

Lot B

Waterford Valley Living



Alandown Group of Companies.
Lot B – 115 Bunjil way, knoxfield vic 3180

a new way of life

Start here, start now...

9th Green

BUNJIL WAY

Lot B

Waterford Valley Living

Waterford Park Project

Clubhouse

18th Green

Ferny Creek

Ferny Creek

Lot B provides for 33 homes and is located at 115 Bunjil Way Knoxfield. It forms part of the Waterford Valley Project which is a lifestyle project located within the Waterford Valley Golf Course.

Lot B is adjacent to the **Waterford Valley Golf Clubhouse**, the proposed **Waterford Valley Hotel** and **Conference Centre**. The **Hotel precinct** will be developed into a

premium lifestyle location with Golf, Cafes, Heath Spa, Gym and other facilities at your doorstep.

Located within a tranquil Valley, the site has views back to the Dandenong Ranges and is within a popular and well established south eastern suburb location 29 km from the Melbourne CBD.



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Choose your lifestyle...



Waterford Valley Living is:

- a) 3km to the Citylink/Eastlink/Monash Freeway (the major arterial link to the Melbourne CBD approx. 25 mins)
- b) 4 km to Caulfield Grammar (Wheelers Hill Campus)
- c) 8 km to Monash University

Civil Works started in **Oct 2014**, construction of the dwellings will start thereafter. Lot B is due to be built progressively through 2015 and will be **completed by December 2015**.

Once completed you will enjoy solid growth as the balance of Waterford Valley Living is developed and brought on line.

Every homeowner will receive significant benefits including **discount off Green fees**, enjoy the lifetime benefits of being part of the Waterford Valley Community, enjoy the free use of some hotel facilities and receive significant resident discounts at the cafe, health spa and other facilities in the future.

