



Address.

Edition No.9



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Laura Geitz, AVJennings
Ambassador since 2016.



AVJennings®

Steve Waugh AO, AVJennings Corporate Ambassador since 2011



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Welcome to Address Number 9

Innovation. It's a word we hear all the time in today's tech-driven world, as companies fight to show who can be the most progressive. But, to be honest, it's not a word we use that much at AVJennings. That might sound like an odd thing to say, until you know something of our history.

On page 2 we recount some of the story of Sir Albert Jennings, our founder and guide. Sir Albert was a remarkable man, driven by a passion to create better homes and communities, along with better lifestyles for those who bought them.

Sir Albert introduced many breakthroughs long before innovation became the latest buzzword - cul de sacs, display homes, off-the-plan sales, new homes with fitted wardrobes - we owe all these and more to him.

In an extraordinary twist, Sir Albert was invited to fly his research and development team to NASA headquarters in the USA, so they could teach the space scientists to better understand CAD design. When one of the world's smartest organisations calls for help, you can be sure you are leading the way.

So, for us, innovation isn't an introduced idea, a cool trend, something we need to talk about. We just do it. It's woven into the fabric of our business and has been for decades. It means the first question we always ask about a new challenge or opportunity is why? Not what? Or how? The latter two are good questions, but it's answering the why? that leads to real innovation.

And it keeps coming. Technology is giving us new ways to create virtual experiences through augmented reality. AR is a great way to allow someone to explore a new community, or walk around an AVJennings home. You can walk the pathways, visit the children's play area, open the kitchen cupboards - all from your own lounge room.

We'd like to share some augmented reality experiences with you, right here in this edition of Address. Take a look at our partners and ambassadors feature on page 4 and follow the instructions to trigger your experience.

We hope you enjoy this edition of Address.

Peter Summers
CEO and Managing Director

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Australia's original community builder is officially recognised.

Sir Albert Jennings was driven by the desire to improve the way Australians live long before 'lifestyle' shows filled our screens.

AVJennings - both the man and the company - have always championed the principles of community. These principles are now recognised as central to good property development. So it's fitting to see Sir Albert's contribution officially acknowledged at the Property Council of Australia Awards, where he was recently inducted into the Australian Property Hall of Fame.

Born in Melbourne in 1896, Albert Jennings trained as a dentist before switching careers to become a real estate auctioneer. His work gave him a clear insight into why people chose to buy the homes they did. Through the combined power of better design, better planning and better building, he saw a gap in the market for quality homes at a lower cost than previously possible.

In 1932, in the depths of the Great Depression and with almost one in three people out of work, Albert put his money where his principles were. He mortgaged his family home and formed the AVJennings Construction Company. This business would create new housing projects and sell off-the-plan - a strategy that became a hallmark of his business.

Where other home builders often sold poorly-serviced weatherboard houses, AVJennings would match their prices - but with larger brick houses, with hot-water systems and already connected to the sewer system.

By the 1960s, Albert and his team had cornered the market in appealing, affordable designs, well-planned community developments with display homes which are common practice today.

Albert's greatest legacy was creating an innovation culture (not that it was called so at the time) that has since permeated the entire property industry.

An excellent example of this came in 1951, when AVJennings was awarded a contract by the Federal Government to build 1,850 homes in Canberra within two years. Facing labour shortages, Albert enticed 150 German carpenters and bricklayers to the nation's capital. Remember this is just six years after the end of World War II. He affectionately dubbed them the 'Jennings Germans'.

Many of his innovations are things we now take for granted. Before he introduced them, there

were no display homes, no off-the-plan sales, no cul-de-sacs, no new homes complete with fitted wardrobes. He gave us all of this and more.

Peter Summers, CEO of AVJennings, says, "He was passionate about R&D and employed a whole department of people focused on innovation, long before it was an industry buzzword."

At the grand age of 73, Albert became Sir Albert Jennings, knighted for his services to the property industry. In true AV style, he famously joked with staff that if any of them called him Sir he would fine them 'two bob'.

