



**@MASON POINT**



# URBANE RELEASE

# APARTMENTS





# TOWN HOMES

ARTIST'S IMPRESSION



- 1 LOCATION**
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*location* 



CBD 33 MIN

LA TROBE UNIVERSITY

MELBOURNE AIRPORT 25 MIN

UNIVERSITY HILL

RMIT

RMIT 4 MIN

MIDDLE GORGE PARK

MILL PARK BASKETBALL STADIUM

MILL PARK SECONDARY COLLEGE

*Life* @ MASON POINT

BUNNINGS

WESTFIELD 200M

MEDICAL CENTRE

SPORTING FIELDS

AXIS RETAIL CENTRE

TRAIN STATION 800M



**WESTFIELD**  
**200m**

**JOB** 



**TRAINS**  
**800m**

 **RMIT**  
**4 MINS**

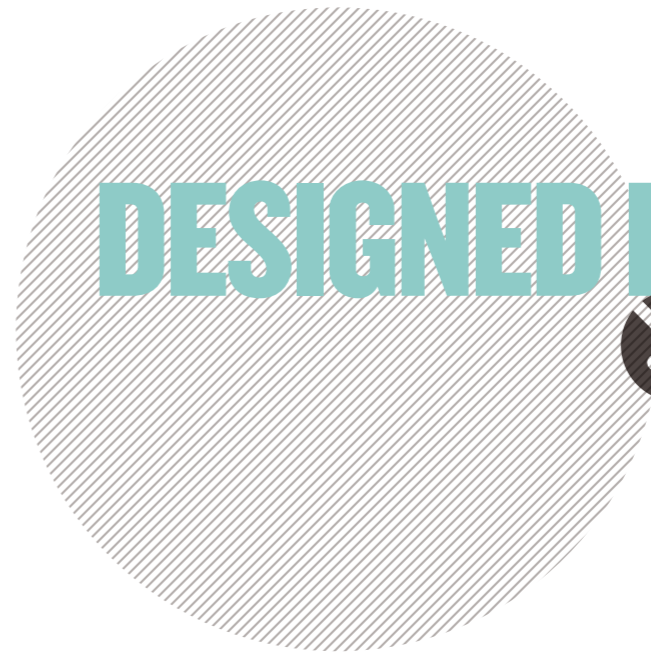
**NATURAL**   
**SURROUNDINGS**



**CAFÉS**



**RESTAURANTS**



**DESIGNED FOR**

 *Life*





# @MASON POINT



# SO MANY WAYS TO DESIGN

*your day*



That's what life is like when you're just a short walk away from the bustle of Westfield and more than 180 stores.

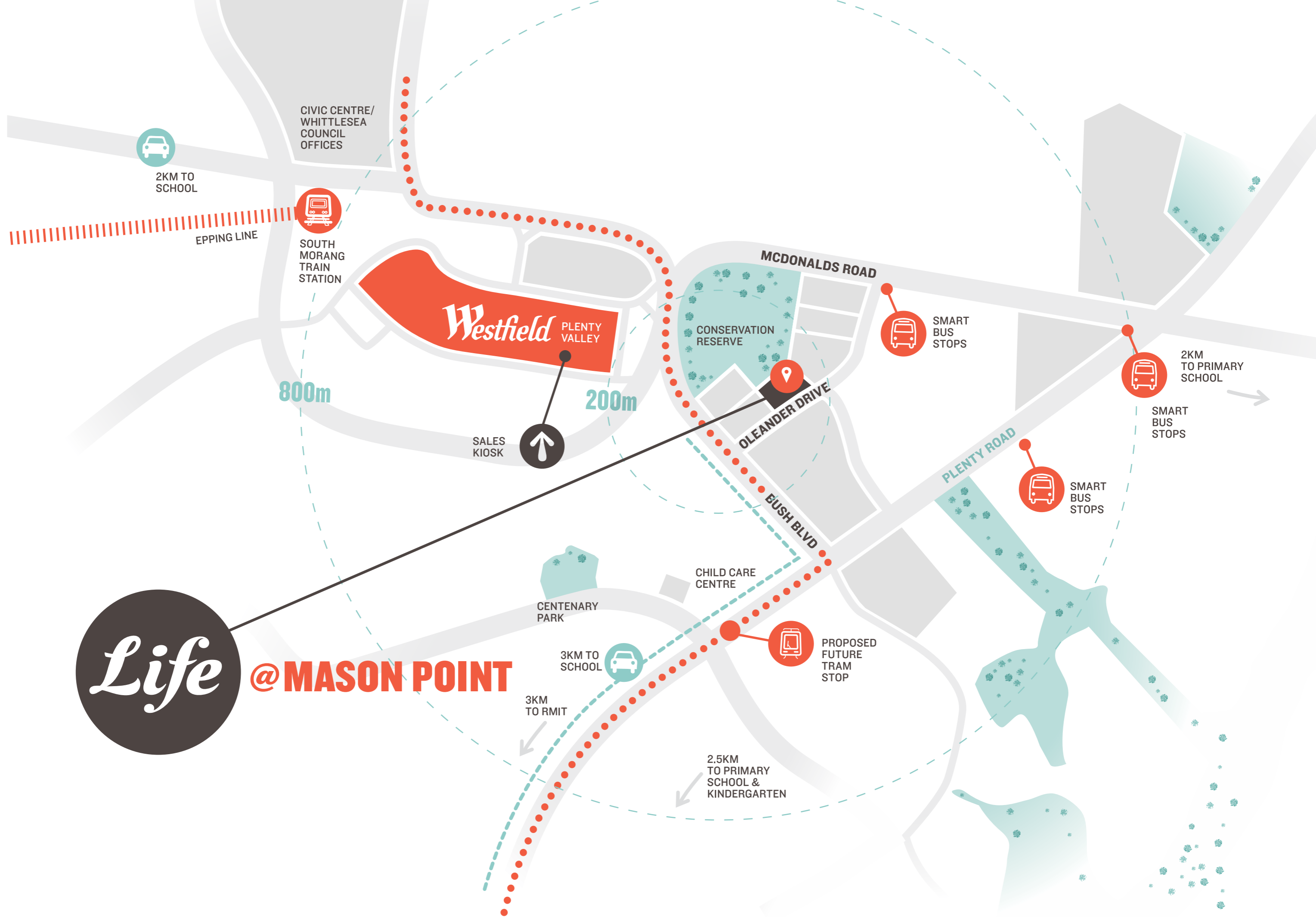
When the trains at the new South Morang station are so close by, ready to deliver you to all the excitement of the city.

Each day offers so much at Mason Point. Plus privacy, security and genuine pride in the place you call home.

All of it yours to discover at Mason Point Release Two.

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*local amenity* 



CIVIC CENTRE/  
WHITTLESEA  
COUNCIL  
OFFICES

2KM TO  
SCHOOL

EPPING LINE

SOUTH  
MORANG  
TRAIN  
STATION

*Westfield* PLENTY  
VALLEY

800m

200m

SALES  
KIOSK

MCDONALDS ROAD

CONSERVATION  
RESERVE

SMART  
BUS  
STOPS

2KM  
TO PRIMARY  
SCHOOL

SMART  
BUS  
STOPS

OLEANDER DRIVE

SMART  
BUS  
STOPS

PLENTY ROAD

CHILD CARE  
CENTRE

PROPOSED  
FUTURE  
TRAM  
STOP

CENTENARY  
PARK

3KM TO  
SCHOOL

3KM  
TO RMIT

2.5KM  
TO PRIMARY  
SCHOOL &  
KINDERGARTEN

*Life* @ MASON POINT

WESTFIELD  
SHOPPING CENTRE  
200M





# DESIGNED FOR *choice*

Everything you want or need. It's all yours for the choosing at Mason Point.

