

### Welcome to the new InView 2019!

As we gear up for our 30th birthday celebrations in 2019, the values we were founded on – passion, creativity, innovation, sustainability and community – remain at the forefront of everything we do today!

With plenty to celebrate on the horizon, these recent highlights show how strongly Villawood Properties' values still prevail, 30 years on.



Villawood Properties Executive Director, Rory Costelloe, with some of the beneficiaries of the Care Worker Support Program.

### Enduring Excellence Recognised at 2018 UDIA Awards

Villawood Properties has again achieved a stellar outcome at the 2018 UDIA Awards for Excellence, lifting the bar to receive three awards this year – a company record, this feat made Villawood the most decorated developer at the gala!

The whole Villawood team works incredibly hard to deliver the best outcome for the people living in our communities. Seeing communities flourish is the fulfilment of Villawood's vision that community serves as the third pillar of sustainability; in addition to Energy and Water savings.

For this reason, we're incredibly proud to receive this year's UDIA Community Engagement Excellence Award, which was given to our Armstrong Mt Duneed community in recognition of leadership and innovation in services and social infrastructure provision. The award follows Armstrong's 2017 win as the UDIA's Best Masterplanned Community, while landscape architect, Barry Murphy from MDG Landscape Architects, received the 2018 UDIA Judges' Award for his work on the project.

Finally, we're delighted to share the news that Villawood Properties' Executive Director, Tony Johnson, was bestowed with the UDIA Lifetime Achievement Award in recognition of his significant contribution to the industry. This includes serving as the President of UDIA Victoria from 2000-2003 and as Director of the organisation for ten further years. Tony joined Villawood Properties in 2006 and has been instrumental in the dynamic growth of the business along the Eastern Seaboard.



Above: Tony Johnson is presented with the Lifetime Achievement Award by the UDIA's CEO, Danni Addison and President, Jason Shaw.



Above: Rory Costelloe accepts the UDIA Community Engagement Excellence Award on behalf of ARMSTRONG Mt Duneed.

### A Developer with a Difference: *Caring for the Carers*

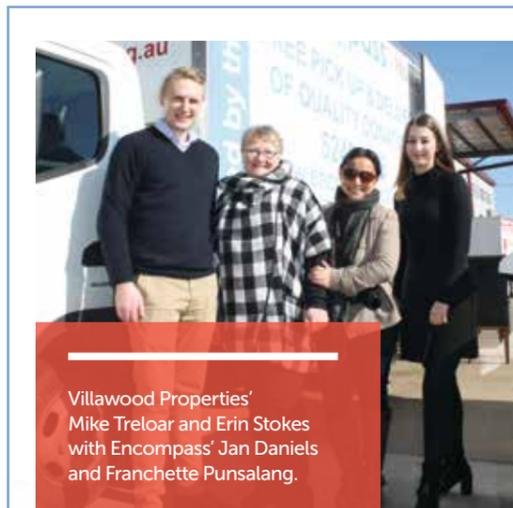
Fostering an authentic sense of community is the beating heart of what Villawood Properties stands for. In this spirit, we are always seeking ways to make genuine connections with the people living in our communities, as well as the community at large. It's all connected in our eyes.

In 2018, Villawood launched its Care Worker Support Program, which acknowledges the crucial role care workers play in caring for our communities and seeks to make the dream of home ownership more accessible to them. This is achieved through the reservation of 10% of lots released across our communities and a \$10,000 rebate given to eligible Care Workers.

Since its launch, the Care Worker Support Program has been taken up by nurses, firefighters, teachers, police, paramedics, and personal and aged care workers. It has also earned the endorsement of Premier Daniel Andrews.

*"Through their Care Worker Support Program, Rory and his team are dedicated to making a real difference in the lives of these hard-working Victorians. I congratulate Villawood Properties on this Program and commend them on their expansion efforts."*

**Premier of Victoria Daniel Andrews**



Villawood Properties' Mike Treloar and Erin Stokes with Encompass' Jan Daniels and Franchette Punsalang.

