

# WHY CHOOSE *Villawood?*







# MESSAGE FROM *The directors + CEO*

*Villawood Properties is Australia's leading developer of new residential communities. We are a private company which cares passionately about the communities we create and the people living in them.*

Villawood has more than three decades of experience building premium, innovative and award-winning communities in capital cities, major regional centres and country towns. We have a lengthy catalogue of state, national and international citations for excellence across design, environment, sustainability, community engagement and more.

We have more than 70 completed projects to our credit, over 20 presently under construction and a pipeline project portfolio of more than 25,000 lots. Our national presence features new projects from the South Australia capital, Adelaide, to the Gold Coast and Cairns in Far North Queensland.

Our key focus is sharply on community with central pillars of innovation, creativity, passion and sustainability. We are looking very closely to lead how Australians will live sustainably in the future as we respond to environmental, resources and lifestyle changes.



L-R: DIRECTORS, RORY COSTELLOE & TONY JOHNSON WITH CEO, ALAN MILLER



FOLKO SCULPTURE, RATHDOWNE



#1

# PUTTING THE LIFE in lifestyle



The driving **focus** behind all Villawood Properties developments is building **communities** where people can readily make lasting **friendships**, lead healthy and vital lives with ready access to work, services and amenities, and strong **recreational** options.



Our communities feature facilities and features far over and above the norm:

- Residents' clubs with pools, gyms, courts, cafes, family spaces and function rooms.
- Adventure parks, playgrounds, extensive open space, paths and trails.
- Sports reserves.
- Town centres including major retailers and specialty retail and service outlets.
- Wetlands, environmental protection, leading sustainability features.
- Nature-inspired public art, community events and social messaging.

Villawood designs urban spaces for people to more readily meet and make friends. It focuses sharply on intelligent outdoor facilities so children can engage physically and challengingly with nature, and develop into strong, healthy young adults.



Our communities are purpose-designed to connect neighbours





#2

# THE BIG DIFFERENCE

*and it's all yours*

*Get Active, Get Social, Kick Back in your Residents' Club.*

Villawood invests heavily in its showcase Residents' Clubs with top-line gymnasiums, heated and outdoor pools, sports courts, family spaces, function rooms, cafes, barbecues, community gardens and more. These signature clubs are specialist resort-style hubs designed to bring people together as a community in multiple ways. Their fitness, recreation, family and social elements are key to integrating greenfields residents with one another to form vital new friendships, networks and associations.

The clubs are run by an elected owners corporation and, when fully established, gifted by Villawood to the community to own and manage. They have proven highly successful in helping build a sense of pride and ownership in the community, and assisting the ongoing sustainability of the community in its own right



**DELIVERED**

**TO BE DELIVERED**

- 2006**  
Club  
Claremont
- 2009**  
Club  
Alamanda
- 2010**  
Club  
Marriott
- 2016**  
Club  
Trillium
- 2017**  
Club  
Armstrong
- 2019**  
Club  
Delaray
- 2019**  
Club  
Surrounds
- 2022**  
Club  
Rathdowne
- 2023**  
Club  
Coridale
- 2024**  
Club  
Alamora
- 2025**  
Club  
Redstone
- 2025**  
Club  
Kimberley
- 2026**  
Club  
Oakden
- 2026**  
Club  
William Lakes





# #3

## IT'S all there

It's all amenities on deck at your Villawood community. Shopping centres, childcare, cafes, servos, schools, community centres, parks, playgrounds, sport reserves, public transport and more.

Villawood communities are all about making your lifestyle easier, healthier and more fun. So we ensure all the essentials you and your family need are close by. We don't wait for local councils to provide them, like some of our competitors.

*We start early and in creating the facilities you want we help create and maintain local jobs and economic benefits for the community.*

PLAY IS AN IMPORTANT PART OF KIDS' DEVELOPMENT



### VillaRange: Innovation, Flair & Affordability

Our new VillaRange suite of affordable, architect-designed homes is designed for first homebuyer and downsizers. VillaRange offers great light-filled, spacious, superb quality homes at an unmatched price point. They are a brilliant way to enter the market instead of paying rent – and coming up trumps with market-leading contemporary style and flair.