Want more luxury in your life? Style? Entertainment? Technology? You can find it all with the newly expanded Westfield so close by with exciting new shops and restaurants and a state-of-the-art cinema coming soon.

The same goes for all those everyday necessities. Because the odds are your bank will be nearby too, as well as your favourite supermarket and other great spots to buy food, wine and all the things that make life enjoyable.

What to do and enjoy next?

Life spoils you for choice at Mason Point.



# SOUTH MORANG TRAIN STATION 800M





# WHERE DO YOU WANT TO GO *today?*



**45 MINUTE TRAIN  
TO MELBOURNE CBD**

With so much within easy walking distance, you might not want to venture farther, but at Mason Point you also have more ways to get away.

The CBD is easy to reach via trains and the ring road, and the airport just 25 minutes away.

Stay close to home?

Explore the neighbourhood?

Travel the world?

Difficult decisions. All of them good.





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*the precinct* 

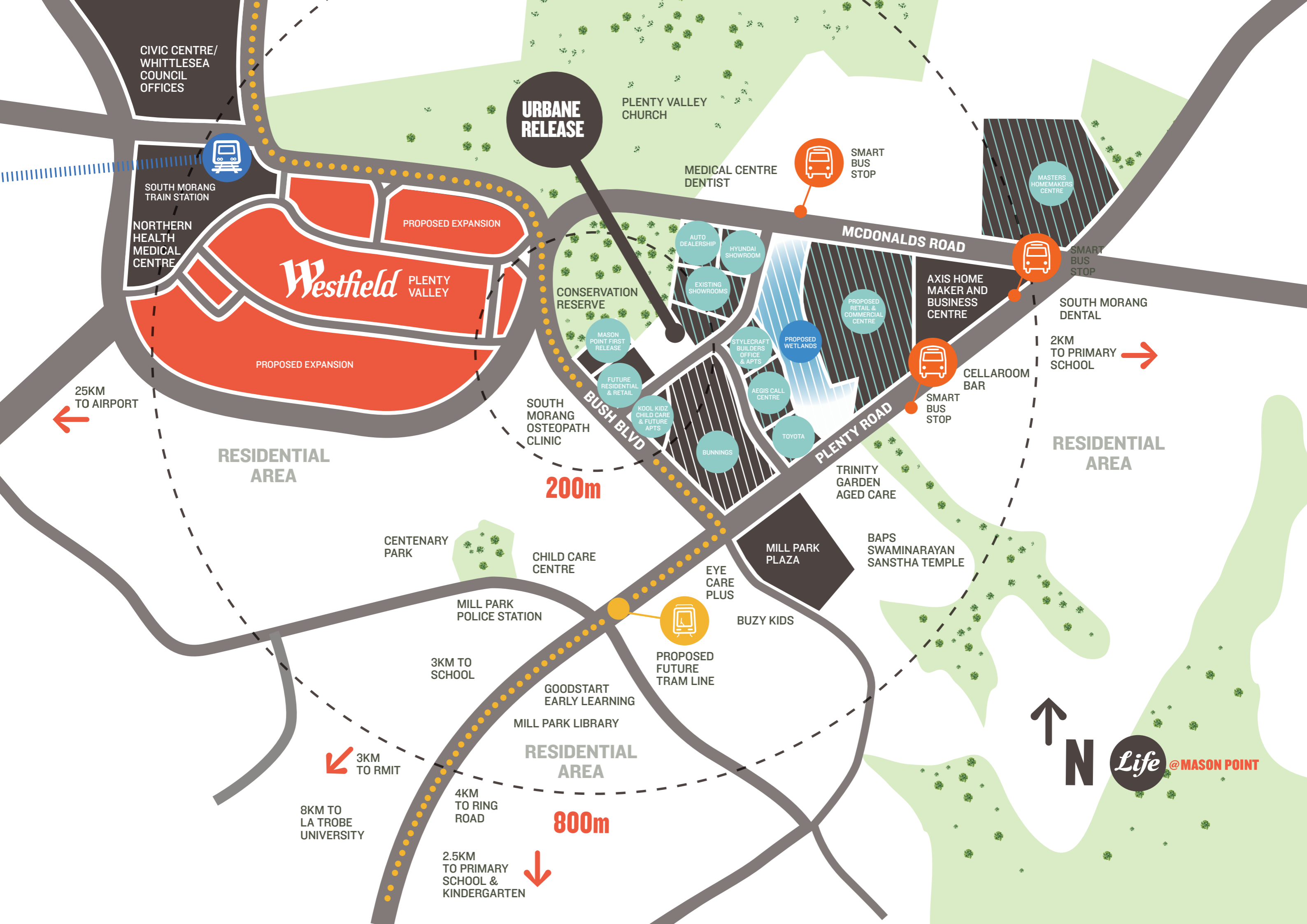


# A PLACE DESIGNED *for diversity*

If ever a place was designed for living, it's here in the South Morang Activity Centre – the home of Mason Points Second Release. People in this diverse area enjoy a mix of energy, vibrancy and relaxed, easy living.

From the shops at buzzing Westfield centre to natural attractions like the nearly plenty Gorge Park, Quarry Hills Park and the Mill Park Reserve, there's always plenty to do and enjoy.

Fantastic primary and secondary schools are close by and RMIT is just down the road. In a thriving community such as this, there are abundance of employment opportunities and of course, the new South Morang Station and easy access to freeways and major roads means you can get to just about anywhere with ease. But why bother when there's so much so close to home?



CIVIC CENTRE/  
WHITTLESEA  
COUNCIL  
OFFICES



SOUTH MORANG  
TRAIN STATION

NORTHERN  
HEALTH  
MEDICAL  
CENTRE

*Westfield* PLENTY  
VALLEY

PROPOSED EXPANSION

PROPOSED EXPANSION

25KM  
TO AIRPORT

RESIDENTIAL  
AREA

**URBANE  
RELEASE**

PLENTY VALLEY  
CHURCH

MEDICAL CENTRE  
DENTIST



SMART  
BUS  
STOP

MASTERS  
HOMEMAKERS  
CENTRE



SMART  
BUS  
STOP

MCDONALDS ROAD

AXIS HOME  
MAKER AND  
BUSINESS  
CENTRE

SOUTH MORANG  
DENTAL

2KM  
TO PRIMARY  
SCHOOL

CONSERVATION  
RESERVE

MASON  
POINT FIRST  
RELEASE

FUTURE  
RESIDENTIAL  
& RETAIL

SOUTH  
MORANG  
OSTEOPATH  
CLINIC

KOOL KIDZ  
CHILD CARE  
& FUTURE  
APTS

AUTO  
DEALERSHIP

HYUNDAI  
SHOWROOM

EXISTING  
SHOWROOMS

STYLECRAFT  
BUILDERS  
OFFICE & APTS

BUNNINGS

TOYOTA

PROPOSED  
WETLANDS

PROPOSED  
RETAIL &  
COMMERCIAL  
CENTRE

CELLAROOM  
BAR



SMART  
BUS  
STOP

RESIDENTIAL  
AREA

200m

BUSH BLVD

PLENTY ROAD

TRINITY  
GARDEN  
AGED CARE

CENTENARY  
PARK

CHILD CARE  
CENTRE

MILL PARK  
PLAZA

BAPS  
SWAMINARAYAN  
SANSTHA TEMPLE

MILL PARK  
POLICE STATION



PROPOSED  
FUTURE  
TRAM LINE

BUZY KIDS

3KM  
TO SCHOOL

GOODSTART  
EARLY LEARNING

MILL PARK LIBRARY

RESIDENTIAL  
AREA

3KM  
TO RMIT

8KM TO  
LA TROBE  
UNIVERSITY

4KM  
TO RING  
ROAD

800m

2.5KM  
TO PRIMARY  
SCHOOL &  
KINDERGARTEN



N

*Life* @ MASON POINT

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*design philosophy* 



# DESIGN IN TUNE *with nature*

Multi-awarded architects, Jackson Clements Burrows (JCB), have created living spaces inspired both by the vitality of the area and the attributes of the central nature reserve. Mason Point Stage Two reflects JCB's commitment to innovative architecture and environmentally sustainable design principles.