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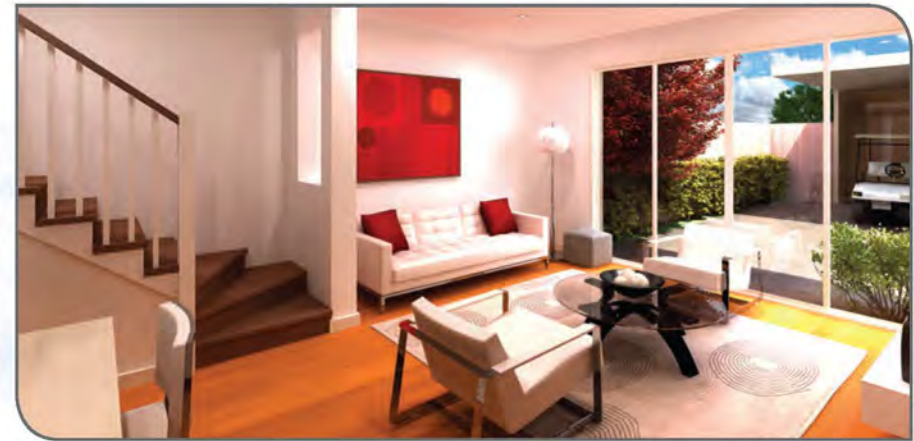
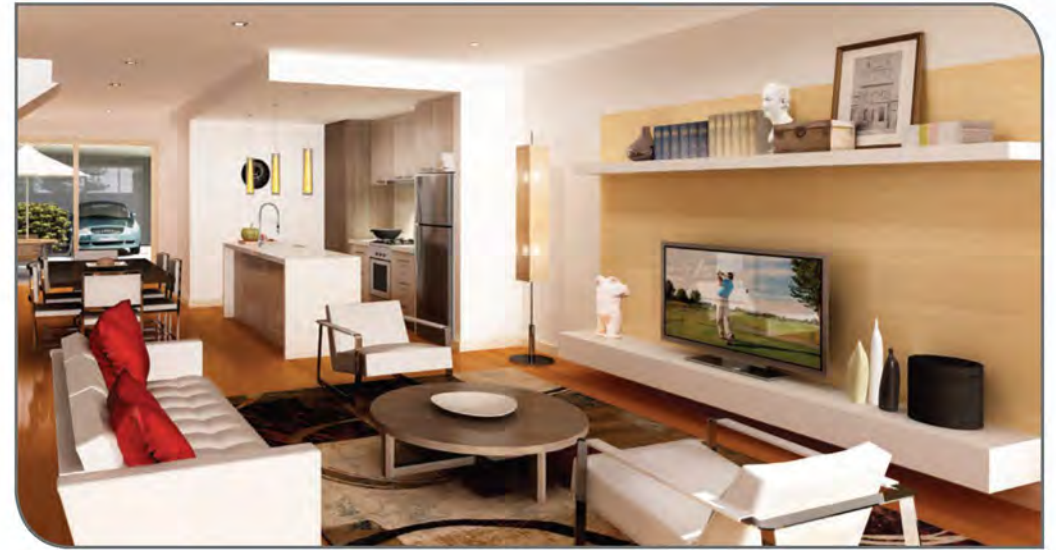
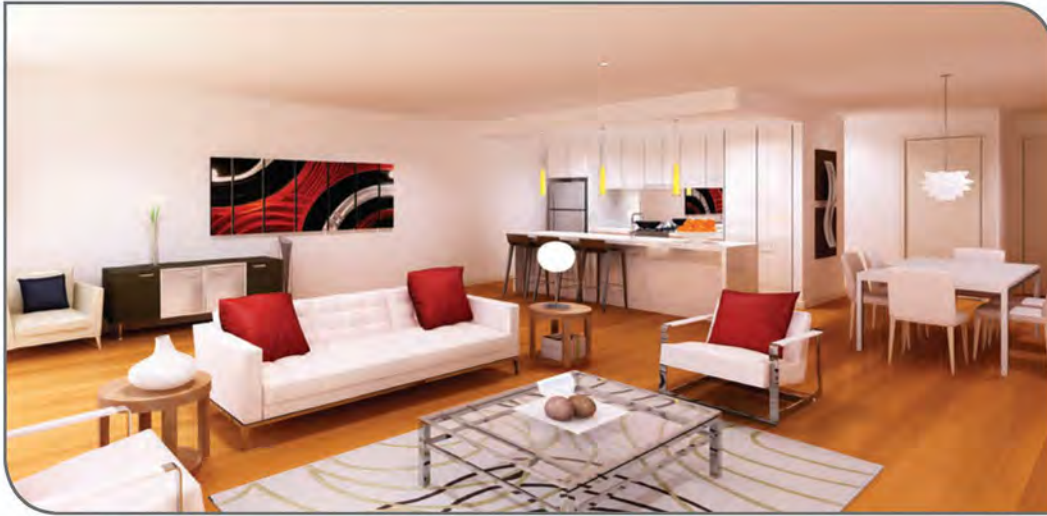
Relax & Enjoy



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Luxurious living



The homes will be beautifully appointed and distinctive.

You will also settle into the greater environment very well. With modern kitchens and bathrooms as well as quality fittings throughout, your new home will provide the perfect oasis to relax away from the bustle of daily life. You will also be investing in spacious open plan living and outdoor areas - what better way to entertain friends in style.

Features include

- The finest finishings such as SMEG equipped stainless steel kitchen appliances.

- Reverse cycle heating and cooling systems to living areas + master bedroom and gas ducted heating to other bedrooms.
- A minimum 6 star energy rating with solar boosted hot water systems.
- Resident discounts on gas, electricity and water.
- All service connections available including Electricity, Gas, Water, Phone/Data & MAT V/Pay TV.
- Several TV, Foxtel and phone points throughout your house.

