



The Stockland Liveability Index

*Community insights for
the future of Australian cities*



Stockland
it's your place



Creating liveable communities

Liveability is central to public policy discussions about how communities should be planned and built in the future.

As cities continue to experience strong population growth, we need to have an overarching focus on creating liveable, healthy and connected places for people.

Stockland has a proud, 65 year history of creating vibrant, thriving communities across the country. Today, we are Australia's largest residential developer, with 56 active communities and over 100 families moving into a home in one of our communities every week. We believe we have a unique opportunity to contribute to discussions on how to create more liveable communities for every generation, from young people to retirees.

Stockland has conducted in depth, customer-driven research since 2011 to measure the liveability of our communities nationally over time. We know from this research that people buy more than just a house or land. Home buyers are buying into a lifestyle shaped by the people, facilities, activities and environment around them.

Our Liveability Index gives us a transparent method for prioritising our efforts on designing, planning and building what is important to residents.

The Liveability Index offers governments useful insights as they focus on policy encouraging healthier, more productive and more connected communities.

We are pleased to partner with the Committee for Sydney to welcome Professor Chris Leinberger, a leading urban strategist, professor, researcher and author in the United States to Australia. Chris will share his insights on the benefits of walkable communities, an important element of creating connected and healthy communities. We look forward to the discussion and sharing insights from our Liveability Index.



Mark Steinert
CEO and Managing
Director, Stockland



Andrew Whitson
CEO Residential,
Stockland



A photograph of a modern playground at sunset. In the foreground, a man in a grey t-shirt and khaki shorts is pushing a young girl on a swing. The girl is wearing a pink shirt and orange shoes. The swing set has bright pink frames. The ground is covered in colorful, wavy-patterned rubber safety mats in shades of green, blue, and orange. In the background, other children are playing on different parts of the playground, including a slide and a covered picnic area. The sun is low on the horizon, creating a warm, golden glow and long shadows. A large, semi-transparent orange circle is overlaid on the left side of the image, containing the text.

— *Key learnings for communities and cities*

Guiding principles for liveable cities

Liveability is fundamental to residents' wellbeing and long term satisfaction.

We have identified four guiding principles for liveable cities, grounded in the Index:



CONNECTED

to work, shops and community hubs ideally within 30-minutes of home



HEALTHY

by providing walkable neighbourhoods and great outdoor places that encourage people to get active



SMART

with great access to high quality education at every stage of life, and clear pathways to jobs of the future



AFFORDABLE

with a variety of housing options for different life stages, ages and budgets

Liveability Index – key learnings for cities

The results of the Stockland Liveability Index support the inclusion of liveability metrics in cities and planning policy. Community design and delivery of infrastructure directly impact residents' satisfaction.

The Index provides a practical, customer-centric model for measuring liveability outcomes over time.



Specifically, this can be broken down into some key lessons for cities:

1

Provide opportunities for community interaction:

- Parks, cafés, walkways, schools, children's playgrounds, cycleways.
- Links with the natural environment.
- Community programs, like parents groups and exercise classes, for community connection and physical exercise.

2

Introduce well-designed neighbourhoods:

- Smart design, with places that are walkable.
- Carefully plan all new homes to be close to childcare, schools, retail, parks and playgrounds.
- Access to employment, transport and health facilities.

3

Deliver infrastructure early, where possible:

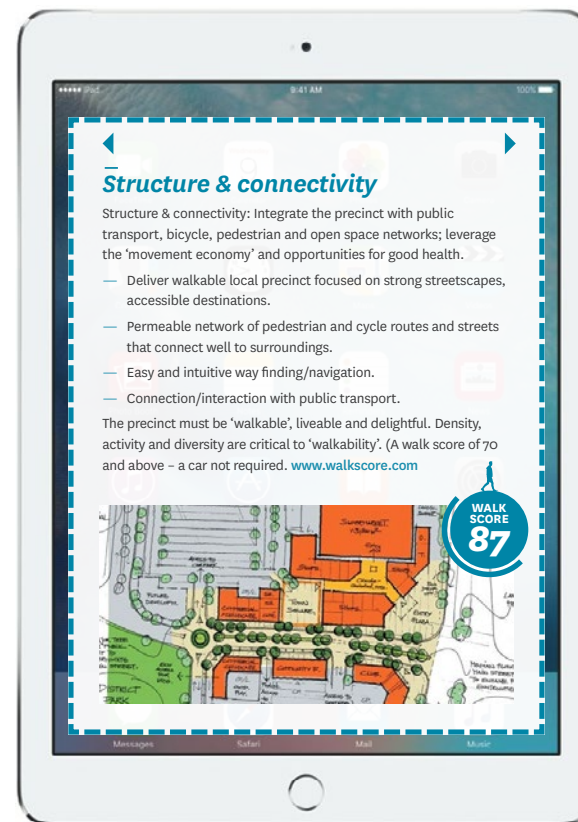
- Fast tracking key infrastructure such as playgrounds, schools, public transport, parks, outdoor exercise stations.
- Build in technology, to connect communities from the outset and enhance customer experience.
- Proven to generate high levels of resident satisfaction and community pride.
- Example includes 'Willowdale Community Place' – a hub for community activities introduced within the first year of residents moving in.

