

Stylish design, unbeatable

service, attention to detail

& outstanding value

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Just moments from the Williams

Landing Train Station,

well connected to

the CBD



A PLACE YOU'LL BE PROUD TO CALL HOME


Only 19km from the CBD, Allura is well connected, moments from the new Williams Landing train station and with the Tarneit train station nearby, access to the CBD is becoming easier and faster. The local precincts of Williams Landing, Tarneit and Werribee offer all the modern-day conveniences you could need.

With a future Town Centre, including a Woolworths supermarket and specialty stores plus childcare, schools, parks and green open spaces, you don't even have to leave the community.

The walking and cycling paths beside Croyley's Creek are the perfect scenic setting for a morning or evening stroll. As well as cricket nets and an off-leash dog park, the active area of Mainview Reserve features two MCG-sized ovals, which will be the perfect place to cheer your children as they take to the field with their team mates.

Living beside scenic creeks and protected grasslands creates a tranquil environment for Allura residents. Within the community, more than 18 hectares will be dedicated to green spaces with plenty of room for your children to ride their bikes, kick a ball or explore the playgrounds. The parks and creeks, connected by walking and cycling paths, make it easy to enjoy a healthy, active lifestyle.

This family-friendly community where neighbours look out for one another has everything you need to give your children the best possible start in life. When you live at Allura you can join the free community activities hosted by Stockland's Link & Learn program. Link & Learn encourages residents to connect with each other and gain new skills through fun and creative events.



Melbourne is one
of the world's most
liveable cities

ABOUT MELBOURNE

As the capital city of Victoria, Melbourne is one of the world's most liveable cities. Melbourne is the most populous city of the Australian state of Victoria, and the second-most populous city in Australia.

The Victorian economy accounts for 25% of the nation's economy, with strong growth in its labour force, income and housing activity.

Melbourne's population will grow from 4.8 million people in 2015 to 8 million people in 2050. This will support strong demand for housing in Melbourne.

Melbourne's median house price increased significantly from \$190,000 in 2000 to \$683,250 in 2016 equating to average annual growth of 17.9% per annum.

The metropolis is located on the large natural bay of Port Phillip and expands into the hinterlands towards the Dandenong and Macedon mountain ranges, Mornington Peninsula and Yarra Valley. Melbourne consists of 31 municipalities.

Melbourne rates highly in education, entertainment, health care, research and development, tourism and sport, making it the world's most liveable city - for the sixth year in a row in 2016, according to the Economist Intelligence Unit.

It is a leading financial centre in the Asia-Pacific region, and ranks among the top 30 cities in the world in the Global Financial Centres Index. Referred to as Australia's "cultural capital", it is the birthplace of Australian impressionism, Australian rules football, the Australian film and television industries, and Australian contemporary dance. It is recognised as a UNESCO City of Literature and a major centre for street art, music and theatre. It is home to many of Australia's largest and oldest cultural institutions such as the Melbourne Cricket Ground, the National Gallery of Victoria, the State Library of Victoria and the UNESCO World Heritage-listed Royal Exhibition Building.

The main passenger airport serving the metropolis and the state is Melbourne Airport (also called Tullamarine Airport), the second busiest in Australia. The Port of Melbourne is Australia's busiest seaport for containerised and general cargo.

Melbourne has an extensive transport network. The main metropolitan train terminus is Flinders Street Station, and the main regional train and coach terminus is Southern Cross Station. Melbourne is also home to Australia's most extensive freeway network and has the world's largest urban tram network.

ABOUT TRUGANINA

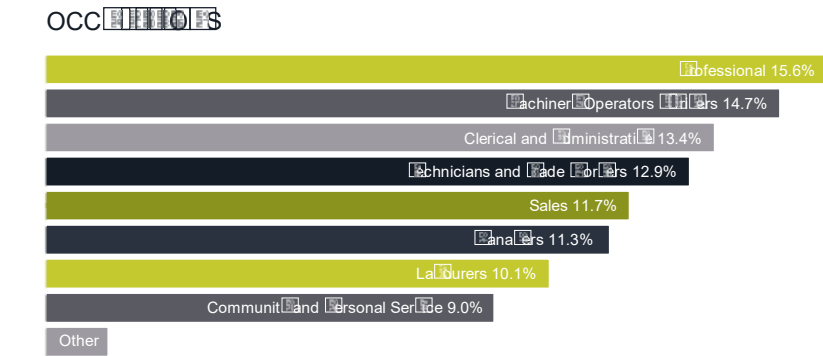
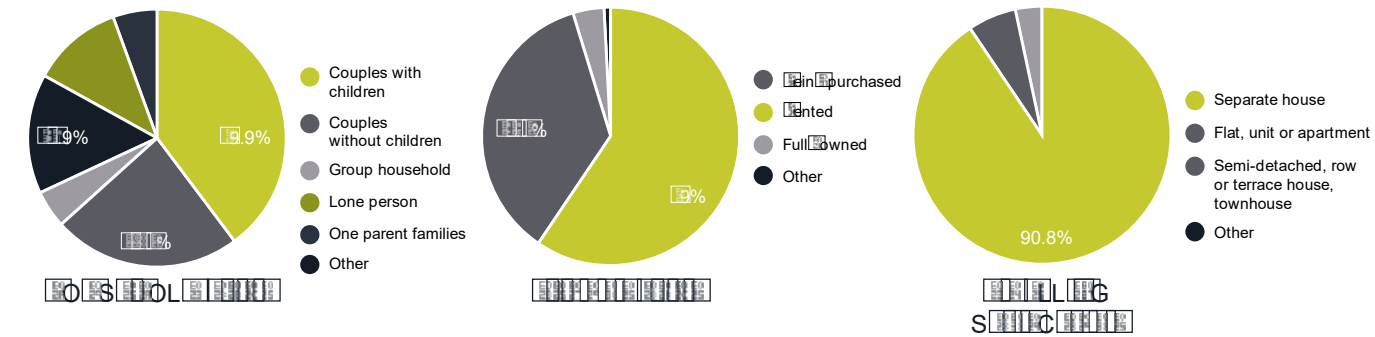
Truganina is a rural-urban suburb of Melbourne, Victoria, 22 km west of Melbourne’s Central Business District. Truganina recorded a population of 20,687 at the 2016 census.