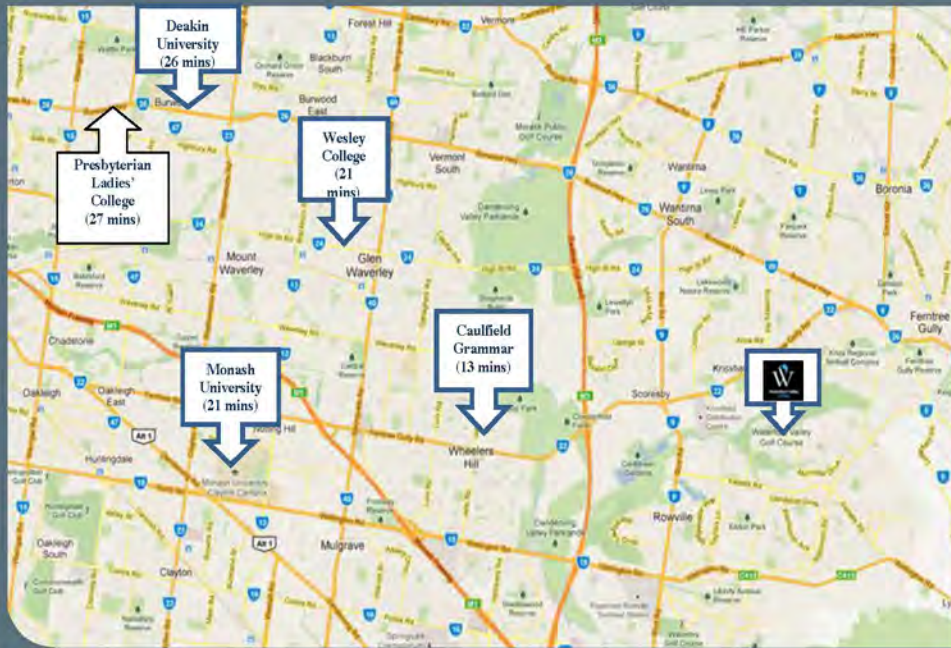
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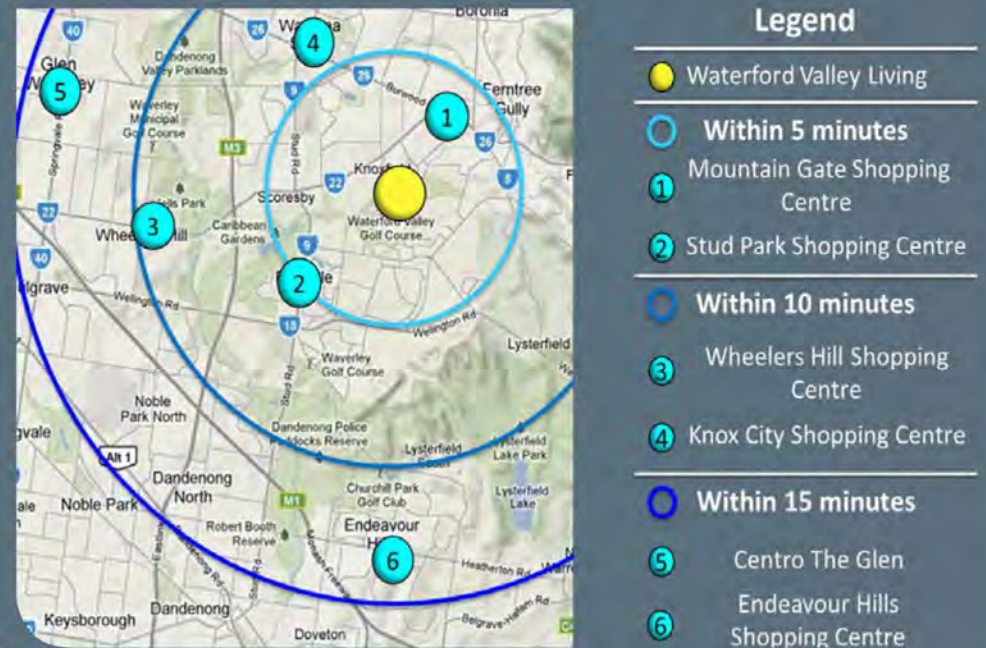
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Close to everything...

Distance to prominent Schools and Universities



Distance to prominent Shopping Centres



Waterford Valley Living - City of Knox.

The City of Knox is located in Melbourne's middle to outer eastern suburbs, between 22 and 32 kilometres east of the Melbourne GPO. The area is predominantly residential but includes a major retail and commercial centre at Knox City Shopping Centre in Wantirna South.

