

Life

@MASON POINT


**NATURAL
SURROUNDINGS**


**TRAINS
800m**


CAFÉS



**COME TO LIFE
AT MASON
POINT.**

**SO MUCH.
SO CLOSE.
SO EASY.**

**WESTFIELD
200m**









LIFE MADE EASY

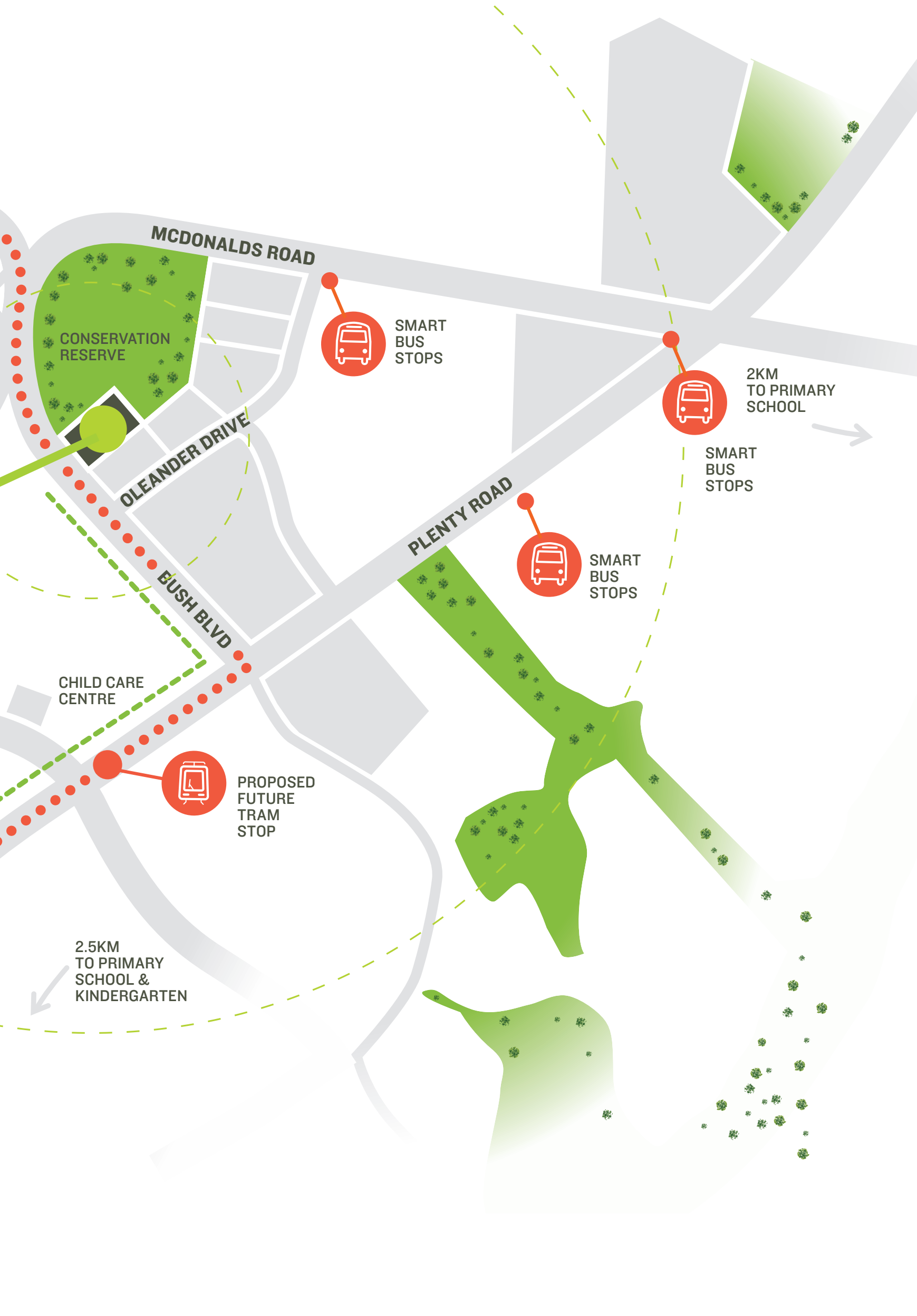
So many places to go, so much to do and it's all so close by. That's Life at Mason Point.

