

SURROUND YOURSELF IN BEAUTY



EYNESBURY



TRIBECA



EYNESBURY
ESTATE

1300 tribeca

tribeca.com.au

WHY CHOOSE EYNESBURY...?

- Infrastructure In-place already ✓
- Many unique natural assets with 50% dedicated open space & surrounded by Green Wedge ✓
- Large land lots which means space to grow & breath ✓
- Established Community of 3000 residents & growing fast ✓
- Championship 18 Hole Golf Course ranked in Australia's top 100 courses, Clubhouse, Restaurant, Bar, General Store, Childcare facility & function venue. ✓
- Steeped in history & tradition with many assets of State Heritage Significance ✓
- Sits within the 2 fastest growing municipalities in Australia ✓
- Ranked 7th in Australia for Long term Growth @ 25.4% pa. (source REA) ✓
- Future Town Centre 50,000m2, Sporting Precinct & Community facilities in planning ✓
- New road connection directly to Werribee & Wyndham Vale opening 2018 ✓

OUR LOCATION

- Located 35km's (40 minute drive) west of the Melbourne CBD, the vast Eynesbury estate lays within 2 of Australia's fast growing municipalities being Wyndham and Melton.
- Totalling 12.6 square kilometres Eynesbury is so big that 6 Melbourne CBD's would be able to fit within its boundaries.
- Excellent connection to the Western Freeway (M8), 10 minutes to Wyndham Vale, Tarneit, Melton and Rockbank train stations, 35 minutes to Southern Cross station.
- Central to Tullamarine and Avalon Airports (35 minutes)



DEVELOPMENT OVERVIEW

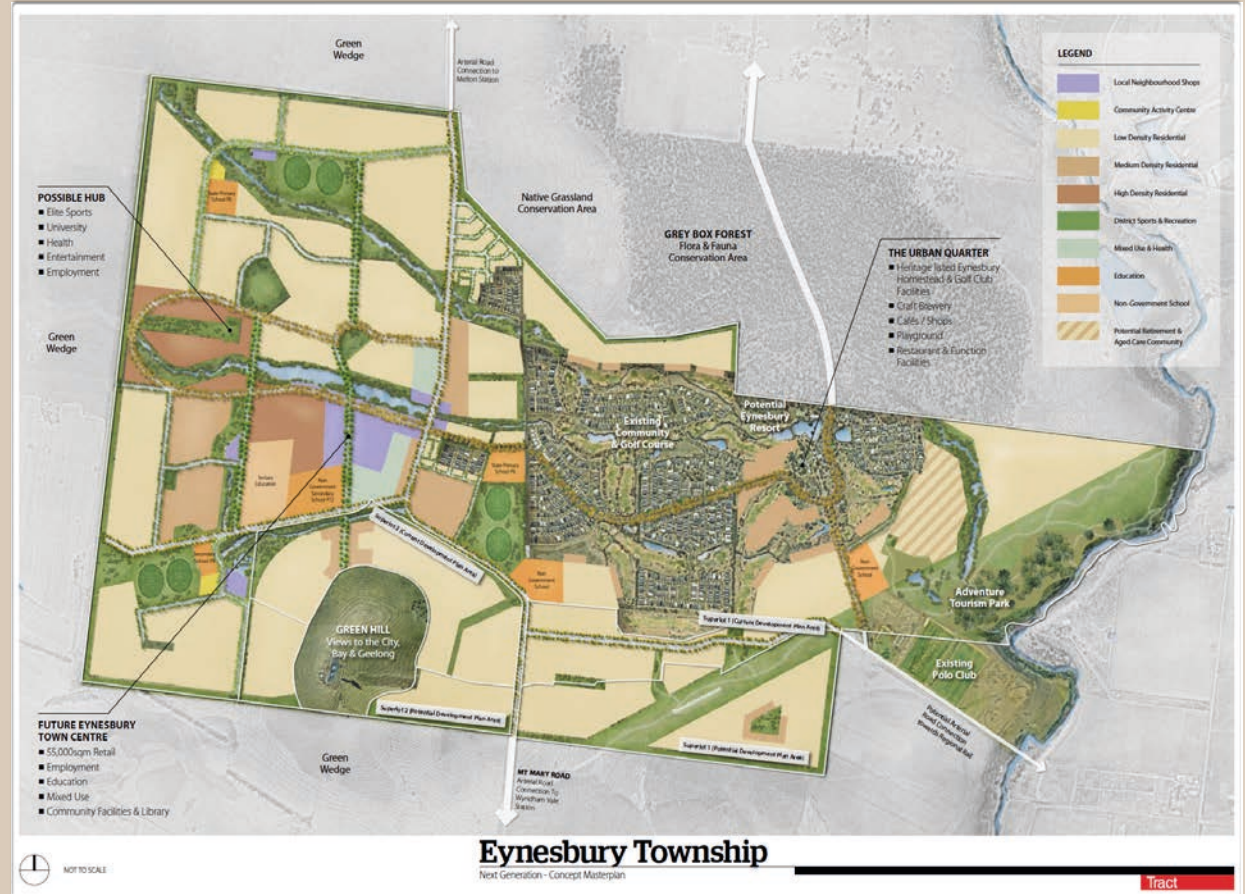
- 3100 acres or 1260 hectares (12.6 square Kilometres)
- Zoned MUZ (Mixed Use Zoning) under the city of Wyndham Planning Scheme. Defined as a *“Flexible zone supporting residential, commercial, industrial and other complimentary uses, including provision for housing at higher densities”*.
- Sits outside the urban growth boundary which means its not bound by minimum lot yield per hectare.
- No GAIC fees applicable for Eynesbury (Growth Area Infrastructure Contributions).
- Currently approved with 4,500 lots and infrastructure planned for up to 10,000 lots.



