

WILLIAMS LANDING NEWS



Editor's Note

Welcome to Williams Landing and a new year in 2011. It's an exciting time for future and existing residents alike with so much progress on the project and the aim of this newsletter is to keep you abreast of the latest Williams Landing news.

Supporting Community Growth

Cedar Woods had great pleasure in announcing the successful recipients of the 2010 Williams Landing Neighbourhood Grants Scheme at a presentation evening held on the 14th October 2010.

The 2010 Neighbourhood Grants Program has allocated a total of \$20,000 to 18 community groups within the Wyndham and Hobsons Bay municipalities.

Some of the many worthy recipients include:

- Wyndham Rotary Club – Camp for disadvantaged Year 7 Children
- Wyndham Disability Action Group (WYNDAG) – Laptop
- Gateway Social Support Options – Delivery of fresh fruit and vegetables to schools.
- Westgate Multiple Birth Association – Establishment of a playgroup in Williams Landing

Nathan Blackburne, State Manager of Cedar Woods Properties said the Williams Landing Neighbourhood Grants Scheme will support the development and growth of community groups.

“Cedar Woods recognises the important role community groups play in the creation of sustainable communities.”

“There is a diverse range of community groups established in the area requiring funding to continue to provide services to residents of Williams Landing and surrounds.”

“It's the efforts and community spirit of these organisations that make Williams Landing the sought after address that it is today and we will continue to support their growth.”

Inspiration Display Village

launch day a huge success

Thanks to all those who attended the official launch of the Inspiration Display Village in September. As expected, it was a fantastic day with over 500 visitors inspired by the magnificent display homes and event day festivities.

Inspiration is one of Melbourne's largest collections of display homes with 52 stunning new homes for you to explore. Here you'll find a range of styles and options to help make your dream home a reality.



Ceremony Marks Beginning of the journey - Town Centre

The ceremonial turning of the sod by the Minister of Transport Martin Pakula and Minister for Roads and Ports Tim Pallas on 1 October 2010 marked the beginning of construction of the State's \$100m infrastructure commitment. Cedar Woods' State Manager Nathan Blackburne said the infrastructure would help cement Williams Landing as a showcase transit based town centre for Melbourne.

"The substantial investment displays Government's commitment to the Williams Landing town centre and shows an understanding of the need for a new regional centre in the west to provide white collar employment opportunities and high order retailing," Mr Blackburne said.

"The commencement of works on the new rail station and freeway interchange is the catalyst for development of the first stage of the town centre. The first stage will involve commercial sites, a new shopping precinct and bulky goods retailing."

"Melbourne's west lacks easily accessible, well located regional centres, as well as facilities like entertainment, regional level retailing and a major new centre for business," he said.

Mr Pakula said the new railway station was part of a \$220 million Government investment into expanding rail services across Melbourne, with the initial works to pave the way for major works to start early next year.

"We are taking action to ensure people in Melbourne's west have access to an integrated and sustainable transport network," Mr Pakula said.

"This new premium station is being constructed on the Werribee line, between existing stations in Aircraft and Hoppers Crossing, and will provide integrated public transport services to commuters living in Williams Landing and surrounding suburbs.

"The station will have a new customer service centre, enclosed waiting areas with toilets and approximately 500 car parking spaces."

Mr Pallas said the \$24 million overpass on Palmers Road would provide important access to the new station for the residents in and around Point Cook.

"The Palmers Road overpass will extend beyond the Princes Freeway and across the rail line, providing direct access to the new train station and town centre, as well as connecting to the Princes Freeway and Point Cook," he said.

The train station and freeway interchange are scheduled for completion in late 2012.



Meet Your Neighbour Day

A warm thank you to all those who attended the Meet Your Neighbour event in December 2010. Future Williams Landing residents, who purchased in Stages 5-9, were excited to have the opportunity to meet their future neighbours, create friendships and exchange building tips in developing their dream home at Williams Landing.

An array of great activities were held with live music from local band "Cop This", a live reptile show, face painting, a jumping castle and a festive appearance from Santa keeping the kids captivated.

