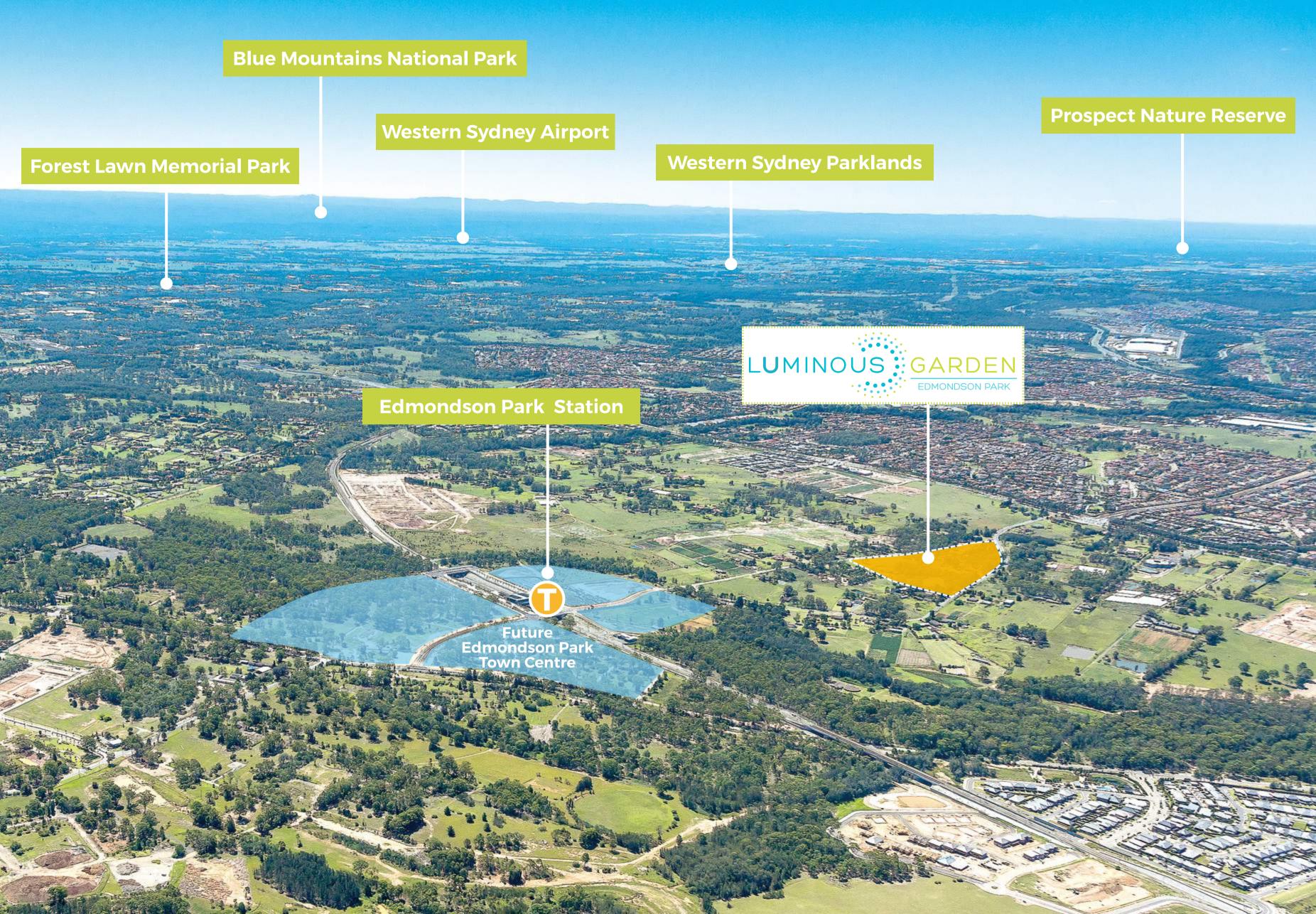


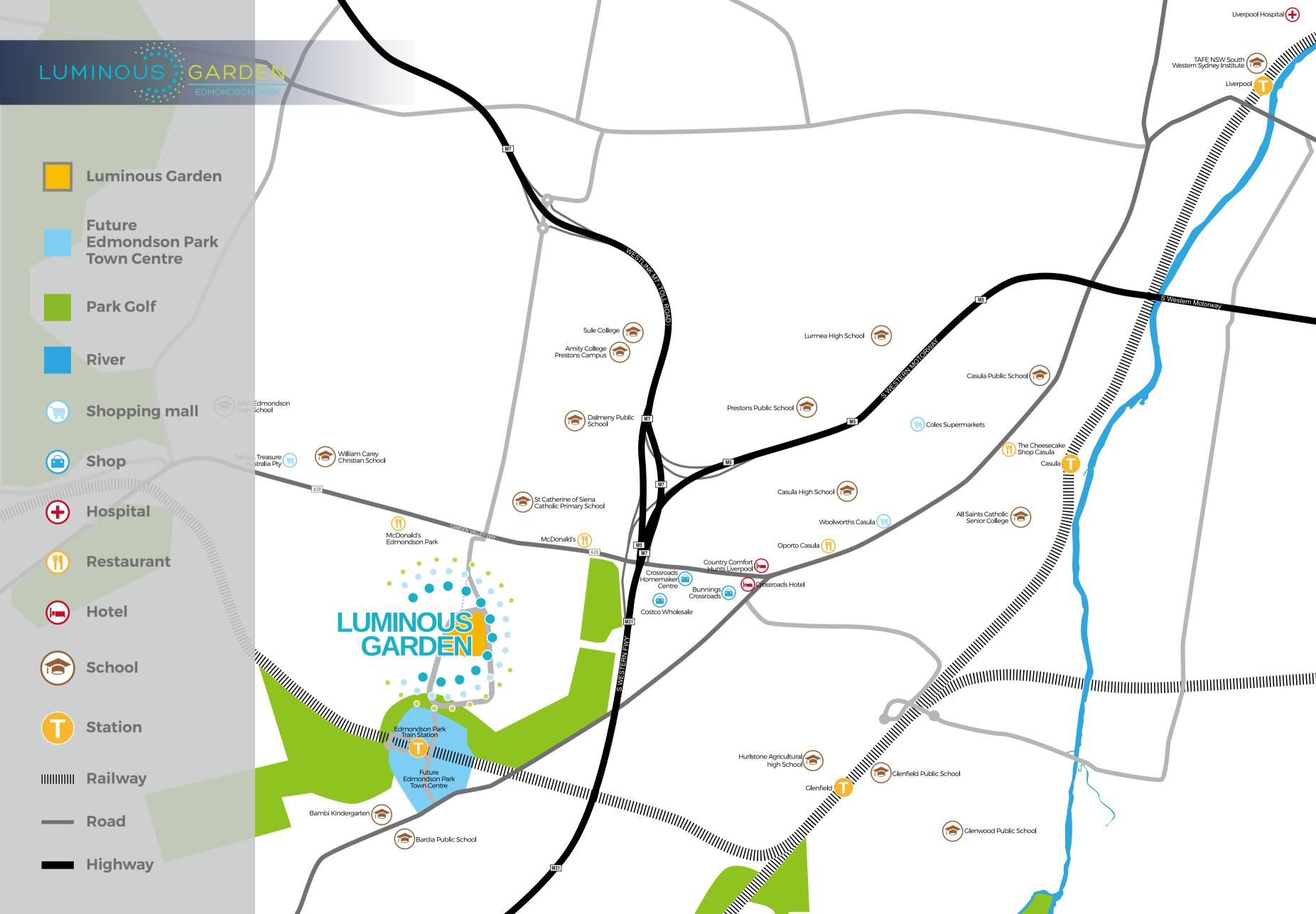




SIT BACK AND WATCH THE WORLD GO BY. FROM A CORNER THAT'S ALL YOUR OWN.







HY EDMONDSON PARK



12.4%

MORE AFFORDABLE THAN
THE SYDNEY METROPOLITAN
AVERAGE

1. Affordability

For the last three consecutive years, the median price of houses in Edmondson park has been more than 12.4% less than the Sydney metropolitan average.



6. Access to key business districts

With easy access to the M5 and M7, Edmondson Park stands to benefit from varous infrastructure initiatives that provide ready access to the major business centre of Sydney CBD, Liverpool CBD and Parramatta CBD.



22.2%

Growth Rate

2. Annual Growth

Compared to the same period five years ago, the median house sales price for houses increased 172.5% which equates to a compound annual growth rate of 22.2%.



45,000 sqm of retail and commercial space

7. Town Center

A proposed NEW town centre for Edmondson Park will cost more than a billion dollars to build.



3. Ripple Effect

The surrounding suburbs of Austral, Rossmore, Bringelly, Moorebank have significantly higher median house price (\$2,680,000,\$2,120,000,\$1,760,000,\$860,000) than Edmondson Park. As gentrification continues prices will likely follow.



HOME TO **300,000** PEOPLE

8. Population

Edmondson Park is the gateway to Sydney's South West Growth Centre which, over the next 30 Years, is expected to be home to some 300,000 people. In 2011, the Census population was 455.



4. WestConnex &M5 widening

The NSW government has committed \$11 billion to the WestConnex infrastructure program. Preliminary traffic analysis suggests that passengers travelling to the CBD from Western Sydney will save 20 minutes in travel time.



60,000 JOBS

9.Job Opportunity

These jobs will provide opportunities for Western Sydney residents to work closer to home. And the number is expected to increase to over 60,000 by 2063.



\$1.8_{BILLION}

NCREASE OF RAIL CAPACITY

5. South West Rail Link

To support the imminent population growth of the South West Corridor investment has been committed to the south west rail link. Edmondson Park train station opened to customers on 8 February 2015.



8,200

homes are well under way

10. Housing

Over the next 10 to 15 years, it is anticipaled an approx. 25,000 new residents to around 8,200 homes in Edmondson Park











NEW town centre for Edmondson Park will cost more than a billion dollars to build.

With up to 45,000 sqm of retail and commercial space, Edmondson Park Town Centre presents an ideal opportunity to locate homes near new transport infrastructure.

