



# Property Compendium



August 2014



Award Winning Property Developer



CELEBRATING 20 YEARS  
AS AN ASX LISTED COMPANY



Realm, Camberwell, Victoria

## About Cedar Woods

### Our Objective

Cedar Woods Properties Limited is an Australian property development company. The company was established in 1987 and has been listed on the Australian Securities Exchange since 1994, trading under the security code 'CWP'. Its market capitalisation is approximately \$550m.

The company's principal interests are in urban land subdivision and built form development for residential, commercial and industrial purposes. Its portfolio of assets is located in Western Australia, Victoria and Queensland. The board and management of Cedar Woods have extensive experience in the property industry, with particular expertise in adding value to land holdings through the achievement of government and local authority approvals and the planning, design and delivery process.

Cedar Woods has consistently generated profits and dividends for shareholders, whilst achieving excellence in product delivery, as recognised by several national awards and many state awards, including the categories "Best Residential Estate" and "Environmental Excellence" and most recently, "Best High Density Development". In the investor relations arena, the company is a past winner of three ARA silver awards for its Annual Report.



Williams Landing, Victoria

Cedar Woods' delivers sustainable projects which are environmentally responsible, promote diverse, vibrant communities and built to a high quality that is renowned in the marketplace. Through the rapid expansion of its built form development portfolio, Cedar Woods has earned a reputation of delivering high quality apartments for both the owner-occupier and investor market.

The company has a strong focus on shareholder value and its record in delivering quality developments to the market has produced a strong earnings stream, providing consistently high returns to shareholders.

# Project Life

Western Australia, Victoria and Queensland

Planning & Design

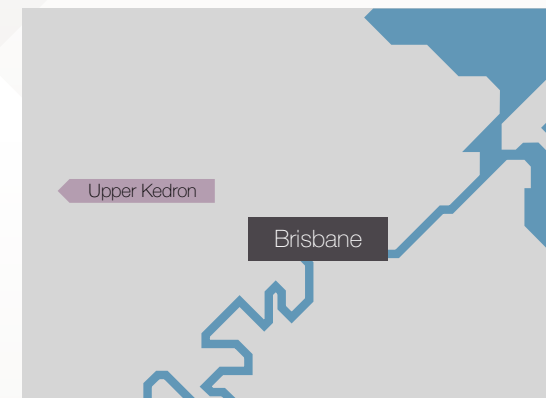
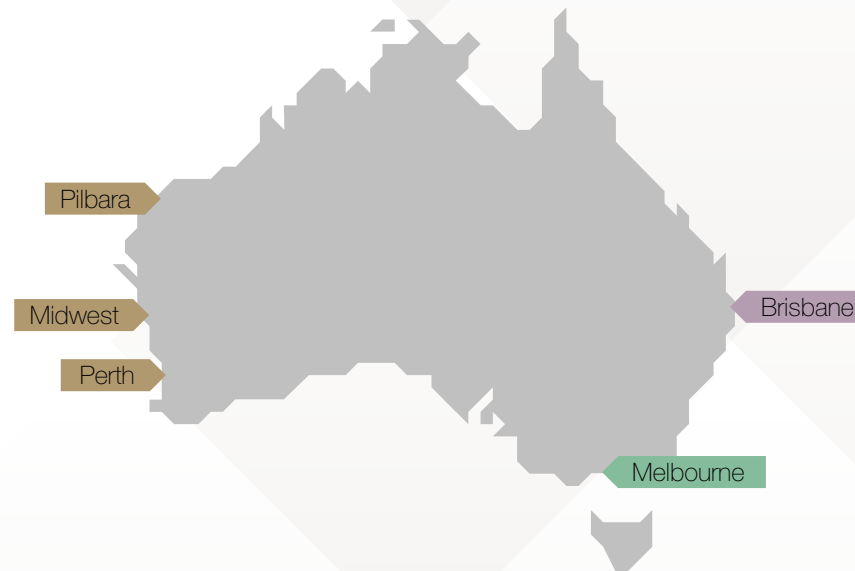
Development & Sales