Aerial view of the Historic Homestead & Ornamental Lake

THE MASTERPLAN

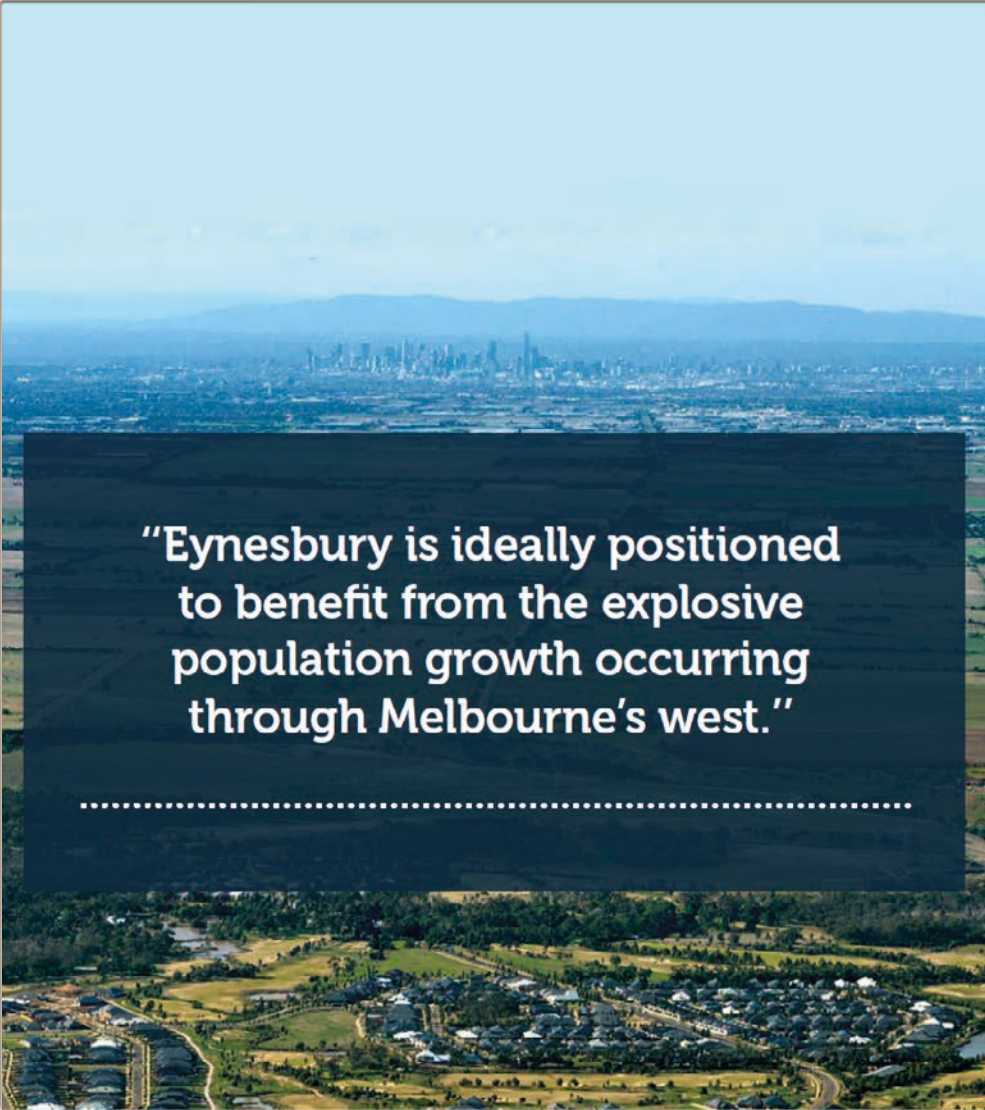
- * 50% dedicated open space
- * Approval for 4500 lots with approximately 980 built currently
- * Home to a Championship 18 hole Graham Marsh designed golf course
- * Surround by a green wedge on 3 borders with the Werribee Gorge bordering the 4th side
- * 4 Protected areas of Natural Significance being the Grey Box Forest of 268 hectares, native Grasslands, Greenhill & Werribee River and Gorge
- * A rich history with Victorian Heritage listed assets woven throughout the development
- * Mt Mary road connection to start construction 2017 linking Eynesbury to Werribee & Wyndham Vale Station (Ballan rd)
- * Future Town Centre of approximately 55,000m²
- * State Government Primary School estimated to open 2021 P6





The township of Eynesbury is inspired by the character of the Australian Country Town where a relaxed sense of community and attractive streetscapes characterised by canopy trees and wide nature strips prevail. Homes will be located within easy proximity to community halls, footy ovals, parks and playgrounds, and typically a friendly local shopping strip. The character of the architecture and landscape is all informed by the lessons of these townships.

The theme for homes is an unpretentious architecture, with verandahs and porches opening towards the street, low fences giving privacy without excluding neighbours, and an environment receptive to community activities and outdoor recreation.



“Eynesbury is ideally positioned to benefit from the explosive population growth occurring through Melbourne’s west.”



LOCAL AMENITY

- Home to a heritage listed Homestead and 18 hole championship golf course with a cafe, restaurant, bar and major function facility.
- Woodgrove Shopping centre 11 minutes away and Melton 10 minutes drive.
- Future 50,000m2 retail town centre planned for Eynesbury as part of the masterplan.
- Major sporting precinct planned for Eynesbury.
- Many natural assets protected for future generation with more than 20kms of interconnected walking trails and tracks