In every Mason Point Stage Two townhome and apartment, light, space and attention to detail are masterfully complemented by a colour palette of natural gum, bark and native grasses. Terraces, balconies and generous glass areas help bring the outside in while affording views to the reserve. Appointments and appliances have been carefully chosen to reflect contemporary tastes and deliver outstanding performance and efficiency.

Landscaping features Australian natives and, though preserving a natural ambience, will be meticulously maintained.

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*site plan* 





# TOWNHOMES

TH1 TH2 TH3 TH4 TH5 TH6 TH7 TH8 TH9 TH10 TH11 TH12 TH13 TH14 TH15 TH16

# APARTMENTS

# GROUND FLOOR RETAIL

OLEANDER DRIVE

# SITE PLAN



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**URBANE RELEASE**  
*apartments* 

# MODERN, LIGHT-FILLED APARTMENTS IN NATURAL SURROUNDINGS





**URBANE RELEASE**

*apartments*

Complemented by large private terraces and balconies, Urbane Release apartments offer generous living areas and clean contemporary styling.



**JUST STEPS  
AWAY FROM  
FRESH FOOD**





**LARGE TERRACES  
& BALCONIES IN A  
TRANQUIL SETTING**





Take your choice of 2 or 3 bedroom apartments, all with generous living areas, stylish contemporary design and the extra benefit of large terraces and balconies, ranging from 30 to 80sqm. Enjoy a kitchen that's fully and beautifully equipped with quality stainless steel appliances, including a Bosch dishwasher, oven and cooktop. Stone bench tops and ceramic splashbacks are designed both for lasting good looks and easy care.

Bedrooms are spacious and airy with large walk in robes. An en suite with a generous walk-in shower completes the main bedroom, while each Urbane Release apartment also offers the convenience of a large family bathroom. All bathrooms feature plenty of convenient storage and European style contemporary fittings.

#### **Features include**

- Generous built-in robes
- Stone kitchen benchtops
- Bosch European appliances
- Ceramic splashbacks
- Hardwood flooring (optional extra in 2 bedroom apartments only)
- Hardwood kitchen floors
- En suite and family bathrooms

#### **Parking**

- 2 Bedroom: 1 car park, garage secure
- 3 Bedroom: 2 car parks, garage secure

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**URBANE RELEASE**  
*townhomes* 





**A PLACE  
TO CALL**  
*home*

# EFFORTLESS STYLE IN LUSH GREEN SURROUNDS





# URBANE RELEASE

## *townhomes*

With spacious, top floor living, and dining and entertainment areas looking out over the reserve, the Urbane Release offers 'right side up' living that combines contemporary style with easy living and sustainability.



**EASY LIVING,  
CONTEMPORARY  
STYLE**



# SPACIOUS, LIGHT-FILLED HOMES



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



Townhomes feature open living spaces looking out at the nearby reserve and making the outer environment a welcome companion to each day.

In the kitchen you'll find a full range of quality Bosch stainless steel appliances, including dishwasher, electric oven and gas cooktop complemented by a Technika range hood. Stone bench tops and ceramic tile splashbacks add both style and practicality.

Bedrooms are spacious and inviting, and all provide walk-in robes. Bathrooms feature large, glass-walled, walk-in showers, plenty of convenient storage and European style contemporary fittings.

#### **Features include**

- Tiled kitchen floors
- Generous built-in robes
- Stone kitchen benchtops
- Bosch European appliances
- En suite and family bathrooms

#### **Parking**

- 1 car park, basement secure



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*finishes* 





**PLENTY OF  
STORAGE**

# 2 BEDROOM APARTMENTS STANDARD

<b>Kitchen</b>	<p>Oven: Bosch stainless steel electric wall oven nominal 600mm wide, or similar.</p> <p>Gas Cooktop: Bosch stainless steel gas cooktop, nominal 600mm wide, or similar.</p> <p>Rangehood: Nominal 600mm wide rangehood concealed behind laminate joinery panel, or similar.</p> <p>Dishwasher: Bosch stainless steel, free standing dishwasher, nominal 600mm wide, or similar.</p> <p>Sink: Single bowl stainless steel sink, or similar.</p> <p>Cupboard door &amp; facing: Laminate base cabinets with timber veneer look and black ABS edging or matching timber veneer edgeband, or similar.</p> <p>Overhead Cupboard doors: Melamine face with edgeband.</p> <p>Bench tops: 20mm composite stone bench tops with polished edges, or similar.</p> <p>Splashback: Ceramic tile splashback, or similar.</p> <p>Fridge: Supplied by purchaser.</p> <p>Microwave: Supplied by purchaser.</p>	<b>Wardrobes</b>	<p>BIR: Sliding doors with mirror panels, 1no. Melamine shelf &amp; satin chrome hanging rail or similar.</p> <p>WIR: Sliding doors and 1no. Melamine shelf &amp; satin chrome hanging rail, or similar.</p>
<b>Bathroom/Ensuite</b>	<p>Vanity cupboard door and facing: Laminate base cabinets with timber veneer look, or similar.</p> <p>Bench top: Laminate bench tops, or similar.</p> <p>Basin: Semi recessed vitreous china vanity basin, or similar.</p> <p>Shower base: Prefabricated shower base, or similar.</p> <p>Shower: Semi-frameless shower screen with powder coated aluminium frame (polished silver finish) &amp; clear glazed pivot door, or similar.</p> <p>Toilet suite: Close coupled dual flush white vitreous china toilet suites, or similar.</p> <p>Mirror: Polished edge mirrors to wall over vanity unit, or similar.</p> <p>Rails and toilet roll holder: Caroma 'Cosmo' chrome toilet roll holder, towel rail and hand towel rail, or similar.</p> <p>Soap holder: Caroma 'Cosmo' soap dishes to shower, or similar.</p>	<b>Architraves &amp; Skirtings</b>	<p>Skirtings &amp; Architraves: 62mm x 12mm finger jointed pine square dressed skirtings and 42mm x 12mm finger jointed pine square dressed architraves to windows and doors, paint finish or similar.</p>
<b>Laundry</b>	<p>Trough: 35 litre, stainless steel vanity trough with white metal cabinet under, or similar.</p> <p>Splashback: Glazed ceramic wall tile to 600mm above trough, or similar.</p> <p>Machine Stops: Water saver machine stops – Irwell Project Mark II, or similar.</p>	<b>Internal Wall &amp; Ceiling Linings</b>	<p>Wall and ceiling lining: 10mm plasterboard wall &amp; ceiling linings, or similar.</p> <p>Wet Room walls: 6mm Villaboard to Bathroom, En suite, Laundry, or similar.</p> <p>Party wall: Boral 'Partiwall' system, or similar.</p> <p>Cornice: Square set cornice, or similar.</p>
<b>Ceramic Wall Tiling</b>	<p>Shower enclosure: Glazed ceramic wall tiling, or similar.</p>	<b>Insulation</b>	<p>External Wall Insulation: Min R2.0 – Insulation provided to BCA and Energy Rating requirements, or similar.</p> <p>Roof Ceiling Insulation: Min R3.5 – Insulation provided to BCA and Energy Rating requirements, or similar.</p>
<b>Ceramic Floor Tiling</b>	<p>Floor tile: Ceramic floor tiles to the extent as shown on the plans, or similar.</p> <p>Tile skirting to bathrooms, en suite, and laundry, or similar.</p>	<b>Carpet</b>	<p>Carpet: Loop pile carpet to all floor areas excluding tiled areas &amp; garages, or similar.</p>
<b>Tapware</b>	<p>Basin: Irwell round pin lever mixer taps to basins, or similar.</p> <p>Shower: Irwell round pin lever mixer to showers, or similar.</p> <p>Shower rose: Caroma 'Retro', or similar.</p> <p>Kitchen: Irwell round pin lever mixer with Gooseneck, or similar.</p> <p>Laundry: Trough mounted flick mixer – Irwell round pin mixer tap, or similar.</p>	<b>Painting</b>	<p>Interior Walls: Haymes 'Interior Expressions' low sheen acrylic pain, two coat application, or similar.</p> <p>Interior Ceilings: Haymes 'Interior Expressions' low sheen acrylic paint, two coat application, or similar.</p> <p>Doors – Rooms and Robes - Haymes 'Interior Expressions' semi-gloss enamel paint, two coat application, or similar.</p> <p>Internal door frames and window reveals – Haymes 'Interior Expressions' semi-gloss enamel paint, two coat application, or similar.</p> <p>Architraves, skirting, door – Haymes 'Interior Expressions' semi-gloss enamel paint, two coat application, or similar.</p> <p>Front Door: Two coat application, gloss enamel, or similar.</p>
		<b>Internal Doors</b>	<p>Doors: nominal 2040mm high flush panel internal doors with painted finish, or similar.</p> <p>Door Stops: Gainsborough 6210 in satin chrome, or similar.</p> <p>Door furniture: Gainsborough 700 series lever door handle, satin chrome, passage set and privacy sets, or similar.</p> <p>Door hinge: Chrome finish to door hinges, or similar.</p> <p>Privacy set: Privacy sets to Bathrooms and En suite, or similar.</p>
		<b>External Doors</b>	<p>Front panel: nominal 2040 high x 820mm solid core door front entry door with painted finish, or similar.</p> <p>Door furniture: Gainsborough 545 deadbolt and 700 series pull handles 700 series, satin Chrome, or similar.</p>

