

our place

at **Baldivis Parks**

First Park
for Baldivis Parks

Technology Boost
for Baldivis Primary School

Development Update

First park for Baldivis Parks!

The very heart of Baldivis Parks, is the park. The park will be where the children of the neighbourhood will play and local families will gather, where picnics will be held, sausages sizzled, swings swung on, dogs walked and morning exercise taken.

In order to create such a vital and attractive community green open space, Australand held focus groups and consulted closely with the community before collaborating with landscape designers Emerge Associates.

Director and Senior Landscape Architect at Emerge, Chris Newton, said they were designing a park that would meet the needs of the community in innovative and imaginative ways.

"This park will provide a range of connected facilities and spaces that will cater for everyone, from little people to older people, from individuals to families and broader community events," Chris explained.

"It will include play elements, plantings, trees, shade, path systems, retained vegetation, recycled site materials, open areas and picnic facilities.

"It will also include Nature Play, which is a mix of traditional and nature-based play elements to provide different learning and skills development experiences, like climbing, balancing, creative game play, team cooperation, individual achievement, hiding and discovery, prospect and refuge, colour and movement."

Using a series of environmentally designed planted basins, the park will utilise on-site storm water drainage. The Tramway Reserve greenlink that runs beside Baldivis Road will be retained and enhanced, and local waterwise species planted to attract native birds.



Development Update

Leading the way on affordable housing at Baldvis Parks

Construction times for homes in Baldvis Parks are being cut and costs reduced, thanks to the utilisation of lightweight building methods. Australand WA General Manager Tony Perrin said the company's internal building division was planning to construct 32 single and double storey homes at Baldvis Parks using a lightweight construction technique that would also help make homes in the estate more affordable.

"We estimate the construction method will save new homebuyers in construction costs compared to traditional double brick homes," Mr Perrin said.

"Australand is committed to ensuring our developments offer affordable housing options and we are investing a lot of time and research into identifying ways to enable this to happen.

"We recognise that families face paying rental costs while they are waiting to move into their new home and we are focused on finding ways to reduce construction times."



Mr Perrin said single story houses built using the lightweight construction technique could be finished to lock up stage much sooner compared to the traditional double brick home.

"The use of timber as a construction method is also beneficial because it is a natural insulator and there could be longer term benefits in terms of heating and cooling costs," he said.

The first lightweight construction home Australand is building will be the company's sales office on the corner of Daintree Street and Baldvis Road, Baldvis Parks.

Baldvis Parks display village on its way!

An exciting 19-home Display Village featuring some of Perth's top builders will begin construction soon, with the opening expected early 2016. Stay tuned for further updates!



Baldivis Parks – it's all in the family!

Residents

Dina and Ryan are building their first home at Baldivis Parks, and are so impressed with the estate that Dina's brother Lito and Ryan's parents have also bought nearby. We asked Dina what it is that attracted them here.

Have you always lived in Baldivis?

No, I have always lived further north and Ryan is originally from Adelaide, so this will be our very first home. In keeping with the family-friendly concept behind Baldivis Parks, we will be building it through my brother's family company, Atlantic Homes.

What attracted you to Baldivis Parks?

We'd been looking at properties for 12-18 months, but nothing seemed to fit our needs. After seeing the Baldivis Parks billboard and doing some research, we learned that Baldivis was a fast growing suburb with great potential. As soon as we saw Baldivis Parks, we fell in love with it and the family-friendly concept it portrayed. We particularly loved the fact that it's not your typical suburban area, with its large trees, wildlife and a large park, yet it's so close to everyday amenities like schools, shops, eateries and the freeway.

We are also very excited about the National Broadband Network coming to Baldivis Parks. We are a family that loves our music, TV shows and movies, so being part of the select few to have initial access to the NBN is a major plus, because it means our community will be leading the new era in entertainment for the state.

Would you recommend Baldivis Parks to family and friends?

We would and we have! My brother Lito has purchased a property two doors down, and Ryan's parents, Fred and Miriam, who have recently moved over from Adelaide, have purchased only streets away. So we are definitely enforcing the family-friendly concept behind Baldivis Parks!

If you had to rate Baldivis Parks out of ten, what would you rate it?

Without a doubt ten out of ten! It took us a long time to find this gem and the fact that myself and Ryan, Fred and Miriam and Lito have all purchased in the same estate just shows how attractive the area is, for all ages and no matter what stage you are at in life.

