



PLANNING
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TODAY.

NEWSLETTER

September 2014



[GPC] Gibson Property Corporation

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Welcome

The first half of 2014 has seen GPC and our partners produce solid sales and growth across each of the property sectors. We’ve seen extremely strong sales and leasing, in residential, commercial and retail sectors by both local and interstate owner-occupier and investors.

We would like to welcome Energy Australia who have sublet the Aegis Call Centre in Mason Point development comprising over 3,000sqm of space and 600 workstations.

Energy Australia is one of Australia’s largest and most experienced energy retailers – a most welcome addition to the Mason Point community.

We are proud to announce the name of our new retail business park at 530 McDonalds Road, South Morang: **FiveThirty South Morang.**

With solid sales and leasing, Mason Point’s master plan is currently 65% complete. We have many residential, commercial, retail and education developments under construction.

GPC and Joint Venture Partner RPG, are excited to announce the release of our next two residential apartment and townhome developments within Mason Point, which will be constructed during 2015.

We would like to thank all who have been part of helping GPC as an organisation and look forward to updating you again later in the year.

As an organisation, we continue to focus on customer service, creating ground-breaking new developments in each sector. We look forward to building new and existing relationships.

Charles Gibson Director

On The Drawing Board

FiveThirty (a joint venture between GPC & MPG) is currently completing the design of a showroom and office warehouse development within FiveThirty South Morang.

Showroom & Trade Development

This exciting new development will include over 40 warehouses ranging from 58sqm to 125sqm, with the option to be fitted with an additional mezzanine level.

The 6 showrooms facing Danaher Drive will range from 162sqm to 200sqm, with a Café to service the local business’ food and beverage requirements within the development.

We will unveil further information in relation to sales and leasing of this development early 2015 – stay tuned!

20 Bush Boulevard Apartments - Release Four

Design is also underway for a new boutique apartment building to be located at 20 Bush Boulevard, Mill Park. This new development will consist of 1 and 2 bedroom apartments designed by renowned architectural firm, Watson Young.

Stay tuned for the release update in our next issue of the Planning Tomorrow Building Today Newsletter.

FiveThirty



Gibson Property Corporation and joint venture partner MacMillan Property Group are pleased to announce FiveThirty South Morang, a new business destination located at 530 McDonalds Road in the South Morang Activity Centre.

This latest development within the South Morang Activity Centre will not only create numerous jobs, it will also bring an influx of new retail and commercial development opportunities into one of Australia's fastest growing corridors.

FiveThirty South Morang is located adjacent to Masters and Axis Lifestyle Centre on McDonalds Road and is close to Westfield Shopping Centre, with the South Morang Train Station only a few minutes' walk.

Access to major arterial roads including Plenty Road, Metropolitan Ring Road, Hume Freeway and Melbourne Airport guarantee FiveThirty is strategically located to facilitate your business' logistic requirements.

FiveThirty will consist of lots ranging from 2,000sqm to 20,000sqm. Currently in the Town Planning phase, it is anticipated that FiveThirty will be released to the market in the fourth quarter of 2014.

FiveThirty will be suitable for a range of users including, but not limited to:

- Car Showrooms
- Service Stations
- Fast Food Outlets
- Showrooms for all uses
- Office
- Retail

Office commercial space and industrial uses will also be available. Further updates coming soon.

For information contact
Charles Gibson on 9863 9200



Progress Update



Release One Completely Sold Out!

GPC & RPG would like to extend its thanks to all 72 purchasers in Release One - Mason Point's Release One Apartments and Townhomes are now all settled with a hive of activity.

Additionally, we would like to welcome our two new retail tenants to 40 Bush Boulevard - Ava Café is now open (run by smokehouse founder, Tim Dunlop) and Mason Point Medical Centre coming soon.

You can find Ava Café on Facebook (Ava - cafe/bar/restaurant), Twitter (@Ava_cafe), Instagram (@avacaferestaurant)!



Release Two

Following on the success of Release One at Mason Point, Release Two is now more than 80% sold, with construction now underway! The townhomes are anticipated to be completed by mid-2015 and apartments by the end of 2015.

The second release in the Life @ Mason Point development is being constructed by Madisson Projects.

Designed by award winning architects Jackson Clements Burrows, this development yet again provides the opportunity for downsizers and first home buyers to enter the market close to all amenities they require, including trains, trams, schools, universities and shopping. A unique environment.