PUBLIC TRANSPORT

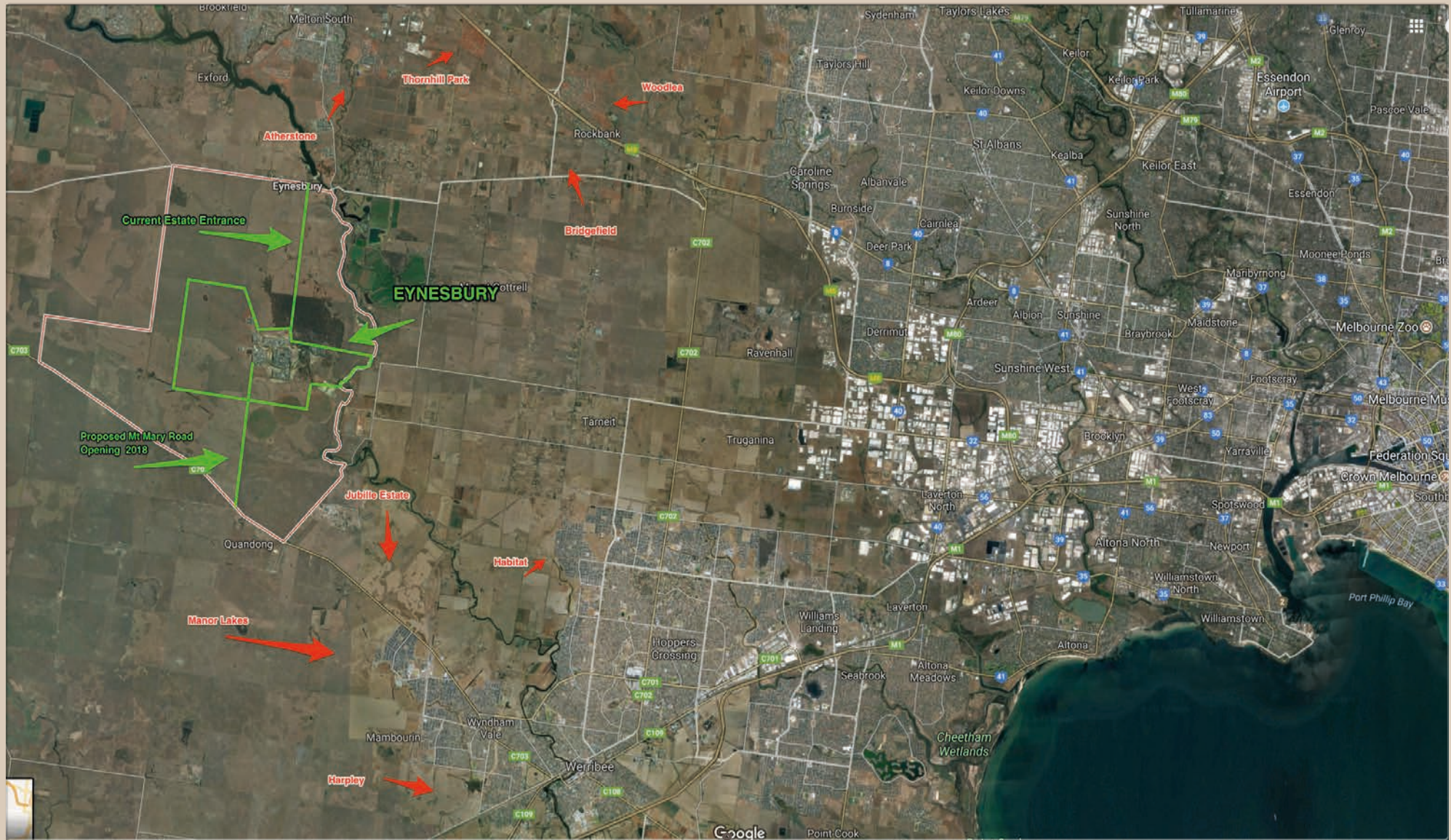
- Residents can access Melton & Rockbank railway stations only 10 minutes away taking passengers to Southern Cross Station (Melbourne CBD) in 35 minutes.
- Daily bus connection in Eynesbury to local schools.
- 10 minutes from Wyndham Vale Train station once the new connection road opens.
- 45 minutes to Melbourne & Avalon Airports.