# 2 BEDROOM APARTMENTS STANDARD

<b>Windows</b>	<p>Glazing: clear glass, or similar.</p> <p>Glazing with film: clear glass with applied film to 1700mm for selected windows, or similar.</p> <p>Window and glazed door: 'Black' powder coated lockable aluminium windows &amp; sliding doors, or similar.</p>	<b>Framing</b>	<p>Frame and truss: Stabilised pine wall framing as per AS1684, or similar.</p> <p>Ceiling height: 2550mm nominal ceiling height, except where bulkheads are indicated, or similar.</p>
<b>Window Furnishings</b>	<p>Blind: Blockout blinds to bedrooms and Living areas, or similar.</p>	<b>Upgrades (where nominated by purchaser)</b>	<p>Heating and cooling: Additional wall mounted head unit for multi-head reverse cycle split system to second bedroom.</p> <p>Timber flooring: Pre-finished engineered hardwood flooring to the extent of the Kitchen/Entry and/or Living area.</p> <p>Kitchen Splashback: Coloured glass splashback to rear wall only.</p> <p>Kitchen Pantry: 'Pull-out' pantry mechanism (rather than hinged door and shelving).</p> <p>Vanity Bench tops: 20mm composite stone bench tops.</p>
<b>External Wall Finishes</b>	<p>Cladding: Fibre cement panel cladding, paint finished, to the extent shown on the plans, or similar.</p>	<b>Colour Palette – 'Latte'</b>	<p>Timber Floor: 'White Oak'</p> <p>Carpet: 'Oaklane-11'</p> <p>Floor tile: 'Dark Grey'</p> <p>Kitchen Splashback: 'White'</p> <p>Kitchen Benchtop: 'Nieve White'</p> <p>Kitchen overhead cupboard doors: 'Polar White Sheen'</p> <p>Bathroom/En suite floor tile: 'Dark Grey'</p> <p>Bathroom/En suite benchtop: 'Nieve White'</p> <p>Bathroom/En suite Shower base: 'Dark Grey'</p> <p>Bathroom/En suite skirting tile: 'Dark Grey'</p>
<b>Roofing</b>	<p>Roof: Colorbond metal to flat roofs, or similar.</p> <p>Rainhead: Colorbond Rainheads, or similar.</p> <p>Capping &amp; flashing: Colorbond cappings &amp; flashings, or similar.</p>	<b>Colour Palette – 'Macchiato'</b>	<p>Timber Floor: 'Spotted Gum'</p> <p>Carpet: 'Waratah-90'</p> <p>Floor tile: 'Nero Natural'</p> <p>Kitchen Splashback: 'Black'</p> <p>Kitchen Benchtop: 'Adelphi'</p> <p>Kitchen overhead cupboard doors: 'Black'</p> <p>Bathroom/En suite floor tile: 'Nero Natural'</p> <p>Bathroom/En suite benchtop: 'Adelphi'</p> <p>Bathroom/En suite Shower base: 'Nero Natural'</p> <p>Bathroom/En suite skirting tile: 'Nero Natural'</p>
<b>Electrical</b>	<p>Switchboard: Individual switchboard, or similar.</p> <p>Electrical point: Fluorescent 90mm recessed downlight fittings, power points, exhaust fans, TV outlets &amp; TV antenna, telephone points, optical network termination cabinet, or similar.</p> <p>Exhaust fan: Draft stopper exhaust fans to Bathroom, En suite and Laundry, or similar.</p> <p>Power point and switch: White Clipsal 2000 series power points &amp; switches throughout, or similar.</p> <p>External lighting: wall mounted light fitting in 'Urban Grey', or similar.</p> <p>Doorbell: Hard wired front entry doorbell and Intercom to building foyer, or similar.</p> <p>Smoke Detectors: PSA 240V hard wired –to meet BCA requirements, or similar.</p> <p>General security: Access control to secure carpark, or similar.</p> <p>Internet: Provide NBN conduit to the home with Fibre Termination box and Optical Network Unit cabinet recessed to internal walls, including double GPO at cabinet, or similar.</p>		
<b>Hot Water Service</b>	<p>Hot water: Gas boosted solar hot water system to service apartment building, or similar.</p>		
<b>Heating &amp; Cooling</b>	<p>Heating and cooling: Wall mounted multi-head reverse cycle split system to the living area &amp; master bedroom with electric wall heater to second bedroom, or similar.</p>		
<b>Letterbox</b>	<p>Letter Box: Common area combined mailbox adjacent foyer, or similar.</p>		
<b>Balconies</b>	<p>Balconies: Balconies as shown on the plans, or similar.</p> <p>Floor: Composite decking floors to balconies, or similar.</p> <p>Balustrade: Steel framed with composite timber batten to the extent shown on the plans, or similar.</p>		
<b>Services</b>	<p>Services: Services connections (water, electricity, gas, telecommunications and sewer drainage), or similar.</p>		