Sir Albert stepped down from his company in 1972 but remained active within the industry. For 21 years after his retirement, Sir Albert would drive to the Jennings headquarters in the Melbourne suburb of Mulgrave every Wednesday for lunch and a chat with his staff.

Peter Summers says it was an honour to represent AVJennings at this year's induction ceremony, saying Sir Albert "left a giant personal and professional footprint". Indeed.

Our partners and ambassadors – inspiring active living



Bring me to life
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Josh Bruce, AV Jennings Player Ambassador, St Kilda Football Club since 2018.

Active communities are healthy, happy communities. We're extending our sporting partnerships to build our commitment to these values.

Sport is a natural community builder. Just ask any passionate sports fan – they have an instant connection with anyone who supports the same team or loves the same game. For AV Jennings, partnering with sporting clubs is a perfect fit as we're all about creating diverse, connected and active communities.

This is why we're excited to announce the extension to our partnership with the WNBL Melbourne Boomers for a further two years. Together with our support of the Queensland Firebirds and St Kilda Football Club, this commitment reflects the direction we're taking as a business.

We also continue to work with our ambassadors, Steve Waugh and Laura Geitz. Our newest ambassador is Josh Bruce from St Kilda Football Club. Steve continues to be a respected Australian in business, sports and philanthropy. Josh and Laura play at the highest levels of their sport and display qualities we believe are important not just in sport, but also in life generally - passion, determination and a sense of fair play.

Our relationship with Steve Waugh goes beyond sport. AV Jennings is a partner of The Steve Waugh Foundation, which assists children and young adults with rare diseases. We're proud to continue to support this worthy cause. Steve and his team are a great example of how the values that sport teaches, of inclusion, support and teamwork, can apply more broadly in life.

There's more to this edition than meets the eye...

Each of our ambassadors has a message for you. Just follow these simple steps to bring the AV Jennings ambassadors to life:



Bring me to life
Use the app to scan the image

1. Get the AV Jennings AR app from the App Store or Google Play, look for the AV Jennings graphic
2. Use the app to scan images/graphics with the badge
3. Watch the AV Jennings ambassadors in action.



Ezi Magbegor, Melbourne Boomers. Major Partner since 2016.

Queensland.

In addition to the developments featured here, we're also creating a community at Parkside-Bethania



Key:	
A	APARTMENTS
H	HOUSES
L	LAND
T	TOWNHOUSES



T Creekwood Meridan Plains

Midway between the beaches of the Sunshine Coast and the peaks of the Glass House Mountains, Creekwood is the perfect spot for buyers torn between a sea change and tree change, because here you can have both. The entrance to Creekwood is beside a three hectare park, which shields the quiet network of residential streets.

75 minutes from the Brisbane CBD and only 10 minutes from Caloundra Beaches, Creekwood at Meridan Plains offers a wide selection of new homes. Schools (over 10 to choose from), childcare, shopping and transport links are all in the neighbourhood. Just down the road is the soon to be open Kawana Health Campus, plus golf, wineries, fishing and forests are all nearby.

H Enclave Bridgeman Downs

Located 30 minutes drive North West of the Brisbane CBD, Bridgeman Downs is a desirable suburb generally known for a leafy semi-rural lifestyle. It holds a community with locals who are proud of its aspirational appeal, with its expansive streetscapes and various parks and open spaces.

A range of quality schools, shops, cafes, eateries and public transport routes are just a stone's throw from your door. Surrounded by lush trees and leafy creekside parks, this is a truly serene yet accessible locale. A highly sought-after lifestyle, Enclave is far enough from the hustle and bustle of inner city life, but conveniently connected at the same time.

Best of all, this community provides an address where you can live alongside like-minded neighbours. It's an exclusive neighbourhood, offering distinctive living that's yours to enjoy.