EDUCATION

- A wide selection of education available in a short distance at primary & secondary levels including Melton, Exford, Heathdale Cristian, Melton Christian & Werribee Secondary colleges.
- Also within the Bacchus Marsh Grammar Zoning, a highly regarded co-educational school from years 1 to 12.
- Recently announced state Government Eynesbury Primary schools estimated to be ready for 2021 school year.
- Eynesbury already has on-site Childcare facilities.

ROAD CONNECTION

- Eynesbury benefits from road connections to the Melbourne CBD and Western Suburbs via the Western Highway (M8). A trip to Melbourne CBD via the M8 will take 45 minutes from Eynesbury.
- Permits lodged for southern road connection to Werribee (Ballan Rd) with construction to begin late 2017 and opening in 2018.
- See Image on next page for the new Mt Mary Road connection to Ballin rd in Werribee.



Brookfield
Melton South

Exford
Atherstone

Thornhill Park

Woodlea

Bridgefield

Current Estate Entrance

EYNESBURY

Proposed Mt Mary Road
Opening 2018

Jubilo Estate

Habitat

Manor Lakes

Harpley

Google

EYNESBURY'S RESIDENTIAL MARKET

- Houses in Eynesbury achieved price growth of 16% in the year to December 2016
- Eynesbury is achieving premium pricing over the surrounding estates and areas.
- The medium sale price for houses in Eynesbury was 37% lower than that of Greater Melbourne in 2016 representing fantastic value.
- Houses in Eynesbury account for 99% of all dwellings providing massive opportunity for the medium density market.
- Eynesbury's strong residential building code ensure a port of difference to all the other estates in the west.
- Eynesbury is ranked 7th in Australia for Long Term Growth annually at 25.4% . Source <http://www.realestate.com.au/invest>
- It is expected that when the new Mt Mary Rd opens and connects Eynesbury directly to Werribee and Wyndham Vale that price will increase between 10% to 15%.

