

CLARKE
GROUNDS
ROUSE HILL



PROJECT INFORMATION SESSION
CLARKE GROUNDS



WHY CREATION HOMES

“Our vision is to connect people with exceptional places to live.”



RECOGNISED
AS AUSTRALIA'S
LARGEST SEMI-
DETACHED BUILDER

Creation Homes is a Top 10 Australian Home Builder
HIA NSW Colorbond Steel Housing 100 Report 2023



SYDNEY'S LARGEST RANGE OF HOUSE & LAND PACKAGES.

ASK HERE ABOUT OUR
LATEST/UPCOMING HOMES.



Enjoy living in a
home built with
quality and precision
by trusted builders



creationhomes



Track Record

**10+ Years & over
7,000 Homes**



National Presence

**Operating in
4 States**



Experienced Team

**600 + years
combined
experience**



Value

**Our national
presence, allows
Creation to have
a stronger
buying power in
the market.**



On Time

100% Site Starts



Backed for Success

**Pipeline valued
at \$2.5 billion.**

Industry Award

‘Quality without compromise’ is a key principle of Creation Homes’ philosophy and this standard of excellence runs through the entire business from quality control procedures to Workplace Health & Safety.

•Creation Homes is a Top 10 Australian Home Builder

•HIA NSW Colorbond Steel Housing 100 Report 2022

•HIA NSW Award Winner 2022 -Townhouse Development Over 6 Dwellings

•Australia’s Largest Semi-Detached Builder 4 Years Running - 2020, 2021, 2022 & 2023

•Australia’s top 10 largest builder nationally

•Australia’s Fastest Growing Builder with 52% increased starts over the year.



HIA AWARDS
FINALIST 2022



FINALIST 2023
HIA NSW Region
Townhouse / Villa of the Year
Up to \$750,000



FINALIST 2023
HIA NSW Region
Townhouse/ Villa Development
Over 6 dwellings



FINALIST 2023
HIA NSW Region
Display Home
\$500,000 - \$600,000



RECOGNISED
AS AUSTRALIA'S
LARGEST SEMI-
DETACHED BUILDER

CLARKE
GROUNDS
ROUSE HILL

MARKET
DATA & RESEARCH

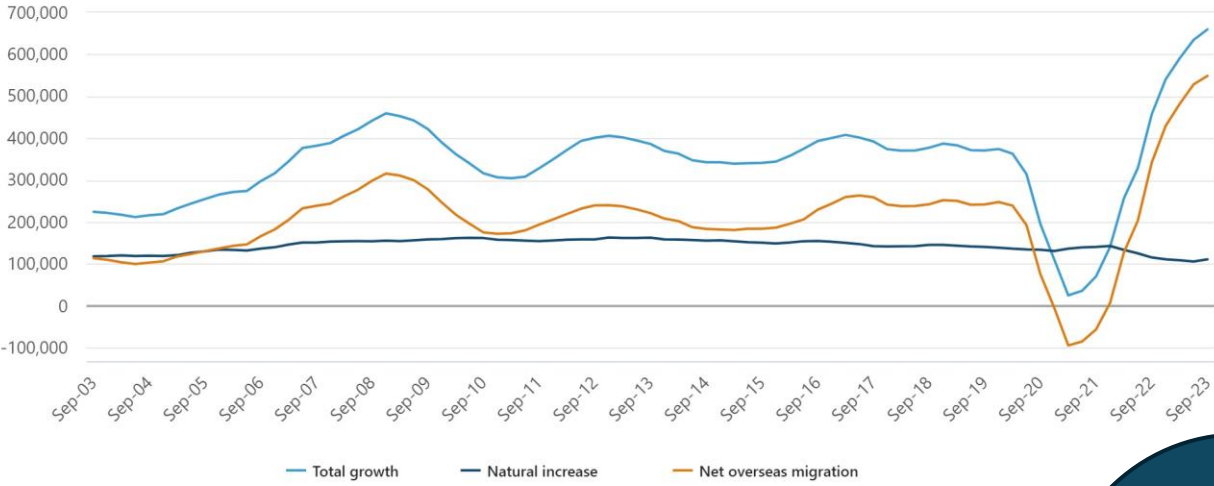


July

January

Population Growth

Components of annual population change(a)



a. Annual components calculated at the end of each quarter.

Source: Australian Bureau of Statistics, National, state and territory population September 2023

