

THE BIG PICTURE

DELIVERING ON THE VISION

Following the project launch and the commencement of construction in 2013, works within the Merrifield Living precinct continue full steam ahead, as the initial stages of development start taking shape.

With the first two stages of construction well and truly underway and first titles expected around mid-year, purchasers are yet another step closer to a new life at Merrifield.

Project Director Matthew Planner expects that 2014 will be an even bigger year at Merrifield, as the project prepares to welcome its first residents and businesses to Melbourne's new city of the north.

“Last year we saw a number of significant milestones for the project, but this year will be our biggest yet, with activity on a number of fronts.”

– Matt Planner

“It will be very exciting to see the first homes under construction and for the first residents to be moving in and calling Merrifield home by Christmas” said Mr Planner.

Merrifield Living experienced a strong finish to the year, with sales momentum continuing through the summer months. Mr Planner expects



Construction of St. Georges Boulevard - Merrifield Living

demand to remain strong and that the location and vision for Merrifield is what has been driving enquiries and sales.

“With over 100 lots sold in our first 8 months, we are now seeing sustained price growth on our new stage releases, which is really great news for the project and our early purchasers” said Mr Planner.

A multi-million dollar landscape package is scheduled to commence mid-year, which will include a sculpture from renowned public artist Alexander Knox.

The piece will form part of a beautifully landscaped entry treatment to Merrifield Living from Donnybrook Road.

Providing a strong and striking gesture of colour in the landscape, this will create an all-important first impression when arriving at Merrifield.

The landscaping package also includes the creation of Merrifield's first neighbourhood park – expected to be completed by October – which will eventually form part of expansive

open space network comprising more than 130 hectares.

The next phase of master planning for the Merrifield City Centre has also commenced and is expected to be finalised by the end of 2014. Mr. Planner said that one of the key pillars behind the Merrifield vision is to build a community that offers high quality amenity, job and education opportunities close to home, which are delivered as early as possible in the development cycle.

“The 110 hectare Merrifield City Centre will importantly become the heart of our new city – our master planning work will seek to ensure that it will accommodate all of the things that make up a modern city environment”.

Discussions have already commenced with potential shopping centre development partners, education service providers and public transport companies to deliver services and facilities for Merrifield residents, workers and visitors as soon as possible.

MERRIFIELD LIVING PURCHASER PROFILE

Q: Why did you choose Merrifield over other developments in the market and what attracted you to it?

A: After many weekend visits to new estates in the north, we could not go past Merrifield.

From the moment we stepped foot into the sales centre we knew that Merrifield was unique; we were just blown away.

Rose was extremely thorough and her enthusiasm and passion for the project made us want to be part of something exceptional. With larger lots becoming increasingly harder to find, Merrifield offers a vast variety of lots to accommodate diverse lifestyles, from those who prefer a small, low maintenance lot to couples / families like us wanting a big backyard.

We were also drawn to Merrifield as the project's master plan as been carefully planned with facilities and services in close proximity of each other. We also like how Merrifield is located in a key position, with easy access to major arterials like Mickleham Road or the Hume Freeway.

Q: What size block did you purchase and what will you be building? Who is your builder?

A: We purchased a 756sqm block, as it has always been our dream to live on a large block raising a family. We recently got married and are now looking to the future of starting a family, so we have decided to build a single storey 29sq home.

After endless hours of research and visits to display home centres, we came to the decision that Zuccala Homes meets our requirements and offers flexibility in their home designs. We are both eager for the commencement of our new home and can't wait to move in later this year!

Q: Tell us a bit about you both

A: Both Johnny and I work for C&M Aluminium P/L which is a family run business specialising in structural steel works for residential and commercial projects. Johnny is a qualified mechanic by trade, but three years ago chose to pursue a different career path. I am a qualified interior decorator and designer but have elected to work alongside my mother in the office attending to quotes and accounting duties.

Who loves Merrifield? John and Samantha do!

As the Merrifield Living community develops and purchasers take advantage of what's on offer at Melbourne's new city of the north, we asked John and Samantha Cacchione a few questions about their very own Merrifield of dreams decision and purchase.



MERRIFIELD LIVING DISPLAY VILLAGE - COMING SOON!

The Merrifield Living Display Village will showcase more than 30 brand new display homes, the latest in home designs from some of Australia's leading builders. From late 2014, future Merrifield residents and prospective buyers will be able to view an outstanding selection of homes and gain inspiration from the latest collection of sophisticated styles and modern home designs all in one place.

Here is a preview of the large range of builders who have already committed to Merrifield - with more to be announced soon!

For further details on the Merrifield Display Village, please contact Rose Fillipov on 03 9684 8120



MERRIFIELD BUSINESS PARK MEANS BUSINESS

The 300-hectare Merrifield Business Park has been planned to create up to 20,000 new jobs and accommodate a broad range of business operators which will ultimately attract a level of investment fundamental for a thriving and robust local economy.

A new gateway for Melbourne – boasting direct access to freeway links and major transport hubs – Merrifield Business Park offers a number of competitive transport advantages over other freight and logistic precincts in metropolitan Melbourne.

Business Development Manager, Tony Blazevic said business and Government alike acknowledge the crucial national importance of this location when it comes to transport, manufacturing, freight and logistics activities and local job creation.

“Superior access to a large population base and a growing regional workforce provides an ideal location for major industry looking to set up in the north”, said Mr Blazevic.

