



EPPING VIEWS

WOLLERT VICTORIA

TRIBECA



EPPING
VIEWS

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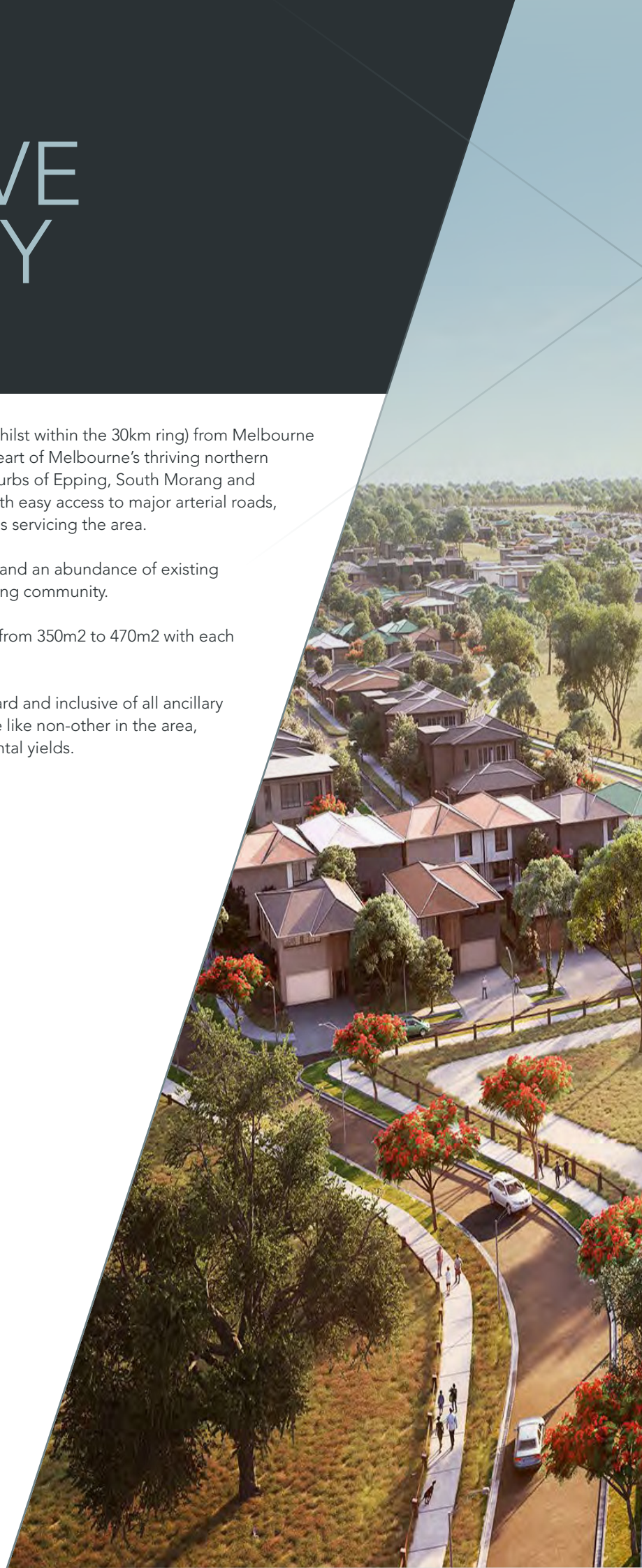
EXECUTIVE SUMMARY

The Epping Views estate resides 47 kilometers (whilst within the 30km ring) from Melbourne CBD within the suburb of Wollert, right at the heart of Melbourne's thriving northern growth corridor. Neighboring the ever growing suburbs of Epping, South Morang and Mernda, Wollert is the next hyper growth suburb with easy access to major arterial roads, train stations and an extensive network of bus routes servicing the area.

Epping Views offers boutique living, room to move and an abundance of existing amenity and parklands nearby with a bustling growing community.

The development comprises of allotments ranging from 350m² to 470m² with each allotment level in topography throughout.

All homes will be completed to a full turnkey standard and inclusive of all ancillary improvements and landscaping. The facades will be like non-other in the area, offering a new fresh look that will achieve higher rental yields.