Annual population change at 30 September 2023

Download

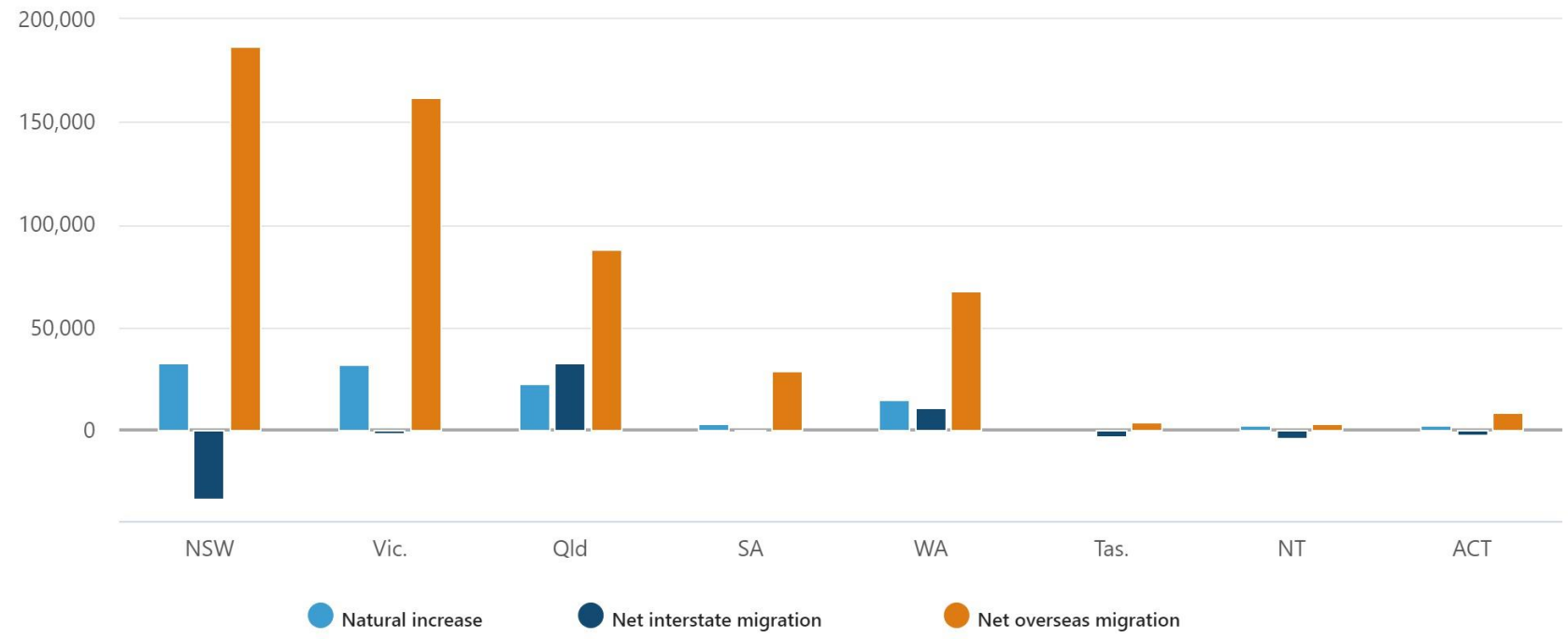
	Population at 30 September 2023 ('000)	Change over previous year ('000)	Change over previous year (%)
New South Wales	8394.7	186.1	2.3
Victoria	6865.4	192.7	2.9
Queensland	5495.5	143.6	2.7
South Australia	1860.1	30.7	1.7
Western Australia	2905.9	93.6	3.3
Tasmania	573.3	1.6	0.3
Northern Territory	252.5	1.8	0.7
Australian Capital Territory	469.2	9.6	2.1
Australia (a)	26821.6	659.8	2.5

(a) Includes Other Territories comprising Jervis Bay Territory, Christmas Island, the Cocos (Keeling) Islands and Norfolk Island.

600,000+

Population Growth

Components of annual population growth



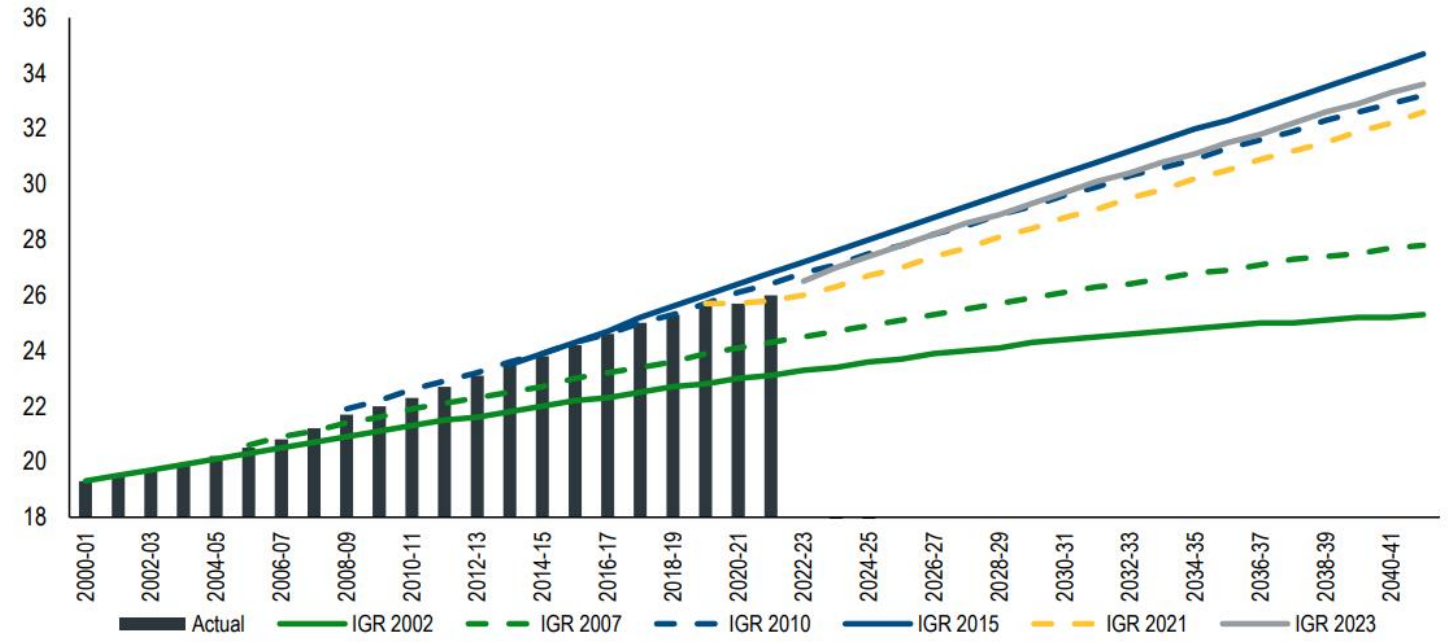
Source: Australian Bureau of Statistics, National, state and territory population September 2023