The City also includes employment areas in Bayswater, Scoresby and Knoxfield. While settlement in Bayswater and Ferntree Gully dates from the 1870s, significant development of the area occurred in the postwar era as metropolitan Melbourne expanded eastwards. Housing development was initially focussed around the railway line, particularly in Bayswater and Ferntree Gully, but these 'gaps' were filled in during the post-war period. Greenfield development has continued in the southern areas of the City until very recently.

The primary housing market role that the City of Knox has played during the post-war period

was to provide home owning opportunities for families and prospective families from the inner and middle eastern suburbs of Melbourne. As described above, different areas within the City of Knox have different functions based on both era of development and amount of new housing opportunities. Boroonia, Bayswater, Knoxfield, Rowville, Scoresby and The Basin are expected to attract some families and older adults and retirees, while Wantirna is expected to experience a large loss through migration in young adults leaving home to establish new households elsewhere.

In 2006, the total population of City of Knox was estimated at 151,806 people. It is expected to experience an increase of over 14,300 people to 166,145 by 2021, at an average annual growth rate of 0.60% per annum over 15 years.

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Get out and live...



Waterford Valley Living is a development for those who get out and live life.

You'll have a range of lifestyle choices right on your doorstep. Grab the morning espresso or a bite to eat at the modern café or other dining facilities. Keep your mind and body in shape by doing a session at the modern gymnasium or pool.

Enjoy a massage or get personal training tips onsite. Or simply take advantage of the day spa – a welcome relief after a long day. As you'd expect with a development such as this, discounted resident rates are without question. Modern country club facilities are also coupled with a relaxed, welcoming atmosphere in keeping with the lifestyle offered at Waterford Valley Living.

Purchasing a property at Waterford Valley Living also affords discounted green fees to a unique **Melbourne Championship Golf Course**. The course is a strong test of golf featuring undulating Santa Ana Couch fairways, huge "bent grass" greens and no less than 63 bunkers.

That said, it also boasts large landing zones and is a very enjoyable challenge for the average golfer. Even if the round isn't going to your liking, simply take in the beautiful surrounds which include two creeks, 11 lakes and wetlands with an abundance of birdlife and platypus.

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Choice of living...

T2 4 bed

FIRST FLOOR PLAN

GROUND FLOOR PLAN

BUNJIL WAY ELEVATION

KEY PLAN SITE B

LOT 103

T15 3 bed

FIRST FLOOR PLAN

GROUND FLOOR PLAN

INTERNAL ROAD ELEVATION

KEY PLAN SITE B

LOT 104

T24 3 bedroom 2 bathroom duplex

FIRST FLOOR PLAN

GROUND FLOOR PLAN

BUNJIL WAY ELEVATION

KEY PLAN SITE B

LOT 105

T52 3 bed

GROUND FLOOR PLAN

FIRST FLOOR PLAN

INTERNAL ROAD ELEVATION

KEY PLAN SITE B

LOT 106



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Choice of living...

T53 2 Bed

GROUND FLOOR PLAN FIRST FLOOR PLAN KEY PLAN SITE B

FERRY CREEK ELEVATION

Site area: 150 sqm
 Living area: 120 sqm
 Garage: 20 sqm
 Carport: 20 sqm

LOT59

T54 2 Bed

GROUND FLOOR PLAN FIRST FLOOR PLAN KEY PLAN SITE B

FERRY CREEK ELEVATION

Site area: 150 sqm
 Living area: 120 sqm
 Garage: 20 sqm
 Carport: 20 sqm

LOT15

T56 2 Bed

GROUND FLOOR PLAN FIRST FLOOR PLAN KEY PLAN SITE B

INTERNAL ROAD ELEVATION

Site area: 140 sqm
 Living area: 100 sqm
 Garage: 20 sqm
 Carport: 20 sqm

LOT72

T60 2 Bed plus 1 Living

GROUND FLOOR PLAN FIRST FLOOR PLAN KEY PLAN SITE B

INTERNAL ROAD ELEVATION

Site area: 140 sqm
 Living area: 110 sqm
 Garage: 20 sqm
 Carport: 20 sqm

LOT74



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Interior Schedules

Materials & Workmanship - Residential development

FLOOR FINISH - ENTRY, KITCHEN/LIVING

Specification: Solid Timber. Champagne or similar.
Description: Prefinished Board non-slip and scratch resistant finish or similar.