To register your interest please visit www.masonpoint.com.au



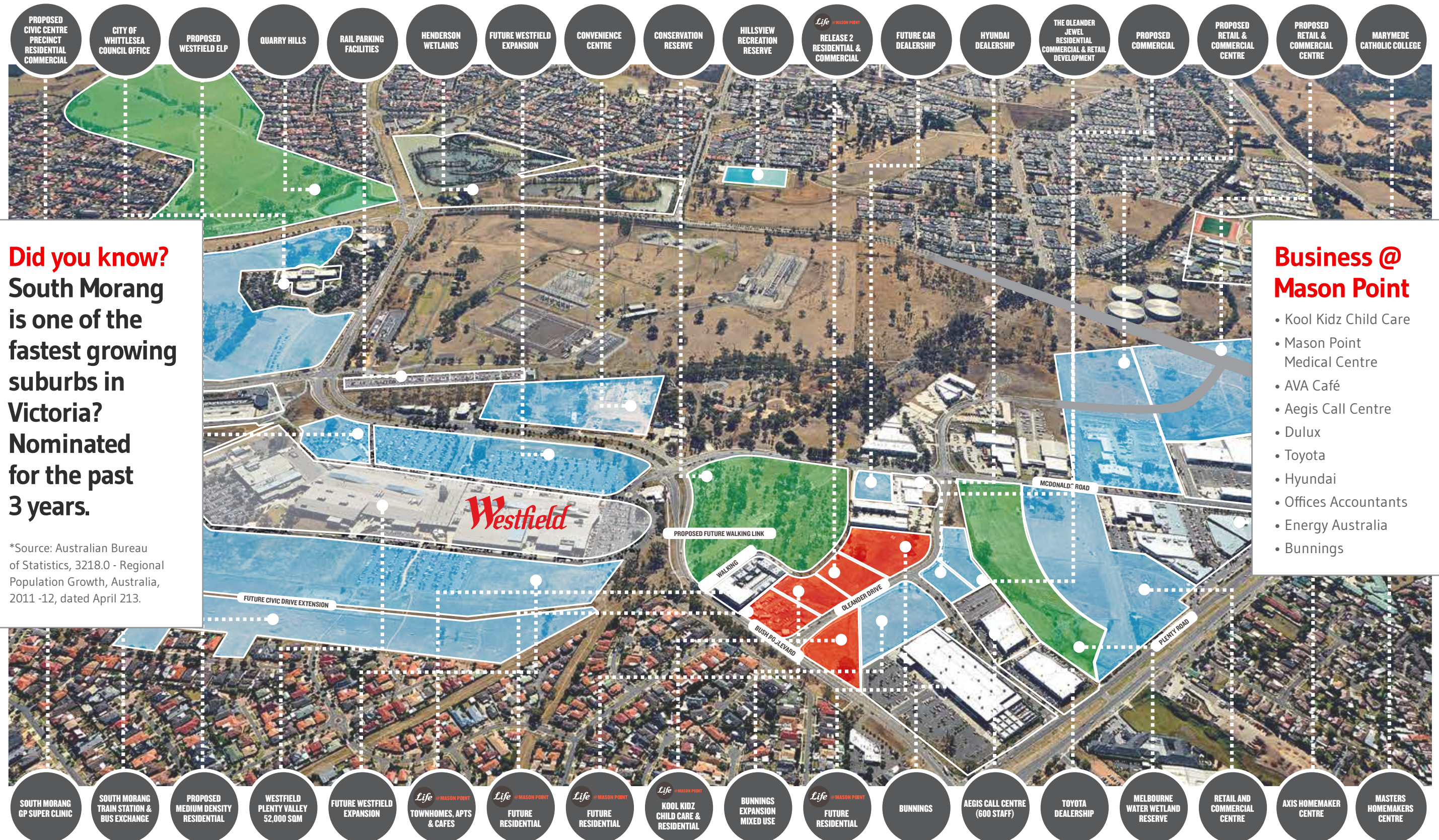
Release Three

Currently in planning, Release Three comprises of two and three bedroom apartments and townhomes. This stage is anticipated to be on the market by the fourth quarter of 2014.

To register your interest please visit www.masonpoint.com.au

A Blossoming Community

South Morang Activity Centre



Ava Cafe Now Open



It is with great pleasure that we welcome Ava Café to Mason Point!

Ava Cafe is now selling breakfast and lunch 7 days a week with dinner available Friday to Sunday.

Brought to you by seasoned restaurateur Tim Dunlop, creator of modern pizza restaurant 'Get Down Dog Pizza' in Mornington and Flinders, as well as Smokehouse Pizza Restaurants in Sorrento and South Yarra, Ava Café is sure to be the latest addition to the culinary offering in the South Morang Activity Centre.

It's contemporary and fresh appearance is inspired by today's best cafes. Ava Café's menu is a smorgasbord of mouth-watering dishes – from coffee and patisserie to

start your day - to a diverse range of contemporary lunch and dinner meals, including classic thin crust pizza from Moretti stone deck ovens.