Population Forecast

Federal Treasury underestimates population growth

IGR population forecasts (m)

Source: 2023 IGR



MAJOR PARTNERS



Dwellings Commenced & Completed

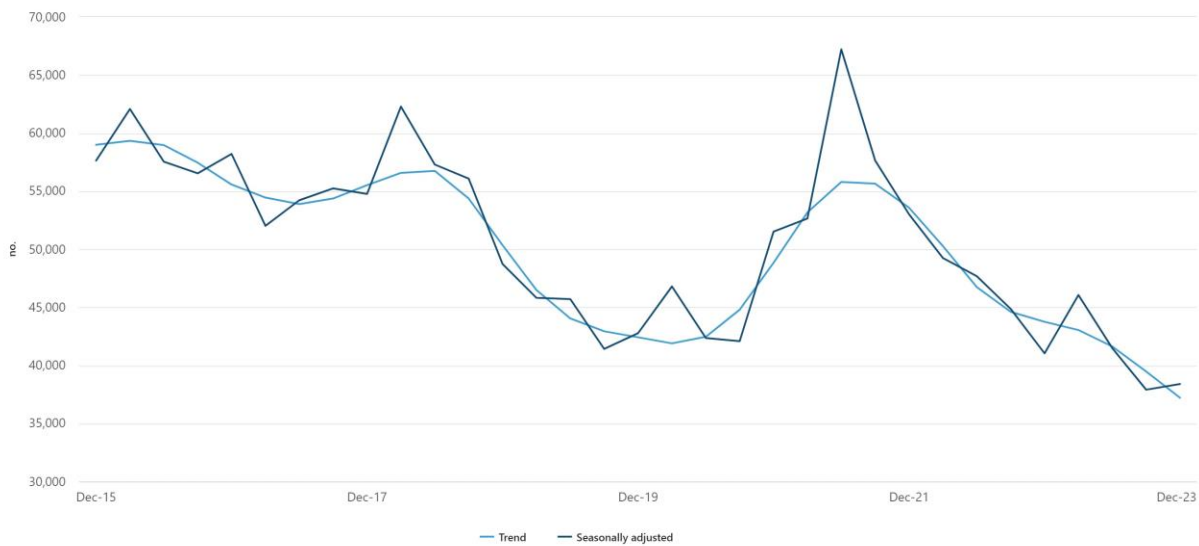
Number of dwellings commenced, seasonally adjusted

[Download](#)

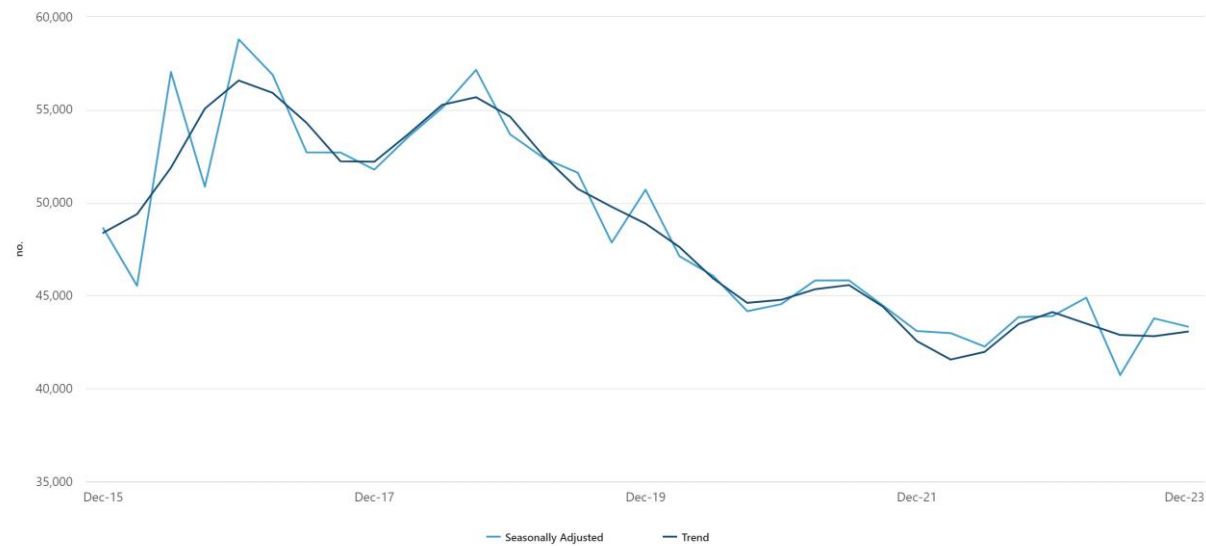
	Dec qtr 23 no.	Sep qtr 23 to Dec qtr 23 % change	Dec qtr 22 to Dec qtr 23 % change
New private sector houses	23,597	3.0	-14.9
New private sector other residential	13,738	-2.7	11.4
Total sector total dwellings	38,397	1.3	-6.4