ABOUT MELBOURNE



Melbourne is a major and relatively young city with a growing population of 4.82 million people. It is projected to overtake Sydney as Australia's largest city by 2030, although due to high international and interstate migration, birth rates and life expectancy, this may occur earlier than 2030. Over the past five years, Melbourne population has increased by over 450,000, the largest increase of any Australian city. By 2050, Melbourne is said to be home to 8 million residents (MacroPlan, Demasi).

The population increase of Victoria is continuing to set records making it the leading state for new residents. Annual change in population to June 2017 saw Victoria grow by 2.3%, whilst the next fastest growing region was the ACT at 1.7%, to put into perspective. This percentage represents 144,357 new residents to Victoria over that year period.

Victoria and New South Wales have seen the highest ever net overseas migration soaking up 75.6% of the national numbers. Victoria alone welcomed 86,901 new overseas migrants showing that it is a very popular place to move to as it makes up 35% of the national numbers. Interstate migration also showed positive with 17,182 new interstate residents settling down to the year ending June 2017. The Victorian Governments Future Industries Fund has a specific focus on securing economic prosperity in priority sectors including medical, construction, defence healthcare, international education and other professional services. Since the strategies were released in March 2016 an estimated 30,000 new jobs in these priority sectors have been created in Victoria. It is strategies like these that encourage new overseas and interstate migrants to move and call Victoria home.

In December 2017 Real Estate Institute of Victoria (REIV) reported Melbourne having its highest annual growth in seven years. The median house price had increased again in Dec 2017 by 1.1% boosting the state median to a record high of \$821,000.



4.82 Million



GROWING POPULATION

86,901



NEW OVERSEAS
MIGRANTS
WELCOMED BY VIC

\$821,000



RECORD HIGH
MEDIAN HOUSE PRICE

8 Million



RESIDENTS
BY 2050

A report conducted by Macro Plan Dimasi forecast that we will see 220,000 – 250,000 migrants cashed up and looking to buy houses through 2017, 2018 and into 2019. In forecasting this trend, Macro Plan Dimasi cited the young demographic of Melbourne's migrant population noting that Melbourne's overseas migrant demographic are predominately aged between 20 – 25 years old and migrate for education opportunities, arriving as students. They come to Melbourne with little money and, therefore, need time to work and save before entering the property market.

Richard Simpson, Acting President of REIV, said "Price growth is being supported by a number of key factors, including unprecedented population increases, record low interest rates and strong buyer demand. Half of the suburbs marking the top growth list this quarter are priced below the citywide median, suggesting buyers continue to seek value further from the city".

There's only truth in numbers.

VICTORIA MAJOR PROJECTS

FLINDERS STREET STATION

The Victorian government will invest \$100 million to revitalise Flinders Street Station and make the station more functional for passengers. The project is estimated to be completed in 2019. The new station is expected to help commuters and tourists who use the station every day and reduce congestion at peak times and allow people to move through the station faster.

METRO TUNNEL

This project is worth \$11 billion. The 9km of new rail will add 5 new metro stations within 3km of the city. Presently there are 650 people working on the tunnel with more to be released as the project construction increases and progresses. This tunnel is set to free up more trains across the Melbourne rail network minimizing the amount of cars on the road. It will help with congestion.

NEW WEST GATE TUNNEL

The tunnel is going to give Melbourne's west side a second major river crossing. It will provide an alternative route from the West Gate Freeway to the CBD, making it easier to get to workplaces, universities and hospitals in the city north. The project will slash congestion and travel times, take trucks off residential in the inner west and will create 6000 jobs and home more than 500 workers. Launching in 2019 and will open in 2022.

MELBOURNE PARK REDEVELOPMENT

A multi-million dollar transformation of this work class sport precinct is catering for the growing popularity of the Australian Open and will establish Melbourne as an unbeatable sport and event precinct. The redevelopment places strong emphasis on the comfort of patrons, with more open space and shade, increase seating capacity, better connections to public transport and the city, and easier movement into and within the precinct.