Just a stone's throw from Westfield Plenty Valley, Ava Café is situated at 40 Bush Boulevard, directly below the newly constructed Mason Point Apartments.

Serving contemporary Australian and Italian cuisine, Ava Café is open 7 days from 8am (Friday, Saturday & Sunday Open 8am til Late).

For Take Away, Catering and Reservations Call 9436 8220.

Kool Kidz



GPC & RPG are pleased to confirm that we have signed an Agreement to Lease with Kool Kidz Child Care for 130 spaces located at 20 Bush Boulevard, Mill Park – within the South Morang Activity Centre.

Kool Kidz is a privately owned business offering a state of the art, purpose-built facility. Each service is operated by an Approved Provider ensuring all families receive exceptional service with a personal touch.

Charles Gibson of GPC says "It is an exciting new business and a necessity for our Mason Point development – Kool Kidz will not only provide further child care for residents and businesses within Mason Point and surrounding areas, but will also bring over 30 new jobs to the City Of Whittlesea".

"Mason Point is about delivering all essential infrastructure within the development for families to be able to

work, live and play. This is just another step forward for the Mason Point team in providing the everyday essentials with convenience".

Please keep a lookout for progress as this fantastic new Mill Park facility is being built. As we draw closer to opening, Kool Kidz will be accepting expressions of interest from families. It is anticipated that there will be a fast take up of initial enrolments.

Kool Kidz is expected to be operational by late-2015.

If you would like to learn more about Kool Kidz, please visit: www.koolkidzchildcare.com.au.

Merrifield Update



Merrifield City centre gains momentum

Merrifield City Centre will be the vibrant retail, leisure, business and employment hub in the new capital of Melbourne's north. The next phase of master planning for the Merrifield City Centre has now taken a significant step forward, with a series of design workshops held with Hume City Council during June 2014.

The Merrifield City Centre is destined to become home to retail shopping, supermarkets, fresh food stores, casual and formal dining venues, education, health and employment opportunities, outdoor plazas and living spaces. Importantly, the commencement of the master planning process with Council brings the vision one step closer to reality.

The planning for the Merrifield City Centre incorporates the integration of public transport and the ability for strong connections between the various precincts within Merrifield, whether by walking trails, bicycle paths, open space links or the road network. With the development and construction of Merrifield Living now well underway and the Merrifield City Centre in master planning phase, the overall blueprint for Merrifield is unfolding as a unique and highly desirable place in which to live, work and play.

Sitting within the Merrifield City Centre, the core retail precinct will provide a best in-class regional shopping centre that will set the benchmark for design and retail experience in the northern growth corridor of Melbourne. Merrifield Development Manager Chris Engert said the retail core will become a showpiece of the Merrifield City Centre and broader northern corridor, offering an exhilarating future for the Merrifield community. "We are delighted to be collaborating with Council in the detailed planning of such an important part of our development," said Mr. Engert.

Residents and visitors of Merrifield City Centre will find city life at its best, with opportunities and advantages that only a contemporary city can deliver. An entirely new centre for commerce, retail and recreation - with beautifully planned precincts offering all the everyday services and necessities - Merrifield City Centre will be enhanced by outdoor plazas, public spaces and access to comprehensive transport options.

The plan is to deliver the first stage of retail development within the Merrifield City Centre as early as possible, to service the growing population and businesses within the region. Based on current forecasts, this is estimated to occur as early as 2018 and is expected to comprise a single supermarket neighbourhood centre with potential for a liquor store and other specialty retail shops and services - including various take-away stores, cafés, bank, post office, hairdressing, beauty and medical / pharmacy outlets.

Stay tuned for further exciting announcements relating to the Merrifield City Centre later this year!

The Shea Family



A Merrifield living purchaser profile

We spoke to Robyn Shea and her husband Jeff about their recent purchase at Merrifield - and how their decision inspired daughter Emily to also join the Merrifield community.

Q: Why did you choose Merrifield over other developments in the area?

We purchased at Merrifield as its location, which is only a short drive to the Hume Freeway, provides easy access to the city and surrounding areas. We'll be only 30mins to the CBD from Donnybrook Rd so we are within easy reach of the city. Merrifield offers great value for money too! We also love the idea of being close to the freeway as we are looking at downsizing from Epping and retiring at Merrifield. We can hook up our caravan and be on the freeway in minutes as we head off on our future travels around Australia.

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

We purchased a 312m² block and are looking at building a single story home, (around 20 squares) with Dennis Family Homes.

Q: Tell us a bit about yourselves.