**Approx
170,000
New
Homes
Built**

Dwellings Commenced



Total Dwellings Completed



Source: Australian Bureau of Statistics, Building Activity, Australia December 2023

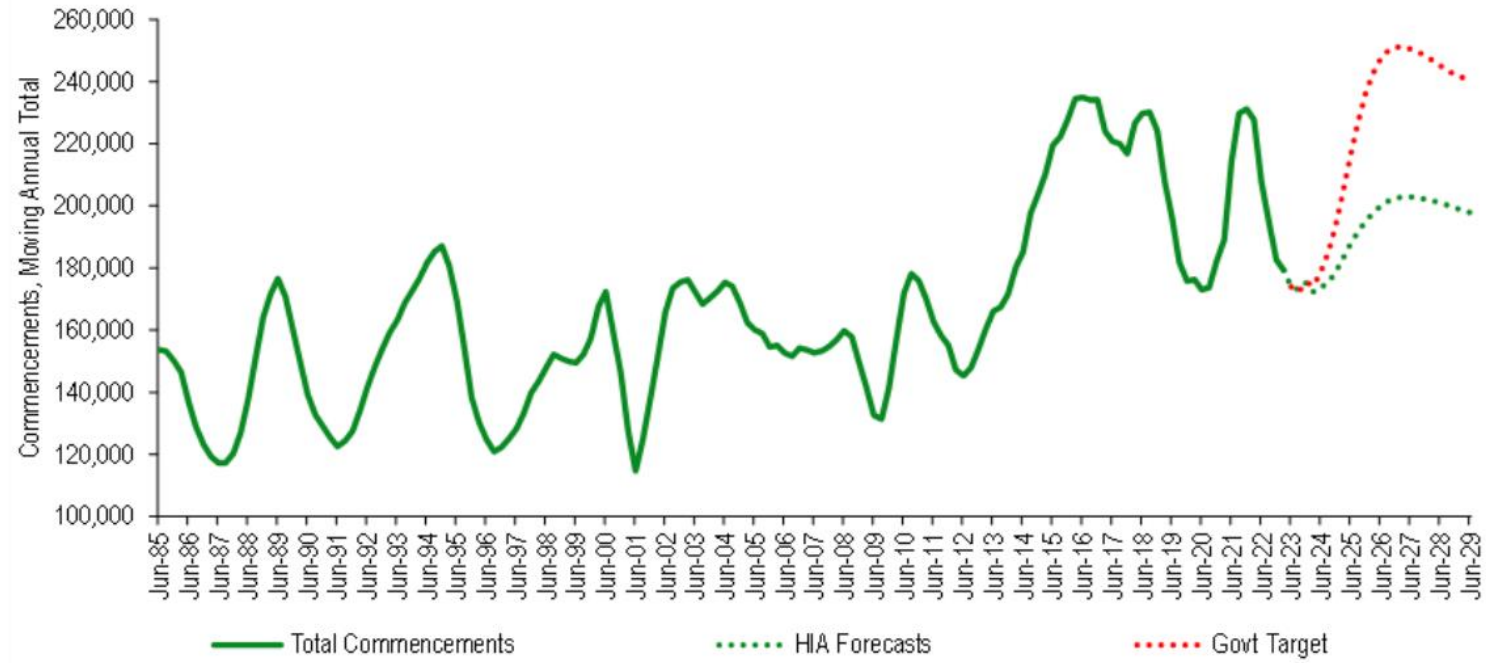
Source: Australian Bureau of Statistics, Building Activity, Australia December 2023