ROD LAVER AREA

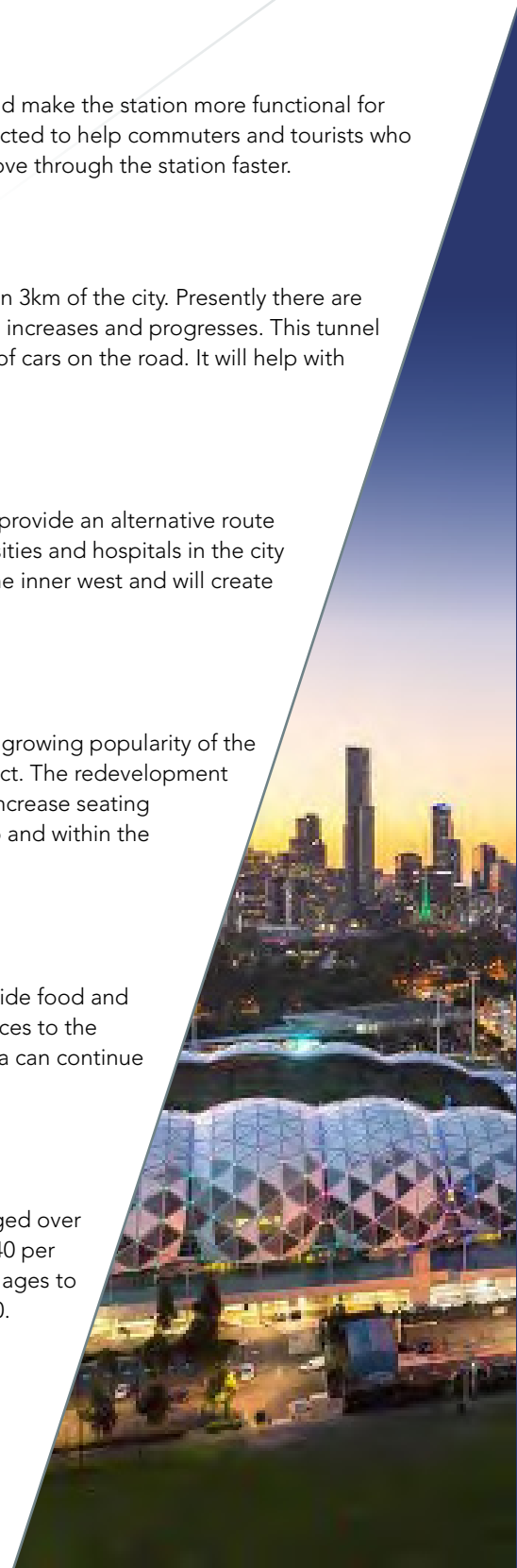
The refurbishment increase a new eastern-facing primary entrance, which will also provide food and beverage facilities and toilets, an expended public concourse space, accessible entrances to the seating bowl and significant back-of-house improvements to ensure the Rod Laver Area can continue to host the best events in Australia.

STATE LIBRARY VICTORIA

\$55.6 million transformation of the State Library Victoria. The refurbishment will be staged over five years and will throw open the library's doors like never before. There will be up to 40 per cent more of the building available for families, students, researchers and visitors of all ages to explore. Redevelopment works are scheduled to begin in 2017 with completion in 2020.

BALLARAT WEST EMPLOYMENT ZONE

Expected to be the engine room for jobs and economic growth over the next 20 years.



ABOUT WOLLERT

Wollert is within the 30km radius of Melbourne CBD and is located in the local government area of Whittlesea. Wollert is a maturing major growth corridor in Melbourne's north, offering residents local access to education, employment, retail and lifestyle.

Between 2016 and 2021 the population of Wollert alone is forecast to grow by 1,180%. The five years thereafter are also forecast to triple in size whilst the population of Whittlesea Council is forecast to grow by nearly 40,000 residents in the next three years alone.

The estate is 3 kilometres from the Aurora Northern Town Centre planned to comprise of supermarkets, potentially a discount department store, a fuel outlet, specialty shops, cafes, restaurants, offices and car parking. The Aurora Northern Town Centre will be completed by early 2018, this vibrant centre throughout the day and evening is offering a mix of services and street shopping that will bring back the community feel of 'a trip to the shops' while offering modern-day conveniences.