T Kersley Lane Kenmore

Framed by a stunning backdrop of protected bushland and refreshed year-round by cooling breezes is the beautiful new community, Kersley Lane.

Just 9km from Brisbane's CBD in the prestigious inner-western suburb of Kenmore, Kersley Lane comprises 32 elegant three bedroom townhomes that blend perfectly with their tranquil, leafy surrounds.

There are plenty of ways to enjoy the natural surrounds, in fact, you're spoilt for choice when it comes to outdoor activities with Mt Coot-tha, Brisbane Botanic Gardens and St Lucia Golf Links just a stone's throw away.

You'll be well connected too... as Kenmore provides some of the best shopping, dining and entertainment options Brisbane has to offer. There are also excellent local schools and childcare in close proximity, making Kersley Lane an ideal community.

L Riverton Jimboomba

Finding the perfect balance of work and play has never been easier. Riverton Jimboomba is situated on the banks of the Logan River offering a place where you can live a happy and fulfilled life in a community that embraces a village-like spirit.

Just a stone's throw from the heart of Jimboomba, you will enjoy an address of convenience and lifestyle opportunities. In as little as three minutes you're in the middle of the Jimboomba township, where you find all of life's modern conveniences.

Further afield, it's an easy commute to the major employment hubs of Logan, Springfield, Springwood and Browns Plains. The Mount Lindesay Highway will link you to the major road networks connecting you to Ipswich in 50 minutes, Brisbane in 50 minutes and the Gold Coast in 66 minutes.

You'll enjoy making the most of your leisure time whilst appreciating the conveniences of urban living.

New South Wales.

In addition to the developments featured here, we're also creating communities at Seacrest – Sandy Beach and Warnervale.



H L T

Arcadian Hills Cobbitty

Arcadian Hills offers the tranquility of the country for city commuters. The community nestles in the rolling green hills of Cobbitty and contains unique historic features that recall two hundred years of Australian rural history, such as a Village Green as the centre point among its open spaces.

The neighbourhood has been designed to capture the charm of quiet, country living but to bring city conveniences close to hand. Transport is at your door and shopping and schools are just minutes away. Parklands with an outdoor fitness circuit, children's playground and an off leash dog area give everyone a reason to spend more time enjoying the fresh air.

H L T

Argyle Elderslie

Argyle is a community on the rise in every sense. Set in a peaceful, established suburb, it attracts young families who love the parks, open green spaces and picnic spots. Surrounded by local farms, several golf courses and boutique vineyards, means there's plenty to do on the weekends too.

Schools, shopping precincts, services and public transport are nearby as are the charming country villages of Camden and Narellan.

From Elderslie, the Sydney CBD is less than an hour away and the beaches of Wollongong a mere 45 minutes away – perfect for weekend Nippers or a surf.

H L

Evergreen Spring Farm

Evergreen continues AVJennings' tradition of community building in south-western Sydney.

The Evergreen masterplan combines two precincts: Village South and Village East. They are interlinked by distinctive streetscapes, expansive parklands, bushland corridors and shared connections to local amenities.

Evergreen is well served by existing roads, transport, and local commercial centres. Historical Camden is a few minutes drive away, just a little further is the City of Campbelltown, complete with a newly enhanced hospital and the conveniences of a major centre. There are great public transport links within the area and into the city of Sydney, via bus and train.

H L

Magnolia Hamlyn Terrace

Living by the coast is the great Australian dream and you can live it now.