The Town Centre will be a vibrant high street-style Centre, located 8 kilometers from the Liverpool CBD, 45kilometers from the Sydney CBD and just five stations from Sydney's future second airport at Badgerys Creek.

This town centre will not just be a place of commerce. It will be a place where the community will meet with friends, enjoy a meal or stop by on their way home from work

The Edmondson Park Town Centre is set to become a regionally significant community and a benchmark 21st century town centre, characterised by modern enterprise, attractive and vibrant lifestyle offerings as well as diverse social and economic opportunities.



OUR STORY

DEVELOPER



Established in 2010, SHAN DONG FEILONG PROPERTY DEVELOPMENT(AUSTRALIA) PTY. LTD activates across Australia and China cover development of residential land, apartments and consistently delivering innovative and high quality products that exceed expectations.

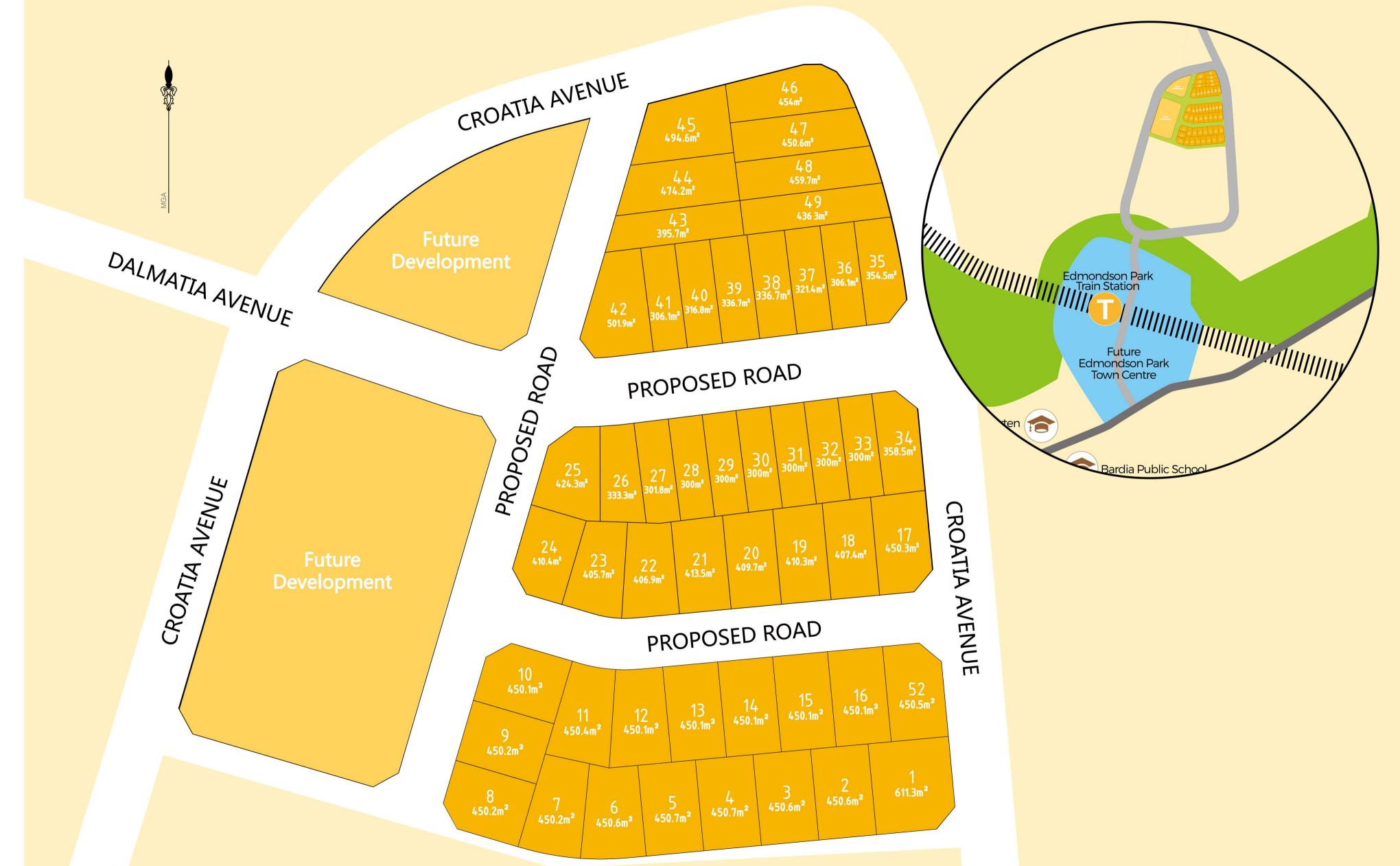
The potential realised from our acquisitions is testament to our long-standing strategic vision while ensuring an artistic opportunities quickly and work closely with our partners.

SALES & MARKETING



We take a personalised approach to customer care, providing you with the highest level of service through every stage of your property purchase

Driven by a combined 20 years experienced team of people who put their customers at the heart of everything we do, the core values of the business are passionate, authentic, dynamic and respectful.





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