FLOOR FINISH - BEDROOMS

Specification: Cavalier Bremworth. Marocain 'Oolite'.
Description: Wool Blend Carpet.



FLOOR FINISH - BATHROOMS & LAUNDRY

Specification: Cerdomus Tile Studio. Cemento - 'Cappuccino'.
Description: Porcelain tile, 300 x 600 mm, honed, slip resistance R9.



WALL FINISH - ENTRY, STAIRS, KITCHEN/LIVING & BEDROOMS

Specification: Paint Finish: Dulux. White on white. PCWF8.
Description: Vinyl matt finish. Refer to Architectural Drawings



WALL FINISH - BATHROOMS, KITCHEN & LAUNDRY

Specification: Paint Finish: Dulux. White on white. PCWF8.
 Tile: National Tiles or similar. Ceramic white. BELW P100.
Description: Paint Finish: Vinyl satin finish. Tile: Ceramic white gloss, 300 x 600 mm.



CEILING FINISH

Specification: Paint Finish: Dulux. White on white. PCWF8.
Description: Matt finish. Refer to Architectural Drawings.



WOODWORK / DOOR FRAMES

Specification: Paint Finish: Dulux. White on white /referred colours PCWF8
Description: Vinyl matt finish. Refer to Architectural Drawings.



COVING

Specification: Nil. Square.
Description: Refer to Architectural Drawings.



ARCHITRAVES / SKIRTING

Specification: Square timber. Referred colours.
Description: Refer to Architectural Drawings.



DOOR HANDLES

Specification: Capitol Building Products. Lemaar 'Calida' Lever SC CP PB.
Description: Satin chrome lever, square chrome plate, polished brass.



STAIRS

Specification: Timber stair with carpet finish.
Description: Refer to Architectural Drawings.



BALUSTRADE & HAND RAILS

Specification: Plasterboard (Refer to building types). Stainless steel handrail.
Description: Refer to Architectural Drawings.



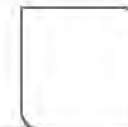
ROBES

Specification: Carcass: Melamine white. Doors: Mirror sliding doors, paint finish.
Description: Refer to Architectural Drawings.



FITTINGS

Specification: Hafele Hawa or similar.
Description: Refer to Architectural Drawings.



VANITY BASIN - BATHROOM & ENSUITES

Specification: Bourne Building Products. Capri. QS50B1.
Description: Semi recessed, 505 mm x 485 mm x 170 mm, recess 95 mm.



VANITY BASIN - POWDER ROOMS

Specification: Bourne Building Products. Wall Mount Basin. HGva-4600
Description: Rectangular, wall hung, mounted on long side, white poly-marble basin, timber laminate cabinet 460 mm x 260 mm x 600 mm.



BENCH TOP / VANITY TOP - KITCHEN & LAUNDRY / BATHROOMS, POWDER ROOMS & ENSUITES

Specification: Stone. Caesarstone. 'Snow'.
Description: Polished. Refer to Architectural internal detail drawings.



CABINET - BATHROOMS, POWDER ROOMS & ENSUITES

Specification: Elton Group. Eveneers. 'Sahara'.
Description: Timber veneer finish.



Interior Schedules

Materials & Workmanship - Residential development

MIRROR - BATHROOMS, POWDER ROOMS & ENSUITES

Specification: Frameless mirror, polished edge, non-bevelled.
Description: Refer to Architectural Drawings.



BASIN MIXER - BATHROOMS, POWDER ROOMS & ENSUITES

Specification: Bourne Building Products Spirit Basin Mixer. 39500.
Description: Single lever bench / wall mounted basin mixer, chrome finish.