Liveability informing development and design

The Liveability Index results inform Stockland's approach to:

- **Project planning:** Development managers use the Liveability Index customer insights to better plan, design and bring forward key community infrastructure, to generate higher levels of customer satisfaction.
- **Monitoring community lifecycles:** We measure how customer satisfaction, wellbeing and happiness increase over time as our communities mature.
- **Place making:** Research informs the creation of a consistent place-making approach across our communities, as set out in our “Better Places Manual”.
- **Collaboration:** Our research shows us that if we work with government and other key stakeholders to fast-track schools, parks, childcare, cafés and shops, we can have a profound impact on the liveability of our communities and customer wellbeing.

The Stockland Better Places Manual is a digital guide for community design informed by the Liveability Index. The portable tool is available to development teams wherever they are, providing advice on best practice and trends in community creation. The ultimate aim is to improve peoples lives through better design.



“The Better Places Manual provides best practice urban design guidance and direction applicable for the challenges of building a new community. It is a nationally relevant, interactive resource, with tools and information to ensure that Stockland is delivering great communities and creating thriving places.”

Sophie Pickett-Heaps,
Co-Head of Design, Stockland

Each year the manual is updated to reflect the learnings from the Liveability Index.

Designing walkable communities

Stockland is focused on increasing the walkability of our communities through good design.

Stockland has seven Green Star rated communities – the most of any residential developer in the country – awarded by the Green Building Council of Australia.

As part of the rating tool, Green Star includes target points to achieve 'walkable access' accreditation.

To achieve this accreditation, all homes must be:



Within a 5 minute walk (400 metres)

from primary services, for example food stores, doctors and banks



Within a 10 minute walk (800 metres)

from secondary services, such as places of worship, cafés, libraries and schools.



Case Study: Healthy by design

During the design phase of our communities, we ensure we allow for at least 5km of uninterrupted walking paths to support more walking and running in our communities.

Stockland partners with Parkrun to offer free timed 5km running (or walking) events, every Saturday morning in 11 of our residential communities and four shopping centres.

Organised by dedicated and passionate teams of local volunteers, the events are open to everyone and safe and easy to take part in.

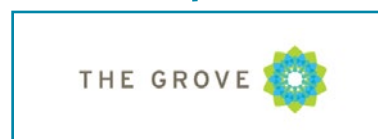
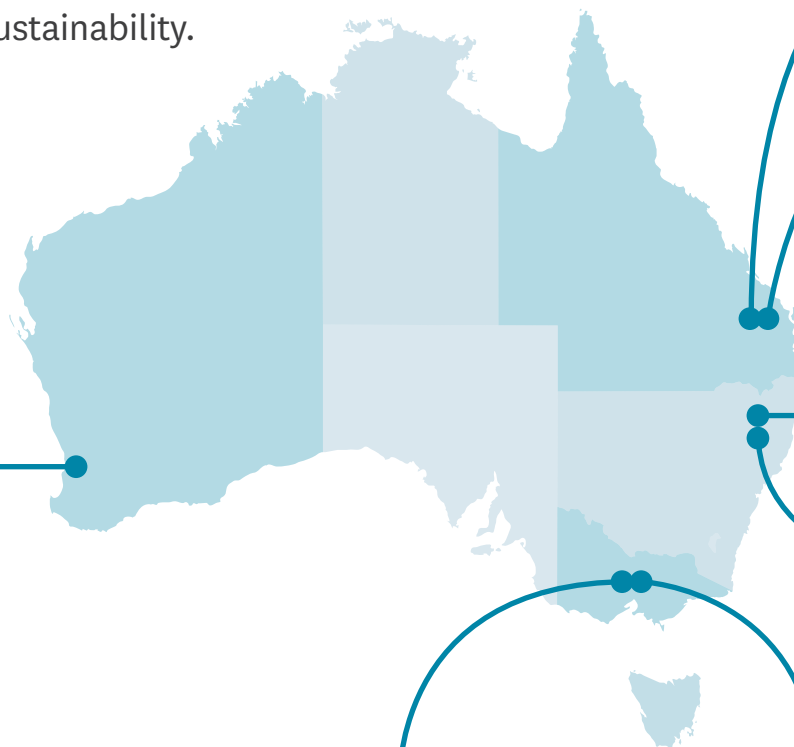
Our Parkrun partnership provides us with an opportunity to help build active and healthy communities.

In addition, our Live Life Get Active Program, led by ambassador Jane Flemming, former Australian Olympic track and field athlete, is available to almost 3,000 of our residents.



Green Star Communities – rating liveability for best practice

Green Star is an independent, national, voluntary rating tool by the Green Building Council of Australia. A Green Star Communities rating signifies leadership in environmental governance, economic and social sustainability.



green building council australia



— Stockland Liveability Index

The Liveability Index identifies what residents want from communities at different stages of their lives.

The Index captures the views of more than 2,500 residents to help understand what makes residents satisfied as their community grows and changes over time.

The longitudinal study is conducted in partnership with research specialists Colmar Brunton, and has been running since 2011.

The Stockland Liveability Index

The Stockland Liveability Index is a single number ranging from zero to 100, that represents how satisfied residents are living in a Stockland community.