VILLARANGE, HILIGHT



SMILES SOCIALISING AT VILLAWOOD'S COMMUNITIES

IT'S EASY TO POP TO THE SHOPS



#4

# FANTASTIC FOLKO

art for your heart



MORTEGO HILLS, KINGSHOLME

Visit any Villawood community and you'll find Folko Kooper's stunning sculptures at the heart of its identity. Eagles, pelicans, cockatoos, dragonflies, falcons, swans, butterflies – fashioned in ferrous-coloured corten, gleaming metal and polished glass.

Sited in parks, playgrounds, clubs and the vast wetland spaces intrinsic to Villawood's communities, they highlight local nature treasures, and provide a warm, often-whimsical, sense of place you can call your own unique home.

Folko has made everything from oak leaves, tulips, grape leaves and sunflowers to three-metre-high stiletto heels with matching handbag. Families of giant emus, innumerable gates, fences and screens – even bird nesting boxes that look medieval, Nordic or a bit 1950s sci-fi. He's nothing if not adaptable.

"I try to make them site-specific in a way that speaks to young and old, and which has an element of fun and artistic merit," he says. "The sculptures are not too serious. All I want really is for people, especially the residents, to enjoy them and so enjoy life."



THE SURROUNDS, HELENSVALE

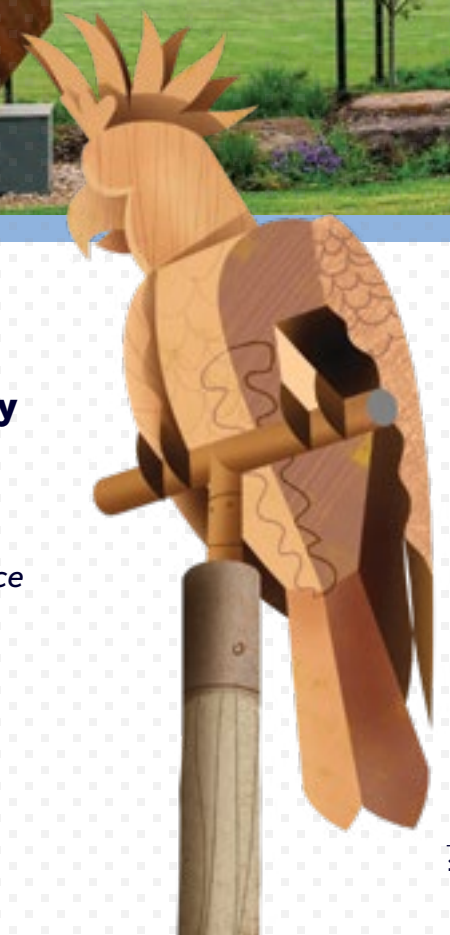


RATHDOWNE, WOLLERT



**"All I want really is for people, especially the residents, to enjoy them and so enjoy life."**

Folko Kooper, Villawood's artist in residence





#5

# BACKING The community

*Villawood is deeply immersed with its communities, giving back and investing to strengthen their growth, their social connections and lifestyle.*

We give to numerous charities large and small, from Melbourne's Royal Children's Hospital, Brisbane's Little Mater Miracles to the AFL's Geelong Cats, the WNBL's Bendigo Spirit and hundreds of smaller clubs, groups and grassroots organisations that might not otherwise receive support. We spend more than \$2 million giving back to community causes, and we work hard to ensure Care Workers in particular are able to access the property market with a special assistance program for nurses, paramedics, emergency workers, teachers, personal carers and police.



