

From the desk of
CHEONG SAE PENG

27 May 2004

Facsimile Transmission

**Australian Stock Exchange
Company Announcement Office
Level 4, 20 Bridge Street
Sydney NSW 2000**

Dear Sirs,

AVJennings Homes Limited (“AVJ”): Substantial Shareholding Notice

Pursuant to section 671B of the *Corporation Act 2001(Cth)*, we attach herewith a Notice of Change of Interests of Substantial Shareholder (Form 604) for Mr Cheong Sae Peng and the other persons listed in Annexure “A”.

Following an open market purchase of 75,000 AVJ shares on 26 May 2004, this notice serves to reflect the increase in Mr Cheong’s voting power in AVJ from 40.66% to 40.69%.

Yours faithfully,



Lynn Loh

Executive Secretary to Mr Cheong Sae Peng

Encl.

For enquiry please contact :

Ms Lynn Loh

47 Scotts Road #18-01 Goldbell Towers Singapore 228233

Tel: (65) 6734-9119 Fax: (65) 6235-5115