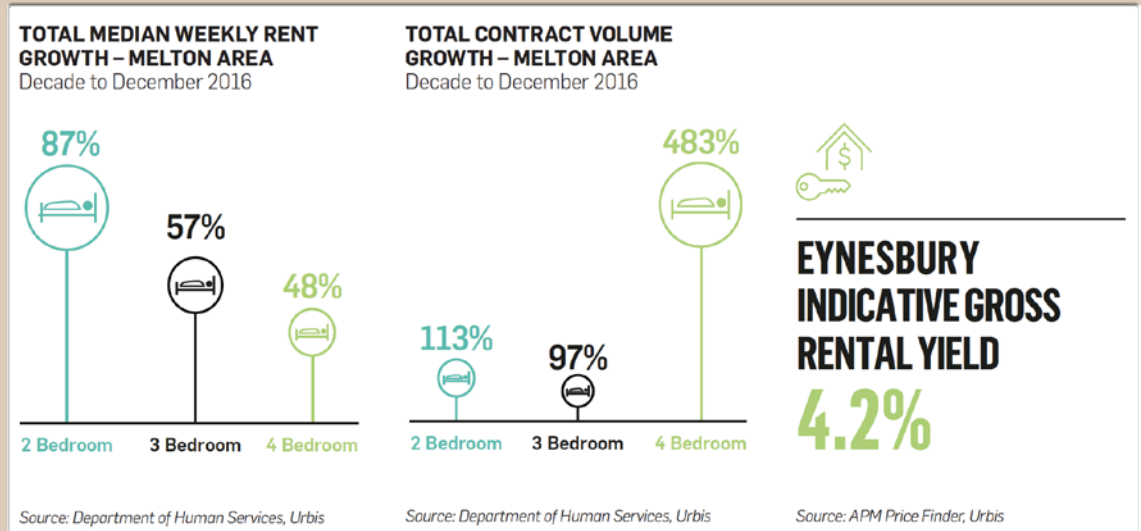
Statistical Sources ABS, Urbis & REA



EYNESBURY RENTAL & INVESTMENT MARKET

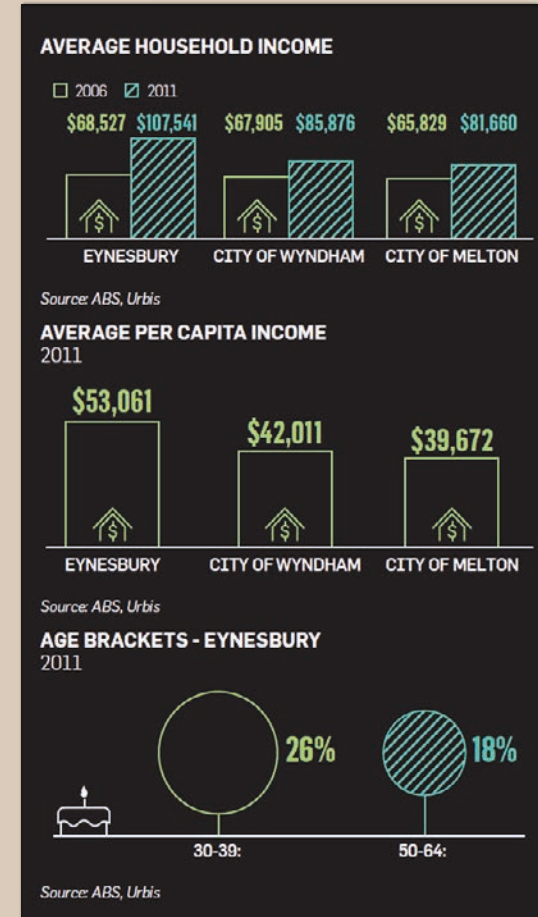
- According to the department of human services Eynesbury falls not the Melton Area. As at December 2016 the medium weekly rent in Melton was \$448, which is 9% higher than that of inner Melbourne.
- Rental growth over the decade to December 2016 was 113% for 2 bedroom houses, 97% for 3 bedrooms & 483% for 4 bedroom houses.
- Total weekly rent growth increased by 87%, 57% & 48% respectively over the same period

- Eynesburys indicative gross rental yield in 4.2% p.a
- Median weekly rents in the Melton Area have achieved a 9 percentage point premium over the Greater Melbourne Average
- realestate.com.au experience on average 578 visits per rental listing for Eynesbury



POPULATION & DEMOGRAPHICS

- Eynesbury's average household income is 26% higher than Wyndham and 34% higher than Melton, Eynesbury stands on it own within these two municipalities.
- Eynesbury's average household income is greater than that of Hawthorn, a prestigious inner eastern suburb of Melbourne.
- Families make up 88% of Eynesbury's households.
- 30% of Eynesbury residents are aged from 0-12 years.
- 98% of Eynesbury's 954 homes are owner occupied.
- Currently most of Eynesbury's residents are 2nd & 3rd home buyers.
- 2057 (or 80.5%) of Eynesbury's 2577 residents are of Australian decent followed by England, New Zealand, Philippines, India & South Africa.



INFRASTRUCTURE & EMPLOYMENT

Plan Melbourne, the Victorian state governments Metropolitan Planning Strategy identifies the western sub-region as a key growth area anticipated to accommodate around 300,000 jobs by 2031.