The Liveability Index has been created from a comprehensive range of measures that drive liveability grouped into five main categories:

- 1** **Community perceptions** (how people feel about their community).
- 2** **Satisfaction with community design** elements.
- 3** **Personal wellbeing** (satisfaction with their life, personal safety and a range of personal wellbeing indicators).
- 4** **Satisfaction with their own home** / backyard.
- 5** **Education** (enrolment, location of schools and childcare, quality of education, adult learning facilities, and both quality and accessibility).

By focusing on improving performance of these domains, overall resident liveability will improve.



“The Index helps us to design and develop communities that are thoughtfully planned and developed, providing opportunities for community interaction and ultimately leading to improved wellbeing.”

Davina Rooney –
General Manager Sustainability, Stockland.



Measuring Liveability

Stockland's research partner, Colmar Brunton, uses tested market research techniques to ensure the objectivity of the Liveability Index findings.

Data analysis and benchmarking

Some of the key steps involved



Determine how important each of the five liveability elements are to residents, through regression modelling. This involves a comparison of resident responses, in particular those who reported high and low satisfaction with each of the elements, to understand drivers behind reported responses.



Determine how well Stockland communities are currently performing in relation to each of the five liveability elements from the viewpoint of residents.



Match importance (step 1) to performance (step 2) to identify an overall Liveability Index Score.



Benchmark Stockland communities' performance with Stockland's National Liveability Index Score and the Personal Wellbeing Index (PWI), developed by Deakin University.



2017 Index sample

Residents were directed to complete the online survey through a combination of email invitations and Facebook posts.

A statistically representative sample of approximately 2,500 qualifying responses were received from some 40 of our communities nationally. These responses enable us to understand in depth the drivers of liveability for residents in our communities across Australia.



Over
2,500 residents



40 communities



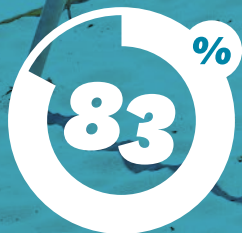
**Latest research undertaken
nationally between January
and March 2017**

Note: Only communities with a minimum response rate of 30 resident surveys were analysed



Liveability Index findings

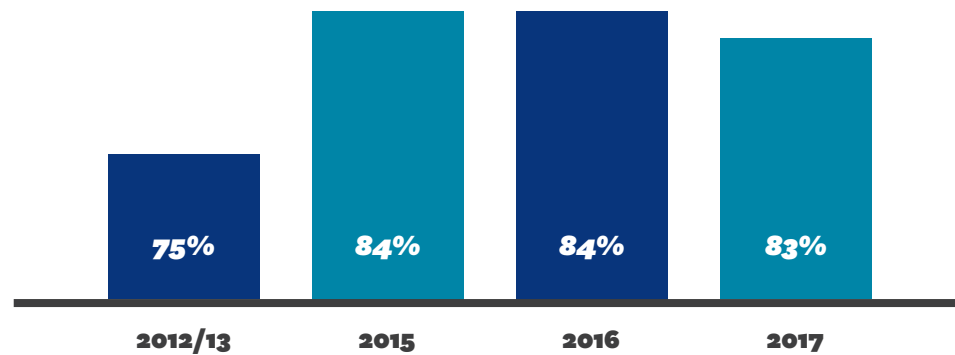
Stockland's 2017
Liveability Index score is



National Liveability Index Score

Each of the communities included in the Liveability Index has it's own individual Liveability score measured over time which is used as a Key Performance Indicator.

National liveability index scores



Stockland's 2017 Liveability Index score is

83%

The 2017 score represents a strong, positive performance with regards to what matters most to residents.