Truganina is largely characterised by low density development and is growing rapidly. The growth is primarily due to affordable housing and the area’s location within a growth corridor that is close to the major manufacturing areas in Laverton and the proposed business park on part of the RAAF Williams Base.

The main public transport is the bus network, with most of the main routes runs via Forsyth and Sayers Roads.

Off-road cycling is facilitated by the Federation Trail at the southern border of the suburb, however few of the main roads provide provision for bicycles.

The nearest railway stations is Williams Landing which is 3.5 kilometres from the centre of Truganina. Laverton and Hoppers Crossing, are 5 kilometers from the centre of Truganina. Another similarly distant railway station, Tarneit, opened recently as part of the Regional Rail Link project. This would provide V/Line diesel services on route between Geelong and Melbourne. There are plans for an additional station to eventually be added to the line to service Truganina.



LOCATION

Just 19km from the Melbourne CBD you will find Allura, in Truganina, a family-friendly community with a big future.

- 5 minutes to Stockland Point Cook Town Centre
- 8 minutes to Hoppers Crossing town centre
- 15 minutes to Werribee Mercy Hospital
- 3km to future Tarneit train station (opening soon)
- 4km from the Princes Freeway and close to the Western Freeway
- Close to Melbourne Airport (Tullamarine)
- Close to Werribee Plaza and cinemas
- Close to Werribee Park Mansion
- Yarraville Village is only a short drive
- A short drive to South Beach
- Williamstown's famous café strip is close by



WYNDHAM CITY PROJECTS

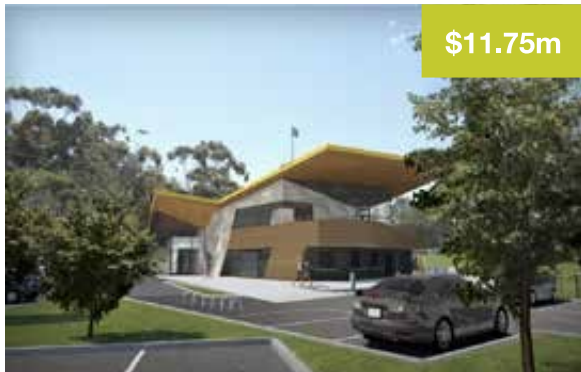


\$250m

WERRIBEE CITY CENTRE REDEVELOPMENT

The Werribee City Centre will be transformed with four landmark projects moving closer to reality – with hundreds of jobs, multi-storey car-parking, apartment style living and major commercial opportunities soon to be delivered.

Earmarked as the ‘Capital of Melbourne’s New West’ it is anticipated that the Werribee City Centre will soon be home to, approximately 1,400 new parking spaces, 5,000sqm of office space, 2,500sqm of retail / café space, 300 residential apartments, 100 serviced apartments to accommodate visitors, a new Integrated Community Learning Hub as well as additional childcare services, redevelopment of Wyndham Park.



\$11.75m

CHIRNSIDE PARK HUB REDEVELOPMENT

The \$11.75mil Chirnside Park Hub Redevelopment will provide a high level sporting facility to support Werribee Football Club and Werribee Cricket Club pathway programs and a host venue for finals, one off major sporting events, community education programs and community festivals.



\$4.5m

POINT COOK COMMUNITY LEARNING CENTRE

A \$4.7 million Wyndham City project, this project to redevelop the Point Cook Community Learning Centre is currently at the construction tender award stage, with construction due to begin in October 2017 and expected to finish mid-2018. Local communities have provided input in the design and service mix at these centres.