A short 10 minute drive from the estate is The Northern Hospital in Epping. Whilst it has been a well-established hospital since opening their doors in 1998, it experienced a major upgrade in 2007 to facilitate the number of patients using their 300-bed hospital. Their Emergency Department is the busiest in the state, treating nearly 88,000 patients annually, while still exceeding many government-mandated waiting time targets.

Neighboring the hospital and also within a short drive, Pacific Epping is the largest shopping centre servicing the area with some of the best entertainment, shops and dining in the north. The centre has continually undergone expansion including more restaurants and shops than ever before. Quest Apartment Hotels announced in 2017 that it would build a 96 room hotel that would include an additional 1300m² of new restaurants as part of the centre. Today there are 239 stores and services within Pacific Epping and still discussion of further expansion.

Also under construction and within a 5 minute drive is the future Mernda train station and Mernda Town Centre which are exciting additions to the area bringing new employment, ease of transport and more direct access to Melbourne city.

As the second largest growing municipality in Victoria, the Whittlesea council are forward thinking and progressive when it comes to recognising their need to expand positive community contribution with their rapidly growing population. Specifically, they have formed the WCF (Whittlesea Community Futures) with the key focus of identifying clusters within their municipality on which to develop innovate and collaborate with. These include youth engagement, positive aging, healthcare, family and culturally diverse communities.

10 MIN



DRIVE TO THE
FUTURE MERNDA
TRAIN STATION

WITHIN
30 km



RADIUS OF
MELBOURNE CBD

3 km



FROM AURORA
NORTHERN
TOWN CENTER

1,180%



FORECASTED
POPULATION INCREASE
BETWEEN 2016 AND 2021

WOLLERT PRECINCT STRUCTURE PLAN

In February 2017 the Victorian Planning Authority (VPA) passed the new Wollert Precinct Structure Plan. Whittlesea council and the VPA have an extensive vision for the suburb of Wollert and its future growth encompassing 14.34 square kilometres of land.