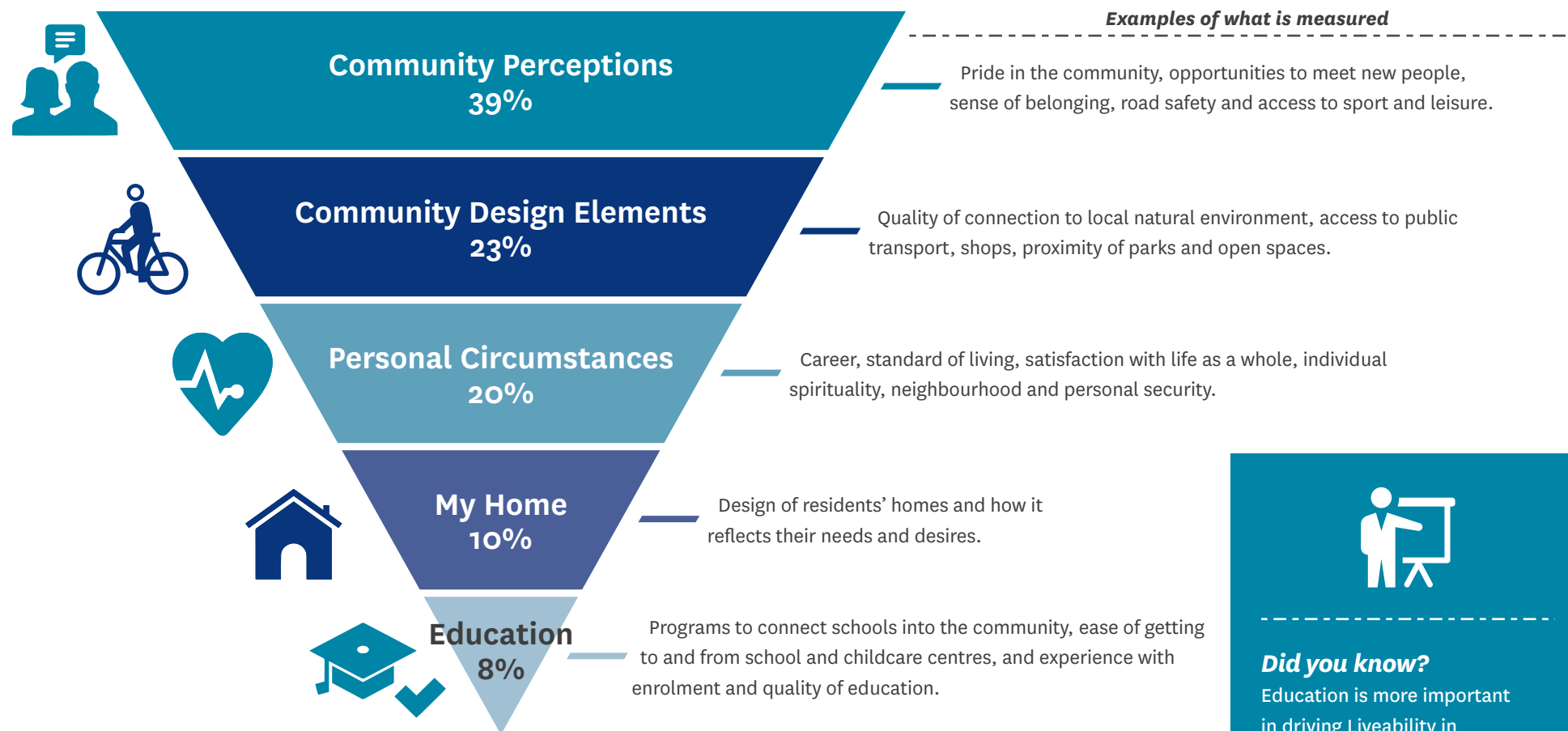
National drivers of liveability in 2017



Community Perceptions have the largest impact on overall Liveability, followed by Community Design elements nationally.

Indicators (percentage contribution to overall liveability)

Liveability Indicators are the elements driving resident liveability. The Index measures the importance of each of these drivers and gives them a weighting.



Did you know?

Education is more important in driving Liveability in New South Wales and Victoria than the other States.

What does *Liveability* mean to residents?

“

Liveability is being able to connect with the community, feeling safe where I live and enjoying the open spaces with my family and friends.

“

Living in a walkable, well connected community that is close to nature, full of trees, and with a variety of people and cultures.

“

Liveability is the spring in our step that is encouraged by what our community achieves on a daily basis; doing wonderful things for our quality of life.

“

Being safe, happy and relaxed. The neighbourhood should be a place you should feel like you belong and a place you should miss when you are away.

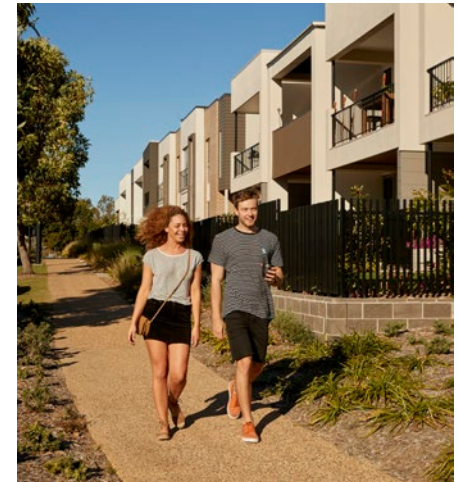
“

Liveability means to me the balance between work and home, and how to enjoy what you have.

“

Liveability means being able to live in and be a part of the community, a place where community spirit is alive.

Excerpts from Stockland
Liveability Index research



Health and wellbeing

Key findings



6/10 residents feel healthier since moving into Stockland community



63% are doing more exercise



Spend 4 hours a week enjoying parks, cycleways, and walkways

Liveability, health and physical exercise

Aside from the personal and community toll, PwC (2015) estimates obesity and its related health impacts will **cost the Australian economy more than \$87 billion over the next decade**. Already, today, **some 63 per cent of Australians aged over 18 years are overweight or obese** (ABS data 2014-15). This is one of the most significant challenges facing the liveability of Australian cities.

Simple measures in planning, designing and activating communities can improve obesity rates. The Australian Medical Association's Statement on Obesity, released in November 2016, recognised the importance of providing walkable, connected and active communities.

The 2017 Stockland Liveability Index results demonstrate the benefits to residents of the provision of public open spaces and outdoor recreation features, such as parks, walkways, cycleways and exercise stations, as well as the establishment of fitness programs in our masterplanned communities, such as Parkrun and Live Life Get Active.

