



The Village

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When considering a brand name for this project all of our team kept coming back to the same standout feature - Village lifestyle.

The convenience of being situated in the heart of a bigger whole.

A location where you can choose your level of involvement, within an environment where there is actually something to inspire an active and fulfilling way of life.

Living in a village means you can easily walk to the shops.

It means, after a hard day at work, you can walk through parkland, around the water's edge or amongst a vibrant town centre.

The Village @ Jordan Springs was designed to offer housing choices within a central precinct.

Our apartments are designed to maximise your comfort within a reasonable price range.

Sell the family home, buy a new car and fridge, go on an overseas holiday and move in to a brand new apartment that is big enough to call home!

Put simply we have huge floor plans, the best quality inclusions and a build team determined to exceed your expectations.

We are building a boutique development with only 37 apartments to choose from.

We are building within an established community.

If you crave a more relaxed lifestyle, in modern, stylish surroundings then The Village @ Jordan Springs was designed for you!

Team

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About Bluesox Developments

Blue Sox Developments are an experienced Sydney based developer, having completed many developments ranging from land development through apartment and townhouse complexes to residential towers.

Established in 1986, Blue Sox Developments and its associated companies have delivered over 3,000 homes and apartments in the Sydney market having considerable local experience, connections and knowledge along with a local construction capability.

Developments have ranged in size from detached housing, small apartment complexes and townhouses through to high density projects of up to 450 apartments.

Blue Sox Development's expertise extends beyond development to include construction, management and sales, with a clear understanding of the local market.

Blue Sox Developments remains focused and committed to providing quality property projects across a range of geographic locations and product types. With a growing number of projects planned and underway, Blue Sox and its associated companies offer exceptional capabilities and strength in the market place.

Apartment and Mixed Use Development Capability

Blue Sox Developments capability ranges from townhouses, to low, mid and high density apartment projects of up to 450 apartments.

Construction Capability

Blue Sox Developments associated building arm, Better Buildings Constructions, have been responsible for most of the construction of Blue Sox Developments residential developments over the company's history - totalling more than 3,000 residences.



