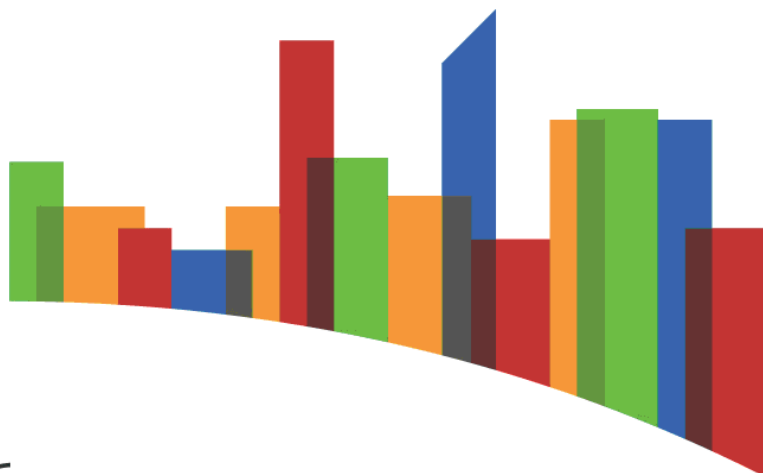




STUDY TOUR C

Affordable
Housing



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PEET



FACT SHEET– Stella Orion Apartments

8 March 2012

STUDY TOUR A
Affordable Housing

Goodland Properties Pty Ltd
Quality Affordable Lifestyles

Founded in 1997, Goodland Properties has established itself as a reputable property development and project management company based out of Success, WA. Goodland specializes in major residential projects having completed 10 since inception and realizing over \$100 Million in revenue.



Goodland has its own construction division, Goldzen Holdings Pty Ltd trading as Goodland Building Company, which builds its projects thereby ensuring the highest levels of control over building standards and timelines.

Stella Apartments is proof of the groups determination to provide the high quality apartment living at an affordable price.

General Information

Located adjacent to Cockburn Gateway Shopping Centre, within walking distance from Cockburn Central Station, 10 minutes drive from Coogee Beach and 16 minutes via train ride into Perth CBD, the Stella Apartments Development offers residents a centralized location from which to enjoy the abundance of activities and lifestyle choices, all within easy reach.

The overall site covers a seven hectare area just 21km south of Perth CBD and its Residential R160 Zoning has the potential to encompass over 1,000 residential apartments of a mostly one and two bedroom configuration.

Stella Orion formed Stage Two of the master planned high-density residential project, Stella Apartments, and was built as a partnership between the Department of Housing in Western Australia and Goodland Properties Pty Ltd (Goodland).

Discerning purchasers can have a quality built spacious apartment with the use of resort style recreation facilities, for far less than the cost of buying in the inner city and surrounds. Residents are easily connected to the inner city via Cockburn train station, bus services and the Kwinana Freeway.



Stella Orion consists of 4 buildings with 130 mixed one and two bedroom apartments.



Goodland
PROPERTIES



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STELLA APARTMENTS

Location

Bounded by the Kwinana freeway, Cockburn Gateway shopping centre; the Southern Cross Aged Care Village and Wentworth Parade, Stella Apartments are centrally located in an enviable location within the busy southern corridor leading to the CBD.

Residents are within walking distance (see location map to the right) to many lifestyle amenities such as the award winning "The Gate Bar and Bistro", the Cockburn Gateway Shopping Centre and Cockburn Train Station and Bus Interchange.

The Gateway Shopping Centre currently has over 100 specialty stores and there are future expansion plans forecast to include cinemas. With planned upgrading of the facility to regional standards, there is little residents of Stella will need to travel for.



Timely and efficient construction

With civil works commencing on Stage 2 on the 19 September 2009 and completed in December 2010, each apartment had a build time on average of 2.46 days to complete, making a 320 day construction cycle.

52 of the 130 apartments were ready for handover on 22 December 2010 and the final 78 apartments were handed over in mid-March 2011, this four building project was time efficient and effective.



Stella Orion formed Stage Two of the Stella Apartments Development and was built as a joint partnership between the Department of Housing in Western Australia and Goodland Properties Pty Ltd with funding through the Government Stimulus.