The Williams Landing Cafe provided a delicious BBQ and coffee for visitors, while the weather treated us to a glorious day. Cedar Woods was honoured to accept a plaque from the Point Cook Fire Brigade recognising the support that has been given to an important community organisation.

Cedar Woods is proud of the close knit community developing at Williams Landing and will continue to foster community development through such initiatives.

**15 builders. 52 display homes.
One inspiring location.**

 **inspiration**
at williams landing



Kingwell Neighbourhood

Two stages of the Kingwell Neighbourhood have been released and sold out. Kingwell will accommodate over 550 new homes and be home to over 1600 new residents. Our first residents of Kingwell are anticipated to move in mid 2012.

Purchaser Profile - Catherine & Daniel Smith

How long have you lived at Williams Landing?

12 months – we moved in the week before Christmas 2009

Why did you choose Williams Landing as your new address?

We love the close proximity to the city; the planned train station, shops and cafes. It will be great to walk down to a café for brunch on a Sunday and not have to worry about always getting in the car. There is a different feel about the estate, it is very comfortable. The estate also has great parks and facilities for families.

What advice do you have for new residents to Williams Landing?

We have had a great time in getting to know our neighbours, so spend time getting to know the people who live next door to you!



Catherine and Daniel Smith, Williams Landing Resident

Tips for Residents

Cedar Woods takes great pride in the streetscape presentation to ensure residents can fully benefit from the amenity and lifestyle offered at Williams Landing. In order to maintain this premium standard we recommend the following handy tips for residents:

- Maintain front yard gardens and nature strips on a frequent basis, particularly the mowing of nature strips.
- Report damaged statutory road signage to Wyndham City Council on (03) 9742 0777.
- Report street lighting faults to Powercor on 13 24 12
- For residents who have yet to move in and/or commence construction, please ensure your lots are tidy and free of overgrown weeds and vegetation.

We believe the above simple tips will contribute greatly to the liveability and pride of residence synonymous with Williams Landing.

National Broadband Network Update

Telstra has ceased the rollout of copper infrastructure in Stages 5-8 at Williams Landing, in anticipation of fibre infrastructure being installed as part of the Federal Government's National Broadband Network (NBN) program. This has been a commercial decision by Telstra and not implemented by Cedar Woods. Telstra still has a universal service obligation to their customers and will provide all affected residents with wireless phone services in the interim until fibre is installed. Please call Telstra for further information.

Cedar Woods has applied for fibre infrastructure for future stages, being Ashcroft Stage 9 and Kingwell Stage 1, and has received confirmation from NBN that Williams Landing is within NBN's fibre footprint. Cedar Woods is pursuing an urgent response from NBN in regards to the delivery of fibre in Stages 5-8, being acutely aware of the inconvenience caused by residents moving in without the ability to obtain fixed phone line and internet services.

We will keep all residents continually updated on the status of fibre infrastructure through the news tab on the Williams Landing website (www.williamslanding.com.au) and future newsletters.

About Cedar Woods

Cedar Woods Properties is a multi award winning property developer with a long track record of creating premium residential developments in Australia. Cedar Woods is listed on the Australian Stock Exchange and has offices in both Melbourne and Perth.

For all projects, Cedar Woods teams up with leading designers and consultants to create innovative and market leading outcomes.

Sustainability sits at the forefront of all Cedar Woods developments. This means sustainable communities, designs, and construction practices to ensure high quality residences are delivered with every Cedar Woods project.

Cedar  Woods

Progress Report on the Latest Developments

You may have noticed the flurry of activity on site at Williams Landing over the past few months. To make sure you are up to date with significant milestones and progress, we've compiled a list of key dates.



Event

Early Works – Williams Landing Rail Station
Newhaven Park (Newhaven Dve, Stage 6)
Titles Stage 5
Stage 5,6,7 Landscape Works
Titles – Clarion Release (Stage 8)
Stage 9 Construction Commencement
Kingwell Stage 1 Construction Commencement

Estimated Date

Completed October 2010
Completed October 2010
Received November 2010
Completed November 2010
March 2011
March 2011
March 2011

For more information about the progress at Williams Landing please visit the sales office.

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