Main Street, Blacktown



Briens Road, Northmead



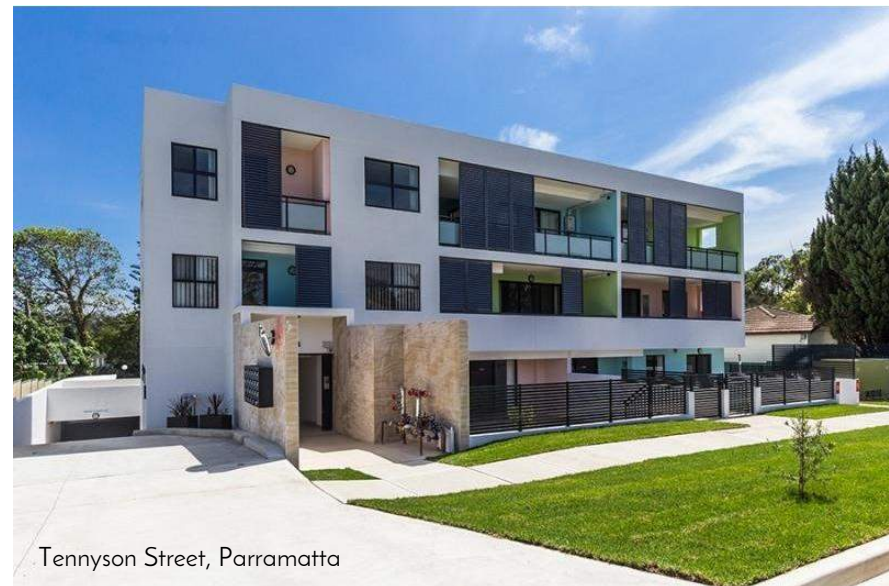
Sorrell Street, Parramatta



Isabela Street, North Parramatta



Benelong Crescent, Bellevue Hill



Tennyson Street, Parramatta



Location

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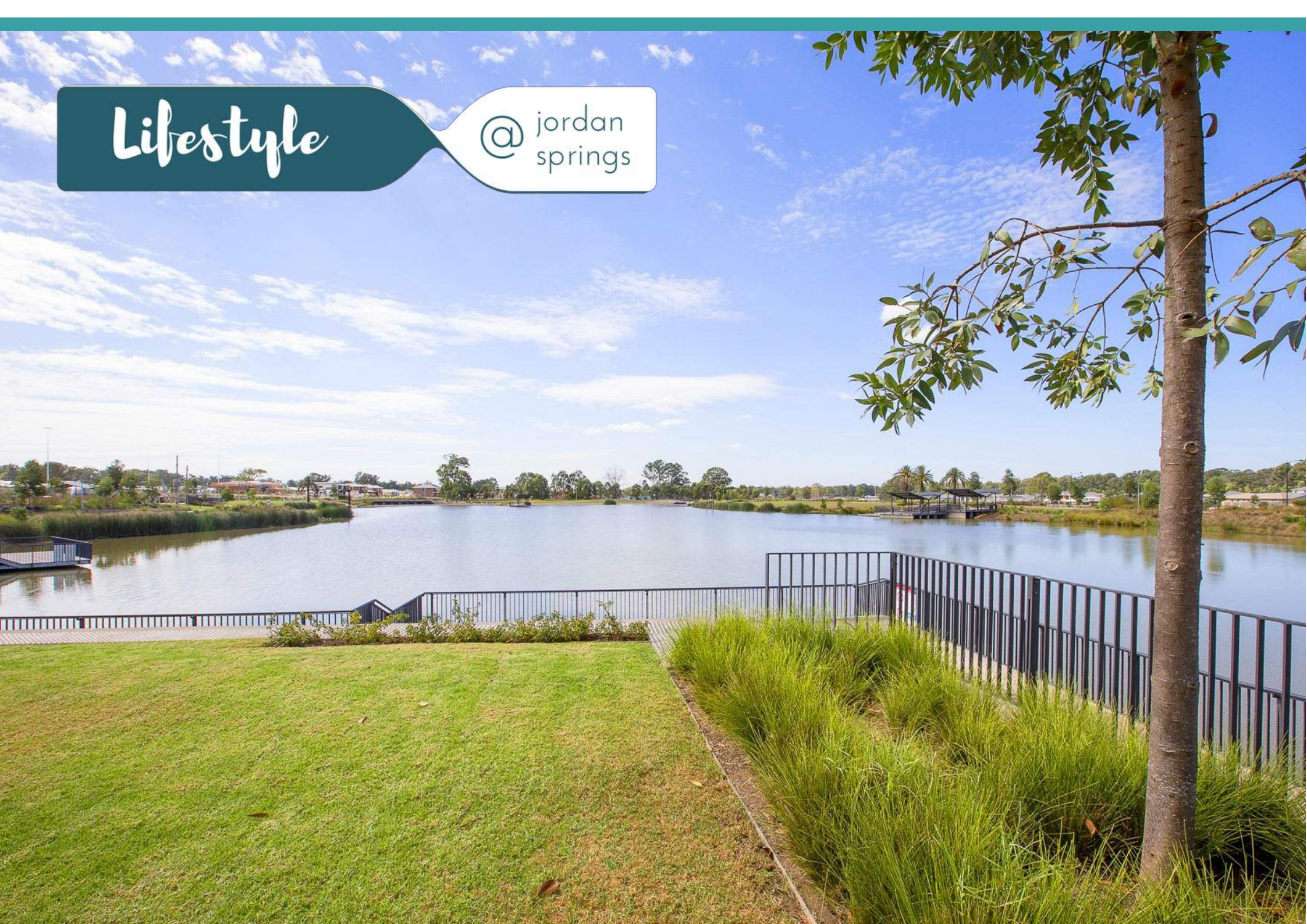


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Lifestyle

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Lifestyle

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Winner – Masterplanned Development Category 2015 Urban Development Institute of Australia National Awards

Jordan Springs has been recognised by the Urban Development Institute of Australia and awards for NSW Best Masterplanned Development. It is already a bustling community with plans to be home for 13,000 residents. The community is self-sufficient, with everything it needs located handily within walking distance.

With kilometres of cycling and walking paths, easy access to the M4 and Great Western Highway, as well as an optic fibre connection for every home, we're exceptionally well connected to the greater Penrith area and nearby Sydney.

Jordan Springs has been designed around a beautiful recreational lake that is perfect for water activities like canoeing and model boats. It has wide-open spaces, lookouts and waterways throughout, all surrounded by 900 hectares of beautiful Wianamatta Regional Park.