Leasing, Development & Sales

PAGE	PROJECT NAME	CORRIDOR / LOCATION	PROJECT TYPE	LOTS / UNITS PROJECT	LOTS / UNITS REMAIN	PROJECT LIFE				
						FY15	FY16	FY17	FY18	FY19
<i>(As of 30/6/14)</i>										
<b>WESTERN AUSTRALIA - PERTH</b>										
4	Sutton Farm - Mandurah	South	Canal	6	4					
5	Carine Rise - Carine	North West	Residential / Mixed Use	43	6					
6	Emerald Park - Wellard	South West	Residential Land	627	209					
7	Piara Central - Piara Waters	South East	Residential Land	481	358					
8	The Brook at Byford	South East	Residential Land	367	367					
9	Byford on the Scarp	South East	Residential Land	323	313					
10	Mariners Cove - Mandurah	South	Canal	973	97					
11	The Rivergums - Baldivis	South West	Residential Land	1,365	526					
12	Harrisdale Green - Harrisdale	South East	Residential / Mixed Use	427	262					
13	Brabham	North East	Residential Land	480	480					
14	Waterline - Halls Head	South	Lots	9	9					
15	Mangles Bay Marina - Rockingham	South	Marina / Tourist	TBC	TBC					
16	North Baldivis	South West	Residential Land	850	850					
17	Bushmead - Hazelmere	East	Residential Land	750	750					
18	Pinjarra	South	Residential Land	920	920					
<b>WESTERN AUSTRALIA - REGIONAL</b>										
19	Batavia Marina - Geraldton	Mid-West	Apartments	54	33					
20	Elements - South Hedland	Pilbara	Residential Land	139	91					
21	Western Edge - South Hedland	Pilbara	Residential Land	600	600					
<b>VICTORIA - MELBOURNE</b>										
22	Realm - Camberwell	East	Housing	78	9					
23	Clara	West	Residential Land	40	40					
24	Banbury Village - Footscray	West	Apartments & Housing	431	175					
25	Carlingford	North	Residential Land	648	185					
26	Williams Landing	West	Residential Land & Housing	2,400	1,172					
27	Williams Landing Town Centre	West	Retail / Mixed Use / Residential	600	600					
28	Clayton South	South East	Apartments & Housing	250	250					
29	St A - St Albans	North West	Housing	250	250					
<b>QUEENSLAND - BRISBANE</b>										
30	Upper Kedron	West	Residential Land	> 1,000	> 1,000					

Project yields are indicative and subject to change.

## Project Locations

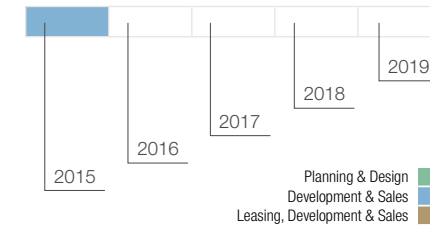


# Sutton Farm Precinct

Western Australia



Project Life - 5 year outlook



Sutton Farm Precinct	
Location	Mandurah
Distance to Perth CBD	72 kms
Acquisition Value	\$0.5m
CWP Interest	100%
Project Type	Canal Lots
Status	Selling

Key Property Statistics	
Land Area	2.1 ha
Corridor / Location	South
Estimated Total Lots / Units	6

Part of the company's award winning Port Mandurah canal estate, the historic Sutton farm site is the last remaining development site. The final canal lots were sold in FY14 and settled in FY15.

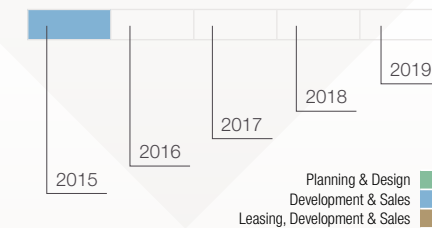
# Carine Rise

Western Australia



## CARINE RISE

### Project Life - 5 year outlook



Carine Rise	
Location	Carine
Distance to Perth CBD	16 kms
CWP Interest	25%
Project Type	Land, Houses, Apartments
Status	Development & Selling

Key Property Statistics	
Land Area	8 ha
Corridor / Location	North West
Estimated Total Lots / Units	43

Development agreement signed 2010, 8ha. The redevelopment of a former TAFE site in Carine was the company's first project to be conducted in cooperation with the Western Australian State Government (LandCorp). Cedar Woods and the St Ives Group were selected through a state competitive tender process as the preferred project partners. The redevelopment will include residential aged care, a retirement village, mixed use development and residential townhouses and apartments. The St Ives Group is one of the state's leading providers of aged care and retirement housing. Civil construction commenced in July 2013 and the residential, mixed use and apartment sites are now fully sold.

[carinerise.com.au](http://carinerise.com.au)

# Emerald Park

Western Australia



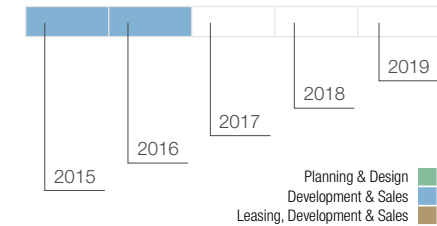
*emeraldpark*  
PRIVATE ESTATE

<b>Emerald Park</b>	
Location	<b>Wellard</b>
Distance to Perth CBD	<b>33 kms</b>
Acquisition Value	<b>\$33m</b>
CWP Interest	<b>32.5%</b>
Project Type	<b>Residential Land</b>
Status	<b>Development &amp; Selling</b>

Syndicate established in 2006, 47ha. Cedar Woods Wellard Limited, an investment syndicate managed by the company, owns this exciting residential estate to ultimately comprise over 620 home sites, a school site and sports ground. Its location in Perth's southern suburbs, some 33km from the CBD, adjacent to the Kwinana Freeway and close to the Perth - Mandurah rail line, bring convenient accessibility benefits to residents. The company earns management and selling fees from the syndicate.