### Community Giving

We're also proud to work with many smaller community groups, that would otherwise escape the attention of other corporate sponsors. This includes donating house-loads of furniture to Encompass to distribute to refugee families and to victims of domestic violence. The disused furniture from our Armstrong Display Village was donated to Encompass' HomeStart program, with the hope it will help community members in need get their lives back on track. This initiative is part of a broader commitment to use our resources to provide genuine support for the wider community, including using our corten steel letters to raise awareness of societal issues.

# FOREST AREA 270 TIMES THE SIZE OF THE MCG GIVEN BACK TO THE PEOPLE OF VICTORIA!

Sustainability in all its forms is integral to how we conduct our business. From environmental conservation to fostering social connections to strengthen our communities, here are some highlights!



Villawood Properties CEO, Phil Hanna, and Bendigo General Manager, Julian Perez present Jacinta Allan MP with the 'key' to the Kamarooka Forest land.

## Kamarooka Land Transfer

For every block of land sold in a Villawood Properties community, we've donated the equivalent area to the Greater Bendigo National Park. This initiative has been going since 2008, when we first acquired some land in Kamarooka Forest.

The equivalent area of all the lots sold since then has accumulated to approximately 520ha – the equivalent of 270 times the size of the MCG!

On 12 October 2018, we presented Jacinta Allan MP, in her capacity at the local member for East Bendigo, with the title to 255ha of Kamarooka Forest, so that it may be enjoyed by future generations of Victorians. The transferred land will now be jointly managed by Dja Dja Wurrung and Parks Victoria, with Villawood Properties continuing to fund this arrangement for the next decade.



### HERE'S THE BUZZ

The famous Villawood Properties honey, is actually produced by bees in the Kamarooka Forest!



## A Great Foundation for the Future of Living!

In October 2018, we celebrated the start of construction of the first house at Aquarevo in Lyndhurst. Aquarevo is a unique collaboration between Villawood Properties and Victorian Government utility South East Water. Aquarevo is also Australia's most water and energy efficient residential development: each home in the community will reduce reliance on drinking water by up to 70 per cent and cut energy consumption by up to 60 per cent.

The first home will showcase the water and energy saving initiatives that will feature in all 460 homes of the community.

The first house is being constructed by Arden, who have added their own flair to the Aquarevo design guidelines – including carpet made from recycled Coca Cola bottles – to deliver an elegant eight-star home.

We're looking forward to seeing the Aquarevo model in practice and to exploring opportunities to further advance sustainable residential communities in growth areas.

Left to right: Villawood Aquarevo dream team, Nancy Bickerton, Neil O'Connor, Niki Hendriksen and Angela Smith.



## Social Sustainability

We work to the philosophy that connection to place is built over time, through many positive experiences. Here are some fantastic examples of this occurring across the various community life stages.

**Early days:** A 'focus group' was recently held with our youngest residents at Rathdowne Wollert. They shared their own designs of their perfect playground so we can better understand what elements of the community park would be most valued. The classic swings and slides still rate highly! While the kids were on the crayons, parents volunteered their thoughts on the features they would use the most at the future Club Rathdowne. These insights will be shared at a Club preview session with the broader Rathdowne community in early 2019, to ensure a true sense of ownership is felt by all residents.

**Activating open space:** In October, we launched a free boot camp for residents in our Waratah Mickleham community, to promote health and happiness while bringing people together in the new Village Green. The boot camp is part of a twelve-month program of activity that's been devised to activate this special space.

**Club connection:** Our signature Residents' Clubs provide families with a safe and inclusive space, and a springboard for social connection. This year, we launched our sixth Residents' Club, Club Delaray, in Clyde North. Since its opening, families have been flocking to the pools, tennis court, gym, parents lounge and other features, as well as Deoro & Co – the café that sits within the Club and run by Delaray Residents Steve and Elisha. We're looking forward to fostering even more local love, with construction of the Leisure Centre at the Surrounds, Helensvale (QLD) underway.



Above: Rathdowne residents Jawad, Nour and Joa Ahmed (with mum Jihan) give insights to what kids want from their local park.