With land and building packages for sale or lease – and lot sizes ranging from 1 to 50 hectares – Merrifield Business Park has been ‘tailor-made’ to meet the growing and diverse needs of business.

“Merrifield Business Park offers the ultimate flexibility in terms of lot size and layout.”

“Companies have the ability to acquire land exclusively for future expansion purposes, we are mindful of the need to accommodate a range of business needs and long-term property solutions”, said Mr Blazevic.

The unique and integrated nature of the neighbouring Merrifield City Centre will offer everyday services and retail amenity to the local working population.

Mr Blazevic said that the attraction to Merrifield was evident with interest from a number of prospective purchasers. Discussions are well advanced with a nation-wide brand in relation to a major manufacturing requirement, which is set to become the first anchor tenant within stage one of the Merrifield Business Park.

“All signs at this stage are positive and we look forward to making further announcements in due course”.

“We are currently finalising our planning and design approvals and anticipate to commence construction works in the third quarter of 2014” said Mr Blazevic.

A NEW GATEWAY LOCATION



– Distribute goods and services to over 80% of Australia’s population within 12 hours

24/7

– Around the clock operations with 24 hours, 7 days unrestricted B-Double access



– Close to all key transport hubs providing excellent links for your business
– Well positioned to the proposed Outer Metropolitan Ring Road & Beveridge intermodal freight terminal

SUPER LOTS – FROM 1HA UP TO 50HA

1-50HA

– Competitively priced land with flexible settlement terms
– Comprehensive Development Zone suitable for a range of industrial and commercial uses

INFRASTRUCTURE AND AMENITIES



– Major service infrastructure (power, water, sewer, gas, broadband)
– Adjoining proposed Merrifield City Centre offering future retail and business services

REGIONAL WORKFORCE

450,000²⁰²⁵

– Skilled regional workforce of 350,000 within 30 minute drive
– Forecast to increase to 450,000 by 2025

FEEL FREE AT MERRIFIELD WITH UP TO \$23,000*

Lot 403 - Freeman 2800 \$426,348

Taliesin Façade Size: 28sq

3 2 2

Lot 404 - Yale 2200 \$352,993

Island Façade Size: 22sq

3 2 2

Lot 405 - Prescott 1900 \$337,313

Aspen Façade Size: 19sq

3 2 2

Lot 406 - Seton 1900 \$352,742

Kimberley Façade Size: 19sq

3 2 2

Lot 407 - Cornell 1900 \$336,871

Delaware Façade Size: 19sq

3 2 2

Lot 408 - Hampton 3600 \$444,543

Windsor Façade Size: 36sq

4 2 2



Choose from a selection of 6 quality Burbank homes at Merrifield and enjoy the following value-packed luxury inclusions:

- Complete flooring
- Exposed aggregate driveway
- Fixed site costs
- Upgraded façade treatment
- Front landscaping package

PLUS CHOOSE UP TO \$23,000* OF FREE UPGRADES

Call us now to benefit from Burbank's **FEEL FREE** upgrades.

Contact the sales office on 9684 8120 to find out more.



SELLING AGENT: OLIVER HUME NEW COMMUNITIES

BEHIND THE SCENES - GET TO KNOW THE TEAM BEHIND MERRIFIELD

TOM KOTTEK

Development Manager

Tom always knew he would work in the property industry, as indicated by his first job – a host at volume builder, Porter Davis Homes. “I have a passion for architecture and the property industry,” said Tom. “I am constantly trawling the market and looking at investment options. It was a natural progression to turn this interest into my career.”

Even before completing a Bachelor of Applied Science (Valuation) at RMIT University, Tom already held a cadet position at FKP Property Group. “As part of my degree, I was required to spend 26 weeks in the property industry,” said Tom. “I spent my time at FKP which resulted in ongoing work. It was a great learning ground.”

Tom assisted with several key projects including the ‘Aerial’ development at Camberwell Junction and the Carlton Housing Redevelopment tender. Tom has also completed his full Real Estate License at Swinburne University.

From FKP, Tom worked with Property Planning Australia as a Property Advisor and Integrated Development as an Assistant Development Manager before joining the team in 2012.

“Working across all elements of various projects, including planning, budgets and stakeholder management, provided great experience for my role.”

“It is a great experience being involved in a project from the very beginning,” said Tom.

“I am really excited to deliver the residential component of a master planned community and see the first residents move in!

“We have a really strong vision for Merrifield and it is so exiting seeing the project develop from a greenfield site into a brand new city!” said Tom.



“I thoroughly enjoy the variety and challenges my role brings! I enjoy producing the right product mix and ensuring lot availability for various purchasers at Merrifield – first home buyers, second home buyers and investors.”

CONSTRUCTION UPDATE

STAGE	RELEASE	TITLES EXPECTED
Stage 1	Display Village	June - July 2014
Stage 2	Willsmere and Yarradale	June - July 2014
Stage 3	Mathoura and Albion	September - October 2014
Stage 4	Tivoli	November - December 2014

Refer to website for latest construction updates!



Merrifield is a joint venture between MAB Corporation and Gibson Property Corporation.

WANT TO FIND OUT MORE?

Be the first to receive information and updates about Merrifield, Victoria's largest fully master-planned mixed-use community, by registering your interest on the website!

For further details about the lots and incredible value on offer at Merrifield, please contact or visit our Merrifield Living Sales Manager, Rose Fillipov:

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