TOWEL LADDER - BATHROOMS & ENSUITES

Specification: Bourne Building Products. Heirloom 'Metivo' Euro or similar. 5 Rung TR.
Description: Round edge, polished stainless steel, 600 mm x 950 mm, non-heated.



BATH - BATHROOMS

Specification: Bourne Building Products. 'Cortex'. Corbat 170.
Description: 1700 mm/1600 mm/1500 mm x 750 mm x 450 mm, white.



SHOWER / BATH MIXER - BATHROOMS & ENSUITES

Specification: Bourne Building Products Spirit Shower/Bath Mixer. 39555.
Description: Single lever wall mixer, one level, chrome finish.



SHOWER RAIL & SLIDER - BATHROOMS & ENSUITES

Specification: Bourne Building Products. Cascade II Rail Shower. 141142.
Description: Round shower rail and slider, wall mounted, chrome finish.



BATH SPOUT - BATHROOMS

Specification: Bourne Building Products. Cylindro Bath Outlet. PHD 1005.
Description: Wall bath outlet, chrome finish, 150 mm (L), 32 mm (Dia), 60 mm (Dia) mounting plate.



SHOWER SHELF - BATHROOMS & ENSUITES

Specification: Bourne Building Products. Caudro. MGS
Description: Glass, wall mounted, 130 mm x 525 mm, mounts 22 mm (Dia) x 35 mm L.



TOILET SUITE - BATHROOMS, POWDER ROOMS & ENSUITES

Specification: Bourne Building Products. Rina Suite. HGRINAS.
Description: Close coupled toilet suite, drain rough-in 170mm "S" trap.



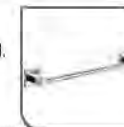
TOILET ROLL HOLDER - BATHROOMS, POWDER ROOMS & ENSUITES

Specification: Bourne Building Products. Caudro. MTRN.
Description: Satin chrome lever, square chrome plate, polished brass.



HAND TOWEL RAIL (WC ONLY)

Specification: Bourne Building Products. Caudro. Single Towel Rail.
Description: Chrome, 350 mm length.



SHOWER SCREEN - ENSUITES

Specification / Description: Semi Frameless Glass. Polished chrome fittings.



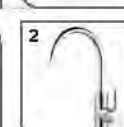
LAUNDRY UNIT

Specification: Bourne Building Products. 1 - Drop In Tub. G630.
 2 - Mini Laundry Unit 'Nugleam'. 71196.
Description: 1 - Tub: 45L stainless steel, drop in tub, central waste, 610 mm x 510 mm x 255 mm. Cabinet & Carcass: White laminate. 2 - Galvanised steel, powder coated white, 304L s/steel square bowl, 35L, 570 mm x 397 mm x 870 mm.



SINK MIXER - LAUNDRY & KITCHEN

Specification: Bourne Building Products. 1 - Laundry: Star Sink Mixer. ST1951.
 2 - Kitchen: Medea Gooseneck Mixer. ST1962. **Description:** 1 - Laundry: Round, solid brass, chrome finish, 245 mm height to spout end, 180 mm reach.
 2 - Kitchen: Stainless steel sink mixer, bench mounted flexible hose mixer and hose



SINK

Specification: Bourne Building Products. Double Sink. HE195
Description: Double bowl top mount, stainless steel polished, 820 mm x 500 mm, 24L capacity, 180 mm deep bowls.



RANGE HOOD & COOKER

Specification: Harvey Norman. 1 - Range Hood: SMEG - Undermount. PUM90X.
 2 - Cooker: SMEG - Upright. SA9010X. **Description:** 1 - Range Hood: 90cm slide out, stainless steel. 2 - Cooker: 90cm dual fuel upright cooker, stainless steel.



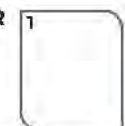
DISHWASHER

Specification: Harvey Norman. SMEG. DWA214S
Description: 60cm, 5 programs aqua stop, 14 place setting, stainless steel.



