



2 March 2020

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AUSTRALIA'S MOST SUSTAINABLE MEDIUM DENSITY COMMUNITY RELEASES NEW LAKEFRONT HOMES

Located in Melbourne's fast-growing south-east corridor, the \$125 million Waterlea development in Rowville is set to become one of the most sustainable developments in Australia with approximately \$10,000 worth of sustainability features included as standard in every home, to provide direct cost savings to residents.

The community, which on completion will comprise a mix of over 160 architecturally designed townhomes and semi-detached homes is now over 50 per cent sold. Stockland has just will releases 14 exclusive new lakefront homes priced from \$760,000, \$151,951 below the Melbourne Medium*¹.

The latest release will feature a mix of two-storey, three and four bedroom townhomes. The Jasmina and Lotus homes will feature 3 bedrooms, 2.5 bathrooms and 2 car garages and the Dahlia offering four bedrooms, 2.5 bathroom and 2 car garages. All homes will include future views of rejuvenated parks and wetlands, part of the \$13 million Stamford Park redevelopment being undertaken by Knox City Council.

Ben Cantwell, Stockland General Manger for Development – Communities – Built Form, said the new community was coming to life.

We are excited to offer this new release of sustainable townhomes to buyers this week, which will provide our customers with an opportunity to live within a liveable community that combines modern residential homes with surrounding open space and creating a new model for suburban living.

"Most importantly, every home at Waterlea will also include innovative sustainability features as standard, including solar panels, electric vehicle recharge points, gas boosted solar hot water, and water tanks for toilet flushing and laundry usage.

"The Waterlea community is now truly coming to life having already welcomed 90 new residents with another 100 residents set to move in over the next six months. The renovated 19th-century Stamford Park homestead has opened as a restaurant/café and is a destination for residents and the wider community alike. We are currently constructing the Central Green with a shelter and BBQ facilities, and look forward to the opening of this park for the Waterlea community"

Stockland's 2020 property survey released last month further confirmed Australian's desire for low-maintenance homes connected to green space, with key sustainable features. Over 60 per cent of those surveyed said they would forgo a traditional large backyard for a smaller home with less outdoor space if it meant they were more connected to neighbours and close to community parks and green spaces.

¹ Melbourne Medium House Price for December Quarter was \$901,951 with prices forecast to grow by 8% in 2020
www.domain.com.au/news/melbourne-house-prices-predicted-to-reach-1-million-as-soon-as-mid-2021-domain-forecasts-928556/

Over half (54%) of the survey respondents also stated sustainable and environmental home features are more important to them than they were 10 years ago, and 22 per cent stating the purchase of ethical and sustainable items for their home are important.

Upon completion the 6.3-hectare Waterlea project will be home to around 450 people. Residents will enjoy being close to a range of existing transport options, schools, universities and Rowville's Stud Park Shopping Centre whilst living amongst 40 hectares of rejuvenation open space.

The Stamford Park Redevelopment currently underway by Knox City Council will eventually feature landscaped wetlands, with boardwalks, pathways and extensive planting as well as an adventure play space with natural obstacle courses and fitness equipment. A Village Green with neighbourhood playground, designed to cater to all generations and abilities will also be created offering the perfect place to relax with friends and family.

Waterlea has already been recognised with a 6 Star Green Star communities design rating by Green Building Council of Australia and each home will be designed to achieve a minimum 6 star NatHERS ratings, with most homes achieving over 7 stars.

Stockland has also committed to a five per cent affordable housing target to provide an inclusive and accessible community for all price points and stages of life.

Stockland continues to progress its pipeline of residential townhome projects across the country, over the last 12 months, Stockland has commenced construction on more than 550 townhomes in Brisbane, Sydney, Melbourne and Perth. As announced in its 1H20 results, Stockland settled 266 townhomes for the quarter.

Ben Cantwell continues, "Our townhome projects continue to play increasingly important role in the densification and gentrification of Australia's major cities. We're focused on providing a diverse range of homes in convenient locations and to contribute to the creation of much needed affordable housing and key infrastructure for our future communities."

To find out more, visit the Waterlea Sales and Display Suite at 1 Emmeline Row, Rowville, call 13 5263, or register your interest online at www.stockland.com.au/waterlea

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About Stockland:

Stockland (ASX: SGP) was founded in 1952 and has grown to become one of Australia's largest diversified property groups - owning, development and managing a large portfolio of retail town centers, workplace and logistics assets, residential communities and retirement living villages. Stockland is recognised as one of the most sustainable real estate companies in the world by the Dow Jones Sustainability Index (DJSI) and as a Global Sector Leader by the Global Estate Sustainability Benchmark. Stockland is also an Employer of Choice for Gender Equality, as recognised by the Workplace Gender Equality Agency. www.stockland.com.au