- 85% of resident in Eynesbury work in the local area
- Eynesbury is 15 minutes from the future East Werribee employment precinct (775 hectares) flagged to generate 58,000 jobs
- There is over 6 Billion worth of planned infrastructure designed to increase transport connectivity and decrease commuting times around Eynesbury
 1. West Gate Tunnel Project linking Yarraville with Docklands removing 1000's of trucks from residential areas
 2. Western Highway Upgrade improving safety and travel times to the CBD

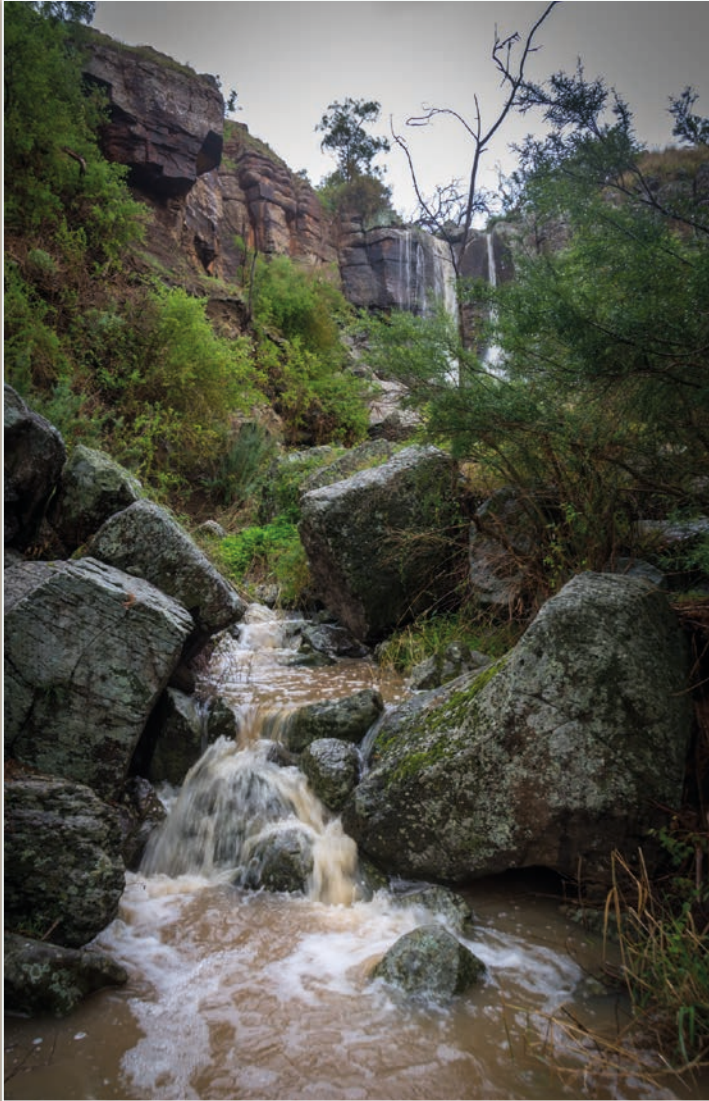
EYNESBURY'S NATURAL ASSETS

- 50% dedicated open space
- Championship 18 hole Golf Course ranked in the top 100 courses in Australia over 7kms long weaving through the estate
- 6 star sustainable community with access to both drinkable and recycled water in each home
- Eynesbury borders the Werribee George to the east, the 268 hectare Greybox forest and native protected grasslands to the north and Greenhill to the south
- Home to a range of protected flora and fauna
- Surrounded by a Green Wedge



Entry into Eynesbury- The protected Eucalyptus Grey Box Forest

*Eynesbury's
Natural
Assets*



*Eynesbury's hidden
waterfall*



*Eynesbury
Walking Trail*



*Eynesbury
Family*

Eynesbury's 18th & 19th Holes



A RICH HISTORY

Eynesbury has a rich history woven through the fabric of Melbourne pioneering past with much of Eynesbury slated as Victorian Heritage Significance.

- Eynesbury Station once formed part of a pastoral run known as Exford of over 70,000 acres.
- In 1863 Simon Staughton (the founding father) divided the property into 4 parcels with his son Samuel inheriting what's today is known as Eynesbury Township.
- Construction of the heritage listed homestead began in 1872 with the extensions completed in 1885
- The Baillieu family acquired the homestead in 1947
- There is a 5km Heritage walking trails to explore many of the natural historical assets.
- HYDE Group purchased Eynesbury from Villaworld and The Baillieu family the site in 2014.