CUPBOARDS - SPLASH BACKS - KITCHEN & FEATURE BAR

Specification: 1 - Cupboards: Finish: Vinyl Wrap. Dulux white. B22.
 2 - Splash Back Kitchen: Smoked Mirror. Smoked.
 3 - Splash Back Feature Bar: Stainless steel sheet.
Description: Refer to Architectural internal detail drawings for 1, 2 & 3.



The Master Plan...



Alandown Group of Companies.
Waterford Valley - 115 Bunjil way, Knoxfield Vic 3180

a new way of life

Some frequently asked questions...

When will the Land Titles be registered?

The civil works are due for completion in approximately **February 2015**, once completed the Land Titles can be registered.

How will the utilities be supplied to the land lots including gas, electricity and water metres?

Each Lot will have a separate meter for each utility.

How does the billing process work?

The Developer will negotiate bulk rates with most of these utilities. These savings will be passed on to all residents as a discount, and as with normal utility accounts, you will receive an bill every month. If you are not happy with the service provided to you then you can arrange direct services with any retailer.

Who will be the Builder?

CDA Constructions will be the Builder. (www.cdaconstructions.com.au)

Can we rely on the separating party wall to isolate us from the noise next door?

The Party Wall will be the Standard Boral Partiwall Twin Wall System. It has a 60 minute fire rating and a DB rating of up to 63db (noise rating) which is in excess of current Australian Standards. This system has been used in all 400+ dwellings on site.

What energy rating will apply?

The energy rating will be a minimum 6 star level.

Who maintains the roads within lot B?

The Owners Corporation will maintain the internal roads. We are not expecting to have to undertake any maintenance on the roads for many years other than accidental damage. There is an amount in the Owners Corporation budget for unexpected maintenance.

Will the site have broadband internet and pay TV services?

Free to Air Service will be provided via the Owners Corporation.

Pay TV and Internet will be available for all residents at an additional fee, with some discounts provided once bulk rates are negotiated with service providers.

Is there going to be entry & exit via Karoo Road?

Yes, residents will have access to Karoo Road, once the hotel is complete.

Will there be an Owners Corporation Committee formed for the Development?

The Owners Corporation will come into existence with the registration of the Plan of Subdivision for the first stage of the project. A committee will be formed at the inaugural meeting of the Owners Corporation.

Is there adequate visitors car parking?

Yes - We comply with all Council requirements.

Can I have pets?

Yes, however you must abide by all the rules of the Owners Corporation. The aim is to have a quality lifestyle within the development.

Does the garbage truck pick up my bin from my property or do I have to move it somewhere else on the estate for pick up?

There is an approved Waste Management Plan - nominating there is pick up points, there will be one located adjacent to your dwelling.

What is the "standard heating/cooling"?

Reverse Cycle Heating Cooling to the Master Bedroom and Living Areas, Gas Ducted Heating upstairs to Bedrooms. (No air-conditioning to the secondary bedrooms)

Are flyscreens/security doors standard?

All windows and glass sliding doors, will have fly screens however, there will be no Security Doors provided to the front doors. However deadlocks will be provided to the external doors.

Will TV/Internet points be included?

3 x TV, Phone and Internet Points will be provided per Dwelling.

What will the Hotel Facilities consist of?

The Apartment Hotel will consist of, Cafe, Golf Kiosk, Restaurant, Gymnasium, Pool complex and Health Spa facilities.

Once these facilities are operational, residents will be provided with access via the "Owners Corporation - Recreation Facility Agreement" - which is expected to be a fee of \$500 per dwelling per year. Special Resident Rates or Resident Discounts will apply.

Stamp Duty Savings...