Forecast

What 1.2 million homes in five years looks like

1.2 million homes: Actual, Forecast and Target, MAT

Source: HIA Economics



MAJOR PARTNERS



**300,000+
Homes
Short**

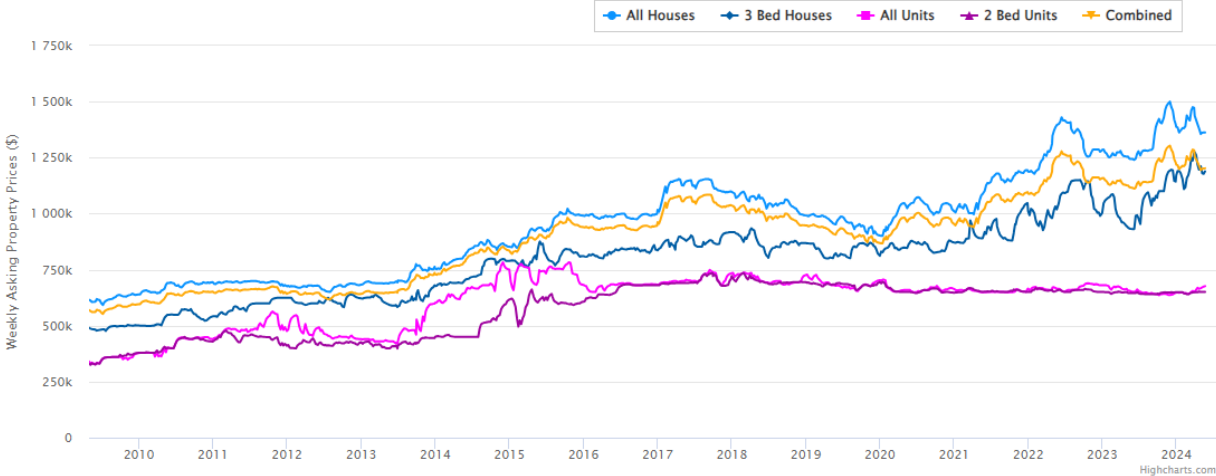
Price Growth

**+9.5%
Growth**

WEEKLY ASKING PROPERTY PRICES POSTCODE 2155

Weekly Asking Property Prices

Source: SQM Research

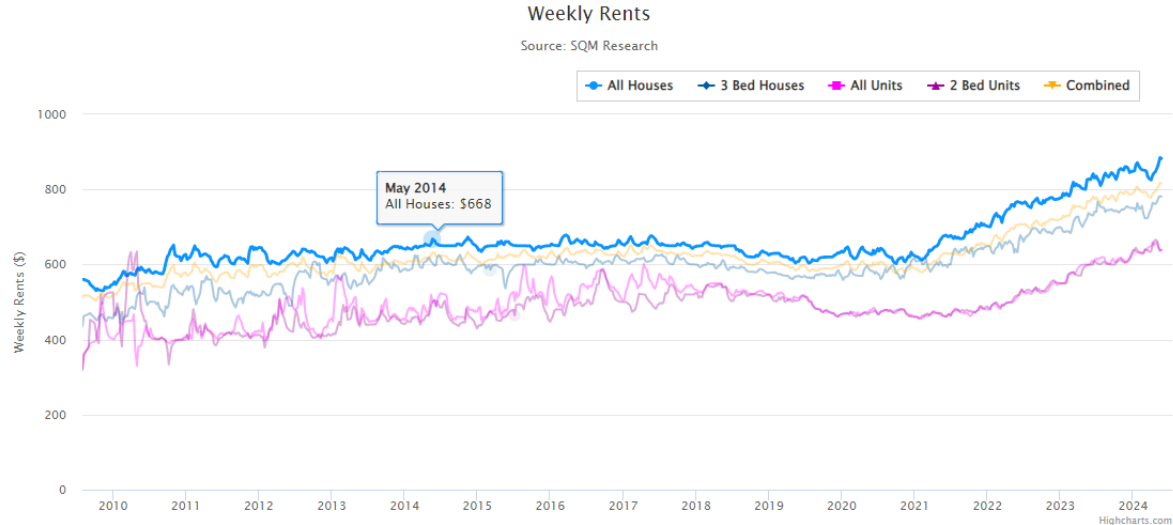


Week ending		Change							
28 May 2024		on prev week(\$)	Rolling month % change	Rolling quarter % change	12 month % change	3 year % (pa) change	7 year % (pa) change	10 year % (pa) change	
Postcode 2155	All Houses	1,362.664	0.321 ▲	-1.3% ▼	-5.3% ▼	9.5% ▲	7.8% ▲	2.5% ▲	5.3% ▲
	3 br Houses	1,188.862	11.138 ▲	-0.7% ▼	2.6% ▲	27.6% ▲	10.1% ▲	4.4% ▲	5.5% ▲
	All Units	676.160	1.840 ▲	1.7% ▲	5.1% ▲	3.5% ▲	1.4% ▲	-0.6% ▼	0.5% ▲
	2 br Units	650.140	-0.140 ▼	-0.3% ▼	1.5% ▲	0.6% ▲	0.0% ▼	-0.9% ▼	3.7% ▲
	Combined	1,202.198	0.676 ▲	-1.0% ▼	-4.3% ▼	7.7% ▲	5.9% ▲	1.7% ▲	4.4% ▲

Rental Yields

**+ 6.6%
Growth in
Yield**

WEEKLY RENTS POSTCODE 2155



SQM Research Weekly Rents Index									
Week ending		Change	Rolling	Rolling	12 month	3 year	7 year	10 year	
28 May 2024	(\$)	on	month	quarter	% change	%(pa)	%(pa)	%(pa)	
		prev	% change	% change	% change	change	change	change	
		week(\$)							
Postcode 2155	All Houses	882.31	-2.31 ▼	4.2% ▲	3.6% ▲	6.6% ▲	9.4% ▲	3.9% ▲	2.8% ▲
	3 br Houses	781.00	-1.00 ▼	2.6% ▲	6.2% ▲	6.0% ▲	9.4% ▲	3.6% ▲	2.6% ▲
	All Units	638.50	1.50 ▲	-2.7% ▼	1.4% ▲	6.4% ▲	11.3% ▲	2.1% ▲	2.5% ▲
	2 br Units	639.10	0.90 ▲	-4.0% ▼	1.4% ▲	6.7% ▲	11.2% ▲	3.7% ▲	2.5% ▲
	Combined	816.57	-1.28 ▼	2.6% ▲	3.1% ▲	6.1% ▲	9.1% ▲	3.3% ▲	2.6% ▲

CLARKE
GROUNDS
ROUSE HILL

THE FUTURE
ROUSE HILL



Proposed Rouse Hill Hospital

**\$700
Million**



The NSW Government has committed \$700 million to build a new Rouse Hill Hospital on the corner of Commercial and Windsor roads, to deliver a range of health services centred around the needs of the patient.