Our Live Life Get Active Program, led by ambassador Jane Flemming, former Australian Olympic track and field athlete, is available to almost 3,000 of our residents. With the help of this program, our residents have lost close to 900 kilograms in total, and more importantly, are living healthier, happier lives.



Quality of life

Key findings



74% of residents say their standard of living has improved since moving into a Stockland community



63% feel safer



Average personal wellbeing score of 79% (above the Stockland Australian average of 76.7%)



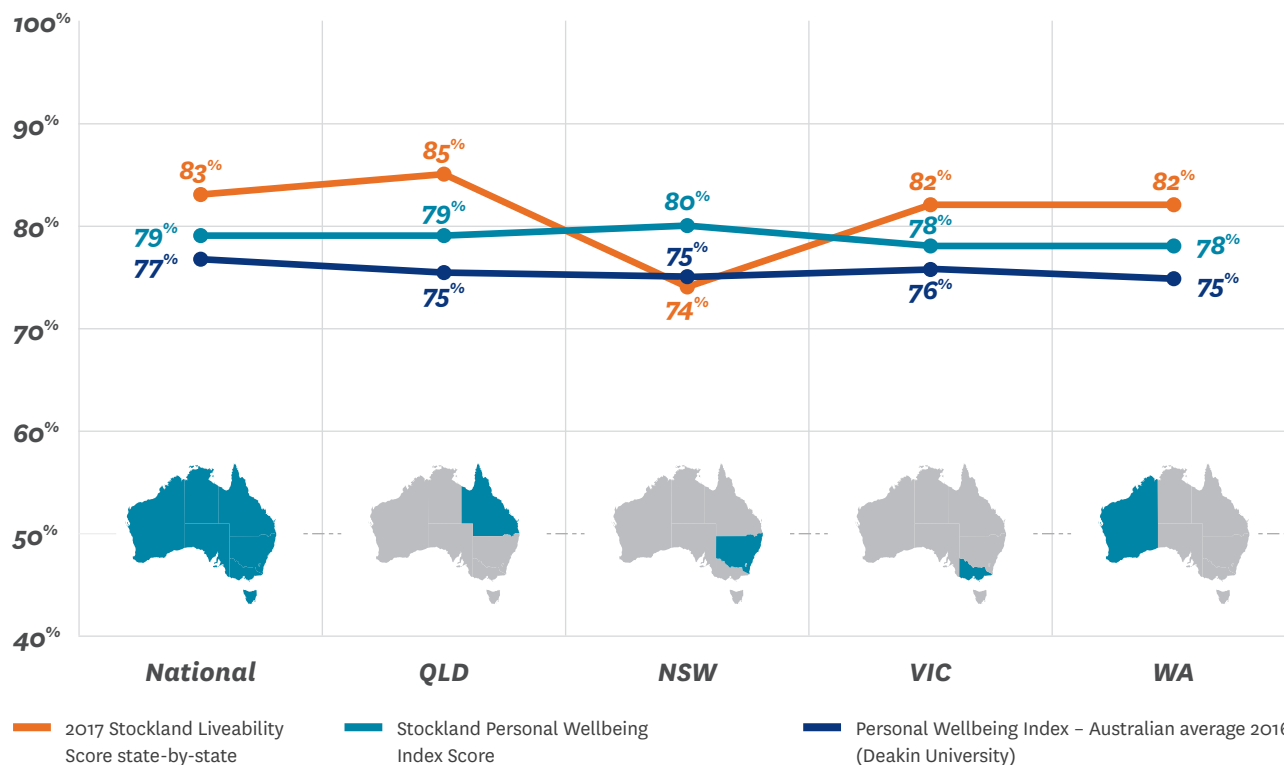
Benchmark: Personal Wellbeing Index (PWI)

The PWI is run by the Australian Centre on Quality of Life at Deakin University, and Australian Unity. The PWI started in 2001 and annually measures how satisfied Australians are with their own lives and with life in Australia in general. It investigates satisfaction with economic, environmental and social conditions in Australia, and gives insights into individual wellbeing.

There are eight dimensions in the PWI scale (which are included in Stockland's Liveability Indicators), with each corresponding to quality of life indicators; standard of living; health; life achievement; personal relationships; personal safety; community connectedness; future security and spirituality/religion.



Personal wellbeing higher than Australian average across Stockland communities



Did you know?

We also use the Personal Wellbeing Index in our Retirement Living and Retail businesses.

Residents of a Stockland retirement living village have an average Personal Wellbeing Index score of 82% which is above the average national Personal Wellbeing Index score of 76.7%.

The average shopper in a Stockland retail centre has a Personal Wellbeing Index score of 73%. However, those shoppers who participate in our Heart Foundation Walking Groups achieve a wellbeing score of 77%, demonstrating the positive impact of community health and wellbeing programs.

Community connections

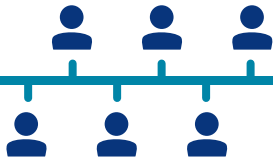
Key findings



66% of residents made new friends in the community



75% feel like they are part of a community



74% believe there are enough opportunities in their local area to meet new people



Selandra Rise Demonstration Project

Located in the south-east of Melbourne, our Selandra Rise community is the result of a partnership between Stockland, the Metropolitan Planning Authority, City of Casey, Planning Institute of Australia, VicHealth and RMIT. The demonstration project involved a five-year research project to study residents' health and wellbeing to inform future urban design and planning policy.