Cycling and walking paths connect homes and neighbourhoods to the Village Centre, Village Square and lakes. Spend time with the family at a nearby village playground or sports ground, or catch up with the neighbours for a friendly BBQ by the lake. Whatever you decide to do, relaxing or being active has never been so easy this close to home.



Lifestyle

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Key facts

- 7km from Penrith CBD
- Winner - Masterplanned Development Category - 2015 Urban Development Institute of Australia National Awards
- 17ha of open space within the community with integrated walking and cycle paths
- Village Centre Lake suitable for kayaking and canoeing, with a second lake planned
- Northern Road Oval and Village Oval are both now complete and offer playing fields, playgrounds, hard courts, dog park, BBQ facilities and more
- First fully fibre connected community in Penrith
- Town centre amenities include Woolworths, medical centre, speciality shops, restaurants and gyms
- Direct access to M4 and Great Western Highway
- Childcare centre completed
- Jordan Springs Primary School proposed
- A further 38 primary schools and 12 High Schools in the Penrith area



Architecture

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Aleksandar Design Group is a bespoke architectural firm that provides architecture, urban and interior design to a diverse range of clients.

The practice is committed to producing high quality design that responds to its context and the environment. Our aim is to give each project a point of difference, through the resolution of the design in relation to its program, surrounds and sustainable agenda.

The work of Aleksandar Design Group combines experience, enthusiasm and innovative ideas to add value and maximise a project's potential. A high level of service is provided to our clients. Projects are seen through from concept to completion with a strong emphasis on timeliness, value adding and efficient project management to help achieve successful outcomes.

Urban Planning consists of individual site studies, feasibilities, site specific masterplans, built form massing studies, large scale housing developments – Urban design Reports for Planning Proposals.

Architecture by Aleksandar Design Group covers residential projects of all scales, as well as commercial, retail and mixed use developments. Mixed use and Residential developments are the main component of the firm's work. A substantial number of high end residential projects have now been designed, are under construction or completed. Urban, suburban and coastal developments are all covered ranging from 3 to 500+ apartments with or without associated retail and commercial uses.

Interiors are considered an integral part of the architecture. Residential interiors range from single residential homes and individual apartments to interiors for apartment developments.



Apartment entry

Floors	Tile flooring
Walls	Painted plasterboard
Ceilings	Painted plasterboard
Skirting-Living Areas	Painted timber skirting
Cornices	Shadow line or similar.
Doors	Painted timber doors
Terrace/Balcony	Tile flooring
Glazing	Residential Grade powder-coated aluminium frames with clear glass
Blinds	Vertical blinds or similar
Air-conditioning	Split system air-conditioning system
Access Points	Free to air TV access point, pay TV access point, gas connection point and data access point (not subscriptions)
Alarm	Ground Floor Units Only: Security alarm system
Lights	Down lights

Kitchen

Flooring	Tile flooring
Cabinets	Laminate door fronts with white melamine cabinet interiors. Drawer with cutlery tray.
Bench top	Composite stone bench top
Splash Backs	Ceramic tiles
Sink	Above bench double basin stainless steel sink as applicable or similar.
Tapware	Single lever mixer - polished chrome finish
Dishwasher	600mm Freestanding dishwasher
Cooktop	Stainless steel gas cooktop
Oven	Electrical oven
Cornices	Shadow line or similar
Rangehood	Semi integrated retractable 600mm Rangehood
Refrigerator	Space provided only - no appliance provided
Lights	Down lights
Access Points	Data access point

Master Bedroom

Door	Painted timber doors
Skirting	Painted timber skirting
Floor	Twist pile carpet or similar
Blinds	Vertical blinds or similar
Walls	Painted plasterboard
Ceiling	Painted plasterboard

Second and third bedrooms

Door	Painted timber doors
Skirting	Painted timber skirting
Floor	Twist pile carpet or similar
Blinds	Vertical blinds or similar
Walls	Painted plasterboard
Ceiling	Painted plasterboard
Cornices	Shadow line or similar.
Lights	Down lights
Wardrobes	Built-in Wardrobes hanging rods and one set of drawers with mirrored sliding doors or similar

Study or media (if applicable)

Skirting	Painted timber skirting
Floor	Twist pile carpet or similar
Walls	Painted plasterboard
Ceiling	Painted plasterboard
Cornices	Shadow line or similar.
Lights	Down lights
Wardrobes	Built-in Wardrobes hanging rods and one set of drawers with mirrored sliding doors or similar