The Rouse Hill Hospital is part of the Western Sydney Local Health District which is responsible for managing public healthcare across 120 suburbs, spanning 780 kilometres across Blacktown, The Hills Shire, Cumberland and Parramatta.

Connected Community With State-Of-The-Art Metro Station

Direct to
the
CBD



Tallawong metro station (formerly known as Cudgegong Road) is the north-western terminus of the [Metro North West Line](#). It serves the suburb of Rouse Hill and surrounding areas, such as The Ponds and Schofields.

The station is located between Themeda Avenue and Implexa Parade, near Cudgegong Road. Tallawong Station is 47 kilometres north west of Sydney CBD.

Convenience At Your Doorstep

Lend
Lease &
GPT
\$200
Million

Sydney Australia

ROUSE HILL TOWN CENTRE

Rouse Hill Town Centre is divided into four quadrants. Each quadrant has its own distinct range of stores, and all four quadrants meet at an area known as the Town Square. From the Town Square, the Main Street and Civic Way branch out to separate the four quadrants.

The centre comprises a number of major retailers, as well as cafes, fine dining and entertainment venues.

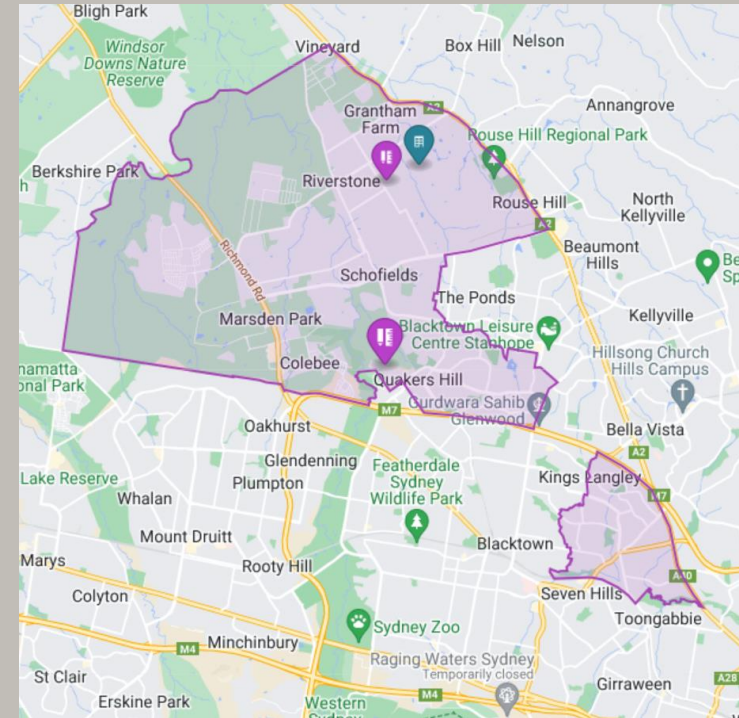
Local Education

Safe, Respectful, Learner



**RIVERSTONE
PUBLIC SCHOOL**

**DISTANCE: 1.7 KM
ENROLMENT 530 STUDENTS**



**RIVERSTONE HIGH SCHOOL
DISTANCE: 1.3 KM**

**WYNDHAM COLLEGE
DISTANCE: 9.3 KM**

CLARKE
GROUNDS

ROUSE HILL

**PROJECT
INTRODUCTION**



CLARKE GROUNDS

ROUSE HILL

26
Lots

250 –
344 m²

From
\$1.29
Million

12 CLARKE ST, ROUSE HILL, NSW, 2155



- 1 Rouse Hill Town Centre
- 2 Rouse Hill Village Centre
- 3 Carmel Village Shopping Centre
- 4 Riverstone Swimming Centre
- 5 Live Well Health Clubs
- 6 Anytime Fitness
- 7 Rouse Hill Regional Park
- 8 Castle brook Memorial Park Rouse Hill
- 9 The Hills Centenary Park
- 10 The Second Home Cafe
- 11 Moss Bros Dessert And Brunch Cafe
- 12 The Local Shed Cafe
- 13 Griddle Rouse Hill
- 14 Barbara's Italian Restaurant
- 15 The Fiddler
- 16 Asuka Japanese Kitchen
- 17 Riverstone High School
- 18 South Creek School
- 19 Norwest Christian College
- 20 Schofields Public School
- 21 Rouse Hill Anglican College
- 22 Rouse Hill Public School
- 23 Rouse Hill Preschool Kindergarten