VILLAWOOD STAFF LENDING A HELPING HAND AT FOODBANK



STRENGTHENING COMMUNITY HELPING OUR YOUNG SPORTS PEOPLE



SUPPORTING GFA FOR OVER A DECADE

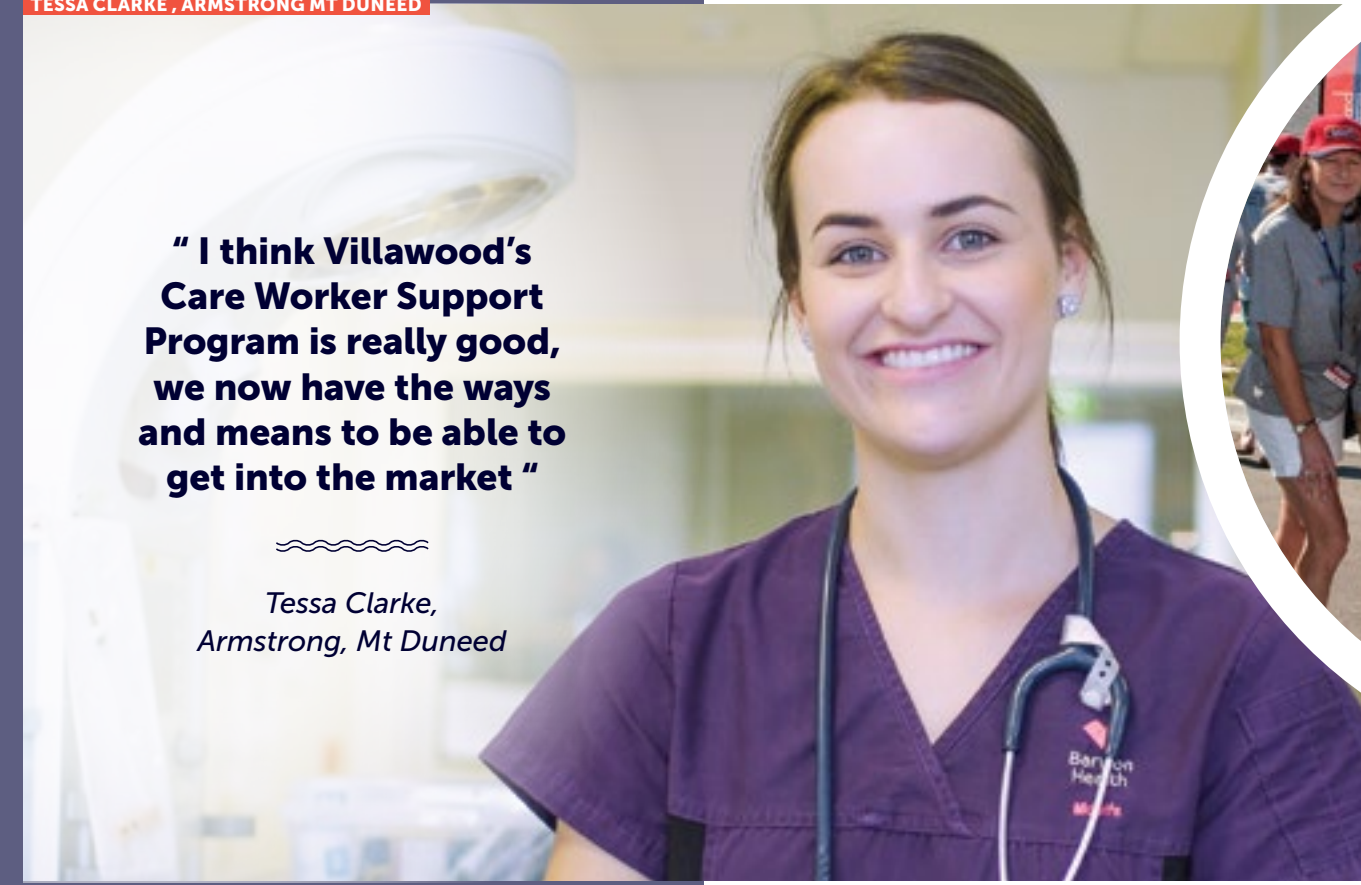


MATER LITTLE MIRACLES CHARITY AUCTION

TESSA CLARKE, ARMSTRONG MT DUNED

**" I think Villawood's Care Worker Support Program is really good, we now have the ways and means to be able to get into the market "**

~~~~~  
*Tessa Clarke,  
Armstrong, Mt Duneed*



TIN-RATTLERS RAISING FUNDS FOR THE GFA

GOOD FRIDAY APPEAL CHARITY HOUSE AUCTION



*All proceeds from the Good Friday Appeal Charity Home Auction go to the Royal Children's Hospital.*

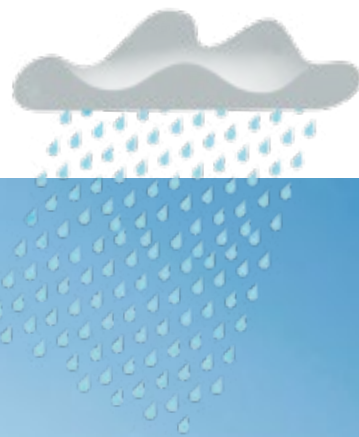
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#6

# SUSTAIN IT working for the future



Energy, water, community, biodiversity, urban and thermal design.

TASTING SWEET: VILLAWOOD'S HONEY GIVE-AWAYS

*New communities are the sustainability hubs of the future and Villawood is leading the way with water and energy-saving technologies.*

We collaborate with Australia's leading urban planners and strategists on initiatives to bring new energy technologies into the mainstream. We are assuming a holistic outlook to urban development across resources, design, lifestyle and community that will spearhead a wholesale new level of 21st century residential development.

Villawood has significant runs on the board already.

We donate a block of land to State forest for every residential lot we sell.

Our Aquarevo community is Australia's most water and power-efficient, offers a 70% reduction in water use and 60% in non-renewables with high-tech solar batteries.

We have mandated 7-star energy-efficient precincts in our masterplanned communities.

We have a ground-breaking microgrid embedded network at our Rathdowne community.



AQUAREVO'S AWARD-WINNING WATER TECHNOLOGY



RATHDOWNE, MICROGRID TOWNHOMES



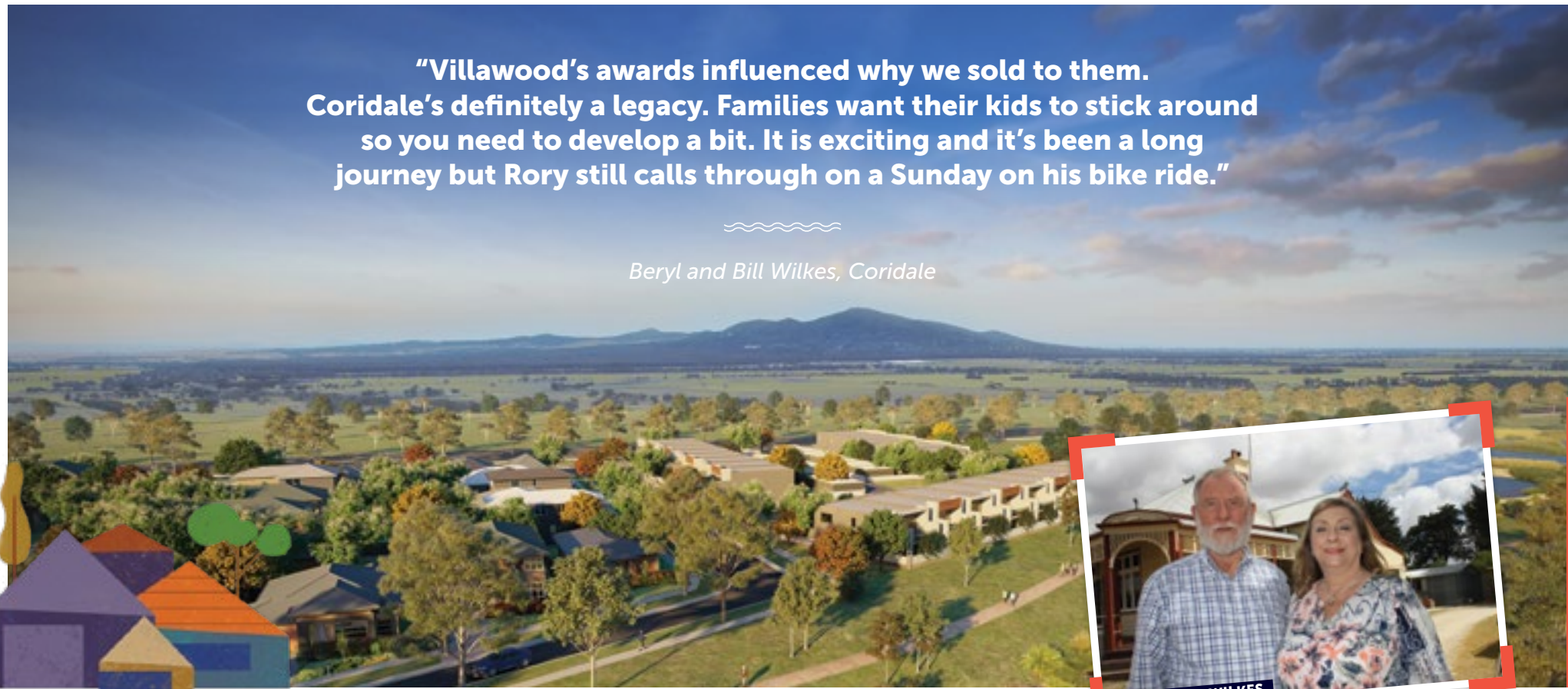
# #7

## BUILDING A LEGACY

*what they say*

**"Villawood's awards influenced why we sold to them. Coridale's definitely a legacy. Families want their kids to stick around so you need to develop a bit. It is exciting and it's been a long journey but Rory still calls through on a Sunday on his bike ride."**

*Beryl and Bill Wilkes, Coridale*



ARTIST IMPRESSION · CORIDALE, LARA

Villawood Properties has grown from a small 30-lot Bendigo subdivision in 1989 to become one of the most trusted developers in Australia. Along the way it has built a strong catalogue of innovative developments the length of the eastern seaboard.