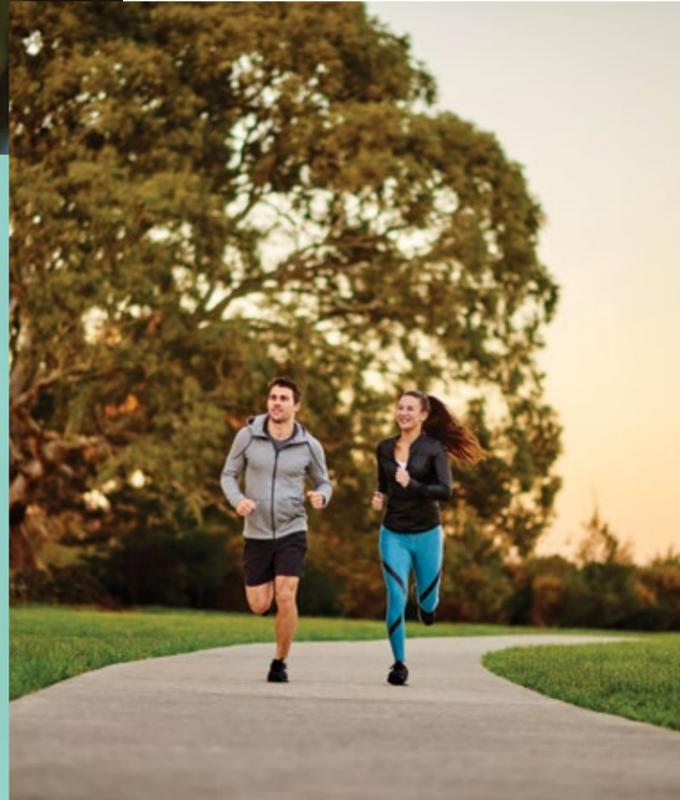
Magnolia continues to be one of our most popular communities. This is unsurprising when you consider you're just minutes away from calm lakes or surf beaches and surrounded by hectares of open green spaces, perfect for exploring on foot or along meandering bike paths.

Spend lazy weekends discovering the Central Coast and reduce midweek stress by keeping life simple. Drop into the local shops or visit Westfield with its department stores and cinema complex. Pick up the kids from school and head off to the sports fields or the lake for a sailing class.

Magnolia is 80 minutes drive north of Sydney's CBD and 7 minutes to the nearest railway station.



Victoria.



Wollert •
Williamstown • Melbourne



Artists impression.

T

Lyndarum Wollert

We're pleased to be able to extend our established community at Lyndarum with a new boutique precinct of just 35 townhomes, in a choice of two and three bedroom configurations.

These contemporary homes have been designed to maximise light and space in style. Open plan living and dining areas feature glass sliding doors, leading to a private courtyard to make indoor/outdoor entertaining easy. Large kitchens come complete with quality appliances to create the perfect hub for entertaining family and friends.

This new precinct at Lyndarum is located next to the upcoming neighbourhood activity centre, with a supermarket and a range of specialty shops. There is also an abundance of other amenities nearby that make it the perfect place to build your future.

L T

Lyndarum North

Wollert

Located in Melbourne's thriving northern corridor Lyndarum North is part of the burgeoning suburb of Wollert.

Approximately 1,800 lots will comprise a mix of land and housing options. A proposed town centre, independent school and train station located within Lyndarum North will be completed over the coming years.

Innovative urban design, colour chromatic harmony architecture, NBN enabled technology and EnviroDevelopment Six Leaf certification are only some of the unique aspects of Lyndarum North that make it so special.

Lyndarum North townhomes will be coming soon.

A T

Waterline Place

Williamstown

In Melbourne's bayside suburb of Williamstown, Waterline Place will contain around 420 apartments and 100 luxury townhomes, bringing new life and energy to the area.

Williamstown is 9kms south west of Melbourne's CBD and is a bright, picturesque waterfront suburb with a maritime history. Waterline Place itself is located close to Williamstown Beach and is only minutes from the shopping and café strips. Within a 10 minute walk are schools, day care centres, train stations and parkland – everything for convenient local living.

South Australia.



H L T

Eyre

Eyre

Eyre is situated on flat, fertile land, 40 minutes north of Adelaide CBD and 40 minutes away from the beautiful Barossa Valley.

The 121 hectare site consists of 25 hectares of open space with a nature trail following Smith Creek for walking, jogging and riding bikes. The outdoor lifestyle continues with a Central Park which provides a leafy, cool place to relax, exercise or walk the dog. A shopping centre and sporting complex are in the development.

