



MEDIA RELEASE
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WILLIAMS LANDING WELCOMES NEXT STRATA OFFICE TO ITS MASTERPLAN

ASX-listed developer Cedar Woods Properties has today commenced construction of its fourth standalone commercial building in Williams Landing in response to the strong demand for office space in Melbourne's west.

The commercial building, located at 101 Overton Road, is over 55 per cent pre-sold and will bring an additional 6,000 m² of high-quality strata office space to Williams Landing, welcoming a mix of small to medium-sized businesses.

Comprising 71 separate strata office suites, the building will also feature ground floor retail premises, with café and restaurant facilities.

Today's announcement signifies a major milestone in the expansion of Williams Landing's growing commercial precinct, which was celebrated on site at a sod turning ceremony attended by Wyndham City Council Mayor, Cr Mia Shaw, Sarah Connolly MP and Cedar Woods Victorian State Manager, Lloyd Collins.

Lloyd Collins said that the next strata building at 101 Overton Road aligns with Cedar Woods' growth strategy and reinforces the developer's commitment to meeting the needs of the emerging commercial demand in the west.

"As more and more businesses choose to decentralise, we are witnessing strong demand for office space in Williams Landing – which has become one of Melbourne's fastest growing commercial precincts. Our rail and road connection, future commercial masterplan capacity and existing amenities are all in strong demand from small and large businesses," said Collins.

Currently 65.5 per cent of Wyndham residents commute daily to jobs outside the municipality, and according to Collins, Williams Landing is becoming a community where residents can live and work locally.

Speaking at the event, Wyndham City Mayor, Cr Mia Shaw said Council was serious about bringing jobs to its residents, saving them from spending hours each week crammed in a train or sitting in traffic.

"Wyndham has experienced strong employment growth of over 50 per cent over the past five years and it is developments of this nature and the growth of Williams Landing as a commercial hub that is contributing significantly to this trend," Cr Shaw said.

Collins added that the new strata office building at 101 Overton Road complements the evolution of Cedar Woods' broader masterplan for Williams Landing.

"As a true mixed-use development, Williams Landing is a unique growth suburb in Wyndham City Council with a mix of retail, commercial and residential uses. As such, we are committed to quality, sustainability and community – and this commercial building represents



the next step in our masterplan to create a self-sustaining and vibrant precinct, whilst also offering strong investment opportunities for purchasers,” adds Collins.

With a portfolio of four standalone commercial buildings and another within the Shopping Centre, this latest project furthers Cedar Woods’ strong track record of developing in-demand office space in Melbourne’s west.

In addition to this new strata office at 101 Overton Road, Cedar Woods’ commercial portfolio in Williams Landing consists of the new Target Australia Headquarters which opened its doors to 850 staff last year, an office building within the Williams Landing Shopping Centre, and two buildings which are currently under construction – 111 Overton Road (a strata building which completely sold out prior to construction) and 107 Overton Road (fully leased to the Victorian Government’s Minister for Finance).

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Cedar Woods Background

Cedar Woods Properties is a leading, national developer of residential communities and commercial developments. Established in Perth in 1987, Cedar Woods has grown to become one of the country’s leading developers.

Cedar Woods has established a reputation for creating dynamic communities that meet the evolving needs of its customers. From urban subdivisions, medium to high-density apartments and town homes, to retail and commercial developments, Cedar Woods Properties epitomises a long-standing commitment to quality, and vibrant communities where people live, work and thrive.

The Victorian portfolio comprises:

St.A, St Albans: St.A is a 250 dwelling development on a 6.8-hectare site that is revitalising St Albans with new housing stock and a masterplanned community 16 kilometres north-west of Melbourne’s CBD. The community will encompass a mixture of detached homes, semi-detached townhomes, terraces and a central park with the convenience of nearby education and transport amenity.

Jackson Green, Clayton South: Jackson Green is a 6.5-hectare site delivering 151 new houses and 400 apartments in Clayton South. The development is a unique residential offering 20 kilometres from Melbourne’s CBD, encompassing a central park and a range of town homes and apartments with the convenience of nearby retail, employment and education opportunities.

Carlingford, Lalor: Carlingford is a 56-hectare master planned community located 17 kilometres north of Melbourne. Two thirds of the development is now complete, which includes a mix of land sales and townhouses with a total of 600 dwellings.

Williams Landing Residential: Williams Landing is a 225-hectare masterplanned community that will feature approximately 2,400 dwellings on completion. Williams Landing



will accommodate a diverse housing mix including traditional lots, terraces, semi-detached townhouses and apartments, plus parklands and sporting facilities.

Williams Landing Town Centre: The 50-hectare Williams Landing Town Centre is located central to the four Williams Landing residential neighbourhoods. The Town Centre is a dynamic new commercial and retail hub for Melbourne's western region that incorporates its own transport hub, freeway interchange and regional bus interchange. The town centre currently offers a range of shops, services, restaurants, commercial offices and higher density living, including several apartment projects both completed and in development.

Williams Landing Shopping Centre: The Williams Landing Shopping Centre offers the full range of retailers and services you'd expect including a Woolworths supermarket, medical centre, dental clinic, chemist, childcare, gym, licenced restaurants, cafés and over 25 specialty retailers. The centre is set to expand with further services and retail offerings over the coming years.