Inclusions

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Bathroom and ensuite

Wall Finishes	Ceramic tiles
Ceiling Finishes	Painted plasterboard
Floor	Tile
Vanity	Wall hung with polyurethane doors
Shower Screen	Framed Powder Coated and toughened glass
Tapware	Chrome basin mixer, chrome bath spout , chrome bath mixer, chrome shower head and chrome shower mixer where applicable
Toilet Suite	White vitreous china pan
Bath (where applicable)	Maxton Acrylic or similar
Mirror	Mirror 600mm
Cornices	Shadow line or similar

Laundry

Floor	Tiled floor
Wall Finishes	Ceramic tile skirting with painted plasterboard
Ceiling Finishes	Painted plasterboard
Splashback	Ceramic tiles
Laundry Tub	Stainless Steel Tub in white cabinet or similar
Tapware	Polished chrome mixer
Washing Machine	Space and angle valves only - no appliance provided
Clothes Dryer	4kg clothes dryer
Lighting	Down lights
Cornices	Shadow line or similar

Balcony

Floor	Tiled
Doors	Residential grade aluminium framed glass
Lighting	Wall mounted fitting
Access Point	Gas connection point where specified
Security	Aluminium balustrades (design permitting)

Apartment services overview

Hot Water System	Flow & Return System or Similar (depending on availability)
Air Conditioning	Split system for living area only (wall mounted)
Bathroom Exhaust	Ducted exhaust system to exterior of building (where no windows are proposed)
Lighting	Down light fittings throughout
Communications	TV and telephone outlets provided to living areas (not actual subscriptions)
Intercom	Video intercom to building entries

Building construction

Floors	Reinforced concrete floor slabs
External Walls	Hebel lightweight concrete system or similar
Car Park	Reinforced concrete floor, concrete walls & columns or similar systems.
Storerooms	Chain mesh fenced storage areas where shown
Windows/Sliding Doors	Glass with fly screens

Common areas building services

Security & Intercom	Video intercom with remote door access control. Security access to main entry and car park
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“The Jordan Springs house market is growing rapidly and, combined with upcoming commercial development around the area, is forecast to provide continuous and increasing returns to investors.”

Property Factsheet, Jordan Springs Second Half 2016

Sales Market

Median house prices in Jordan Springs currently sit at \$725,000, while median vacant land prices sit at \$545,000. This represents an annual growth of 9.0% and 27.8% respectively.

Year on year capital growth for house sales in Penrith LGA grew by 8.0% to \$655,000 in 2016*, whereas median land prices grew by 36.3% to \$460,000.

Average day on market for houses in Jordan Springs and Penrith LGA has declined by 14.2% and 6.2% respectively over the twelve months to Q3 2016.

This is in contrast with the Sydney Metro area, which increased by 25.4% within the same time frame. This indicates that Jordan Springs and Penrith LGA are highly attractive and in-demand property markets.

Rental Market

The Jordan Springs rental market is promising, with median rent figures for houses increasing over the 2015-2016* period.

House and unit rental yield sits at 3.9% and 4% respectively, higher than Sydney Metro's 3.2% (house) and 3.8% (unit).

Penrith LGA vacancy rates is 1.7%. Both Penrith LGA and Jordan Springs' vacancy rates are on a declining trend, in contrast to Sydney Metro's increasing trend. This confirms both areas an investment hotbed.

High levels of commercial projects due to commence construction in 2013-2016 will ensure the Penrith area is an active economic hub; and will increase the value of property investment.

4%

UNIT RENTAL YIELD

9%

CAPITAL GROWTH

\$725k

MEDIAN HOUSE PRICE

\$545k

MEDIAN LAND PRICE

Floorplans

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Unit: G01

Bedrooms: 1
Bathrooms: 1
Parking: 1
Storage: Yes

Interior area: 60 m²
Terrace: 31 m²
TOTAL AREA : 91 m²
excluding parking and storage*



5 Cullen Avenue, Jordan Springs

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Unit: G02

Bedrooms: 3
Bathrooms: 2
Parking: 2
Storage: Yes

Interior area: 110 m²
Terrace: 54 m²
TOTAL AREA : 164 m²
excluding parking and storage*



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Unit: G03

Bedrooms: 3
Bathrooms: 2
Parking: 2
Storage: Yes

Interior area: 102 m²
Terrace: 42 m²
TOTAL AREA : 144 m²
excluding parking and storage*