Ballsports fans of all kinds will enjoy the nearby Eyre Sports Park, which offers rugby, AFL and soccer pitches, as well as cricket for all-year round activities. Eyre is also close to Elizabeth and Munno Para shopping centres and public transport.

L T

St Clair

St Clair

Imagine your new home surrounded by a beautiful 22 hectare sanctuary of parklands, waterways and lagoons, where viewing platforms allow you to observe birds, frogs and fish in their native habitat. This is St Clair – access to nature combined with walking and biking trails for an active lifestyle. As well as parklands, your extended garden includes soccer and cricket pitches and plenty of picnic spaces for the family to relax.

Services are close by at the St Clair Village Square, which includes a Coles supermarket and several cafés. St Clair is just 8kms to the city and 5kms to the beach. If you prefer not to drive to town, the St Clair railway station offers an easy commute to the CBD.

Adelaide • Eyre • St Clair

Western Australia.

In addition to the developments featured here, we're also creating communities at Viridian China Green – Subiaco.*



Subiaco
 • Viveash
 • Ferndale
 • Kardinya
Perth



Artists impression.

A Indigo China Green Subiaco

On the Hay Street side of the Subiaco Common, close to tree lined walkways, a park, lake and gardens yet minutes from cafés, theatres, shopping and markets, lies Indigo China Green.

Named after the historic Australia Fine China site on which it has been built, these apartments have been designed to create a sense of community within the building. You can meet your new neighbours working out in the gym, relaxing in the steam room, enjoying cocktails on the rooftop terrace or cooking up a feast at the BBQ and Teppanyaki Bar. Each spacious apartment includes secure basement parking and an individual storeroom.

T Parkview Ferndale

Whether you are looking for a great place to live or invest, Parkview ticks all the boxes!

This boutique development has been designed to include just 46 contemporary residences, including a mix of single and double storey homes, plus inviting lifestyle facilities.

Parkview provides a secure, low maintenance and hassle free lifestyle within minutes of a huge range of transport, retail, entertainment and educational facilities.

L The Crescent Viveash

Located just metres from the banks of the iconic Swan River, The Crescent promises the perfect canvas on which to build the home you have always dreamt of.

Situated 18km from the Perth CBD and on the doorstep of the vibrant Guildford and Midland hubs, The Crescent boasts a wide range of lot sizes and provides a peaceful sanctuary with the convenience of all modern amenities just a stone's throw away – perfectly suited to families, first home buyers, downsizers and investors alike.

T The Heights Kardinya

The Heights, Kardinya offers a meticulously planned precinct of elevated homes overlooking Alan Edwards Park.

With striking landscaping and low-maintenance courtyard gardens, The Heights means less time tending to lawns and more time for living.

The Heights puts you in the centre of everything great about this area. You're minutes from Fremantle's cappuccino strip and Garden City is even closer, offering some of the best shopping in Perth.

*AVJennings is an equity partner with Pindan Capital in these projects.

New Zealand.



Hobsonville Point • Auckland

H L

Hobsonville Point Auckland

On sparkling Waitemata Harbour in Auckland's west, Hobsonville Point has fast become the choice of people seeking an escape from the bustle of city life. Set in a beautiful and calm 167 hectare sanctuary, each home is architecturally designed with a pleasant aspect as well as breathing space from its neighbours.

In keeping with the surroundings, homes at Hobsonville Point have sustainability and environmental responsibility top of mind. The community is ideal for families, with two schools as well as parks and play areas, plus cafés, shops and even a farmers market.

Just 25 minutes from Auckland CBD by the ferry or 20 minutes by motorway in off-peak, Hobsonville Point puts affordable, tranquil living within easy reach.

Words and pictures in magazines and websites can never do justice to the experience of stepping into a new home in a new neighbourhood. So please, join us at one of our communities soon and get that feeling first hand.

Disclaimer:

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