The key findings of the Selandra Rise study included:

- Early delivery of services, including public transport, diverse parks, a secondary school and a town centre.
- Walking access to parks and green space within 300m of every household.
- Support for physical activity, including paths for walking and cycling and exercise stations.

Importantly, 'Selandra Community Place' was opened as residents first moved into Selandra Rise, offering a range of educational and social activities. This early delivery of a place to connect with other residents was vital in supporting resident wellbeing and community engagement.

A photograph of a community garden with several wooden raised beds. In the foreground, two young girls are tending to plants in a bed. In the background, a woman and a boy are working in another bed. The garden is set in a park-like area with a grassy field and modern houses in the distance under a clear blue sky. A large, semi-transparent orange circle is on the left side of the image, containing the text.

Case studies in creating liveable communities

Highlands, Victoria



A community for all

Key features:

- \$2 billion masterplanned community in Melbourne's north, with a mix of residential and commercial uses planned and delivered over 20 years.
- 27km north of Melbourne CBD, close to public transport, arterial roads and Melbourne Airport.
- 9,000 homes at completion.
- Six activity centres, including a commercial core, medical centre, six primary and secondary schools, childcare facilities, library and sports facilities including tennis courts, AFL oval and aquatic centre.
- Natural waterways, playgrounds, landscaped environments and vast wetlands.

Key outcomes:

- Affordable – with a variety of housing products types for different ages, families and lifestyles.
- Accessible – with opportunities to work, learn, play and connect with community within minutes of homes.
- Sustainable – 5 Star Green Star community, with 20% of site dedicated to wetlands and open spaces, and all homes within 400m of a park or recreation reserve.

“The proximity of parks and open spaces to homes is great and the way in which parks cater for all age groups.”

Highlands resident



33%
COMMUNITY
PERCEPTIONS

19%
PERSONAL
CIRCUMSTANCES

19%
COMMUNITY
DESIGN ELEMENTS

19%
EDUCATION

9%
MY HOME

Drivers of liveability in Victoria (% contribution)

The Residences, Cardinal Freeman, NSW

Redefining seniors living

**Retirement Living resident
Personal Wellbeing Score**

(National Personal Wellbeing Index is 76.7%)



Key features:

- \$180 million retirement community on four hectares of leafy grounds in Ashfield.
- 10 kilometres from the Sydney CBD,
- Luxury vertical village redefining the future of urban seniors living in Sydney's inner west.
- 1350 square metre clubhouse with swimming pool, health club, art studio, garden terrace, piano bar and billiard room.
- Opal Aged Care facility located next door to provide long term continuum of care to residents.

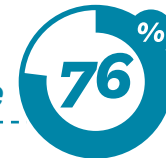
Key outcomes:

- Accessible – quality seniors living in close proximity to Sydney CBD and with convenient access to transport, shops and restaurants.
- Community connections – variety of social activities to connect residents with each other and expand on their hobbies.
- Health – good access to quality health care and continuum of care through partnership with Opal Aged Care.



Aura, Queensland

Bells Reach (within
Aura) Liveability Score



World-class education outcomes for Australia's first green city

Key features:

- \$5 billion project at Caloundra South on the Sunshine Coast.
- Generating \$12 billion of economic activity for South East Queensland.
- Largest mixed-use development ever undertaken under single ownership in Australia.
- Over the next 30 years, Aura will be home to around 50,000 people.
- 20,000 new homes, townhomes, town centre, 10 sporting grounds, at least 20 schools and 25 community facilities.
- Set amongst over 700 hectares of conservation and park areas and featuring over 200km of cycle ways and walking paths.

Key outcomes:

- Sustainable – Australia's largest masterplanned community will also be one of its most sustainable, with a 6 Star Green Star Communities rating received from the Green Building Council in 2015.
- Environmental education – Stockland will establish an environmental education facility at Aura, and will host sustainability awareness programs to promote life-long learning among residents and local school children.
- Co-sharing facilities – Innovative, new public primary school in partnership with the Queensland Government, with new classrooms, auditoriums and sports fields available for the entire community outside school hours. Features a state-of-the-art robotics lab, recording studio, innovation hub and indoor sports and performance centre.



“ Aura is real-world evidence that Green Star is changing the way we think about place – and how we create communities that support healthy living, bring people together and take a long term approach to environmental stewardship.”

Romilly Madew, CEO, Green Building Council of Australia.



42%
COMMUNITY
PERCEPTIONS

22%
PERSONAL
CIRCUMSTANCES

20%
COMMUNITY
DESIGN ELEMENTS

7%
EDUCATION

9%
MY HOME

Drivers of liveability in Queensland (% contribution)

Willowdale, New South Wales



Affordable, sustainable and connected community -----

Key features:

- \$1.1 billion project featuring 3,000 new homes, townhomes local retail and sports fields, with more than 800 families already moved in.
- Fastest growing community in Greater Sydney's South West Growth Centre.
- Shops, parks, sporting facilities, a new retirement village, aged care and 200 terrace style homes.
- Seven parks, including a new three-hectare regional park featuring flying foxes, a large playground, a water play area and small amphitheatre.