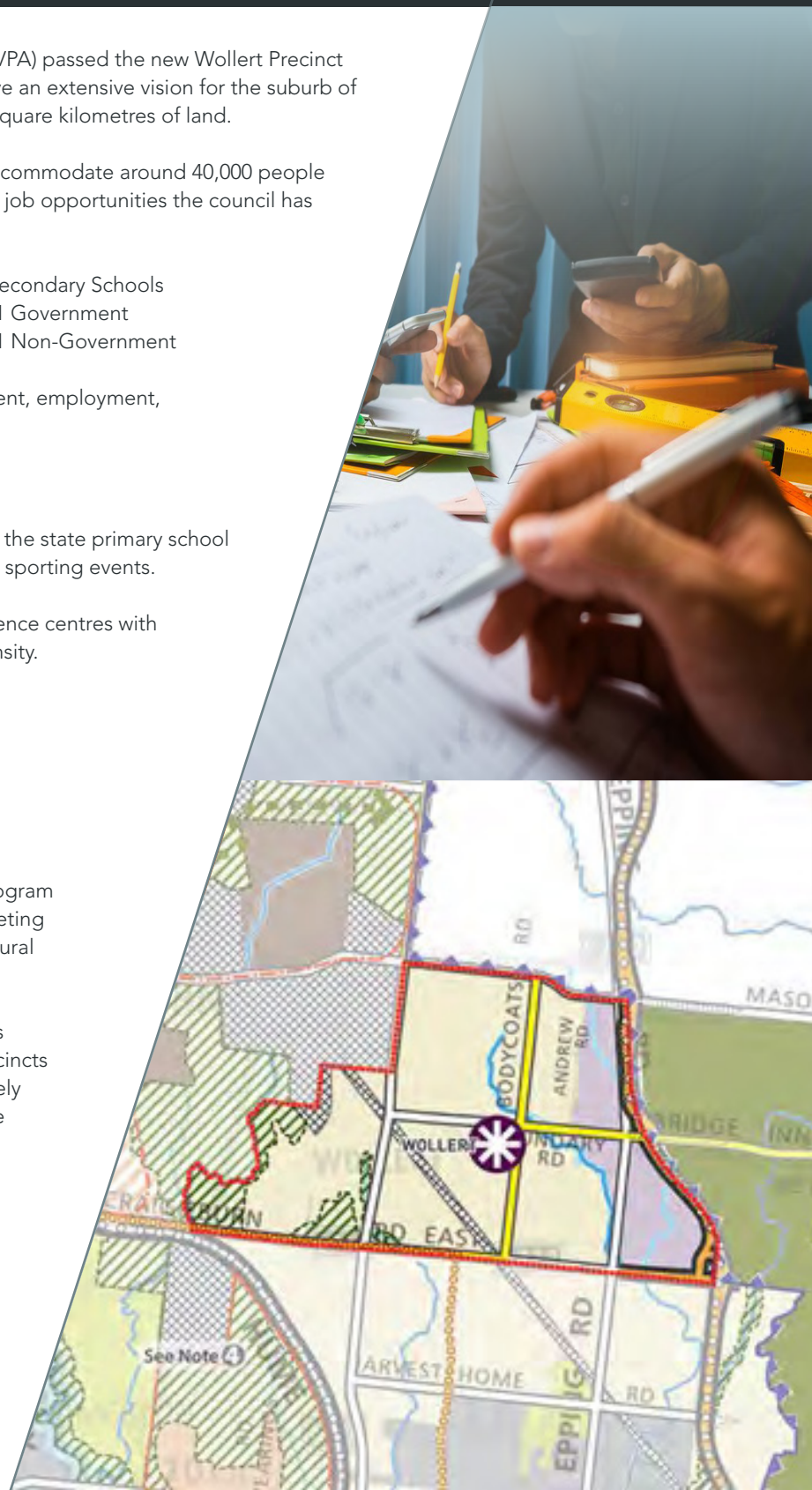
With the rapid expansion of Wollert expected to accommodate around 40,000 people over the next decade and approximately 8,000 new job opportunities the council has bullishly proposed new community infrastructure:

- 5 New Primary Schools
 - 3 Government
 - 2 Non-Government
- 2 Secondary Schools
 - 1 Government
 - 1 Non-Government
- A major town centre including retail, entertainment, employment, accommodation and community needs.
- 2 Local Town Centres
- Multiple small convenience centres located near the state primary school to service local residents, school visitors and school sporting events.
- Cafes and small offices surrounding the convenience centres with scope for apartments and more mixed medium density.
- 4 Community Centres
- Sports Reserves and Facilities
- Local Park

Additionally, the Whittlesea Community Futures program has identified specific 'clusters' where they are targeting the increase of health care, education and multicultural community involvement and integration.

The new precinct plan fits in nicely with this as it has nominated 3 main residential and employment precincts all concentrated along Epping Road which will largely incorporate the extended education and healthcare clusters.

All new initiatives will come together to form an independent and highly functioning community as Whittlesea continues as one of the fastest growing municipalities in Victoria.



WOLLERT INFRASTRUCTURE

EDUCATION

- 3.1 km ➤ Al Siraat College
- 3.3 km ➤ Harvest Home Primary School
- 3.8 km ➤ Epping Views Primary School
- 5.9km ➤ Epping Secondary School
- 8 km ➤ Hazel Glen Collage
- 8 km ➤ Ivanhoe Grammar
- 5.5 km ➤ Goodstart Learning Epping
- 7 km ➤ Bassetts Road Early Learning
- 11 km ➤ RMIT Bundoora

MEDICAL

- 7.7 km ➤ The Northern Hospital
- 2.4 km ➤ Aurora Village Medical Centre
- 3.9 km ➤ Epping North Medical and Dental Centre
- 5.6 km ➤ Epping Family Medical Centre
- 5 km ➤ Epping Medical Group
- 13.7 km ➤ Northpark Private Hospital