I am a department leader at a resource recovery company and my husband Jeff is a truck driver. Our children Aaron and Emily work in a government department. Our family loves travelling and enjoying the great outdoors. We are a very close knit family and we love being together, hence the reason why my daughter also purchased land at Merrifield (pretty much across the road from my husband and I!). It will also come in handy when we travel around Australia as Emily can look after the house whilst we are away (ha)!

Q: Your daughter has also purchased at Merrifield – why did you recommend this to her and what drew her to purchase at Merrifield?

Emily has already bought an investment property in Epping and was looking at purchasing land to build her own house. Merrifield was affordable, has easy access to the city and is in close proximity to the shops. Overall it really appealed to her needs!

Merrifield Living

Display Village construction to commence in September

Testament to the overall vision for Merrifield and its 24-hour city philosophy, some of Melbourne's best home builders have been drawn to the opportunity to showcase their latest home designs to future customers and residents within Melbourne's new city of the north.

Destined to become the one-stop shop for contemporary home designs and land in Melbourne's north, the Merrifield Living Display Village is now fully committed and will showcase 35 quality homes from more than 15 leading home builders. Construction of the display homes is expected to commence in the next few months.

Stay tuned for updates on progress and details of the official launch of the Merrifield Living Display Village, planned for the first half of 2015



Merrifield in 'plan Melbourne'

The Victorian State Government's metropolitan planning strategy 'Plan Melbourne' was released in May 2014, outlining the vision for Melbourne's projected growth through to the year 2050. 'Plan Melbourne' seeks to define what kind of city Melbourne will be and identifies the infrastructure, services and major projects which need to be put in place to underpin the city's growth and is a blueprint for future prosperity, liveability and sustainability.

The designation of Merrifield Park in 'Plan Melbourne' as a future regional open space asset is a significant outcome for Merrifield and provides the opportunity to deliver an "Albert Park" for Melbourne's north. Future residents, businesses and visitors to Merrifield will all directly benefit from the transformation

of what is currently a vast expanse of public land into a regional destination that future generations will share and enjoy - right on their doorstep.

Master planning has commenced for Merrifield Park, which is set to become the epicentre of Melbourne's northern corridor. 'Plan Melbourne' also identifies the Merrifield Business Park as a State-Significant Industrial Precinct, whilst the significance of the Merrifield City Centre is also acknowledged in servicing the northern growth corridor of Melbourne. Importantly, 'Plan Melbourne' clearly supports the vision behind Merrifield - Victoria's largest fully master planned mixed-use development - in providing open space for residents and a diverse range of employment opportunities close to where people live.

Come Home to Merrifield



Residents can expect a real sense of 'arrival' home when the St. Georges Boulevard entry treatment (from Donnybrook Road) is complete later this year. Works on this multi-million dollar landscaping package are scheduled to commence this month and will provide a striking landscape sculptural statement, created by renowned public artist, Alexander Knox.

In addition to the entry statement and boulevard landscaping which will enhance the tall row of existing sugar gum trees, Merrifield's first neighbourhood park (located on St. Georges Boulevard) is also expected to be complete by December this year, meaning Merrifield Living's first residents will not have to wait for access to a meticulously designed parkland. In a first of its kind for Australia, the park will include a signature piece of climbing play equipment and a multi-game sports arena - guaranteed to keep the young and the young at heart engaged. Combined with a communal BBQ, seating and shelters, gatherings in the great outdoors will become part of the relaxed Merrifield lifestyle.

The park will also enjoy beautifully landscaped green spaces that will eventually form part of an expansive open space network comprising more than 130 hectares across the development. Merrifield's first residents are not far away as civil construction works for the initial stages at Merrifield Living near completion.

Project Director Matthew Planner said with works for the first three stages almost finished, it is an exciting time for the purchasers as the look and feel of St. Georges Boulevard and internal streets within the estate start to become clearly visible.

"The site has been a hive of activity," said Mr. Planner. "With the Donnybrook Road intersection works now underway and titles to the first two stages expected in later this month, it's a significant milestone for Merrifield and bringing the vision to life," he said.

With the release of land now immanent, construction of the very first residential homes in Merrifield Living are expected to commence as early as September.

Sales at Merrifield Living remain particularly strong, with almost 200 lots sold across the project since its launch 12 months ago. The residential community is set to take real shape during the course of 2015 as new residents start building their futures at Merrifield.

Visit www.merrifieldmelbourne.com.au



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GPC has a number of future residential, commercial office and showroom opportunities available to purchase or lease. To find out more about relocating your business or purchasing your new home, please call Charles Gibson on 03 9863 9200 or email: cgibson@gibsonpropertycorp.com.