Key outcomes:

- Accessible – close proximity to \$2 billion South West Rail Link and \$252 million Camden Valley Way upgrade.
- Sustainable – Willowdale has achieved a 6 Star Green Star Communities rating from the Green Building Council of Australia for world-leading design excellence, innovation and environmental stewardship that focuses on future economic prosperity and liveability.
- Community connections – Willowdale Community Place opened before the first residents moved in, showcasing sustainable design features and hosting a range of classes including yoga, art and gardening.

“We’ve developed friendships with fellow community residents. The regular events are always welcome.”

Willowdale resident



34%
COMMUNITY
PERCEPTIONS

18%
PERSONAL
CIRCUMSTANCES

28%
COMMUNITY
DESIGN ELEMENTS

17%
EDUCATION

3%
MY HOME

Drivers of liveability in NSW (% contribution)

North Lakes, Queensland



Regional hub for education, health and jobs

Key features:

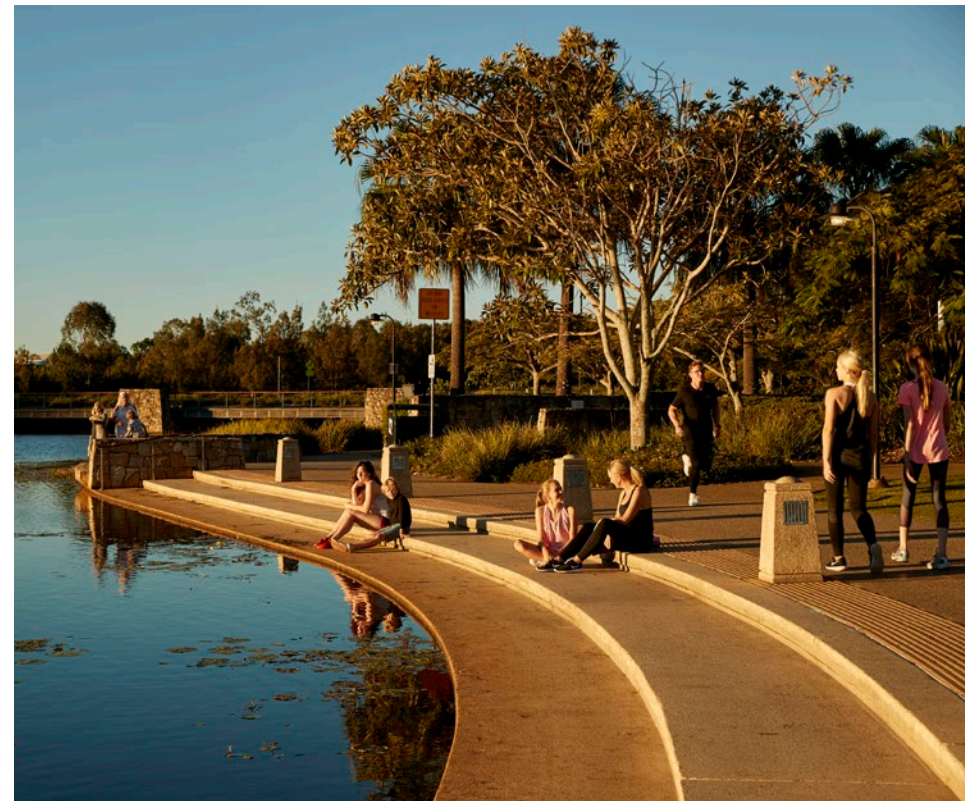
- \$578 million masterplanned community between Brisbane and the Sunshine Coast on the Bruce Highway.
- 5,000 homes and townhouses delivered over 20 years.
- Jobs for close to 13,000 people, contributing over \$900 million every year to the Queensland economy.
- Town centre, featuring Costco and Ikea, a library, six childcare centres, two primary and two high schools, an aquatic centre with three pools, golf course and superior shopping facilities.
- Regional health precinct, three medical centres and supporting services.
- More than 50 local parks, 80km of cycleways and walking trails, eight sportsfields and four major lake systems.

Key outcomes:

- Affordable – with a diverse range of housing choices at different price points.
- Accessible – creating opportunities to work, learn, play and connect within minutes of homes.
- Connected – satellite city, shifting the region's commercial and retail hub and demonstrating that city-style planning principles can be applied in a regional context.

“Lovely parks, lots of walkways to walk and run on. Great shopping precincts.”

North Lakes resident



42%
COMMUNITY
PERCEPTIONS

22%
PERSONAL
CIRCUMSTANCES

20%
COMMUNITY
DESIGN ELEMENTS

7%
EDUCATION

9%
MY HOME

Drivers of liveability in Queensland (% contribution)

Calleya, Western Australia

Green community grows from former sand quarry -----

Key features:

- 2000 lot residential community including residential, medium density, primary school and retirement living.
- Transformation of a dormant sand quarry at Banjup, 23 kilometres from the Perth CBD, turning it into a thriving, new, environmentally-sensitive residential community.
- Walking distance to Cockburn Central Train Station offering residents an easy 24-minute commute into the Perth CBD.
- Adventure park, community garden, walking paths connecting homes to schools and playgrounds.