Life at Mason Point means you're just a short walk away from more than 180 stores at Westfield.

It means an easy stroll to the new South Morang station, hopping on a train and finding yourself standing in Federation Square or Bourke Street Mall in no time.

It means winding down in a relaxing environment overlooking a peaceful nature reserve, knowing that you won't even need to think about where your morning coffee is being brewed because there's a great little café right on the premises.

It means privacy, security, community and pride of ownership in a great place to live. That's Life at Mason Point.



MCDONALDS ROAD

CONSERVATION RESERVE

OLEANDER DRIVE

BUSH BLVD

PLENTY ROAD

SMART BUS STOPS

2KM TO PRIMARY SCHOOL
SMART BUS STOPS

SMART BUS STOPS

CHILD CARE CENTRE

PROPOSED FUTURE TRAM STOP

2.5KM TO PRIMARY SCHOOL & KINDERGARTEN





WESTFIELD 200M



IT'S ALL ABOUT BEING IN TOUCH

Imagine a day when you can get to everything you need, virtually anything you want and not even have to get in the car. Easy? Absolutely - and exciting as well. That's what every day offers you at Mason Point.

With Westfield just 200 metres away it's all at your fingertips. Whether it's taking care of the necessities like banking and picking up your groceries or splashing out on clothes at your favourite shops, Life at Mason Point makes it easy.

You'll enjoy a variety of food choices and your morning coffee will be a breeze. Not to mention an abundance of variety stores for everything else - from gift shops, pet supplies, electronics to home interior specialists - the list goes on.

This is a location that's all about being in touch - conveniently, easily and anytime you want to be.

SOUTH MORANG STATION 800M





**45 MINUTE TRAIN TO
MELBOURNE CBD**



**25 MINUTE DRIVE TO
MELBOURNE AIRPORT**



**NEARBY METROPOLITAN
RING ROAD**

South Morang

PT>

1

TRAINS, PLANES AND EASY DRIVING

Whether you fancy staying at home, exploring the CBD or travelling the world, Life at Mason Point makes it easy. Trains and the Ring Road make the CBD convenient, and if your plans call for interstate business trips or overseas holidays, you're just a 25 minute drive to the airport. Life at Mason Point is at the heart of it all.





TOWN

HOME

MA SON POINT TOWNHOMES

**NATURAL
OUTLOOK**



**LIGHT, SPACE
& SO MUCH
TO COME
HOME TO**

Life in your Mason Point townhome means enjoying the benefits of intelligent, inspired architecture and design that gives full consideration to you and the environment that surrounds you. True to their award-winning heritage, DKO Architecture have created big open living spaces that look onto the nearby nature reserve and invite the outside in – perfect for entertaining or unwinding after an active day.



**INTELLIGENT,
ECO-FRIENDLY
DESIGN IN NATURAL
SURROUNDINGS**



SPACIOUS, LIGHT-FILLED LIVING







Bathrooms are stylishly fitted out and feature plenty of convenient storage and big walk-in showers.

Bedrooms are spacious and inviting, all featuring big built-in or walk-in robes. Landscaping features Australian natives with a natural look, yet one that's always meticulously maintained for you. And all Mason Point townhomes include garages for ease and convenience.

Your kitchen combines practicality with stylish good looks – not to mention a full range of stainless steel appliances, including dishwasher, oven, cooktop and rangehood. Stone bench tops and tiled or optional upgrade to mirrored splashbacks add function and style to a kitchen you'll both enjoy and take pride in.