[emeraldpark.com.au](http://emeraldpark.com.au)

### Project Life - 5 year outlook



### Key Property Statistics

Land Area	<b>47 ha</b>
Corridor / Location	<b>South West</b>
Estimated Total Lots / Units	<b>627</b>
Typical Sales per Annum	<b>70-100</b>

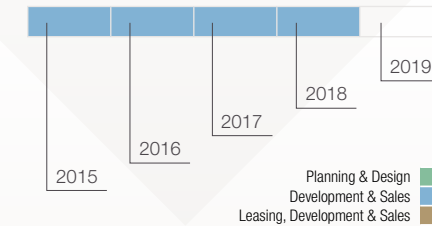


# Piara Central

Western Australia



### Project Life - 5 year outlook



Piara Central	
Location	Piara Waters
Distance to Perth CBD	20 kms
Acquisition Value	\$16.9m
CWP Interest	100%
Project Type	Residential Land
Status	Development & Selling

Key Property Statistics	
Land Area	47 ha
Corridor / Location	South East
Estimated Total Lots / Units	481
Typical Sales per Annum	50-100

The company's landholdings in Piara Waters and Forrestdale have the potential to yield 481 residential lots, including three unit sites. Located in Piara Waters and Harrisdale in Perth's south-eastern corridor, the company's two sites on Nicholson Rd form part of a larger new urban precinct which includes new retail commercial centres and schools. This new urban area is close to the Armadale Regional Centre and with the extension of the nearby Tonkin Highway, benefits from good access to surrounding employment centres.

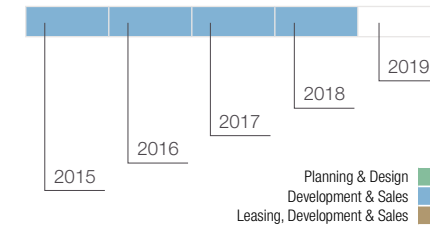
[piaracentral.com.au](http://piaracentral.com.au)

# The Brook at Byford

Western Australia



Project Life - 5 year outlook



The Brook	
Location	<b>Byford</b>
Distance to Perth CBD	<b>33 kms</b>
Acquisition Value	<b>\$6.5m</b>
CWP Interest	<b>100%</b>
Project Type	<b>Residential Land</b>
Status	<b>Development &amp; Selling</b>

Key Property Statistics	
Land Area	<b>32.3 ha</b>
Corridor / Location	<b>South East</b>
Estimated Total Lots / Units	<b>367</b>
Typical Sales per Annum	<b>80-100</b>

Located on the corner of South Western Highway and Beenyup Road, Byford, and approximately 33 kilometres south east of Perth, the site is very well located at the base of the Darling Scarp and adjacent to the Byford Town Centre. Stage 1 construction and sales are now well advanced.

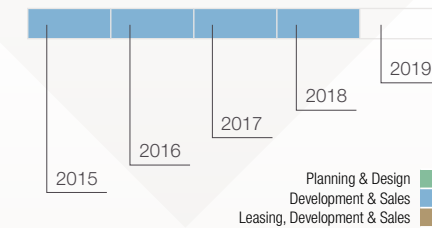
[thebrookatbyford.com.au](http://thebrookatbyford.com.au)

# Byford on the Scarp

Western Australia



### Project Life - 5 year outlook



Byford on the Scarp	
Location	<b>Byford</b>
Distance to Perth CBD	<b>33 kms</b>
Acquisition Value	<b>\$9.3m</b>
CWP Interest	<b>100%</b>
Project Type	<b>Residential Land</b>
Status	<b>Development &amp; Selling</b>

Key Property Statistics	
Land Area	<b>35.3 ha</b>
Corridor / Location	<b>South East</b>
Estimated Total Lots / Units	<b>323</b>
Typical Sales per Annum	<b>50-100</b>

Located alongside our new The Brook at Byford site, Byford on the Scarp is an existing residential estate acquired in 2013. Sales commenced at Byford on the Scarp in the mid 2000's with the estate quickly establishing its market position as the premium location in Byford, due to its generous block sizes and elevated location on the Darling Scarp. The land acquired has existing subdivision approval for 76 lots out of a total lot potential of some 323 lots.

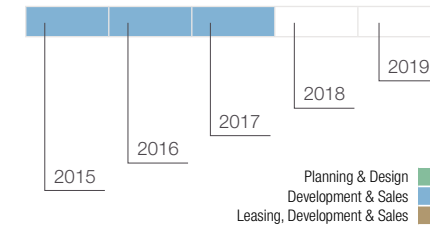
[byfordonthescarp.com.au](http://byfordonthescarp.com.au)

# Mariners Cove

Western Australia



### Project Life - 5 year outlook



Mariners Cove	
Location	Mandurah
Distance to Perth CBD	72 kms
Acquisition Value	\$6.8m
CWP Interest	100%
Project Type	Canal
Status	Development & Selling

Key Property Statistics	
Land Area	103 ha
Corridor / Location	South
Estimated Total Lots / Units	973
Typical Sales per Annum	50

A unique and multi-award winning development close to the Mandurah town centre. Acquired in the early 1990's, Mariners Cove was Cedar Woods' second large scale residential land and canal development following Port Mandurah. The last 'Island' is now being serviced and will continue to be a unique part of the Cedar Woods' portfolio into FY17.