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Unit: G04

Bedrooms: 2
Bathrooms: 2
Parking: 2
Storage: Yes

Interior area: 101 m²
Terrace: 24 m²
TOTAL AREA: 125 m²
excluding parking and storage*



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Unit: G05

Bedrooms: 2
Bathrooms: 2
Parking: 1
Storage: Yes

Interior area: 75 m²
Terrace: 19 m²
TOTAL AREA : 94 m²
excluding parking and storage*



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Unit: G06

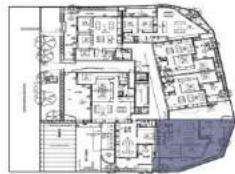
Bedrooms: 2
Bathrooms: 2
Parking: 1
Storage: Yes

Interior area: 75 m²
Terrace: 19 m²
TOTAL AREA : 94 m²
excluding parking and storage*



5 Cullen Avenue, Jordan Springs

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Unit: G07

Bedrooms: 2
Bathrooms: 2
Parking: 1
Storage: Yes

Interior area: 86 m²
Terrace: 54 m²
TOTAL AREA: 140 m²
excluding parking and storage*



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Unit: 101
201
301

Bedrooms: 2
Bathrooms: 2
Parking: 1
2
1
Storage: Yes

Interior area: 97 m²
Terrace: 31 m²
TOTAL AREA : 128 m²
excluding parking and storage*



5 Cullen Avenue, Jordan Springs

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Unit: 102
202
302

Bedrooms: 2
Bathrooms: 2
Parking: 1
Storage: Yes

Interior area: 77 m²
Terrace: 18 m²
TOTAL AREA : 95 m²
excluding parking and storage*



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Unit: 103
203
303

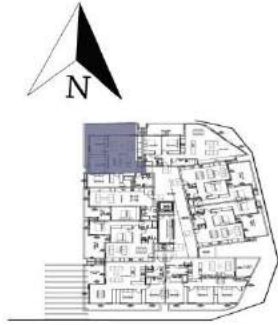
Bedrooms: 1
Bathrooms: 1
Parking: 1
Storage: Yes

Interior area: 65 m²
Terrace: 12 m²
TOTAL AREA : 77 m²
excluding parking and storage*



5 Cullen Avenue, Jordan Springs

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Unit: 104
204
304

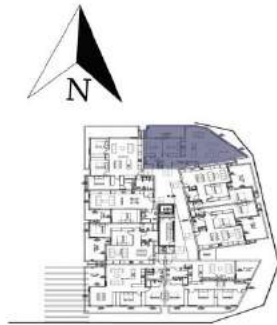
Bedrooms: 3
Bathrooms: 2
Parking: 2
Storage: Yes

Interior area: 102 m²
Terrace: 24 m²
TOTAL AREA : 126 m²
excluding parking and storage*



5 Cullen Avenue, Jordan Springs

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Unit: 105
205
305

Bedrooms: 2
Bathrooms: 2
Parking: 2
Storage: Yes

Interior area: 101 m²
Terrace: 13 m²
TOTAL AREA : 114 m²
excluding parking and storage*



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Unit: 106
206
306

Bedrooms: 2
Bathrooms: 2
Parking: 1
Storage: Yes

Interior area: 75 m²
Terrace: 19 m²
TOTAL AREA: 94 m²
excluding parking and storage*



5 Cullen Avenue, Jordan Springs

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Unit: 107
207
307

Bedrooms: 2
Bathrooms: 2
Parking: 1
Storage: Yes

Interior area: 75 m²
Terrace: 19 m²
TOTAL AREA : 94 m²
excluding parking and storage*



5 Cullen Avenue, Jordan Springs

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Unit: 108
208
308

Bedrooms: 3
Bathrooms: 2
Parking: 2
Storage: Yes

Interior area: 118 m²
Terrace: 25 m²
TOTAL AREA : 143 m²
excluding parking and storage*



