



COASTWATCH

SALTWATER COAST NEWS

LATEST DEVELOPMENTS

By Nathan Jenkinson, Development Manager

Welcome to Saltwater Coast

It's an exciting time for Melbourne's newest Bayside community, as our masterplanned development takes shape. Saltwater Coast will feature around 2,300 lots and already, the first five stages are under construction. In fact \$20 million worth of construction is already underway.

Buyers & visitors are making good use of the Saltwater Coast Land Sales and Information Centre, where our team can help with valuable guidance. For example, you can ask about the \$1,500 credit available on the state-of-the-art Telstra Velocity fibre optic service.

From early 2011, a cutting edge display home village will feature 49 display homes, making it easier to decide where you'll feel most 'at home'. Fourteen of Melbourne's leading builders will be represented, making it a must-see for anyone in the market for a new home.



Infrastructure upgrade

In early 2010 you'll notice a major upgrade of Point Cook Homestead Road, which will deliver easier access to and from Saltwater Coast. The design of the residents-only Saltwater Lifestyle Centre is also nearing completion, bringing construction of your exciting health and recreation facility a step closer.

Watch this space

Construction for the 5 hectare wetlands and parklands is well underway and the planting of these wetlands will commence from April 2010. Construction on stages 6 and 10 is also set to commence in early 2010. So as you can see, there is plenty happening – look out for updates in the next edition of *Coastwatch*.

BUYER'S PROFILE



From one Bayside suburb to another

Two of the first residents of the Promenade Release will be Stuart & Chantal Kruger from Highett. They can't wait to move in and enjoy the proximity to the wetlands, with the views of the city skyline, plus access to the CBD only 20km away. As well as the location, Stuart Kruger says the family oriented feel at Point Cook appeals to the young couple, with Saltwater Coast's parklands and wetlands offering a wonderful environment "when family comes along."

Value for money

Stuart & Chantal had been searching for real estate for around four months when the value for money offered at Saltwater Coast clinched the deal for them. In fact, the value was so good, they camped out on a wintery August night to secure their pick of the lots in our Promenade Release. Now Stuart looks forward to the prospect of their land value increasing over time. They have chosen Simonds as the builders to create their dream home, preferring to build than buy an established home because, as Stuart says, "We got to choose exactly what we wanted – no renovations required."

We look forward to welcoming Stuart & Chantal and all our other residents into Melbourne's newest Bayside community, where living comes naturally.

DEVELOPER'S DIARY

Key dates

We appreciate your support of Saltwater Coast. To keep you up to date with all the latest developments, we'll use this section of *Coastwatch* to update you on progress and milestones. We'll also let you know about any significant milestones we achieve on the way to creating Melbourne's newest Bayside community.

For updates between editions of *Coastwatch*, simply visit saltwatercoast.com.au and click on the 'About Saltwater Coast' page and the 'News and Events' link.



EVENT

Horizon Sales Release (Stage 6)

ESTIMATED DATE

January 2010

VENUE

Our new website launches

February 2010

saltwatercoast.com.au

Titles for Lifestyle Release (Stage 2)

March 2010

Titles for Promenade Release (Stage 3)

March 2010

Titles for Heartland Release (Stage 4)

March 2010

Titles for Boardwalk Release (Stage 5)

May 2010

Wetlands landscaping

Commencing April 2010

Wetlands entrance

ALL ABOARD

Boardwalk Release and Boardwalk II Wetland Release now selling



Stage plan and master plan not to scale.

Two releases – twice the excitement

The Boardwalk Release created a lot of buzz when it launched in late 2009. Since then, there has been strong demand for these ideally located homesites, with prime lots being snapped up by active families attracted by the proposed playgrounds, boardwalks and nearby proposed Saltwater Lifestyle Centre.

Parkfront land and a Bayside lifestyle

You can still secure a lot fronting the wetland area in the Boardwalk II precinct, directly opposite five hectares of parklands and wetlands. How will you choose between a picnic in the park or a day at the beach? Don't worry, they're close enough to do both, and still fit in an evening stroll along the boardwalks. But at the rate they're selling, you'll need to be quick. Contact the Saltwater Coast Land Sales & Information Centre for a list of the remaining lots.



PARKLIFE RELEASE HOUSE AND LAND PACKAGES

Another first

A recent milestone for Saltwater Coast was the first official release of turn key house and land packages with every detail taken care of. Named for its proximity to the parklands and wetlands directly adjacent to these prime lots, the Parklife release includes 10 exclusive turn key packages, many with sweeping views over feature parklands and wetlands. Throughout the parklands, residents will find walking paths and bike tracks, playgrounds and fitness stations, BBQs, shelters and picnic tables.

Simply move in and enjoy

With these bayside house and land packages, FKP and Burbank will take care of every detail. Outside, the landscaping and fencing will complement the streetscape. Inside, the fittings and finishes will all be of the highest standard. The lucky buyers of these packages can simply move in and start to enjoy their new Bayside lifestyle.

Open plan living spaces will be a feature of the contemporary homes in the Parklife release. The outdoor areas are ideal for alfresco entertaining. Selected homes will also boast balconies offering uninterrupted



vistas over the magnificent expanse of tranquil parklands and wetlands. Each of these homes will be wired for the future, with Telstra Velocity® technology ready to deliver superfast communication services.

The right impression

Sitting proudly at the entrance to the Saltwater Coast estate, the Parklife Release will make a fitting first impression for the rest of the development. These exclusive limited house and land packages start from \$458,500*. Titles for the ten lots included in this release are expected in March 2010.