We share legacies with the people whose land we develop. From paddocks to playgrounds, barns to boulevards, we have re-purposed and transformed family farms into lasting places of pride for inhabitants both old and new.

By partnering with family, corporate and government landowners we've been privileged to create so many quality communities that people are proud to call home.

**"Legacy is something we've discussed many, many times with Tony and Rory. We've certainly seen the care they show in ensuring they produce an outstanding parcel of land. We feel they're part of the family, they've been great to us."**

*Des Koroneos, Redstone*



REDSTONE SALES OFFICE, SUNBURY

# #8

## BEST BUILDERS

*in the business*



CORIDALE, LARA

Villawood enjoys strong and lengthy partnerships with the best of Australia's builders. We also host the biggest and the best Display Villages with all the very latest in stylish, contemporary, beautiful and quality homes.

We work closely with our builder partners to provide the most energy-efficient homes you can build, and to also accommodate you with building lots to suit your dream home design.

*Together we provide a wide range of sizes and shapes that underpin a diverse community that is uniquely yours.*



OUR BUILDER PARTNERS CAN HELP YOU FIND YOUR DREAM HOME





# #9



**1989**  
Our first syndicate **BIQUIDALL PTY LTD** (16 Investors) was formed to buy **WATTLE VIEW GROVE** (30 lots) Eaglehawk

Five additional syndicates were formed to buy small projects across **BENDIGO**

**1990-95**

**1997-98**  
Launch of **PENZANCE** Bendigo

Launch of **ORCHARD PLACE** Werribee

**2002**

**UDA AWARD WINNER**

**2003**  
Villawood Properties **NEW BRANDMARK SEASONS** Tarneit  
**Seasons Green Guide**  
Our first environmental incentive program

Launch of **SUSTAINABILITY STREET**

**2006**

**FINANCIAL REVIEW**  
48 PROPERTY  
Johnson moves to Villawood

**2009**  
Super Display Villages with a total of 110 Homes at **ALAMANDA & MARRIOTT WATERS**

**UDA AWARD WINNER** **UDA AWARD WINNER**

**THE NATURE OF VILLAWOOD BOOK**  
Launch of **ESSENCIA**  
Villawood enters the Queensland market  
Villawood's annual sales broke through the **1000 LOTS A YEAR** mark

First Royal Children's Hospital **GOOD FRIDAY APPEAL** auction home in partnership with Henley Homes

**2010**

**2014**  
Villawood celebrates **25 YEARS**  
Raised over **\$3 MILLION** for the Royal Children's Hospital **GOOD FRIDAY APPEAL**