Lot	House Design	Storey	Bed	Bath	Car
11	Custom Contemporary	Double	5	3.5	1
12	Lynbrook Traditional	Double	5	3.5	1
13	Sara MKII Traditional	Double	5	3.5	1
14	Somerset Traditional	Double	5	3.5	2
15	Type B Contemporary	Double	4	2.5	1
16	Somerset Modern	Double	5	3.5	2
17	Type B Modern	Double	4	2.5	1
18	Sara Traditional	Double	5	3.5	1



Lot	House Design	Storey	Bed	Bath	Car	Land Size (m ²)	Frontage (m)	House Size (m ²)	Land Price	House Price	Package Price
11	Custom Contemporary	Double	5	3.5	1	250	8.07	198.53	\$789,000.00	\$510,300	\$1,299,300
12	Lynbrook Traditional	Double	5	3.5	1	344.8	9.64	206.88	\$1,022,440.00	\$518,200	\$1,540,640
13	Sara MKII Traditional	Double	5	3.5	1	256.7	10	186.84	\$839,100.00	\$508,200	\$1,347,300
14	Somerset Traditional	Double	5	3.5	2	320.4	10.1	212.68	\$980,344.00	\$518,000	\$1,498,344
15	Type B Contemporary	Double	4	2.5	1	317.3	10	224.55	\$972,478.00	\$546,300	\$1,518,778
16	Somerset Modern	Double	5	3.5	2	317.3	10	211.22	\$972,478.00	\$538,000	\$1,510,478
17	Type B Modern	Double	4	2.5	1	312.8	10	225.67	\$967,215.00	\$547,400	\$1,514,615
18	Sara Traditional	Double	5	3.5	1	277.1	10	191.05	\$885,758.00	\$511,300	\$1,397,058