APAR

MENT

RT- TS



**CAFÉS
200M**



EASY LIVING & SMART CONTEMPORARY STYLE

DKO Architecture, one of the leading firms in its field, is the inspiration behind the quality, style and appeal so evident in each apartment. Life at Mason Point means being spoilt for choice, and you can make a selection of either one or two spacious bedrooms. You'll have bright, fresh, light-filled spaces to enjoy in the living, dining, kitchen, bedrooms and all around you.

**ONE OR TWO
BEDROOMS
& A CAFE
DOWNSTAIRS**





C
A
F
E

CLEAN LINES AND RELAXING OUTLOOKS

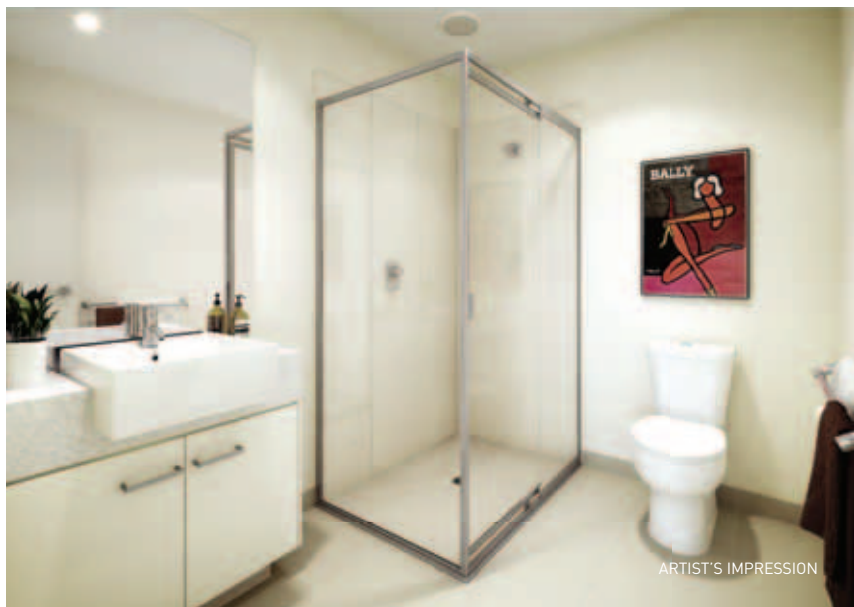


When it's time to wind down and relax, that's exactly what you can do. You'll be in an environment of natural colours and textures and thoughtful landscaping, with your neighbour – a conservation nature reserve – means you'll always be surrounded by a natural setting. And of course, you'll have all the style, quality and features of a place you'll be happy to call home.





ARTIST'S IMPRESSION



Kitchens feature a full complement of stainless steel appliances, including dishwasher, oven, cooktop and rangehood, plus 20mm stone bench tops and a choice of tile or upgrade to a mirrored splashback. A big built-in robe adds to the appeal of the bedrooms and your comfort is looked after with reverse cycle air conditioning. With all the landscaping and outdoor maintenance done for you, there's always plenty of time to simply relax and enjoy life at Mason Point.

LOCATION

South Morang is located within the fast growing north municipality of Whittlesea.

The City of Whittlesea is located on Melbourne’s urban fringe approximately 20 kilometres north of Melbourne with a population of 125,000 (ABS 2006).

It covers an area of approximately 487 square kilometres and contains a unique mixture of ‘city lifestyle’ and ‘country comfort’. Whilst the southern parts of the municipality are well-established urban areas, the city also takes in the hills and natural attraction of the Plenty Valley and Ranges.

The City of Whittlesea adjoins the Shire of Nillumbik to the east, the City of Hume to the west, the Cities of Banyule and Darebin to the south and the Shires of Murrundindi, and Mitchell to the north.

Forecasts indicate that to 2021, Whittlesea will experience the 3rd largest net increase in population of metropolitan Melbourne.

Plenty Road and High Street from the major north - south transport linkage to and from the City, providing access to and from the Melbourne Central Business District (CBD). Arterial road networks such as Mahoneys Road, Settlement Road, McDonalds Road, Findon Road, Cooper Street and Donnybrook Road dissect the City in an east - west direction, offering access to neighbouring areas. These routes afford sound linkages to residents to adjoining municipalities (and the remainder of the metropolitan area).