[marinerscove.com.au](http://marinerscove.com.au)

# The Rivergums

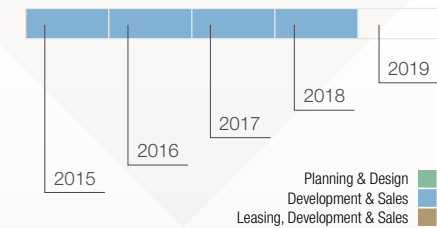
Western Australia



## The Rivergums BALDIVIS

The Rivergums	
Location	<b>Baldivis</b>
Distance to Perth CBD	<b>46 kms</b>
Acquisition Value	<b>\$18m</b>
CWP Interest	<b>100%</b>
Project Type	<b>Residential Land</b>
Status	<b>Development &amp; Selling</b>

### Project Life - 5 year outlook



### Key Property Statistics

Land Area	<b>114.5 ha</b>
Corridor / Location	<b>South West</b>
Estimated Total Lots / Units	<b>1,365</b>
Typical Sales per Annum	<b>50-100</b>

Located in Perth's southern suburbs and only minutes from the Perth - Mandurah rail line and the Rockingham beaches, The Rivergums residential estate continues to see strong demand as the key location in the southern corridor. The Estate will ultimately provide over 1,300 dwellings plus primary and secondary schools. The estate boasts a network of lakes, wetlands, and beautifully landscaped parks.

[therivergums.com.au](http://therivergums.com.au)

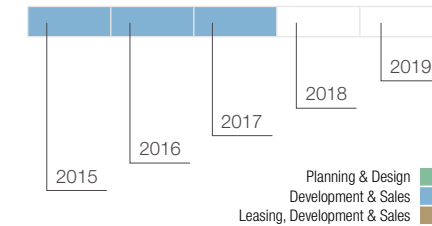
# Harrisdale Green

Western Australia



<b>Harrisdale Green</b>	
Location	<b>Harrisdale</b>
Distance to Perth CBD	<b>20 kms</b>
CWP Interest	<b>Management &amp; Performance Fees</b>
Project Type	<b>Residential Land / Mixed Use</b>
Status	<b>Development &amp; Selling</b>

Project Life - 5 year outlook



Key Property Statistics

Land Area	<b>30.3 ha</b>
Corridor / Location	<b>South East</b>
Estimated Total Lots / Units	<b>427</b>
Typical Sales per Annum	<b>50-100</b>

Conducted with the Western Australian State Government, in this case with the Department of Housing, the Harrisdale Green project is located within Perth's south-eastern urban corridor and will comprise up to 427 homes and mixed use business opportunities. Won as a result of a tender, it was the company's focus on affordability and sustainability that set it apart from its competitors. The company earns management, selling and marketing fees from the project.

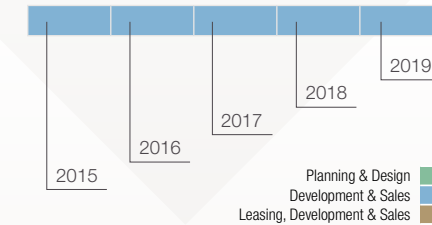
[harrisdalegreen.com.au](http://harrisdalegreen.com.au)

# Brabham

Western Australia



## Project Life - 5 year outlook



Brabham	
Location	<b>Brabham</b>
Distance to Perth CBD	<b>22 kms</b>
Acquisition Value	<b>\$22.35m</b>
CWP Interest	<b>100%</b>
Project Type	<b>Residential Land</b>
Status	<b>Development &amp; Selling</b>

Key Property Statistics	
Land Area	<b>40 ha</b>
Corridor / Location	<b>North East</b>
Estimated Total Lots / Units	<b>480</b>
Typical Sales per Annum	<b>100</b>

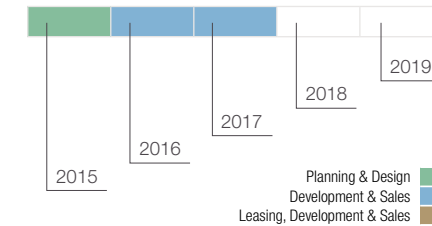
This 40.5ha site acquired in April 2013, is located just 22kms northeast of the Perth CBD. This acquisition is a great geographical fit for Cedar Woods' WA portfolio. Brabham is close to the attractions of both Whiteman Park and the Swan Valley and within close proximity to both the Ellenbrook (4kms) and Midland (10kms) Town Centre. This development is expected to deliver 480 lots to this high growth north-eastern corridor of Perth.

# Waterline

Western Australia



## Project Life - 5 year outlook



Waterline	
Location	Halls Head
Distance to Perth CBD	70 kms
Acquisition Value	\$0.8m
CWP Interest	100%
Project Type	Lots
Status	Development & Selling

Key Property Statistics	
Land Area	0.5 ha
Corridor / Location	South
Estimated Total Lots / Units	9

The Waterline Apartments occupy a prime beachfront location, directly opposite Doddi's Beach in Halls Head, Mandurah. Stage 1 of this beachside development, which is now sold out, comprised the construction and sale of 15 two and three bedroom luxury ocean view apartments and 3 luxury penthouses. Retail space on the ground floor incorporates a popular 'Dome' cafe. The balance of the site will comprise a Stage 2 development for which planning is underway.