\$3.4m

BADEN POWELL DR RESERVE

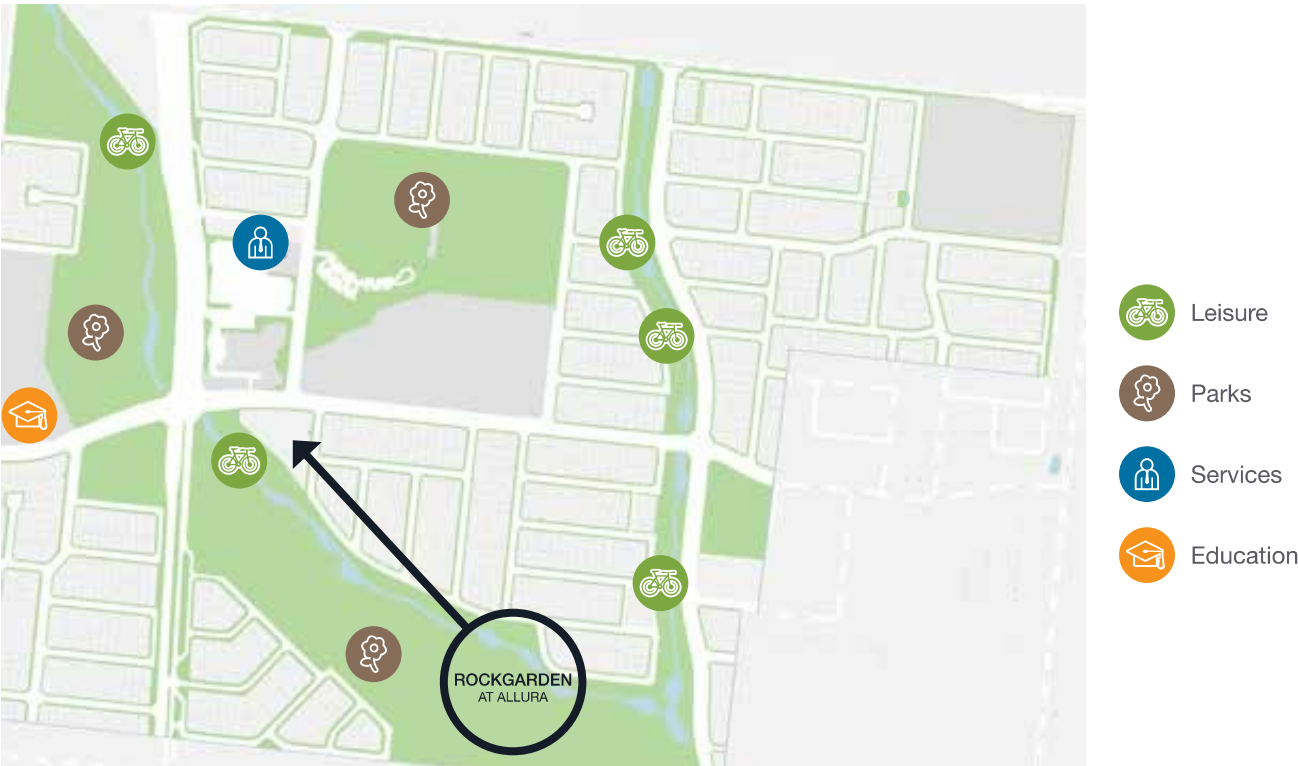
The Baden Powell Dr Reserve will be the recreational and social heart of the Tarneit community. Regional level skate/bmx/scooter terrain will be complemented with lawns and recreational spaces. Shelter structures will provide for family BBQ's and gatherings.

The construction phase of this project has just commenced.

LOCATION MAP



AMENITY MAP



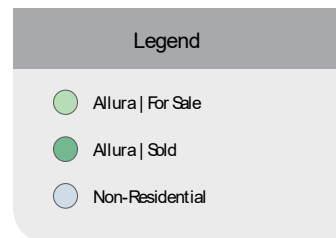
Tarnett Train Station - 5km
The Grove - 9km



To Sayers Road

Point Cook Town Centre - 7km

Williams Landing Train Station



INTERNAL COMPLETED PROJECT EXAMPLES



EXTERNAL COMPLETED PROJECT EXAMPLES



TRUST IN VESTBUILD

Vestbuild is a privately owned property development company that has been successfully operating since 1997.

Creating affordable communities and providing complete and specialised services from property development, construction, real estate sales and project management.

Vestbuild is a trusted Australian company with a property pipeline in excess of \$200 million.

Our highly experienced project team manages the entire development process from inception to completion, working tirelessly to build a solid future for our clients.

Vestbuild continues to deliver projects that suit the changing demand and requirements of its customers. Vestbuild developments embrace a lifestyle that includes a recreation, work, relaxation, entertainment, family and community.

By daring to imagine such visionary projects as Burke, The Surrey and Clover, Vestbuild is playing a significant role in reshaping the environments in which we live, work and play.

www.vestbuild.com



VESTBUILD PROJECTS

Clover Kilmore
Harpley Werribee
Sydney Coburg
Berry Fawkner

Bamburgh Jacana
Maude Glenroy
Buckingham Sydenham
Parkstone Doreen

Sunstone Doreen
Riverstone Doreen
The Surrey Sunbury
Sunset Kilmore

Royal Kilmore
The Central Doreen
Windrock Craigieburn
Village Green Craigieburn