RECREATION

- 3.9 km ➤ Epping Golf Driving Range
- 4.2km ➤ Harvest Home Recreation Reserve
- 4.3 km ➤ Maserati Park
- 5 km ➤ Epping Sports Field

TRANSPORT

- 2 km ➤ Bus Routes - Route 520, Route 572, Route 562
- 6.4 km ➤ Epping Train Station
- 9.9 km ➤ Hurstbridge Train Station
- 8.6 km ➤ South Morang Train Station
- 6.3 km ➤ Future Mernda Train Station

RETAIL

- 3.2 km ➤ Aurora Northern Town Centre
- 5.7 km ➤ Pacific Epping
- 8.9 km ➤ Westfield Plenty Valley Shopping Centre
- 11 km ➤ Future Mernda Town Centre
- 13 km ➤ Laurimar Town Centre



WOLLERT DEMOGRAPHICS



AVERAGE PEOPLE
PER HOUSEHOLD:

3.2



POPULATION:
9,060

PEOPLE AND GROWING



MEDIAN AGE:

30



MEDIAN WEEK
HOUSEHOLD INCOME:

\$1,612



MEDIAN WEEKLY
RENT:

\$350



RENT V OWNER OCCUPIER:

20.8% RENTED VS
79.2% OWNER OCCUPIER



HOUSEHOLD COMPOSITION:

FAMILY – **86.8%**
SINGLE – **11%**
GROUP HOUSEHOLDS – **2.2%**



THE DEVELOPMENT

The Epping Views estate neighbors some of the best and fastest growing master plan communities in the north which have seen a number of new families and established capital benchmarks enter the area.

Stage 1 of the estate has been established for a couple of years with families already having settled well into the area. In total there are 162 Lots in Epping Views, with 2 more stages to be built and completed. The estate is developed by the Corcoris Group, one of Australia's leading private land developed, established and operated since 1994.

It is closely located near a wide range of established schools and recreation areas, plus numerous other existing and proposed amenities, including new primary and secondary schools and mixed-use sites like cafes and restaurants. These amenities provide Epping Views with all the convenience of inner city living but with the space to enjoy it in.



IN THE MEDIA

WHITTLESEA EXPERIENCES STELLAR YEAR OF GROWTH WITH BENCHMARK SALES

The City of Whittlesea's property market didn't whittle away this year, with local experts pointing to a stellar year of growth and benchmark sales.

Christine de Silva, Whittlesea Leader, DECEMBER 27, 2017 5:00PM



3 Viewgrand Blvd, Epping, sold for \$1.17 million and set a new benchmark price for the suburb. Source: Supplied

The City of Whittlesea's property market experienced stellar growth in 2017. CoreLogic figures show most suburbs in the region recorded double-digit gains in median house prices, with Thomastown leading the way with a median price rise of 34.2 per cent to \$610,500 in the past 12 months to September. Harcourts Rata & Co director Robert Ozzimo said Whittlesea suburbs achieved above average growth in 2017.

// This region has been undervalued for a long time given its proximity to the city and good infrastructure," Mr Ozzimo said.

The increased demand for homes had impacted prices in the area, he said. Mr Ozzimo said suburb records were smashed and new benchmark prices were set in 2017. He pointed to a sale of a four-bedroom, single-storey house at 3 Viewgrand Blvd that was snapped up for \$1.17 million on October 14.

// The sale set a new benchmark price for the suburb," he said.

CoreLogic records showed it was the fourth house to sell for more than a million dollars in Epping this year. The data firm also revealed Epping's median house price grew 19.6 per cent to \$525,000 in the 12 months to September. Mr Ozzimo said there was strong demand from first-home buyers and young families for the homes in the newer residential estates in Epping, Wollert, South Morang and Mernda.

IN THE MEDIA

SUBURB PROFILE: EPPING



8 Emden Rd, Wollert, was snapped up by a first-home buyer for \$542,000. Source: Supplied

These buyers were buoyed by lower interest rates, government grants and stamp duty savings, he said.

"These incentives gave them the confidence to bid at auctions and secure the homes that they would have missed out on in the past," Mr Ozzimo said.