STAGE PLAN



NEW STANDARD INCLUSIONS

Tribeca is committed to continuous improvement in our designs and product.

We have improved our already fantastic standard inclusions to now feature multiple improvements, making your Tribeca home or investment unmatched in quality at no extra cost.



OUR NEW IMPROVED STANDARD INCLUSIONS

Our new improved standard specifications include:

- Additional planting to the landscaping
- Additional LED lights across the home and the outdoor alfresco areas
- Additional double powerpoints to each room
- Larger tiles (450mmx450mm) in bathroom and ensuites for a premium look
- New Handheld shower rail
- Niches to bathroom and ensuite showers
- Brick finish over windows

••
OUR DIFFERENCE IS SEEN IN
THE MOST OBVIOUS PLACES,
BUT ALSO THE SMALLER ONES.
••



TRIBECA HOME INCLUSIONS

Fixed price House & Land packages that are ready to move into straight away, with no hidden or extra costs, all Tribeca's fixed price Home & Land Packages include:

- ✓ Full turnkey inclusions
- ✓ Window furnishings
- ✓ Quality appliances
- ✓ Manufactured stone benches
- ✓ Raised ceilings
- ✓ Air conditioning
- ✓ Tiles and carpet floor coverings
- ✓ Quality joinery and finishes
- ✓ Landscaping, including driveway and fencing

Ask your Tribeca Representative for more details.



6 star rated energy efficiency



Statutory 7 year structural warranty



Complete Settlement Process guidance



Customer Service & progress updates



Professional colour selection



Bonus air conditioning



Independent final building inspection



Minimum six month maintenance period



ASK ABOUT OUR
NEW
IMPROVED STANDARD
INCLUSIONS

TRIBECA

TRIBECA HOME DESIGN FEATURES



A HOME THAT LETS YOU LIVE LIFE YOUR WAY

Every Tribeca home features one ensuite and one family bathroom as a minimum. Some floor plans feature an extra toilet and refreshment room for added comfort.

DESIGNED FOR LIFE

Every Tribeca home is well fitted out with connectivity, Convenience and safety measures.



EVERY TRIBECA HOME IS A HOME CREATED FOR EASY LIVING

Most of our homes have an alfresco space that blends your indoor and outdoor areas – offering flexibility and an ability to enjoy your natural surroundings.



WE BUILD HOMES THAT ARE COMFORTABLE TO MOVE AROUND IN

Combining living zones that support a busy lifestyle with the Need for rest and reflection.



TRIBECA

FOUNDED IN 2007 AS A RESIDENTIAL CONSTRUCTION COMPANY, TRIBECA HAS BECOME A LEADING RESIDENTIAL LAND DEVELOPMENT AND HOME BUILDING BUSINESS IN AUSTRALIA.

Still privately owned, the Tribeca team – licensed by the Building Services Authority (BSA) and the Housing Industry Association (HIA) – proudly operating from offices in Sydney, Melbourne, Gold Coast and Brisbane, has delivered over 4,500 family homes across QLD, NSW and VIC.

We have a record of continuous growth and innovation in the industry, thanks to the many decades of experience of our team. We've created an integrated land development and home building business model, meaning we're able to actively operate across each phase of the build.

It's always been important – from both a company and customer perspective – for us to be cost effective. Our efficient construction methodologies go part of the way towards making this happen, but we also know that through construction, costs need continuous monitoring.

We believe that Tribeca is redefining the art of property development. We do this by building homes and communities that are built to last. We do this by giving each residential estate its own distinct character and identity. And we do this by creating opportunities for clients that range from big businesses to small families.

We see everything we build as an opportunity to redefine the art of property development. From the moment we break ground to the day we hand over the keys, we're creating investments – and futures – that are simple, beautiful, and built to last.



FUTURES.



REIMAGINED.

TRIBECA.COM.AU

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