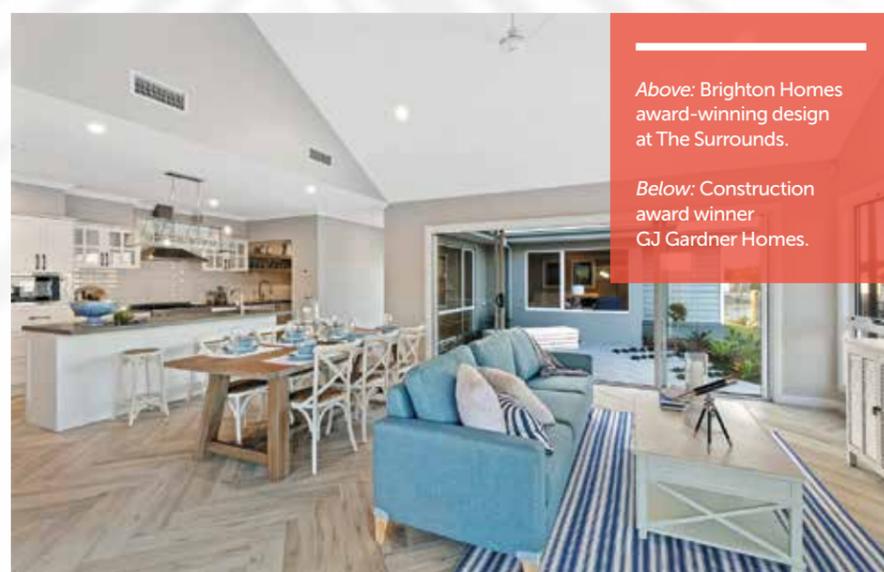
## Best in Show

Our Helensvale community, The Surrounds, has the dual distinction of being the home of the Gold Coast's largest as well as most awarded Display Village.

There are 31 premium homes from ten of Australia's leading builders on display at The Surrounds, each innovative and appealing in its own right.

GJ Gardner Homes, Brighton Homes and Metricon Homes were honoured in the recent Queensland Master Builders Gold Coast Housing and Construction Awards.

Displays from The Surrounds were also prolific at the recent HIA Gold Coast and Northern Rivers Housing Awards, with Plantation Homes' Bentley winning best display home \$401,000 to \$500,000, while McCarthy Homes took home eight awards for its Aquaris display home.



Above: Brighton Homes award-winning design at The Surrounds.  
Below: Construction award winner GJ Gardner Homes.

Villawood Properties has five stunning Display Villages Now Open, including the World's First Virtual Reality Display Village which is exclusive to our Rathdowne Sales Office!

The Surrounds: Country Club Drive, Helensvale QLD

Waratah: Donnybrook Road, Mickleham

ARMSTRONG: Unity Drive, Mt Duneed

Rathdowne Virtual Reality Display Village: 430 Craigieburn Rd E, Wollert

Marriott Waters: Seachange Parade, Lyndhurst

**OPENING FEBRUARY 2019:** Albright: Daybreak Way, Truganina

## Exceptional Expos

Ever on the quest to deliver more value to new residents – as well as our valued builder partners – Villawood has been staging a number of 'Builder Expos' across its Victorian communities.

The expos provide an opportunity for residents to meet a suite of builders face-to-face, in the one location, so that they can make the best-informed decision on who they'll trust to build their dream home.

We have received wonderful feedback from residents who attended this year's expos for our Aquarevo, Delaray, Aspire, Albright, Rathdowne and Waratah communities and look forward to having these events as a mainstay on our calendar!



## An Appealing Partnership!

In 2019, we proudly celebrate our 10th year partnering with Henley on the Good Friday Appeal Charity House Auction. In this time we have helped raise over \$6million for the Royal Children's Hospital, helped by the record-breaking result of \$860,000 achieved in 2018 at Waratah, Mickleham. Some of Delaray's youngest residents were involved in the laying the 2019's GFA Charity House's foundation, while volunteering trades and suppliers have progressed construction at an impressive rate. Buyers of the GFA Charity House will also have access to the spectacular new Club Delaray. The Good Friday Appeal Charity House Auction takes place on Friday 19th April 2019 at 16 Domingo Avenue, Clyde North.