The Western Ring Road, which traverses the southern section of the City provides an important passenger vehicle and freight link to the Hume Highway, Melbourne Airport and the Port of Melbourne.

In terms of train access, as part of the Victorian Transport Plan the Brumby Government have extended the Epping line through to South Morang.

The South Morang Rail Extension has improved access to public transport services for Melbourne’s northern communities. The Epping rail line has been duplicated from Keon Park to Epping and extended to South Morang.

Major construction works commenced in October 2010 and completed April 2012.

This premium railway station is located at South Morang with integrated public transport services. Epping railway station has been relocated and modernised and the railway station precinct has road and public transport upgrades. A new railway station has also been built at Thomastown.

The municipality offers a range of education / training opportunities to service all age groups (from ‘pre-school’ to ‘primary’ to ‘adult learning’).

MARKET CONDITIONS

This section canvases a number of key factors in relation to the performance of a residential investment opportunity.

Of course, the demand for new housing can change very quickly: with a rise or fall in interest rates, net immigration, unemployment, household incomes or consumer confidence.

Demand or the underlying requirement is driven mainly by population growth; but it also needs to take into account household growth, which, for a number of social and economic reasons, is typically faster than population growth.¹

More often than not, the supply of housing responds to these changes very slowly. Infill sites are difficult to secure and multi-unit building costs are expensive. At times, and especially after the world recession, developers find finance difficult to obtain, which further limits supply.

2.1 Metropolitan Melbourne Residential Vacancy Rates

Since the mid 2000’s, Melbourne, like all capital city markets has experienced a significant tightening of the residential vacancy rate.

The rental market is considered to be in balance (represent ‘normal’ market conditions) when the vacancy rate is around 3%. Melbourne last experienced a vacancy rate of this level in January 2005.²

Vacancy rates lower than this benchmark indicates a severe shortage of dwellings, and subsequent strong demand for rental accommodation.³

Despite recent easing, the vacancy rate remains below normal market conditions.

2.2 House - Average Annual Median Price Change

Since 2000, South Morang’s median house price has risen by around 8.9% per annum (encompassing ‘off the plan’ and ‘established’ product).

As a comparison, the City of Whittlesea and Metropolitan Melbourne both experienced growth of around 13% per annum.

Looking ahead, it has been suggested that prices (Australian house / unit) will track household earnings growth, in what is described as a normal market.