5 Cullen Avenue, Jordan Springs

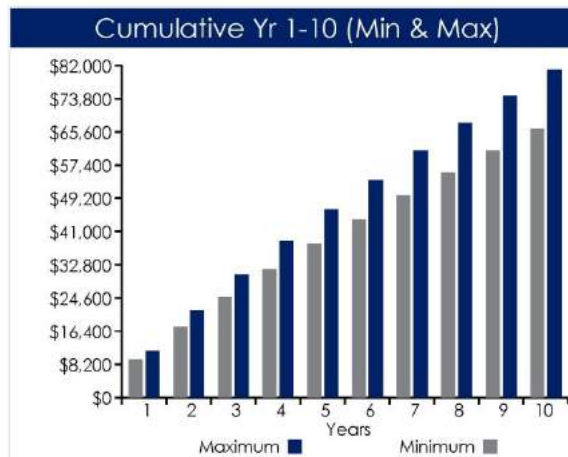
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Estimate of Depreciation Claimable Typical 1 Bedroom Apartment 5 Cullen Avenue, JORDAN SPRINGS, NSW 2747

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,411	6,147	11,558
2	3,700	6,147	9,847
3	2,831	6,147	8,978
4	2,211	6,147	8,358
5	1,558	6,147	7,705
6	1,118	6,147	7,265
7	1,141	6,147	7,288
8	750	6,147	6,897
9	504	6,147	6,651
10	350	6,147	6,497
11 +	1,794	184,430	186,224
Total	\$21,368	\$245,900	\$267,268



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,427	5,029	9,456
2	3,028	5,029	8,057
3	2,317	5,029	7,346
4	1,809	5,029	6,838
5	1,274	5,029	6,303
6	914	5,029	5,943
7	933	5,029	5,962
8	614	5,029	5,643
9	412	5,029	5,441
10	286	5,029	5,315
11 +	1,468	150,898	152,366
Total	\$17,482	\$201,188	\$218,670

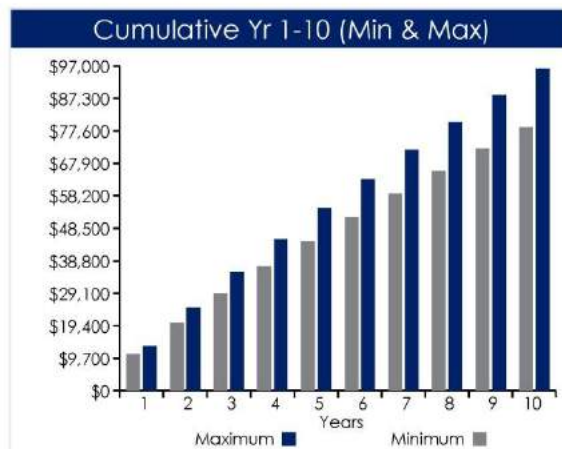


Estimate of Depreciation Claimable Typical 2 Bedroom Apartment 5 Cullen Avenue, JORDAN SPRINGS, NSW 2747

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,911	7,481	13,392
2	4,046	7,481	11,527
3	3,076	7,481	10,557
4	2,388	7,481	9,869
5	1,685	7,481	9,166
6	1,214	7,481	8,695
7	1,249	7,481	8,730
8	824	7,481	8,305
9	556	7,481	8,037
10	386	7,481	7,867
11 +	2,082	224,417	226,499
Total	\$23,417	\$299,227	\$322,644



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,837	6,121	10,958
2	3,310	6,121	9,431
3	2,516	6,121	8,637
4	1,954	6,121	8,075
5	1,379	6,121	7,500
6	994	6,121	7,115
7	1,022	6,121	7,143
8	674	6,121	6,795
9	455	6,121	6,576
10	316	6,121	6,437
11 +	1,704	183,614	185,318
Total	\$19,161	\$244,824	\$263,985



Estimate of Depreciation Claimable Typical 3 Bedroom Apartment 5 Cullen Avenue, JORDAN SPRINGS, NSW 2747

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,943	10,071	17,014
2	4,906	10,071	14,977
3	3,669	10,071	13,740
4	2,808	10,071	12,879
5	1,990	10,071	12,061
6	1,443	10,071	11,514
7	1,230	10,071	11,301
8	878	10,071	10,949
9	806	10,071	10,877
10	556	10,071	10,627
11 +	2,829	302,074	304,903
Total	\$28,058	\$402,784	\$430,842



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,681	8,240	13,921
2	4,014	8,240	12,254
3	3,002	8,240	11,242
4	2,298	8,240	10,538
5	1,628	8,240	9,868
6	1,181	8,240	9,421
7	1,006	8,240	9,246
8	718	8,240	8,958
9	660	8,240	8,900
10	455	8,240	8,695
11 +	2,315	247,152	249,467
Total	\$22,958	\$329,552	\$352,510