# Mangles Bay Marina

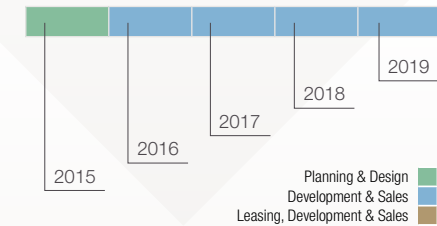
Western Australia



## MANGLES BAY MARINA

Mangles Bay Marina	
Location	Rockingham
Distance to Perth CBD	50 kms
CWP Interest	50%
Project Type	Marina / Tourist
Status	Planning & Design

### Project Life - 5 year outlook



### Key Property Statistics

Land Area	80 ha
Corridor / Location	South

In April 2010, LandCorp appointed Cedar Woods to develop the Mangles Bay Marina-Based Tourist Precinct. The project area is nearly 80ha of beachfront land which will provide the local and visiting community with a quality and innovative development providing marine, tourist, recreational, commercial and residential components, while respecting and repairing the coastal environment. The project is currently undergoing environmental and planning approvals with construction commencement planned for 2016.

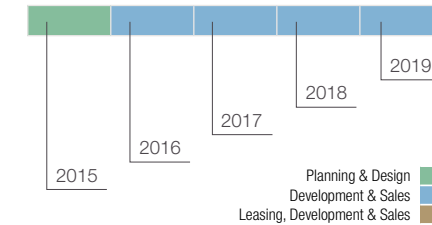
[manglesbaymarina.com.au](http://manglesbaymarina.com.au)

# North Baldivis

Western Australia



## Project Life - 5 year outlook



North Baldivis	
Location	<b>Baldivis</b>
Distance to Perth CBD	<b>45 kms</b>
Acquisition Value	<b>\$21.1m</b>
CWP Interest	<b>100%</b>
Project Type	<b>Residential Land</b>
Status	<b>Planning &amp; Design</b>

Key Property Statistics	
Land Area	<b>68 ha</b>
Corridor / Location	<b>South West</b>
Estimated Total Lots / Units	<b>850</b>
Typical Sales per Annum	<b>50-100</b>

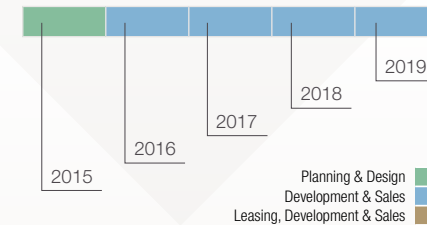
Cedar Woods' third major project alongside The Rivergums and Emerald Park in the high growth South West metropolitan corridor. Located just off the Kwinana Freeway and Mundijong Road which will afford the project excellent exposure. The land is currently zoned Rural under the local planning scheme and mostly Urban under the Metropolitan Region Scheme. Connection to waste and water services in 2015/16 will make the land ready for development. The project will yield some 850 lots and is a neat strategic fit with the expected completion of Cedar Woods' estates at Baldivis (The Rivergums) and Wellard (Emerald Park).

# Bushmead

Western Australia



Project Life - 5 year outlook



Bushmead	
Location	<b>Hazelmere</b>
Distance to Perth CBD	<b>16 kms</b>
Acquisition Value	<b>\$18m</b>
CWP Interest	<b>100%</b>
Project Type	<b>Residential Land</b>
Status	<b>Planning &amp; Design</b>

Key Property Statistics	
Land Area	<b>273 ha</b>
Corridor / Location	<b>East</b>
Estimated Total Lots / Units	<b>750</b>

The former Bushmead Rifle Range site was sold by the Department of Defence on behalf of the Commonwealth of Australia. The land is located 16 kilometres north east of the Perth CBD within the suburb of Hazelmere and adjacent to Cedar Woods' Helena Valley Private Estate. Given its proximity to the Perth CBD, Perth airport, Midland regional centre and strong connectivity via regional road networks, the site is in a prime location for future redevelopment. The site is a long term project for the company and expected to yield around 750 residential lots, depending on lot sizes and planning outcomes.

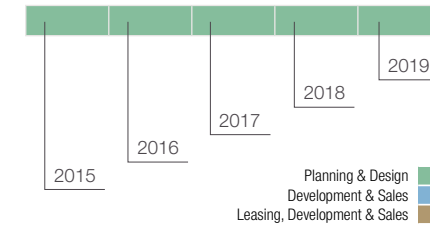
# Pinjarra

Western Australia



Pinjarra	
Location	<b>Pinjarra</b>
Distance to Perth CBD	<b>86 kms</b>
Acquisition Value	<b>\$2.1m</b>
CWP Interest	<b>100%</b>
Project Type	<b>Residential Land</b>
Status	<b>Planning &amp; Design</b>

### Project Life - 5 year outlook



Key Property Statistics	
Land Area	<b>90 ha</b>
Corridor / Location	<b>South</b>
Estimated Total Lots / Units	<b>920</b>

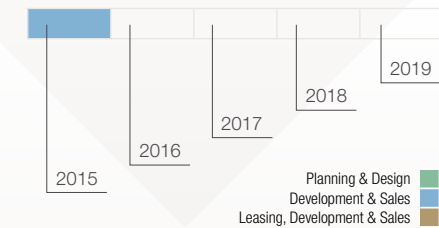
As a result of upgraded road infrastructure and the limited availability of future urban land close to the major population centre of Mandurah. The area has been identified as having good potential in the medium term. The Shire of Murray and the Department for Planning & Infrastructure indicate that an area south of Yunderup and north of Greenlands Road and between the Peel Inlet and the new Highway could be considered for rezoning together with other areas in the Peel region. The Pinjarra property falls into the area of interest.