He added there were more buyers' advocates recommending their clients buy homes in Whittlesea suburbs. CoreLogic data revealed Lalor, Thomastown, Epping, Mernda and Wollert were included in the top 10 list for most affordable homes within 10-30km of the CBD. Ray White Epping's Vanny Bains told Whittlesea Leader suburbs were affordable entry points for buyers seeking the Australian dream.

"The dream is still within reach in Mernda and Wollert where houses are much cheaper compared to those closer to the city," Mr Bains said.

Mr Bains pointed to a modern three-bedroom house at 8 Emden Rd, Wollert, that was snapped up in September for \$542,000 by a first-home buyer renting in Epping. The auction attracted five bidders who pushed the price \$42,000 above the reserve, he said.

"Buyers from Melbourne's inner and eastern suburbs, and from interstate are seeing value for money here," he told Whittlesea Leader in November.

"For about half a million, they can buy themselves a modern home near the airport and not far from the city."

CoreLogic figures reveal the median house price in Wollert has lifted 9.9 per cent to \$494,450 in the past 12 months to September.

IN THE MEDIA

SUBURB PROFILE: WOLLERT



274 Station St, Thomastown, sold for \$931,000. Source: Supplied

Mr Ozzimo said there was also an influx of investors in Thomastown and Lalor, drawn to the suburbs' rental yield and capital growth potential.

"These buyers were investing in the future growth in these suburbs," he said. A six-bedroom house at 274 Station St, Thomastown, sold in September for \$931,000 to an investor from Thornbury. "Four investors competed for the home that sold above expectations," Mr Ozzimo said.

CoreLogic records show the median house price in Thomastown soared 34.2 per cent to \$610,500 in the past 12 months to September.

SUBURB PROFILE: THOMASTOWN

Thomastown and South Morang were among Melbourne's 50 top performing suburbs in 2017. The CoreLogic Top Performing Suburbs Report showed the two Whittlesea suburbs experienced a strong and consistent growth in median values in the past 12 months to June. Harcourts Rata & Co's Josh Allison told Whittlesea Leader in November that South Morang's infrastructure development had attracted buyers to the area.

"The growth of Westfield shopping centre and the train line extension to South Morang and now to Mernda has given people confidence to buy in the area," Mr Allison said. Mr Allison said demand from first-home, to investors and interstate buyers had increased.

IN THE MEDIA

MELBOURNE MARKET RECORDS HIGHEST ANNUAL GROWTH IN SEVEN YEARS

DATE: 22 JAN 18

A record number of sales under the hammer has delivered Melbourne's strongest property market in seven years, despite modest growth in median prices in the last three months of 2017.

New REIV data shows house prices in metropolitan Melbourne rose for the seventh consecutive quarter in December, up 1.1 per cent to a median of \$821,000. This increase boosted the city's annual price growth to 13.2 per cent for 2017 – the highest since 2010. REIV President Richard Simpson said price growth in 2017 was undoubtedly bolstered by a buoyant auction market with more than 25 auction records broken.



"While price growth slowed in the December quarter due to increased supply and reduced investor activity, 2017 was a record-breaking year for Melbourne's property market," he said.

"High levels of interstate and overseas migration, new Government initiatives for first homebuyers and record low interest rates have contributed to significant double-digit price growth last year."

Top performing suburbs in the December quarter were almost exclusively located at the premium end of the market and included Toorak, South Yarra, Surrey Hills and Canterbury.

"Demand for houses in the city's most exclusive suburbs continues to outstrip supply, with increased competition delivering exceptional results for vendors in these areas."

The affordable end of the market also performed well in December with the median house price in the outer suburbs increasing 2.4 per cent over the quarter to \$666,500.

"Increased participation from owner-occupiers is driving values in the city's outer suburbs, with these areas offering buyers the ideal combination of affordability and space."

"Strong price growth over the past year has meant that houses within 20km of the CBD are almost out of reach for many first homebuyers. These buyers are now looking for new entry points to the market, especially in established suburbs with infrastructure, amenities and services."