Due to the nature of the funding Goodland were pleased that numerous NRAS and Shared Equity housing outcomes were created in Stage two. 26 apartments were vested to the DoH, these apartments are under the management of Access Housing Australia Ltd (AHA), a leading provider of affordable housing for West Australians on low to moderate incomes and of note these apartments house employed or retired tenants.

The communities pre-conceived risks and concerns about the future social fabrics of the Stella community were addressed in a public forum at which Goodland and Department of Housing spokespersons addressed, discussed and responded to any fears.

Stella Orion has provided a competitively priced and quality built product within close proximity to Perth CBD and with one bedroom apartments sold at an average of just under \$300,000 and two bedroom apartments sold at an average of \$385,000 so for significantly cheaper entry prices compared to the cost of buying in the city and surrounding areas, purchasers at Stella receive quality built and spacious apartments with the use of resort style recreation facilities whilst being well connected to Perth via Cockburn train station and the Kwinana Freeway.



Resort Style Recreation Centre

All residents of the Stella Orion development have access to the Recreation Centre (left and right) which offers a gym, large swimming pool with children's spray park, numerous bbq and seating areas as well as a children's playground.

On this tour, you will see the affordable lifestyle choice that the Stella residents enjoy. A lifestyle that offers high quality apartment style living without the costs generally associated with this type of development.



FACT SHEET– Cockburn Central

8 March 2012

STUDY TOUR A
Affordable Housing



CockburnCentral
A connected community.



Location

Cockburn Central is Perth's leading example of a transit orientated regional centre. It is located next to the Cockburn Central train station and the Kwinana Freeway, perfectly situated to service Perth's rapidly growing south west corridor.

Council: City of Cockburn

Distance: 20km south of the Perth CBD

Overview

Cockburn Central spans over 42 hectares, with the town centre comprising a 12ha area. The town centre will comprise about 40,000 sqm of commercial and retail space, with 10,000 sqm of possible mixed use retail space and 1,000 dwelling units.

The town centre is being developed in two stages. Stage 1 is currently being developed, with the construction by Australand of a number of three and four residential apartment complexes either underway or completed, The State's Fire and Emergency Services (FESA) are currently completing the construction of their state headquarters. The Department of Housing are also nearing completion of a mixed residential-commercial development. Giorgio Group are also well underway with the construction of a significant commercial development on Beelias Drive. Stage 2 is currently in the development phase and should be released to the developer market soon.

The City of Cockburn has purchased a key site with the town centre, adjoining the town square and has plans to develop the site with a landmark building, accommodating commercial, residential and community uses.

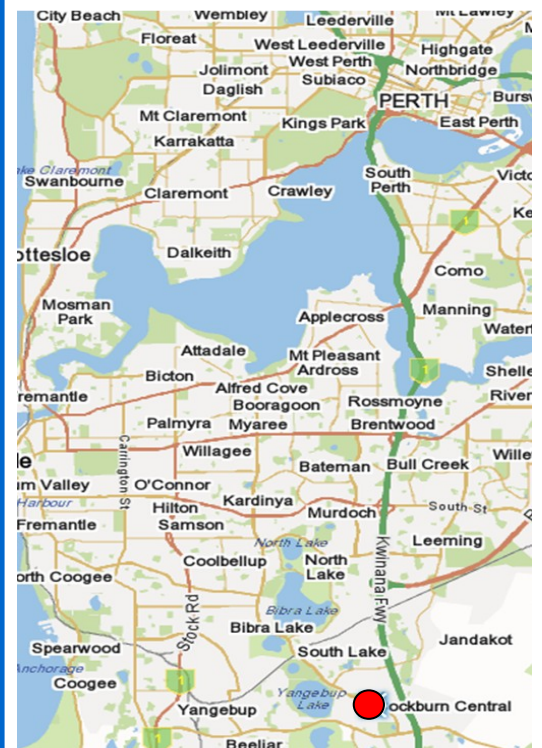
The City has also completed construction of a \$6.0M regional youth centre opposite the town centre, with works currently underway on a \$38M integrated health and community facility, incorporating Perth's first super GP clinic.



CockburnCentral
TOWN CENTRE

For more information:

<http://www.cockburncentral.com.au/>



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