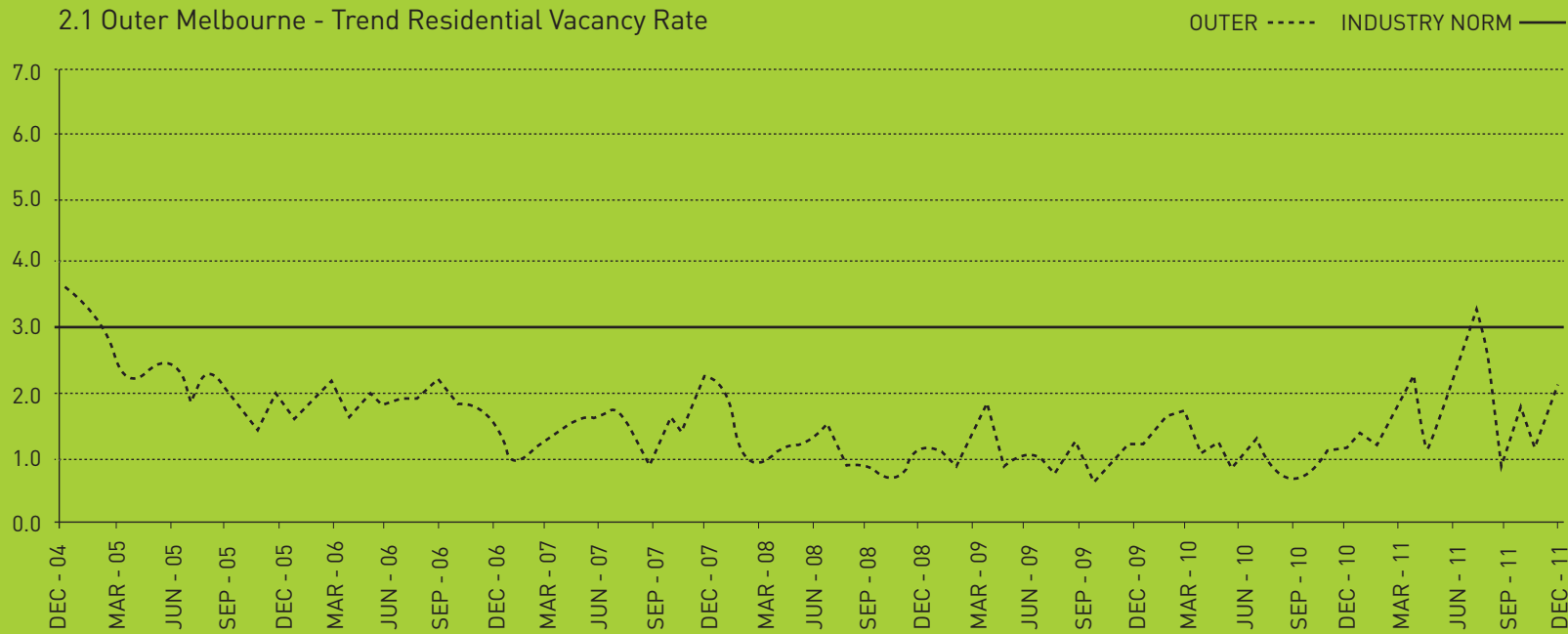
Those States with positive economic conditions such as employment growth and low unemployment - combined with relative affordability such as Victoria, could be expected to perform better.

2.3 Median Weekly Rents

Data is not collected for South Morang.

Mill Park - Epping’s median weekly rents have risen over the past 2 years to September 2011 by around 3.3% per annum (or \$10 per annum).

2.1 Outer Melbourne - Trend Residential Vacancy Rate



Source: REIV, Compiled by Oliver Hume Research

2.2 Annual Median Price⁴

	2000	2011
South Morang	\$200,000	\$395,000
City of Whittlesea	\$165,000	\$405,000
Metropolitan Melbourne	\$190,000	\$460,000

Source: Land Victoria, Compiled by Oliver Hume Research

2.3 Median Quarterly Weekly Rent - Three Bedroom Houses

	September Qtr. 2009	September Qtr. 2011
Mill Park-Epping	\$310	\$330
North East Melbourne	\$320	\$350
Metropolitan Melbourne	\$320	\$350

Source: Office of Housing, Compiled by Oliver Hume Research

1 Based on the most recently released State Government data in the 12 months to June 2010, despite population growth slowing across metropolitan Melbourne, 58% of all of Melbourne’s population growth was in the growth areas (with the inclusion of Mitchell, nearly 60%). Up from 48%; 12 months to June 2008.

To June 2010, metropolitan Melbourne grew by around 79,000 persons: with just over 45,700 in the designated growth areas.

2 REIV analysis of the rental market over the past 25 years reveals that the only comparable time when the vacancy rate has remained at such a low level was throughout 1982 and 1983, when the vacancy rate remained below 2% for two years.

3 Real Estate Institute of Victoria, Chief Executive Officer, Enzo Raimondo suggests that this imbalance has resulted in higher housing costs for renters. Since 2005, rent increases have grown from 3% to around 10%.

4 Land Victoria data is based on settlement data, and as such there is a time series lag.



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**NEARBY METROPOLITAN
RING ROAD**



MEET THE TEAM.



ROCHE PROPERTY GROUP

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DKO ARCHITECTURE

Specialising in Urban Design, Architecture and Interior Design DKO is one of Australia's leading architecture firms committed to creating projects that have the highest quality, style and sensory appeal. Our ground breaking, award winning work considers both the inhabitant and environment as we analyse how people live in and enjoy their space.