LOT NO	Stage	Type Of Dwelling	Lot Area	Floor Area Living Space	Bedrooms	Levels	Stamp Duty Value Off The Plan	Stamp Duty Payable On the Off The Plan Land Value	Stamp Duty Payable On The Selling Price	Stamp Duty Savings Off The Plan
1	1	T11	171	203	4	2	\$178,629	\$5,788	\$40,067	\$34,279
2	1	T19	186	165	4	2	\$160,193	\$4,682	\$34,667	\$29,985
3	1	T25	159	166	4	2	\$160,193	\$4,682	\$34,667	\$29,985
4	1	T2	159	166	4	2	\$160,193	\$4,682	\$34,667	\$29,985
5	1	T2	159	165	4	2	\$160,193	\$4,682	\$34,667	\$29,985
6	1	T7	196	191	4	2	\$166,338	\$5,050	\$36,467	\$31,417
7	1	T2	159	165	4	2	\$160,193	\$4,682	\$34,667	\$29,985
8	1	T2	159	165	4	2	\$160,193	\$4,682	\$34,667	\$29,985
9	1	T2	159	165	4	2	\$160,193	\$4,682	\$34,667	\$29,985
10	1	T24	250	198	3	2	\$178,629	\$5,788	\$40,067	\$34,279
11	1	T2	166	165	4	2	\$160,193	\$4,682	\$34,667	\$29,985
12	1	T2	159	165	4	2	\$160,193	\$4,682	\$34,667	\$29,985
13	1	T58	176	166	4	2	\$160,193	\$4,682	\$34,667	\$29,985
14	1	T55	177	140	3	2	\$156,096	\$4,436	\$33,467	\$29,031
15	1	T54	158	153	4	2	\$171,459	\$5,358	\$37,967	\$32,609
16	1	T54	156	153	4	2	\$166,338	\$5,050	\$36,467	\$31,417
17	1	T60	142	116	3	2	\$137,659	\$3,330	\$28,067	\$24,737
18	1	T57	129	110	3	2	\$137,659	\$3,330	\$28,067	\$24,737
19	1	T53	150	136	3	2	\$155,071	\$4,374	\$33,167	\$28,793
20	1	T53	150	136	3	2	\$155,071	\$4,374	\$33,167	\$28,793
21	1	T60	144	116	3	2	\$137,659	\$3,330	\$28,067	\$24,737
22	1	T56	142	123	3	2	\$139,707	\$3,452	\$28,667	\$25,215
23	1	T54	156	153	4	2	\$166,338	\$5,050	\$36,467	\$31,417
24	1	T54	156	153	4	2	\$166,338	\$5,050	\$36,467	\$31,417
25	1	T56	164	123	3	2	\$143,804	\$3,698	\$29,867	\$26,169
26	1	T56	146	123	3	2	\$143,804	\$3,698	\$29,867	\$26,169
27	1	T54	156	153	4	2	\$166,338	\$5,050	\$36,467	\$31,417
28	1	T54	156	153	4	2	\$166,338	\$5,050	\$36,467	\$31,417
29	1	T56	168	123	3	2	\$143,804	\$3,698	\$29,867	\$26,169
30	1	T59	192	165	4	2	\$166,338	\$5,050	\$36,467	\$31,417
31	1	T13	249	192	4	2	\$178,629	\$5,788	\$40,067	\$34,279
32	1	T52	153	136	3	2	\$147,082	\$3,895	\$30,827	\$26,932
33	1	T52	146	136	3	2	\$160,193	\$4,682	\$34,667	\$29,985

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Existing Facilities...



Lot B
Waterford Valley
Living

View over Lots B & A towards Clubhouse
- Facing South East



Clubhouse

Existing Facilities...



Function Entry



Lounge



Pro Shop

Waterford Valley Living

Facilities which will be available
for residents on completion of Hotel...



Gym - Residents will have access to a State of The Art Gymnasium. Complete with a range of the best Cardio, Strength and Weight Training equipment.



Health Spa - A relaxing retreat for residents to enjoy, with direct access to the Pool and Gym with a range of Health Spa services including - Private Bathing, Massage and Relaxation Suites.



Lounge & Function Room - Reserve this leisure space for exclusive use of functions and entertaining through a booking system operated by the owners corporation. Complete with kitchen, dining, lounge and outdoor barbeque. (Subject to availability).



Pool - Pool and amenities will include - Heated Pool, Steam Room, Sauna, Separate Female and Male Change Rooms.

All illustrations are artists impressions, pictures are indicative only and may vary from the final.

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Notes

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Come, live and experience...



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