# 3 BEDROOM APARTMENTS STANDARD

<b>Kitchen</b>	<p>Oven: Bosch stainless steel electric wall oven nominal 900mm wide, or similar.</p> <p>Gas Cooktop: Bosch stainless steel gas cooktop, nominal 900mm wide, or similar.</p> <p>Rangehood: Rangehood concealed behind laminate joinery panel, or similar.</p> <p>Dishwasher: Bosch stainless steel, free standing dishwasher, nominal 600mm wide, or similar.</p> <p>Sink: Single bowl stainless steel sink, or similar.</p> <p>Cupboard door &amp; facing: Laminate base cabinets with timber veneer look and black ABS edging or matching timber veneer edgeband, or similar.</p> <p>Overhead Cupboard doors: Melamine face with edgeband.</p> <p>Bench tops: 20mm composite stone bench tops with polished edges, or similar.</p> <p>Splashback: Ceramic tile splashback, or similar.</p> <p>Fridge: Supplied by purchaser.</p> <p>Microwave: Supplied by purchaser.</p>	<b>Wardrobes</b>	<p>BIR: Sliding doors with mirror panels, 1no. melamine shelf &amp; satin chrome hanging rail or similar.</p> <p>WIR: Sliding doors and 1no. melamine shelf &amp; satin chrome hanging rail, or similar.</p>
<b>Bathroom/En suite</b>	<p>Vanity cupboard door and facing: Laminate base cabinets with timber veneer look, or similar.</p> <p>Bench top: Laminate bench top, or similar.</p> <p>Basin: Semi recessed vitreous china vanity basin, or similar.</p> <p>Shower base: Prefabricated shower base, or similar</p> <p>Shower: Semi-frameless shower screen with powder coated aluminium frame (polished silver finish) &amp; clear glazed pivot door, or similar.</p> <p>Toilet suite: Close coupled dual flush white vitreous china toilet suites, or similar.</p> <p>Mirror: Polished edge mirrors to wall over vanity unit, or similar.</p> <p>Rails and toilet roll holder: Caroma 'Cosmo' chrome toilet roll holder, towel rail and hand towel rail, or similar.</p> <p>Soap holder: Caroma 'Cosmo' soap dishes to shower, or similar.</p> <p>En suite Bath: Acrylic bath (white) set in tiled podium, or similar.</p>	<b>Linen Cupboards</b>	Shelf: 4 no. melamine shelves and flush panel hinged door, or similar.
<b>Laundry</b>	<p>Trough: 35 litre, stainless steel vanity trough with white metal cabinet under, or similar.</p> <p>Splashback: Glazed ceramic tile to 600mm above trough, or similar.</p> <p>Machine Stops: Water saver machine stops – Irwell Project Mark II, or similar.</p>	<b>Architraves &amp; Skirtings</b>	Skirtings & Architraves: 62mm x 12mm finger jointed pine square dressed skirtings and 42mm x 12mm finger jointed pine square dressed architraves to windows and doors, paint finish or similar.
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<b>Tapware</b>	<p>Basins: Irwell round pin lever mixer taps to basins, or similar.</p> <p>Showers: Irwell round pin lever mixer to showers, or similar.</p> <p>Shower rose: Caroma 'Retro', or similar.</p> <p>Kitchen: Irwell round pin lever mixer with Gooseneck, or similar.</p> <p>Laundry: Trough mounted flick mixer – Irwell round pin mixer tap, or similar.</p> <p>En suite Bath: Caroma wall mixer with slimline bath outlet.</p>	<b>Carpet</b>	Carpet: Loop pile carpet to all floor areas excluding tiled areas & garages, or similar.
		<b>Painting</b>	<p>Interior Walls: Haymes 'Interior Expressions' low sheen acrylic paint, two coat application, or similar.</p> <p>Interior Ceilings: Haymes 'Interior Expressions' low sheen acrylic paint, two coat application, or similar.</p> <p>Doors – Rooms and Robes – Haymes 'Interior Expressions' semi-gloss enamel paint, two coat application, or similar.</p> <p>Internal door frames and window reveals – Haymes 'Interior Expressions' semi-gloss enamel paint, two coat application, or similar.</p> <p>Architraves, skirting, door – Haymes 'Interior Expressions' semi-gloss enamel paint, two coat application, or similar.</p> <p>Front Door: Two coat application, gloss enamel, or similar.</p>
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		<b>External Doors</b>	<p>Front panel: Nominal 2040 high x 820mm solid core door front entry door with painted finish, or similar.</p> <p>Door furniture: Gainsborough 545 deadbolt and 700 series pull handles 700 series, satin Chrome, or similar.</p>

# 3 BEDROOM APARTMENTS STANDARD

<b>Windows</b>	<p>Glazing: Clear glass, or similar.</p> <p>Glazing with film: Clear glass with applied film to 1700mm for selected windows, or similar.</p> <p>Window and glazed door: 'Black' powder coated lockable aluminium windows &amp; sliding doors, or similar.</p>	<b>Framing</b>	<p>Frame and truss: Stabilised pine wall framing as per AS1684, or similar.</p> <p>Ceiling height: 2550mm nominal ceiling height, except where bulkheads are indicated, or similar.</p>
<b>Window Furnishings</b>	Blind: Blockout to bedrooms and Living areas, or similar.	<b>Upgrades (where nominated by purchaser)</b>	<p>Heating and cooling: Additional wall mounted head unit for multi-head reverse cycle split system to second bedroom or third bedroom.</p> <p>Timber flooring: Pre-finished engineered hardwood flooring to the extent of the Kitchen/Entry and/or Living area.</p> <p>Sink: Abey - Lago inset 1 1/2 bowl stainless steel sink, or similar.</p> <p>Vanity Bench tops: 20mm composite stone bench tops.</p> <p>Kitchen Pantry: 'Pull-out' pantry mechanism (rather than hinged door and shelving).</p> <p>Kitchen Splashback: Coloured glass splashback to rear wall only.</p>
<b>External Wall Finishes</b>	Cladding: Fibre cement panel cladding, paint finished, to the extent shown on the plans, or similar.	<b>Colour Palette – 'Latte'</b>	<p>Timber Floor: 'White Oak'</p> <p>Carpet: 'Oaklane-11'</p> <p>Floor tile: 'Dark Grey'</p> <p>Kitchen Splashback: 'White'</p> <p>Kitchen Benchtop: 'Nieve White'</p> <p>Kitchen overhead cupboard doors: 'Polar White Sheen'</p> <p>Bathroom/En suite floor tile: 'Dark Grey'</p> <p>Bathroom/En suite benchtop: 'Nieve White'</p> <p>Bathroom/En suite Shower base: 'Dark Grey'</p> <p>Bathroom/En suite skirting tile: 'Dark Grey'</p>
<b>Roofing</b>	<p>Roof: Colorbond metal to flat roofs, or similar.</p> <p>Rainhead: Colorbond Rainheads, or similar.</p> <p>Capping &amp; flashing: Colorbond cappings &amp; flashings, or similar.</p>	<b>Colour Palette – 'Macchiato'</b>	<p>Timber Floor: 'Spotted Gum'</p> <p>Carpet: 'Waratah-90'</p> <p>Floor tile: 'Nero Natural'</p> <p>Kitchen Splashback: 'Black'</p> <p>Kitchen Benchtop: 'Adelphi'</p> <p>Kitchen overhead cupboard doors: 'Black'</p> <p>Bathroom/En suite floor tile: 'Nero Natural'</p> <p>Bathroom/En suite benchtop: 'Adelphi'</p> <p>Bathroom/En suite Shower base: 'Nero Natural'</p> <p>Bathroom/En suite skirting tile: 'Nero Natural'</p>
<b>Electrical</b>	<p>Switchboard: Individual switchboard, or similar.</p> <p>Electrical point: Fluorescent 90mm recessed downlight fittings, power points, exhaust fans, TV outlets &amp; TV antenna, telephone points, optical network termination cabinet, or similar.</p> <p>Exhaust fan: Draft stopper exhaust fans to Bathroom, En suite and Laundry, or similar.</p> <p>Power point and switch: White Clipsal 2000 series power points &amp; switches throughout, or similar.</p> <p>External lighting: Wall mounted light fitting in 'Urban Grey', or similar.</p> <p>Doorbell: Hard wired front entry doorbell and Intercom to building foyer, or similar.</p> <p>Smoke Detectors: PSA 240V hard wired –to meet BCA requirements, or similar.</p> <p>General security: Access control to secure carpark, or similar.</p> <p>Internet: Provide NBN conduit to the home with Fibre Termination box and Optical Network Unit cabinet recessed to internal walls, including double GPO at cabinet, or similar.</p>		
<b>Hot Water Service</b>	Hot water: Gas boosted solar hot water system to service apartment building, or similar.		
<b>Heating &amp; Cooling</b>	Heating and cooling: Wall mounted multi-head reverse cycle split system to the living area & master bedroom with electric wall heater to second and third bedroom, or similar.		
<b>Letterbox</b>	Letter Box: Common area combined mailbox adjacent foyer, or similar.		
<b>Balconies</b>	<p>Balconies: Balconies as shown on the plans, or similar.</p> <p>Floor: Composite decking floors to balconies, or similar.</p> <p>Balustrade: Steel framed with composite timber batten to the extent shown on the plans, or similar.</p>		
<b>Services</b>	Services: Services connections (water, electricity, gas, telecommunications and sewer drainage), or similar.		

