, remediation of the land and consequential removal of selected trees, construction of a sales centre and project office and the construction of a stormwater detention basin serving the wider catchment area including surrounding suburbs. Over 400 new trees will be planted throughout the Glenside development.

The works are an important first step in delivering a high quality master planned community and will provide the foundation for the construction of future dwellings, landscaped open space, roads and walking trails.

Glenside site works are due to commence early this year. Completion of an onsite sales centre and project office is due in the middle of the year to coincide with the release of the project's first stages.

To register interest in the Glenside development visit www.glensideliving.com.au

URBAN CONSOLIDATION IS KEY TO BRISBANE'S LONG-TERM GROWTH

According to a recent report from leading property analysts Urbis, greenfield residential developments will play a critical role in keeping pace with Brisbane's long-term growth projection.

Brisbane is currently facing employment growth, with the majority of jobs focused on the CBD and inner ring. While apartment supply will cater for some of the expected new workforce, new house and land offerings close to the city, with access to existing transport infrastructure, are at an absolute premium.

Currently there are only three areas in Brisbane that can accommodate the forecast growth and land supply of residential dwellings within a 15-kilometre radius of the CBD.

Developments such as Cedar Woods' Ellendale project at Upper Kedron is setting a high benchmark in amenity, green credentials, and resident services whilst being mindful of the connection with employment locations.

The master planned community, Ellendale, is just 12 kilometres from the CBD and is in close proximity to the Ferny Grove train line and a Park and Ride facility is on the doorstep, which all contribute to the long-term urban consolidation outcome that Brisbane is seeking.

Stage 1 of Ellendale has been well received with 100 sales achieved to date. Ellendale stage 2 approvals are in place and construction commenced in December 2016.



Aerial View / Ellendale



Glenside

A PARTNERSHIP FOR ART AND COMMUNITY



Cedar Woods is passionate about creating vibrant communities and we continually invest in all developments to create the best possible place for our buyers to live.

In Perth we have partnered with Baldvis Secondary College and landscape architect, Plan E, to reduce graffiti in the local area through a public art and education project. This launch evolved in an effort to create long-term graffiti management solutions following the Rivergums' BMX track being repeatedly vandalised.



Baldvis Secondary College Students / Rivergums BMX Track

The program aims to encourage the students of Baldvis Secondary College to channel their creativity into public art, setting an example for the wider community.

Students who are participating in the program have commented saying they appreciate the opportunity to learn more about art and contribute to a community project where the mural work is on display for all residents to see and enjoy.

Students were given the opportunity to work alongside artist Reece Pemberton who worked

as a painter at The Rivergums Estate before pursuing a career in mural work.

This is not the first time that Cedar Woods has partnered with Baldvis Secondary College. Recently the company sponsored a Sustainable Urban Design program, which challenged Year 10 students to imagine and design their own futuristic suburb development in response to Perth's fast growing population.

For more information about The Rivergums please visit www.rivergums.com.au

MAKE IT YOUR HOME



Make it your home Campaign

Last year Cedar Woods launched an exciting new campaign, Make It Your Home, which gave buyers who purchased at Emerald Park, The Brook at Byford, The Rivergums, Ariella Private Estate, Byford on the Scarp and Bushmead the chance to style their new home in their own personal style.

Anyone that purchased a block of land from any of Cedar Woods' participating Western Australian communities was offered a prepaid \$5000 VISA card to go towards styling their new home.

Cedar Woods partnered with stylist Erin Lovell to provide professional advice and style guides to buyers. Erin is an art director with over 10 years' experience and has created a design guide specific to the needs of the Perth property market.

The inspirational guide included tips, tricks and the latest trends on how to decorate a room or exterior with colours, accessories and furniture.

One of the biggest joys of building at a Cedar Woods estate is the opportunity to furnish and decorate your home from scratch. Cedar Woods enjoys supporting our home owners with modern design inspiration from an independent expert.

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