Right: Delaray kids pose for the press at the unveiling of the 2019 Good Friday Appeal Charity House location.





## Bendigo – On Eagles Wings

Villawood has become celebrated for installing public art in all of its communities, in particular the highly-recognisable wildlife sculptures, which are created by Folko Kooper.

So much so, that the City of Greater Bendigo approached Villawood to donate one of Folko's iconic steel sculptures to the new \$1.3M Eaglehawk Regional Play Space at Lake Neangar. We were happy to oblige and commissioned Folko to create a 200KG sculpture of a majestic eagle, to keep a watchful eye over the park.

Villawood's ongoing investment in public art is reflective of our commitment to design and creativity as a responsible developer. Folko's corten steel sculptures deliver our residents an enormous sense of pride in terms of the sense of place and we're excited to be able to share this with the wider community.



## Still Going Strong in Geelong!

Growth across our Geelong communities shows no signs of slowing down, as Victorian families flock to the Bellarine lifestyle and the relative affordability of the region.

The multi-award-winning Armstrong remains our flagship project in Geelong, with nearly 1,500 families calling this community their home.

In 2018, it was joined by Wandana in providing families with the best of what Geelong has to offer.

We are thrilled to be expanding our Geelong foot print even further in 2019 and beyond, with our new Coridale community launching in Lara in March.

Finally, we can reveal we have acquired some spectacular land in Lovely Banks, with planning for the community to commence this year.

## 30 Years

In 2019, Villawood properties will be celebrating 30 years of creating thriving communities. It's a milestone we're incredibly proud of and we can't wait to celebrate with all our partners, residents and friends of Villawood. We marked our 25th birthday with a book about our journey and next year, we'll be sharing the stories of the people living in our communities, along with those who contributed to their creation in the new book – all in their own words. Here's a short preview, the story of one of our longest serving, repeat residents, the Sudweeks family from Bendigo.



### The Sudweeks Family

The family home is generally the single biggest purchase most people make in their life, it's not that often customers come back – let alone multiple times.

This makes four-time Villawood buyers Tony and Carmel Sudweeks, of Bendigo, quite the rarity.

Over a journey dating back to 1990, it's also made them good friends with Villawood as well.

"I still catch up with Rory and Julian every so often," Tony says, chuckling lightly.

"It all goes back to Rory taking over an estate in Maiden Gully where some bloke had gone broke. We had a deposit on the block and Rory assured me everything would be okay.

"Since then, I've got to know Julian Perez, too – he played footy with my son and his wife is best friends with one of my daughters.

From Maiden Gully, to Penzance to Junoturn and ultimately Imagine the reason the Sudweeks stayed was simple: Villawood did things right.

"They didn't just whack roads and gutters in. They put the parks and playgrounds in for people as they went – not years later like other developers."

"Julian took us out to the new Imagine estate. He opened the gates, shooed the cows away, went over a couple of creeks, drove us all around.

"He pointed out where the roads would be, there were enough pegs in the ground for me to follow. He gave me a complete drawing of the estate and everything they'd do – the parklands, the wetlands – and he said, 'You can have first pick'."

"We were first to buy, the first to build and the first to move in."

"Imagine that," Tony says, tongue planted firmly in his cheek.



Tony and Carmel Sudweeks have lived in four Villawood communities.

*"They didn't just whack roads and gutters in. They put the parks and playgrounds in for people as they went – not years later like other developers."*

**Tony Sudweeks**

## Queensland 1,000 lots with 1,000 opportunities



Opportunities for South East Queensland builders are continuing to gain momentum with construction now underway on all three of Villawood's active communities in the sunshine state.

Villawood is delivering 1,000 new homesites in the region, with more than 224 hectares of land for new builds. The Surrounds in Helensvale, on the Gold Coast is on track to deliver 620 homesites by 2021. Approximately 60 of the total 158 homes have been completed at Montego Hills at Kingsholme, while construction is now underway on the first homes at Sequana at Logan Reserve.