# Batavia Marina

Western Australia



## Project Life - 5 year outlook



### Batavia Marina Apartments

Location	Geraldton
Distance to Perth CBD	450 kms
Project Type	Apartments
Status	Development & Selling

### Key Property Statistics

Land Area	0.2 ha
Corridor / Location	Mid-West
Total Units	54

Cedar Woods has invested in the Batavia Marina Apartments project. The construction of this four and five storey luxury beachfront development is now complete. The project comprises 50 two and three bedroom, two bathroom apartments, mostly with spectacular marina and ocean views and a high quality fit-out. The ground floor includes 4 retail/commercial tenancies.

[bataviamarina.com.au](http://bataviamarina.com.au)

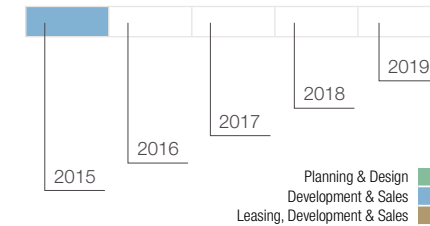
# Elements

Western Australia



Elements	
Location	<b>South Hedland</b>
Distance to Perth CBD	<b>1,600 kms</b>
CWP Interest	<b>100%</b>
Project Type	<b>Residential Land</b>
Status	<b>Selling</b>

### Project Life - 5 year outlook



### Key Property Statistics

Land Area	<b>11.5 ha</b>
Corridor / Location	<b>Pilbara</b>
Estimated Total Lots / Units	<b>139</b>

Located within the growing Pilbara region, Cedar Woods was announced as the successful proponent in July 2010, and has collaborated with Foundation Housing, IBN Corporation and Gumala Aboriginal Corporation to provide a balanced mix of residential, affordable, key worker, social and indigenous housing options to the region. The remaining sales and settlements are expected to be completed in FY15.

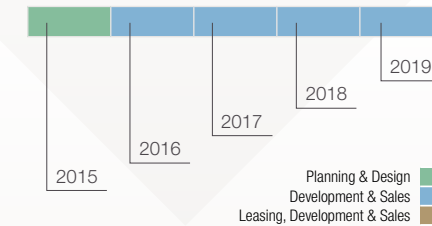
[elements-hedland.com.au](http://elements-hedland.com.au)

# Western Edge

Western Australia



Project Life - 5 year outlook



Western Edge	
Location	<b>South Hedland</b>
Distance to Perth CBD	<b>1,600 kms</b>
CWP Interest	<b>50%</b>
Project Type	<b>Residential Land</b>
Status	<b>Planning &amp; Design</b>

Key Property Statistics	
Land Area	<b>70 ha</b>
Corridor / Location	<b>Pilbara</b>
Estimated Total Lots / Units	<b>600</b>
Typical Sales per Annum	<b>100-200</b>

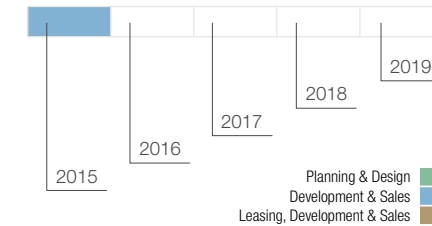
The Western Edge development is another project in conjunction with LandCorp. Comprising up to 226ha in area, the land has been identified as having the capacity over time to deliver up to 2,280 lots, a local commercial centre and other land uses. Cedar Woods is now planning to deliver the first 600 lots to help meet the continued demand for quality and affordable family housing of the permanent South Hedland population.

# Realm

Victoria



### Project Life - 5 year outlook



Realm	
Location	<b>Camberwell</b>
Distance to Melbourne CBD	<b>12 kms</b>
Acquisition Value	<b>\$22m</b>
CWP Interest	<b>100%</b>
Project Type	<b>Residential</b>
Status	<b>Complete</b>

Key Property Statistics	
Land Area	<b>2.55 ha</b>
Corridor / Location	<b>East</b>
Total Homes	<b>78</b>

Purchased in 2010, the 2.55 ha site is sold out with nearly all homes completed. An infill project, in one of Melbourne's prestigious eastern suburbs, Realm accommodates 78 premium homes, with a mix of product that has been designed for the site, including terraces, duplexes and detached homes.