Melbourne's apartment market rebounded in December with the citywide median price increasing 1.2 per cent to \$594,500. Mr Simpson added that regional Victoria had also experienced its strongest property market in recent years with house prices up 2.6 per cent in the December quarter to a record high \$396,500 – an annual increase of 10 per cent on the same period last year.

"Regional cities and towns within commuting distance of the CBD have certainly benefitted from strong price growth in Melbourne with a number of these areas now recording median house prices higher than those in the outer ring."

Source: <https://reiv.com.au/news-resources/latest-news/melbourne-market-records-highest-annual-growth-in>

NEW STANDARD INCLUSIONS

Tribeca is committed to continuous improvement in our designs and product.

We have improved our already fantastic standard inclusions to now feature multiple improvements, making your Tribeca home or investment unmatched in quality at no extra cost.

OUR NEW ENHANCED STANDARD INCLUSIONS

Our new enhanced standard specifications include:

- Additional planting to the landscaping
- Additional LED lights across the home and the outdoor alfresco areas
- Additional double powerpoints to each room
- New handheld shower rail
- Niches to bathroom and ensuite showers
- Brick finish over doors and windows where applicable, infill over garage (Note - façade specific)
- Colour through concrete driveways

OUR DIFFERENCE IS SEEN IN
THE MOST OBVIOUS PLACES,
BUT ALSO THE SMALLER ONES.



TRIBECA HOME INCLUSIONS

Fixed price House & Land packages that are ready to move into straight away, with no hidden or extra costs, all Tribeca's fixed price Home & Land Packages include:

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- ✓ Window furnishings
- ✓ Quality appliances
- ✓ Manufactured stone benches
- ✓ Raised ceilings
- ✓ Air conditioning
- ✓ Tiles and carpet floor coverings
- ✓ Quality joinery and finishes
- ✓ Landscaping, including driveway and fencing

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Energy Efficiency



Statutory 7 Year
Structural Warranty



Complete Settlement
Process Guidance



Customer Service
& Progress Updates



Professional
Colour Selection



Air
Conditioning



Independent Final
Building Inspection



Minimum Six Month
Defect Liability Period



TRIBECA

TRIBECA HOME DESIGN FEATURES



A HOME THAT LETS YOU LIVE LIFE YOUR WAY

Every Tribeca home features one ensuite and one family bathroom as a minimum. Some floor plans feature an extra toilet and refreshment room for added comfort.

DESIGNED FOR LIFE

Every Tribeca home is well fitted out with connectivity, convenience and safety measures.



EVERY TRIBECA HOME IS A HOME CREATED FOR EASY LIVING

Most of our homes have an alfresco space that blends your indoor and outdoor areas – offering flexibility and an ability to enjoy your natural surroundings.

WE BUILD HOMES THAT ARE COMFORTABLE TO MOVE AROUND IN

Combining living zones that support a busy lifestyle with the need for rest and reflection.



TRIBECA

FOUNDED IN 2007 AS A RESIDENTIAL CONSTRUCTION COMPANY, TRIBECA HAS BECOME A LEADING RESIDENTIAL LAND DEVELOPMENT AND HOME BUILDING BUSINESS IN AUSTRALIA.

Still privately owned, the Tribeca team – licensed by the Building Services Authority (BSA) and the Housing Industry Association (HIA) – proudly operating from offices in Sydney, Melbourne, Gold Coast and Brisbane, has delivered over 4,500 family homes across QLD, NSW and VIC.

We have a record of continuous growth and innovation in the industry, thanks to the many decades of experience of our team. We've created an integrated land development and home building business model, meaning we're able to actively operate across each phase of the build.

It's always been important – from both a company and customer perspective – for us to be cost effective. Our efficient construction methodologies go part of the way towards making this happen, but we also know that through construction, costs need continuous monitoring.

We believe that Tribeca is redefining the art of property development. We do this by building homes and communities that are built to last. We do this by giving each residential estate its own distinct character and identity. And we do this by creating opportunities for clients that range from big businesses to small families.

We see everything we build as an opportunity to redefine the art of property development. From the moment we break ground to the day we hand over the keys, we're creating investments – and futures – that are simple, beautiful, and built to last.



FUTURES.



REIMAGINED.

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