Villawood further expansion QLD **THE SURROUNDS & SEQUANA**

**2016**

First partnership with Government realised through the launch of **AQUAREVO** a unique joint venture with South East Water.

**THIS**  
*is us*



Launch of **HALF MOON BAY, Cairns**  
**SEACLIFF VILLAGE, Seacliff**

**2023**

**HALF MOON BAY**  
**SEACLIFF VILLAGE**



**2022**  
Launch of **ST ANDREWS, OAKDEN RISE & WILLIAM LAKES**, in South Australia and **KIMBERLEY**, Victoria

Launch of **ALAMORA**, Tarneit

**2021**

**UDA AWARD WINNER**

Launch of **REDSTONE**, Sunbury and **SHERWOOD GRANGE**, Sunbury

**2020**

Launch of **CORIDALE**, Lara  
Villawood celebrates **30 YEARS**

**2019**

Community care prioritised through launch of **CARE WORKER SUPPORT PROGRAM**

**2018**

*Villawood has been building communities since 1989. We're respected across the industry because we deliver creative, people-focussed, quality communities on time and as promised.*

Our reputation has been built on innovation and looking to always go one better, to provide something new that improves not just our communities but sets new benchmarks for the industry.

Our people are engineers, urban planners and designers, finance and marketing specialists, artists, administrators and story-tellers. We're thinkers and creatives. We love seeing the physical results of our efforts, we love receiving feedback from residents in our communities.

We're in capital cities, country towns, major regional centres: Melbourne, Bendigo, the Gold Coast, Adelaide, Geelong, Far North Queensland – and we're growing, expanding and forever looking to new ideas to improve how Australians live and interact positively with their community.



# #10

# WINNERS ARE *grinners*

*We don't like to beat our drum too much but you really should know about our awards.*

Villawood's efforts have long been acknowledged by its industry peers for their quality, creativity, engagement and innovation. We have been recognised for numerous endeavours across such areas as masterplanning, landscaping, community engagement, environment, water, lifetime achievement, distinguished service, healthy design and more.

Villawood is very proud of the work that's gone into these awards and the constantly improving standards they set not just for Villawood but across the broader industry.

### Our Awards

- 2021** Winner AREA Qld-NT Excellence Awards Land Campaign of the Year Award
- 2021** Winner UDIA National Awards Residential Development Award