[realmcamberwell.com.au](http://realmcamberwell.com.au)

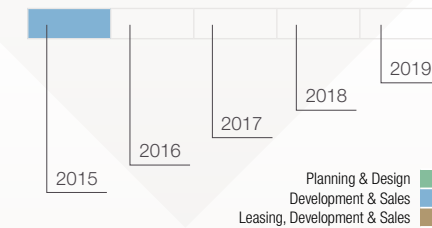


# Clara

Victoria



### Project Life - 5 year outlook



Clara Estate	
Location	<b>Williams Landing</b>
Distance to Melbourne CBD	<b>23 kms</b>
Acquisition Value	<b>\$4.7m</b>
CWP Interest	<b>100%</b>
Project Type	<b>Residential Land</b>
Status	<b>Development &amp; Selling</b>

Key Property Statistics	
Land Area	<b>2.2 ha</b>
Corridor / Location	<b>West</b>
Estimated Total Lots / Units	<b>40</b>
Typical Sales per Annum	<b>40</b>

This small development site will provide 40 lots and is located on the edge of the highly popular suburb of Williams Landing and offers nearby public transport, education and shopping amenities. The land parcel was obtained from the former owners who relocated their supermarket site to the Williams Landing Town Centre.

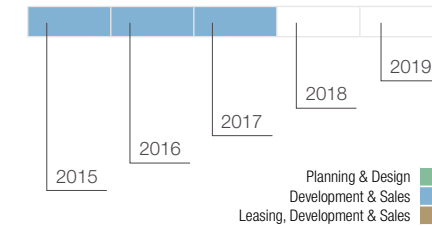
[claraestate.com.au](http://claraestate.com.au)

# Banbury Village

Victoria



## Project Life - 5 year outlook



Banbury Village	
Location	<b>Footscray</b>
Distance to Melbourne CBD	<b>6.5 kms</b>
Acquisition Value	<b>\$10.5m</b>
CWP Interest	<b>100%</b>
Project Type	<b>Apartments &amp; Housing</b>
Status	<b>Development &amp; Selling</b>

Key Property Statistics	
Land Area	<b>9 ha</b>
Corridor / Location	<b>West</b>
Estimated Total Lots / Units	<b>431</b>
Typical Sales per Annum	<b>70-85</b>

Purchased in 2006, Banbury Village is now a substantial urban renewal project comprising more than 430 houses, townhouses and apartments. The project is a premium housing development for the inner west suburb of Footscray, some 6.5km from the Melbourne CBD. The design outcome for completed stages has set a new benchmark for integrated housing developments and the Urban Development Institute of Australia has recognised this with the Best Medium Density Development award and a heritage restoration commendation in Victoria.

[banburyvillage.com.au](http://banburyvillage.com.au)

# Carlingford

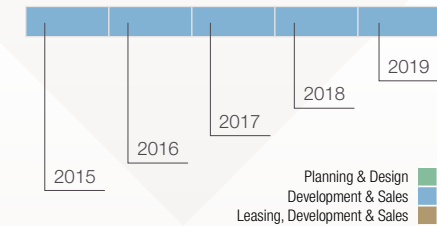
Victoria



Carlingford

Carlingford	
Location	Lalor
Distance to Melbourne CBD	17 kms
Acquisition Value	\$24m
CWP Interest	100%
Project Type	Residential Land
Status	Development & Selling

### Project Life - 5 year outlook



### Key Property Statistics

Land Area	56 ha
Corridor / Location	North
Estimated Total Lots / Units	648
Typical Sales per Annum	40-50

Purchased in 2006 and comprising nearly 56ha, this infill project in Melbourne's northern suburb of Lalor, is the first residential estate launched in the area in over a decade. Carlingford is comprised of over 600 housing lots, and its location boasts excellent transport links to the Melbourne CBD and is within easy reach of shopping, schools and train network.

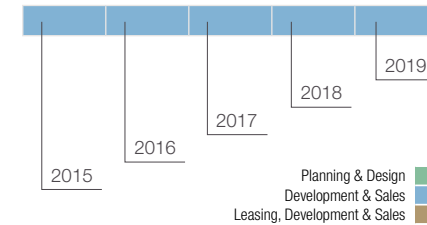
[carlingfordestate.com.au](http://carlingfordestate.com.au)

# Williams Landing

Victoria



### Project Life - 5 year outlook



Williams Landing	
Location	<b>Williams Landing</b>
Distance to Melbourne CBD	<b>19 kms</b>
Acquisition Value	<b>\$10m</b>
CWP Interest	<b>100%</b>
Project Type	<b>Residential Land &amp; Housing</b>
Status	<b>Development &amp; Selling</b>

Key Property Statistics	
Land Area	<b>225 ha</b>
Corridor / Location	<b>West</b>
Estimated Total Lots / Units	<b>2,400</b>
Typical Sales per Annum	<b>240</b>

Purchased in 1997 and comprising 225ha, Williams Landing is a premium master-planned community development. Delivered on the former RAAF Williams airfield, Williams Landing comprises 4 neighbourhoods with over 2,400 dwellings along with a major town centre. Significant infrastructure has now been constructed on the site including a new freeway interchange and railway station. Stage 1 of the Shopping Centre is also under construction and the Masters Home Improvement store opened in 2013.

[williamslanding.com.au](http://williamslanding.com.au)

# Williams Landing Town Centre

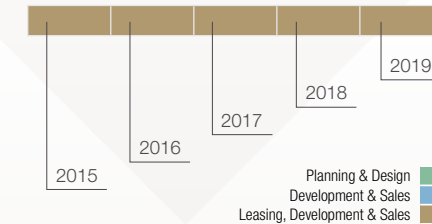
Victoria



Concept image - subject to change.