Key outcomes:

- Liveable – masterplan promotes community engagement with shared public open spaces, walkways, playgrounds and a community garden connecting people and offering a strong sense of personal wellbeing. Live Life Get Active free fitness classes and Calleya Culture Club to organise community events.
- Sustainable – Green Building Council of Australia has accredited Calleya with the highly coveted and internationally recognised 6 Star Green Star Communities rating.
- Affordable – housing options to appeal to a diverse range of buyers, improving local affordability of the area and connecting new residents with existing infrastructure, transport, schools, retail and employment precincts.



“The proximity of parks and recreation are fantastic, and the walking trails are great.”

Calleya resident



43%
COMMUNITY
PERCEPTIONS

21%
PERSONAL
CIRCUMSTANCES

23%
COMMUNITY
DESIGN ELEMENTS

7%
EDUCATION

6%
MY HOME

Drivers of liveability in WA (% contribution)

The Village Balgowlah, New South Wales



**Balgowlah resident
satisfaction score**

93%

Density done well

Key features:

- Completed in 2009, project value of \$360 million.
- Mixed-use development on Sydney's northern beaches, home to more than 500 people in 242 apartments above a village-style retail hub.
- Three distinct precincts:
 - Civic Precinct – 60 specialty shops, cafés and a supermarket across 17,700sqm of retail space, 370 car spaces.
 - Garden Precinct – Apartment living, with private gardens for residents to enjoy.
 - Resort Precinct – Featuring a resort-style swimming pool overlooking the ocean for residents.

Key outcomes:

- Liveable – Commended by the Committee for Sydney as an example of “Density Done Well”, the community's design has enabled a vibrant shopping precinct to thrive while retaining privacy and quiet enjoyment for residents.
- Sustainable – innovative heat reclaim system uses excess heat generated by the shops' cooling system to energise the apartment hot water system, saving 444 tonnes of CO₂ per year – the equivalent of removing 100 large cars from the road.



“Balgowlah is a great example of a mix of uses, quality and a density that people love.”

Dr Tim Williams, CEO Committee for Sydney



THE VILLAGE, BALGOWLAH WAS FEATURED AS A CASE STUDY OF DENSITY DONE WELL BY THE COMMITTEE FOR SYDNEY IN 2016. A LIVEABILITY INDEX SCORE HAS NOT BEEN REPORTED FOR THE VILLAGE DUE TO SMALL SAMPLE SIZE (UNDER 30 RESPONSES).

Whiteman Edge, Western Australia

Designing for inclusive play

Livvi's Place at Whiteman Edge was designed in partnership with Touched By Olivia Foundation and welcomes people of all ages and abilities. The playground is the first of its kind in Western Australia, with accessible structures and sensory and inclusive equipment.

Stockland worked together with the City of Swan to design a playground to meet the needs of children with physical disabilities, vision, hearing and mobility impairments and autism spectrum disorders. Of the city's 124,782 residents, approximately 3,772 are children and adults requiring daily assistance as a result of disability.

Davina Rooney, General Manager Sustainability, said "Our project team, Touched By Olivia Foundation, and EPCAD Landscape Architects visited local primary schools to explore what the 'ultimate playground' looks like to our most important stakeholders – the kids, parents and carers."

When designing playgrounds we also gain feedback from local communities via our online research portal 'Stockland Exchange' and then use the Liveability Index to measure the success of the playground.



With one in five Australians living with a disability, Stockland is proud to partner with Touched By Olivia to create inclusive playgrounds. Stockland has nine Touched By Olivia playgrounds in residential communities and shopping centres across the country and eight currently in planning.

“We’re hoping that if children can start on a level playing field, playgrounds like this will lead to creating a community that is more inclusive.”

**Bec Ho, Executive Officer –
Touched By Olivia Foundation**



Livvi's place Whiteman Edge



Local kids designing the McKeechies

Run Livvi's place park



Livvi's Place Stockland Wetherill Park

Affordable housing – a key ingredient for liveability

First Home Buyers rebate

Providing a \$5000 rebate to offset against changes to First Home buyers scheme.

Stockland affordability initiatives throughout 2017

Communities must provide a variety of housing options for all stages of life and budgets to be liveable. Across the country Stockland has been focusing on providing housing for those most impacted by increased house prices – first home buyers and retirees.

50 homes in 50 days

Providing 50 Queenslanders the opportunity to purchase a home at \$450k, well below local median house prices.

100 homes in 100 days

Working with the NSW Government, we have prioritised the availability of 50 per cent of land releases and townhomes to first home buyers at our three major masterplanned communities in Sydney's south west and north west growth centres.

200 homes in 100 days

200 homes in 100 days – providing 200 Victorians the opportunity to purchase a home for less than \$500k, 40% less than the Melbourne median.

21 Retirement Village homes under \$210,000

Providing senior Australians the opportunity to purchase into a retirement village at an affordable price point.

Leaders in affordability

2017 statistics



50%
of Stockland's customers
are first home buyers



75%
of customers are
owner-occupiers



4,000
first home buyers have
purchased in Stockland
communities in the last year









Stockland
it's your place