# TOWNHOMES STANDARD

<b>Kitchen</b>	<p>Oven: Bosch stainless steel electric wall oven nominal 900mm wide, or similar.</p> <p>Gas Cooktop: Bosch stainless steel gas cooktop, nominal 900mm wide, or similar.</p> <p>Rangehood: Rangehood concealed behind laminate joinery panel, or similar.</p> <p>Dishwasher: Bosch stainless steel, free standing dishwasher, nominal 600mm, or similar.</p> <p>Sink: Single bowl stainless steel sink, or similar.</p> <p>Cupboard door &amp; facing: Laminate base cabinets with timber veneer look and black ABS edging or matching timber veneer edgeband, or similar.</p> <p>Overhead Cupboard doors: Melamine face with edgeband.</p> <p>Bench tops: 20mm composite stone bench tops with polished edges, or similar.</p> <p>Splashback: Ceramic tile splashback, or similar.</p> <p>Fridge: Supplied by purchaser.</p> <p>Microwave: Supplied by purchaser.</p>	<b>Tapware</b>	<p>Basins: Irwell round pin lever mixer taps to basins, or similar.</p> <p>Showers: Irwell round pin lever mixer to showers, or similar.</p> <p>Shower rose: Caroma 'Retro', or similar.</p> <p>Kitchen: Irwell round pin lever mixer with Gooseneck, or similar.</p> <p>Laundry: Trough mounted flick mixer – Irwell round pin mixer tap, or similar.</p>
<b>Bathroom/En suite/WC</b>	<p>Vanity cupboard door and facing: Laminate base cabinets with timber veneer look, or similar.</p> <p>Bench top: Laminate bench top, or similar.</p> <p>Basin: Semi recessed vitreous china vanity basin, or similar.</p> <p>Shower base: Prefabricated shower base, or similar.</p> <p>Shower: Semi-frameless shower screen with powder coated aluminium frame (polished silver finish) &amp; clear glazed pivot door, or similar.</p> <p>Toilet suite: Close coupled dual flush white vitreous china toilet suites, or similar.</p> <p>Mirror: Polished edge mirrors to wall over vanity unit, or similar.</p> <p>Rails and toilet roll holder: Caroma 'Cosmo' chrome toilet roll holder, towel rail and hand towel rail, or similar.</p> <p>Soap holder: Caroma 'Cosmo' soap dishes to shower, or similar.</p> <p>WC: Wall mounted mini basin, with chrome bottle trap, or similar.</p>	<b>Wardrobes</b>	<p>BIR: Sliding doors with mirror panels, 1no. Melamine shelf &amp; satin chrome hanging rail or similar.</p> <p>WIR: Sliding doors and 1no. Melamine shelf &amp; satin chrome hanging rail, or similar.</p>
<b>Laundry</b>	<p>Trough: 35 litre, stainless steel vanity trough with white metal cabinet under, or similar.</p> <p>Splashback: Glazed ceramic tile to 600mm above trough, or similar.</p> <p>Machine Stops: Water saver machine stops – Irwell Project Mark II, or similar.</p>	<b>Linen Cupboards</b>	<p>Shelf: 4 no. Melamine shelves and flush panel hinged door, or similar.</p>
<b>Ceramic Wall Tiling</b>	<p>Shower enclosure: Glazed ceramic wall tiling, or similar.</p>	<b>Architraves &amp; Skirtings</b>	<p>Skirtings &amp; Architraves: 62mm x 12mm finger jointed pine square dressed skirtings and 42mm x 12mm finger jointed pine square dressed architraves to windows and doors, paint finish or similar.</p>
<b>Flooring</b>	<p>Floor tile: Ceramic floor tiles to the extent as shown on the plans, or similar.</p> <p>Skirting Tile: Ceramic tile skirting to bathrooms, en suite, WC and laundry, or similar.</p> <p>Timber flooring: Pre-finished engineered hardwood flooring to the extent as shown on the plans, or similar.</p> <p>Carpet: Loop pile carpet to all floor areas excluding tiled areas &amp; garages, or similar.</p> <p>Concrete: concrete floor to garage, plain, unpainted, or similar.</p>	<b>Internal Wall &amp; Ceiling Linings</b>	<p>Wall &amp; ceiling linings: 10mm plasterboard wall &amp; ceiling linings, or similar.</p> <p>Wet Room walls: 6mm Villaboard to Bathroom, En suite &amp; Powder room walls, or similar.</p> <p>Party wall: Boral 'Partiwall' system, or similar.</p> <p>Cornice: Square set cornice, or similar.</p>
		<b>Insulation</b>	<p>External Wall Insulation: Min R2.0 – Insulation provided to BCA and Energy Rating requirements, or similar.</p> <p>Roof Ceiling Insulation: Min R3.5 – Insulation provided to BCA and Energy Rating requirements, or similar.</p>
		<b>Painting</b>	<p>Interior Walls: Haymes 'Interior Expressions' low sheen acrylic paint, two coat application, or similar.</p> <p>Interior Ceilings: Haymes 'Interior Expressions' low sheen acrylic paint, two coat application, or similar.</p> <p>Doors – Rooms and Robes - Haymes 'Interior Expressions' semi-gloss enamel paint, two coat application, or similar.</p> <p>Internal door frames and window reveals – Haymes 'Interior Expressions' semi-gloss enamel paint, two coat application, or similar.</p> <p>Architraves, skirting, door – Haymes 'Interior Expressions' semi-gloss enamel paint, two coat application, or similar.</p> <p>External Door: two coat gloss enamel, or similar.</p> <p>Cladding: two coat low sheen acrylic to exterior Fibre cement claddings, or similar.</p>
		<b>Stairs</b>	<p>Stair and balustrade: Painted MDF stairs with carpet finish to treads and risers, or similar.</p>