### Project Life - 5 year outlook



Williams Landing Town Centre	
Location	Williams Landing
Distance to Melbourne CBD	19 kms
CWP Interest	100%
Project Type	Retail, Mixed Use, Commercial, Residential
Status	Leasing, Development & Selling

Key Property Statistics	
Land Area	50 ha
Corridor / Location	West
Estimated Total Lots / Units	600 plus commercial sites

The Williams Landing Town Centre will be a dynamic commercial and retail hub in Melbourne's Western region delivering a prestigious gateway between the City of Wyndham and the inner suburbs of Melbourne. The Town Centre is set to become a major centre for business, shopping and entertainment along with around 600 medium density residential opportunities. It will also include contemporary civic spaces for leisure and recreation and a safe, convenient and fully integrated transport network for pedestrians, cyclists, motorists and public transport users. The Masters Home Improvement store is now open and stage 1 of the shopping centre, offering a Woolworths supermarket, medical centre and 23 speciality stores along with 1,800m<sup>2</sup> of commercial office space, is expected to open late 2014/early 2015.

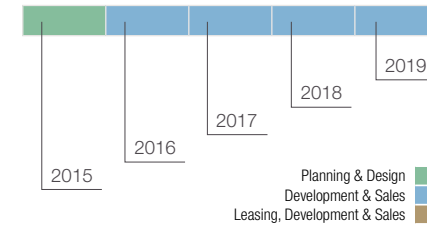
[williamslanding.com.au/towncentre](http://williamslanding.com.au/towncentre)

# Clayton South

Victoria



Project Life - 5 year outlook



## Clayton South

Location	<b>Clayton</b>
Distance to Melbourne CBD	<b>19 kms</b>
Acquisition Value	<b>\$26.3m</b>
CWP Interest	<b>100%</b>
Project Type	<b>Apartments &amp; Housing</b>
Status	<b>Planning &amp; Design</b>

## Key Property Statistics

Land Area	<b>6.5 ha</b>
Corridor / Location	<b>South East</b>
Estimated Total Lots / Units	<b>250</b>

This 6.5 site was acquired in late 2013 as part of the strategy to diversify into different corridors in Melbourne and to continue to acquire sites with a high level of nearby amenity. Clayton shops, train station, Monash Medical Centre and Monash University are all within close proximity. A range of built form options will be provided including apartments, townhouses and homes.

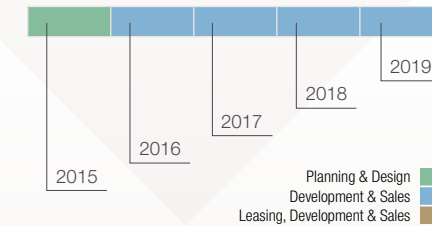
[claytonestate.com.au](http://claytonestate.com.au)

# St. A

Victoria



### Project Life - 5 year outlook



St. A	
Location	St Albans
Distance to Melbourne CBD	17 kms
Acquisition Value	\$12m
CWP Interest	100%
Project Type	Housing
Status	Planning & Design

Key Property Statistics	
Land Area	6.8 ha
Corridor / Location	North West
Estimated Total Lots / Units	250
Typical Sales per Annum	60-70

A 6.8 ha infill site purchased in 2012 and located close to the St Albans village, Victoria University and St Albans train station, which is to be substantially redeveloped by the State Government in a \$200m upgrade project. The site will accommodate around 250 dwellings with a mix of terraces, duplexes and detached homes.

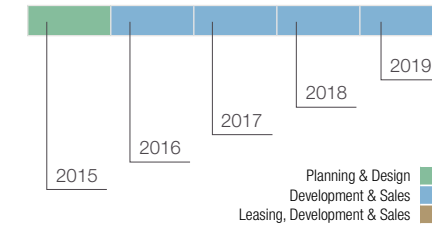
[staliving.com.au](http://staliving.com.au)

# Upper Kedron

Queensland



## Project Life - 5 year outlook



Upper Kedron	
Location	<b>Brisbane</b>
Distance to Brisbane CBD	<b>13 kms</b>
Acquisition Value	<b>\$68m</b>
CWP Interest	<b>100%</b>
Project Type	<b>Residential Land</b>
Status	<b>Planning &amp; Design</b>

Key Property Statistics	
Land Area	<b>227 ha</b>
Corridor / Location	<b>West</b>
Estimated Total Lots / Units	<b>1000+</b>
Typical Sales per Annum	<b>130-150</b>

The acquisition of the Upper Kedron site is consistent with Cedar Woods' strategy of growing and developing its national portfolio, diversified by geography, product type and price point. The 227ha site will be an outstanding master-planned community adjacent to a National Park, and is positioned close to established schools, parks, shops and a train station. As the only remaining large-scale development site in the Brisbane City area, strong demand is expected from a range of buyer segments, particularly those upgrading to larger and higher-quality homes.

[upperkedronestate.com.au](http://upperkedronestate.com.au)





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