We would also like to mention our Sales Consultant, Ryan Severn. He made the process of buying our property seamless and enjoyable, and we found his professionalism and approachable nature rare and second-to-none. Australand are lucky to have him on board!



Dina and Ryan



Fred, Miriam and Dora the dog

Baldivis Parks – NBN ready for fast connection

If you live in Baldivis Parks – or you're planning to – you'll be pleased to know that wherever you are in the estate you'll be able to get online fast, with the entire estate having access to the National Broadband Network (NBN). Many West Australians will have to wait years to connect to the NBN, but at Baldivis Parks you'll be fast-tracked to an extremely fast and reliable

network connection. If you have children, work from home, or love to watch the latest movies via live streaming, the NBN will be a must for your home.

For more details on how to prepare your new Baldivis Parks home for the NBN, visit nbn.com.au



Sustainability



Ron Ross, Balddivis Parks Primary School Principal, with Year Six students Ethan Donaghy and Kiara White.

Balddivis Primary School gets a techno-boost

Students at Balddivis Primary School started the year with a much needed technology boost, thanks to Australand.

After recently upgrading its internal computer systems, Australand was left with twelve spare computers, and was pleased to be able to donate them to the school.

Balddivis Primary School Principal Ron Ross said the donation was a great start to the new school year.

"Many of our learning programmes use information technology as a fundamental tool in the communication process – not just for our students, but our teachers and parents as well," Mr Ross said.

"We live in a digital age and children are very visual learners. Teaching children how to use computers and learn online is very important in activating critical thinking pathways and helps encourage independent learning.

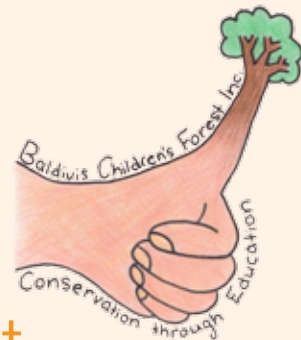
"Australand has provided great support over the past twelve months, and we are all grateful for this donation. The fact Australand regularly provides grassroots support to our school demonstrates a meaningful connection to our community".

Australand Development Director Justin Crooks said he was happy to be able to support the school, and was pleased the donation would help students expand their learning platforms.

"We always hope to have a positive impact in the areas we are developing, and we are committed to supporting the local Balddivis community in a meaningful way," Mr Crooks said.

Community

Balddivis Children's Forest



Balddivis Parks is proud to support Balddivis Children's Forest, an environmental project inspired by the children of Balddivis Primary School. The Forest is a public reserve of 49 acres containing tuart woodlands, swamp and wetlands. On March 7, the Forest hosted one of its very popular Night Stalks with Joe Tonga. Joe took participants on a guided torchlight tour, to see some of those Forest residents that are difficult to see by day because they like to hide away. But at night, they come out to play...and Joe knows just where to find them!

For more details or to see when the next event is being held, visit www.balddivis-childrens-forest.com.au



Observations

Welcome to the Autumn Edition of Baldivis Park's 'Our Place' newsletter!

Summer is over, and we are now enjoying the cooler months of the year. Autumn is a beautiful time in this part of WA, and I hope you are able to enjoy it with your family. There are still plenty of opportunities to enjoy the sunshine and all the wonderful activities we have at our fingertips.

Healthy, sustainable communities are a key focus for us at Australand, and we are proud to have recently adopted the Green Star Communities rating system for all our community projects. The Green Star Communities rating system is one of the world's first independent, transparent, national schemes able to assess and certify the sustainability of community-level projects, and was developed by the Green Building Council of Australia, a non-profit organisation, in close collaboration with Government and industry.

Adopting this rating system ensures all of our estates include initiatives that provide economic, social and environmental benefits to our residents and their communities. For more information on Australand's sustainability practices, you can visit australand.com.au/sustainability

Involvement, wellness, quality of life and belonging are all part of our vision, and we endeavour to deliver this to everyone who chooses to live in an Australand estate. At the end of the day, it's people who create places, and we love working hard to ensure you and your family have all you need to make the most of a happy, healthy lifestyle.



Tony Perrin
Australand General Manager WA



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Please note that whilst every care is taken to ensure that the contents of this newsletter are correct this information is to be used as a guide only. Purchasers must rely on their own enquiries and the Contract of Sale.