# TOWNHOMES STANDARD

<b>Internal Doors</b>	<p>Doors: nominal 2040mm high flush panel internal doors with painted finish, or similar.</p> <p>Door Stops: Gainsborough 6210 in satin chrome, or similar.</p> <p>Door furniture: Gainsborough 700 series lever door handle, satin chrome, passage set and privacy sets, or similar.</p> <p>Door hinge: Chrome finish to door hinges, or similar.</p> <p>Privacy set: Privacy sets to Bathrooms, Ensuites &amp; WCs, or similar.</p>	<b>Hot Water Service</b>	Hot water: 200lt Gas boosted solar hot water unit, or similar.
<b>External Doors</b>	<p>Door panel: nominal 2040 high x 820mm solid core door front entry door with painted finish, or similar.</p> <p>Door furniture: Gainsborough 545 dead bolt and 700 series pull handles 700 series, satin Chrome, or similar.</p>	<b>Heating &amp; Cooling</b>	Heating and cooling: Wall mounted multi-head reverse cycle split system to the living area & master bedroom with electric wall heater to second bedroom, or similar.
<b>Windows</b>	<p>Glazing: clear glass, or similar.</p> <p>Glazing with film: clear glass with applied film to 1700mm for selected windows, or similar.</p> <p>Window and glazed door: 'Black' powder coated lockable aluminium windows &amp; sliding doors, or similar.</p>	<b>Garage Doors</b>	Door: B & D panel lift door with remote control, or similar. Dark Grey, or similar.
<b>Window Furnishings</b>	Blind: Blockout to bedrooms and Living areas, or similar.	<b>Letter Box</b>	Letter Box: Extruded aluminium – Mailsafe wall mounted box, or similar.
<b>External Wall Finishes</b>	Cladding: Fibre cement panel cladding, paint finished, to first & second floor walls to the extent shown on the plans, or similar.	<b>Balconies</b>	<p>Balconies: Balconies as shown on the plans, or similar.</p> <p>Floor: Composite decking floors to balconies, or similar.</p> <p>Balustrade: Balustrade to Balconies to be aluminium framed clear glass to the extent shown on the plans, or similar. Second balcony to TH 1 &amp; 16 only to be fibre cement panel clad to balustrade height, or similar.</p>
<b>Roofing</b>	<p>Roof: Colorbond metal to flat roofs, or similar.</p> <p>Rainhead: Colorbond Rainheads, or similar.</p> <p>Capping &amp; flashing: Colorbond cappings &amp; flashings, or similar.</p> <p>Downpipe: nominal 100mm x 50mm Colorbond downpipes, or similar.</p>	<b>Services</b>	Services: Services connections (water, electricity, gas, telecommunications, sewer & storm water drainage), or similar.
<b>Electrical</b>	<p>Switchboard: Individual switchboard, or similar.</p> <p>Electrical point: Fluorescent 90mm recessed downlight fittings, power points, exhaust fans, TV outlets &amp; TV antenna, telephone points, optical network termination cabinet, or similar.</p> <p>Exhaust fan: Draft stopper exhaust fans to Bathroom, Ensuite, WC and Laundry, or similar.</p> <p>Power point and switch: White Clipsal 2000 series power points &amp; switches throughout, or similar.</p> <p>External lighting: wall mounted light fitting to ground and level 1 frontage in 'Urban Grey', or similar.</p> <p>Utility Lighting: Fluorescent 1200mm single batten fitting to garage, or similar.</p> <p>Doorbell: Hard wired front entry doorbell, or similar.</p> <p>Smoke Detectors: PSA 240V hard wired –to meet BCA requirements, or similar.</p> <p>General security: Access control to secure carpark and garage, or similar.</p> <p>Internet: Provide NBN conduit to the home with Fibre Termination box and Optical Network Unit cabinet recessed to internal walls, including double GPO at cabinet, or similar.</p>	<b>Framing</b>	<p>Frame and truss: Stabilised pine wall framing as per AS1684 &amp; roof trusses, or similar.</p> <p>Floor joist: Proprietary timber floor joists with structural sheet flooring to first floors, or similar.</p> <p>Ceiling height: 2550mm nominal ceiling height, except where bulkheads are indicated, or similar.</p>
		<b>Landscaping</b>	<p>Landscape: Soft &amp; hard landscaping to the front of each dwelling generally in accordance with the plans, or similar.</p> <p>Fence: Fencing in accordance with the external elevations including gates to the front yards, or similar.</p>
		<b>Upgrades (where nominated by purchaser)</b>	<p>Heating and cooling: Additional wall mounted head unit for multi-head reverse cycle split system to second bedroom.</p> <p>Timber flooring: Pre-finished engineered hardwood flooring to living-room areas (TH 2 – 15 only).</p> <p>Sink: Abey - Lago inset 1 1/2 bowl stainless steel sink, or similar.</p> <p>Vanity bench tops: 20mm composite stone bench tops.</p> <p>Kitchen Pantry: 'Pull-out' pantry mechanism (rather than hinged door and shelving).</p> <p>Kitchen Splashback: Coloured glass splashback to rear wall only.</p>
		<b>Landscaping</b>	<p>Landscape: Soft &amp; hard landscaping to the front of each dwelling generally in accordance with the plans, or similar.</p> <p>Fence: Fencing in accordance with the external elevations including gates to the front yards, or similar.</p>

# TOWNHOMES STANDARD

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**Colour Palette – ‘Latte’**

Timber Floor: ‘White Oak’

Carpet: ‘Oaklane-11’

Floor tile: ‘Dark Grey’

Kitchen Splashback: ‘White’

Kitchen Benchtop: ‘Nieve White’

Kitchen overhead cupboard doors: ‘Polar White Sheen’

Bathroom/En suite floor tile: ‘Dark Grey’

Bathroom/En suite benchtop: ‘Nieve White’

Bathroom/En suite Shower base: ‘Dark Grey’

Bathroom/En suite skirting tile: ‘Dark Grey’

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**Colour Palette – ‘Macchiato’**

Timber Floor: ‘Spotted Gum’

Carpet: ‘Waratah-90’

Floor tile: ‘Nero Natural’

Kitchen Splashback: ‘Black’

Kitchen Benchtop: ‘Adelphi’

Kitchen overhead cupboard doors: ‘Black’

Bathroom/En suite floor tile: ‘Nero Natural’

Bathroom/En suite benchtop: ‘Adelphi’

Bathroom/En suite Shower base: ‘Nero Natural’

Bathroom/En suite skirting tile: ‘Nero Natural’





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*investment* 

# LOCATION

South Morang is located in the City of Whittlesea.

South Morang is bounded by a line running continuous of Hunters Lane, McArthurs Road and Wilton Vale Road in the north, the Plenty River in the east, the electrical transmission line, McDonalds Road and Civic Drive in the south, and the Hendersons Road drain, Quarry Hills Park, the locality of Epping and Darebin Creek in the west.

The City of Whittlesea is located on Melbourne's urban fringe approximately 20 kilometres north of Melbourne Central Business District (CBD), with a population of 155,000 (ABS 2011). It covers an area of approximately 487 square kilometres and affords 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.

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

Recent State Government publications indicate that it's population grew by 5.4 per cent or around 8,600 persons over the 12 months to June 2012.<sup>1</sup>

Plenty Road and High Street form the major north-south transport linkage to and from the City, providing access to and from the Melbourne Central Business District. 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 for 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 announced in 2012 the extension of the South Morang line through to Epping.

The city encompasses services and facilities such as the Epping Hospital and the Epping Plaza Shopping Centre. It is considered that the existing Epping Plaza development and the South Morang Activity Centre site will provide the municipality with a future employment focus - not to mention the confirmed relocation of the Melbourne Fruit and Vegetable market {Council has indicated that the relocation of the Melbourne Fruit and Vegetable Market (Cooper Street, Epping) could deliver over time 20,000 new jobs}. The Market is expected to be fully operational by 2014.

# MARKET CONDITIONS

This section canvases a number of key factors in relation to the performance of a residential investment opportunity including vacancy rates, median price (and trends) and rentals.