- 2020** Winner UDIA Queensland Residential Subdivision Excellence
- 2019** Winner UDIA VIC Excellence Award Environmental Excellence
- 2019** Winner UDIA VIC Excellence Award Residential Development Award (over 250 lots)
- 2019** Winner UDIA VIC Excellence Award Young Professional of The Year
- 2018** Winner UDIA Excellence Award Community Engagement
- 2018** Winner UDIA Judges Award Excellence in Landscaping
- 2018** UDIA Lifetime Achievement Award Tony Johnson
- 2017** UDIA Lifetime Achievement Award Rory Costelloe
- 2017** Winner UDIA Excellence Award Masterplanned Development
- 2017** UDIA Enviro Development Accreditation
- 2016** Winner UDIA Landscape Award
- 2015** Winner UDIA Healthy Design Award
- 2013** UDIA Enviro Development Accreditation
- 2013** UDIA Melbourne Water Recognition Award
- 2013** Winner UDIA Excellence Award Masterplanned Development
- 2013** Winner UDIA Melbourne Water Recognition Award
- 2012** UDIA Distinguished Service Award Rory Costelloe
- 2010** Winner UDIA National Best Residential Development
- 2009** Winner UDIA Best Residential (over 250 lots)
- 2008** United Nations (Aust) Environmental Award
- 2006** Winner UDIA Judges Award
- 2005** UDIA Distinguished Service Award Tony Johnson
- 2005** Wyndham Environmental Award
- 2005** Winner UDIA Environmental Award
- 2002** Winner UDIA President's Award
- 1998** Winner UDIA Judges Award



MONTEGO HILLS, RESIDENTIAL DEVELOPMENT AWARD



AQUAREVO, ENVIRONMENTAL EXCELLENCE



ARMSTRONG, COMMUNITY ENGAGEMENT WINNER



A HAPPY TEAM COLLECTING THEIR UDIA AWARD



ARMSTRONG, BEST MASTERPLANNED COMMUNITY AWARD WINNER



GREEN STREET, LANDSCAPE AWARD WINNER



ALAMANDA, UDIA NATIONAL MASTERPLANNED COMMUNITY AWARD WINNER



ACTIVE NEW FRIENDSHIPS FORMED AT ALAMANDA





# WHERE WE ARE

## from SA to Far North Queensland

Australia's best communities.

Villawood's operations began in regional Victoria but its presence has grown to cover the full length of Australia's eastern coast. Our projects, past, present and pipeline, together with recent acquisitions, range from Adelaide to Cairns.

Significantly, Villawood undertakes developments ranging in scope and size in metropolitan, regional and small country towns – one of few developers in the country to do so.

OO FUTURE COMMUNITY    
 OO CURRENT COMMUNITY    
 OO COMPLETED COMMUNITY

QUEENSLAND & NEW SOUTH WALES



SOUTH AUSTRALIA



METRO MELBOURNE & GEELONG



BENDIGO & REGIONAL VICTORIA







[villawoodproperties.com.au](http://villawoodproperties.com.au)