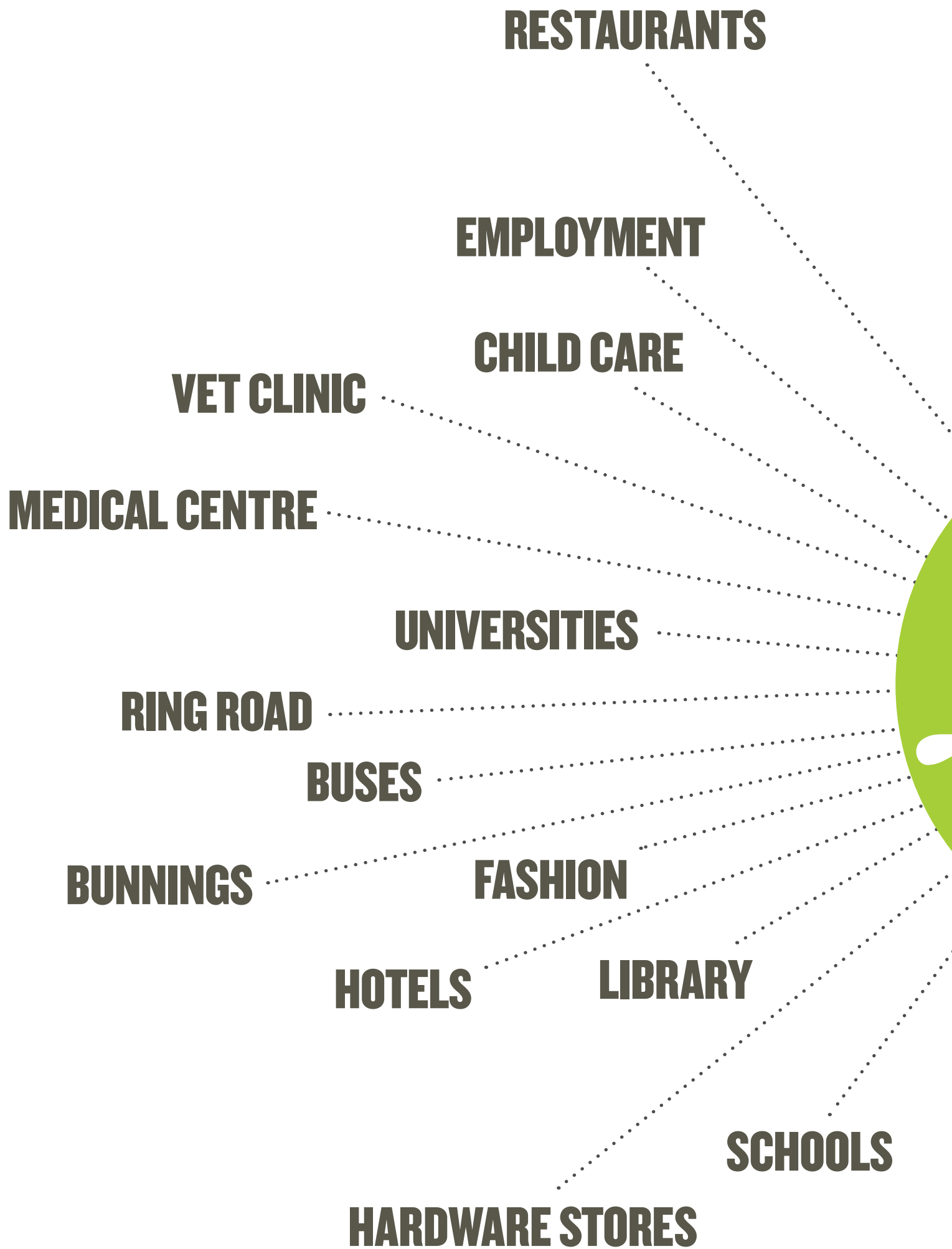
www.dko.com.au

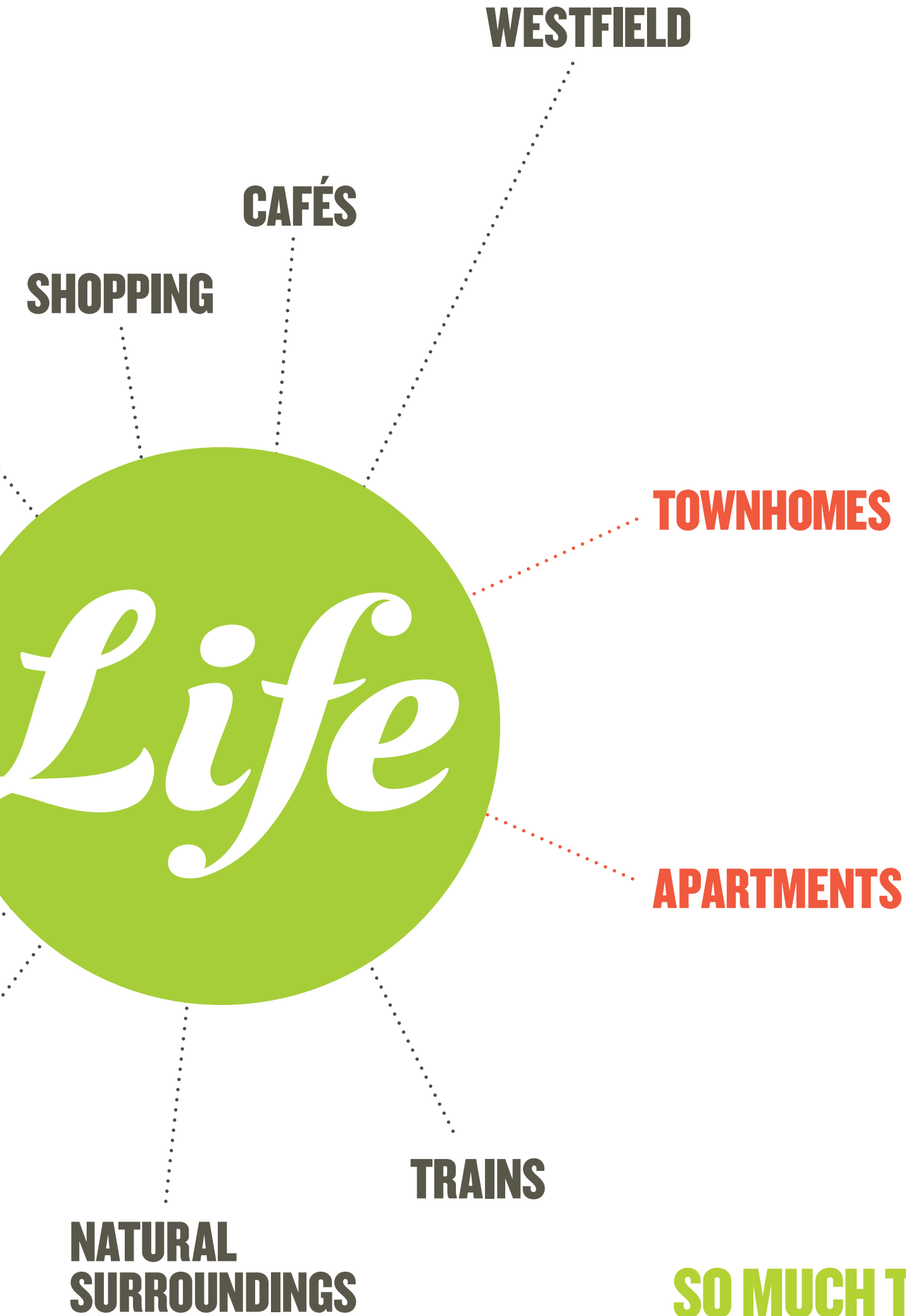


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**SO MUCH TO FIND
WHEN YOU COME
TO LIFE.**

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