## 11.1 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.

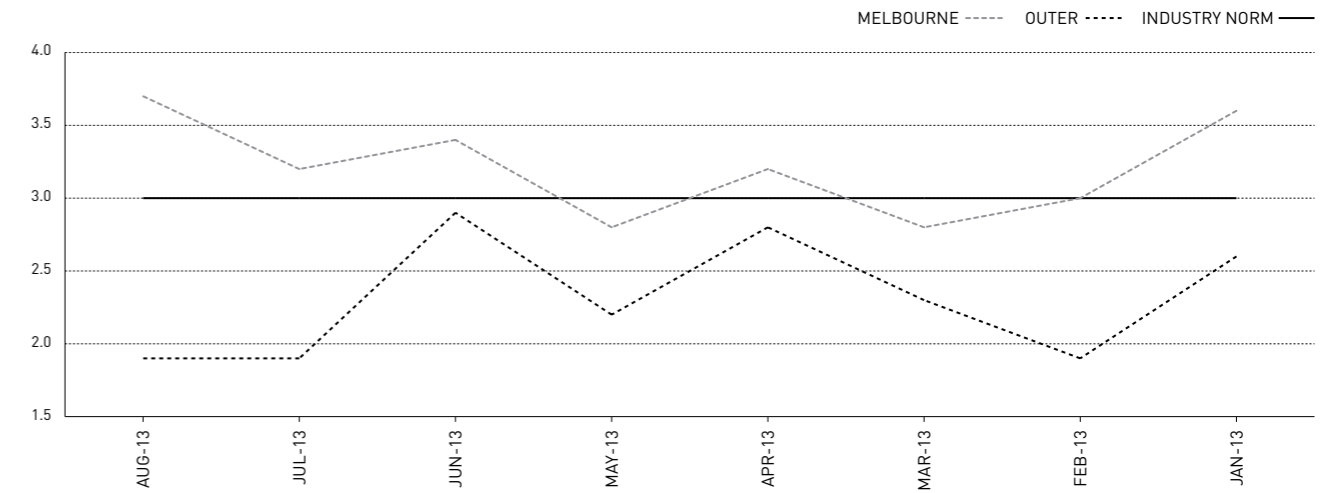
The rental market is considered to be in balance (represent 'normal' market conditions) when the vacancy rate is around 3 per cent. Melbourne last experienced a vacancy rate of this level in January 2005. <sup>2</sup>

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

Detailed in the table to the right, outer Melbourne is experiencing vacancy levels well below normal market conditions - an ideal market for a potential investor. The outer Melbourne vacancy rate as at August 2013 is 1.9 per cent compared with 2.6 per cent at January of the same year. <sup>4</sup>

The table also illustrates that inner Melbourne is currently experiencing much tougher vacancy levels, having exceeded the normal level for the last three months.

## 11.1 Outer Melbourne - Trend Residential Vacancy Rate



Source: REIV, Compiled by Oliver Hume Research

## 11.2 House and Apartment - Average Annual Median Price Change

A number of public and private sector agencies aggregate residential property data. For the purposes of our analysis we have relied on the Department of Sustainability and Environment's (DSE) 'A Guide to Property Values' which is published annually by Land Victoria and the Real Estate Institute of Victoria (REIV).

DSE data is based on contract date not settlement date, however published results often not available until the later stages of the second quarter of the following year. The aim of this guide is to present factual data relating to property sales occurring during the calendar year.<sup>5</sup>

It is important to also note the median sale price is the value of the middle item when all sale prices are arranged in ascending order of magnitude. Median prices are used rather than average prices because median prices are unaffected by a few unusually high or low prices, making them a more accurate indicator of true market activity.

In terms of segmentation, houses are based on a combination of house, new house and terrace product and units are based on a combination of flats/units, townhouse and retirement product.

### 11.2.1 Findings

Over the last five years the median price of an apartment in South Morang has increased by around 30 percent. The City of Whittlesea recorded growth of around 22 percent.

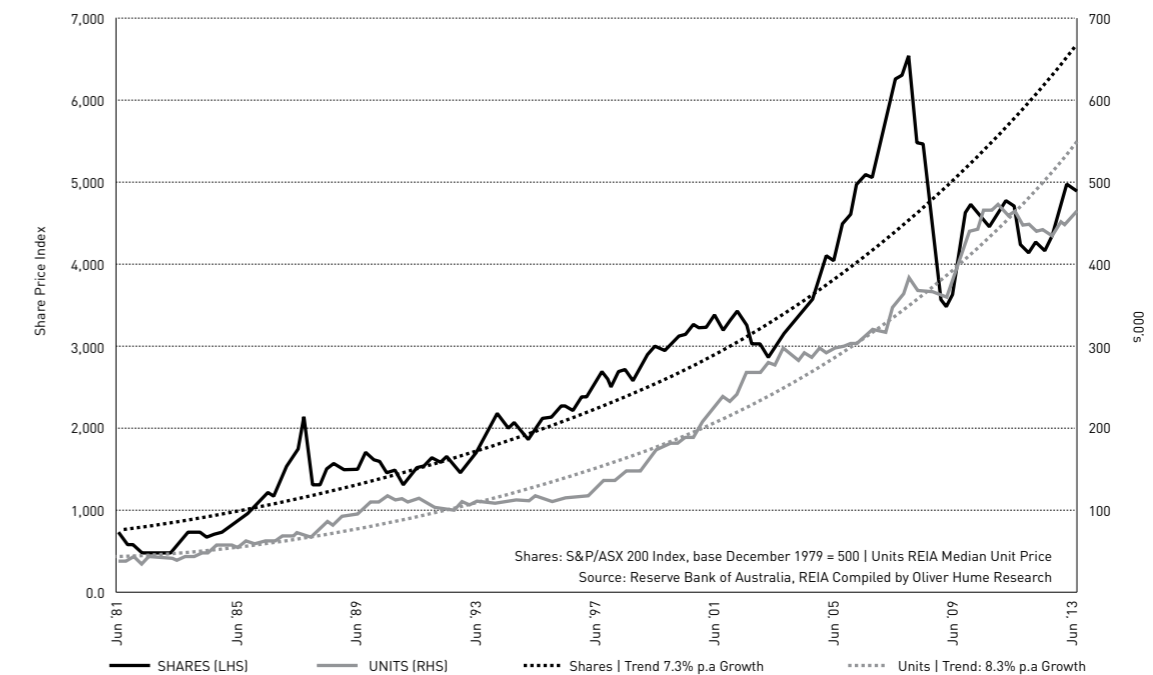
South Morang's median house price rose by 30 per cent over the same timeframe. That said, unlike the median apartment price, the City of Whittlesea experienced stronger growth over the same time frame.

## 2.2 Median House and Unit Prices Five Year Comparison <sup>6</sup>

Units	2007	2012	% Change	% P/A
<b>South Morang</b>	<b>\$276,000</b>	<b>\$355,000</b>	<b>29%</b>	<b>5.8%</b>
City of Whittlesea	\$245,000	\$300,000	22%	4.4%
Metropolitan Melbourne	\$305,000	\$425,000	39%	7.9%
House	2007	2012	% Change	% P/A
<b>South Morang</b>	<b>\$320,000</b>	<b>\$415,000</b>	<b>30%</b>	<b>5.9%</b>
City of Whittlesea	\$285,000	\$392,000	38%	7.5%
Metropolitan Melbourne	\$347,000	\$480,000	39%	7.7%

Source: Land Victoria, Compiled by Oliver Hume Research

## 2.3 Melbourne Unit Price Versus Share Price



Source: Office of Housing, Compiled by Oliver Hume Research

<sup>1</sup> Whittlesea's was the sixth fastest growing municipality in Australia in terms of persons.

<sup>2</sup> 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 per cent for two years. It is now eight years since the rate was above three per cent; it was a balanced market in January 2005, when 3.3 per cent was recorded (Source REIV).

<sup>3</sup> 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 per cent to around 10 per cent.

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

<sup>5</sup> The information contained in this guide has been obtained from Notices of Acquisition (NOA), which are required to be completed by each purchaser within one month of the acquisition of any real estate in Victoria.

<sup>6</sup> Land Victoria data is based on settlement data, and as such there is a time series lag.

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*project team* 

# MEET THE TEAM



## **ROCHE PROPERTY GROUP**

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