**Price correct as at 17 December 2010*

More packages at Saltwater Coast

Attractive house and land packages are also available throughout other parts of the development, with something available to suit all lifestyles.

Many of Melbourne's leading builders have offered a selection of contemporary styles that will enhance any neighbourhood in our growing bayside community.

Look out in January 2010 for a new range of house & land packages available at Saltwater Coast.

DESIGN WATCH



Make the right first impression with your façade

Design guidelines make sure every home in your neighbourhood meets the high standards you would expect. This enhances the visual appeal of the streetscape. Your chosen builder will be familiar with all the design guidelines for Saltwater Coast.

To comply with our guidelines for façades, buildings must incorporate different materials of façades to ensure a visually interesting design and enhance streetscape appeal. Façades must incorporate at least two contrasting materials/finishes to external walls. One of these materials must be feature render to at least 20% of the building frontage.

Your house design should incorporate contemporary materials such as Timber Slat Cladding, Colour Bond, rusted steel, Stacked Stone or similar. Your home should incorporate materials which respond to the local climate and coastal conditions.

THE AUSTRALIAN DREAM IS BIGGER THAN EVER

Growing demand for big homes

Newly built houses in Australia are larger than they used to be. Not only that, they're bigger than anywhere else in the world.

The Australian Bureau of Statistics (ABS) recently released data showing that, measured in square metres, our new homes are bigger than those in the USA for the first time.

Modern homes are more likely to have home entertainment rooms and extra bathrooms. But undoubtedly a lot of the growth in house size is accounted for with extra bedrooms. The recent baby boom can partly explain the trend. Another factor contributing to growth in the size of the average Australian household, is that children are living at home with their parents for longer than before. The average Australian household now consists of 2.56 people according to the ABS.

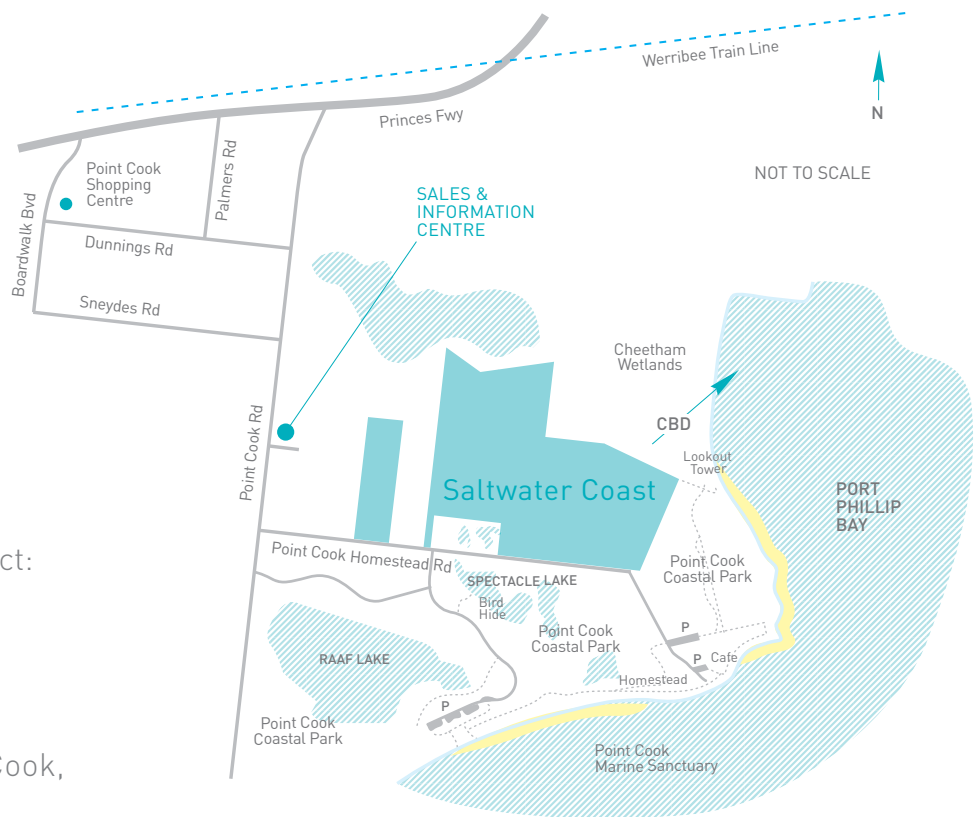
Whatever the reason for the growth, one thing is clear; demand is strong for spacious, comfortable homes.

Everyone involved in the Saltwater Coast development is excited to see the community we planned gaining momentum, as people secure their piece of the coast.



With many awards under our belt, FKP knows what it takes to create a thriving community, and we've left no stone unturned to make Saltwater Coast a success. Whatever your dream home may be, we look forward to helping you make it a reality.

Sources: Australians have world's biggest houses: ABS 30/11/2009. Australians live in world's biggest houses by Simon Santow for AM Monday 30/11/2009



For more information contact:
Saltwater Coast Land Sales
& Information Centre.

Open 11am - 6pm, 7 days

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About FKP

FKP is a leading Australian property and investment group. Our strategy of diversification and integration has enabled us to build a comprehensive property portfolio that capitalises on our proven expertise in development, construction, land subdivision, retirement village ownership and management, property investment and asset management. Over more than thirty years our portfolio has grown to include mixed-use, land, retail, residential, retirement, industrial and commercial assets that define how hundreds of thousands of people live, work, play and invest.

fkp.com.au

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SALTWATER COAST
POINT COOK



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