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ROUSE HILL

HOUSE
SHOWCASE



LOT 17 TYPE B Modern

12 CLARKE ST
ROUSE HILL NSW 2155

Land Size: 312.8 m²

House Size: 225.67 m²

Land Registerer March 2025

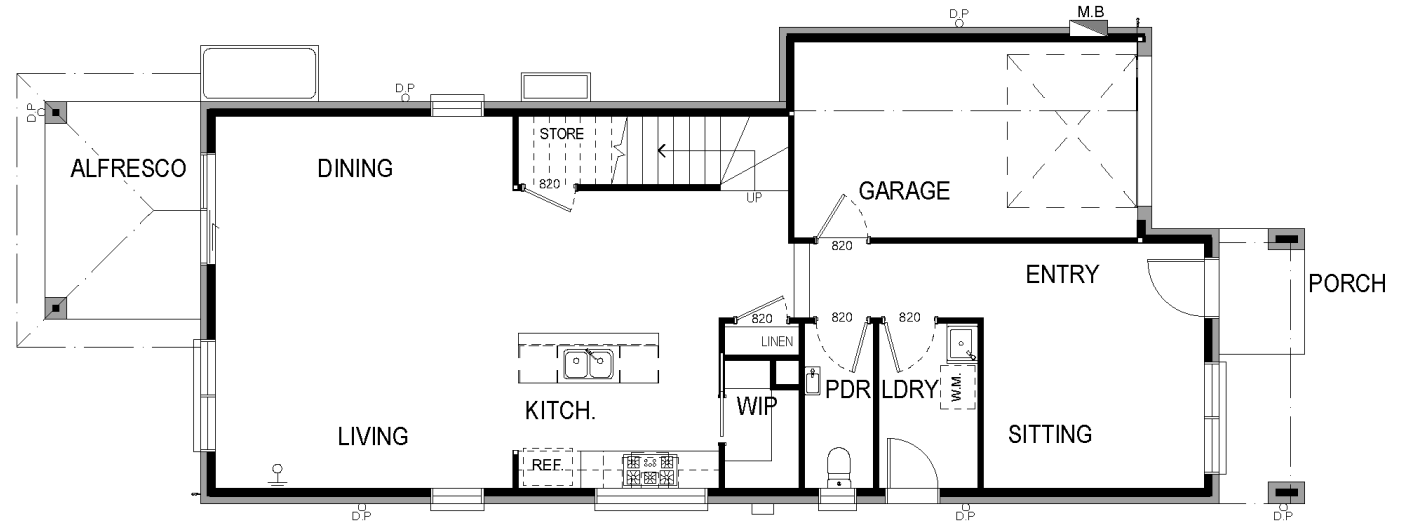


BED: 4

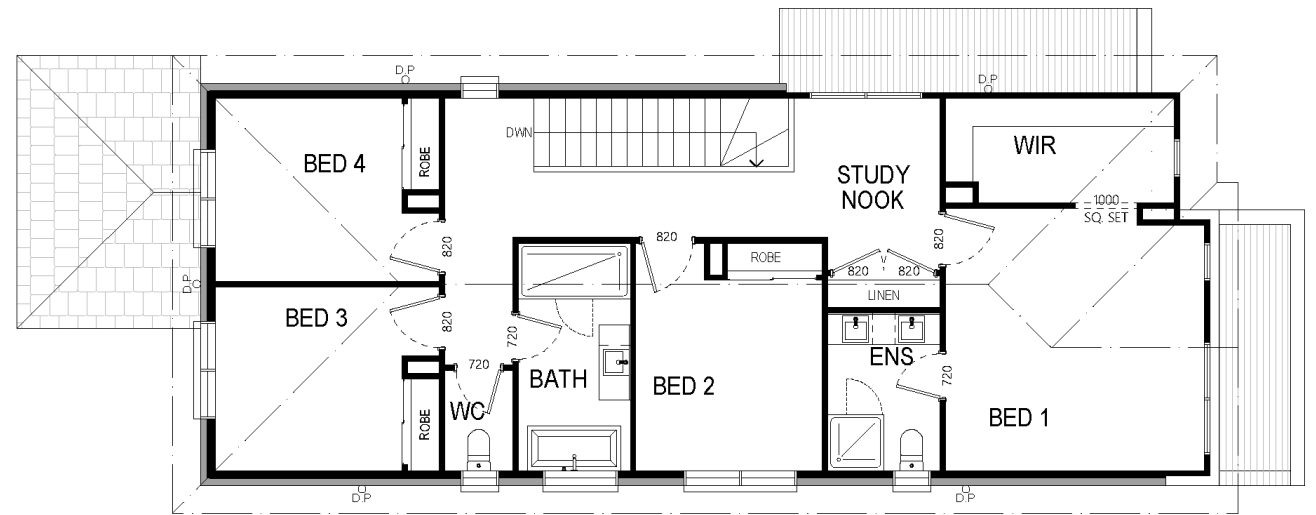
BATH: 2.5

CAR: 1

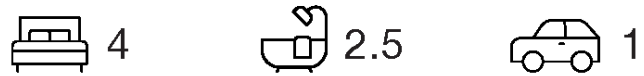
LOT 15 TYPE B MODERN



GROUND FLOOR



FIRST FLOOR



Land Size	312.8m ²
House Size	225.67m ²
Frontage	10m

LOT 15 TYPE B Contemporary

12 CLARKE ST
ROUSE HILL NSW 2155

Land Size: 317.3 m²

House Size: 224.55 m²

Land Registerer March 2025

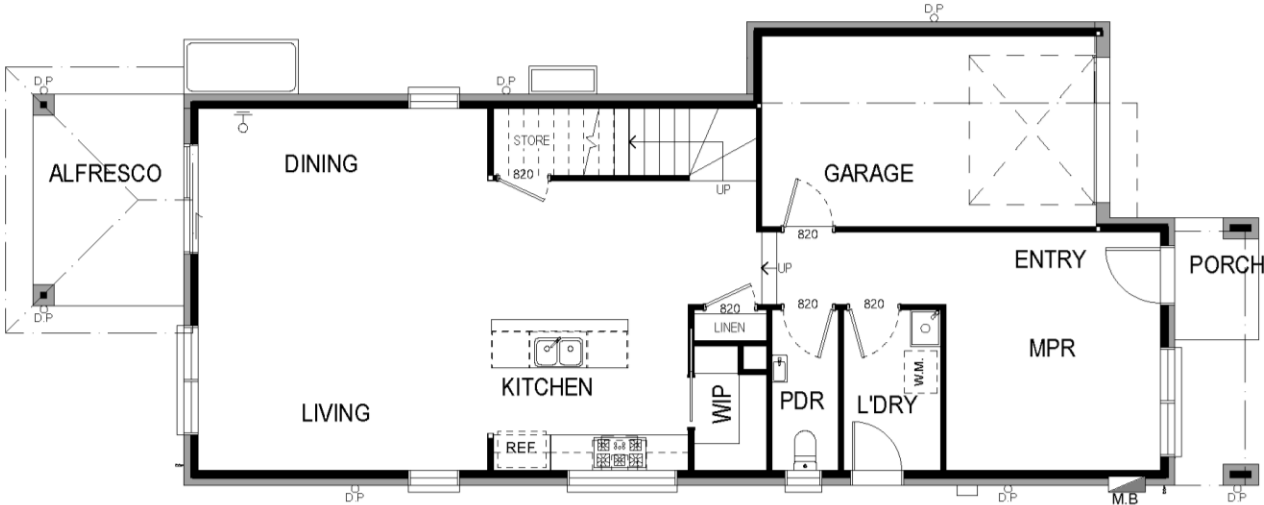


BED: 4

BATH: 2.5

CAR: 1

LOT 15 TYPE B CONTEMPORARY



GROUND FLOOR



FIRST FLOOR

 4
  2.5
  1

Land Size 317.3m²

House Size 224.55m²

Frontage 10m



CLARKE
GROUNDS
—
ROUSE HILL

**INCLUSION &
CUSTOMER
JOURNEY**



TURNKEY INCLUSIONS

Welcome to understated, modern elegance designed to impress. As a Clarke Grounds homeowner you can be assured that your house features deluxe details that come as standard.

Thoughtfully curated details range from built-in sliding mirror storage and reverse cycle air conditioning to premium landscaping and the latest in hybrid floors.

- **900mm gas wok cooktop with cast-iron trivets, 900mm ducted rangehood & 600mm electric oven.**
- **20mm zero silica stone kitchen benchtops with square edging & soft close kitchen drawers & cupboards(in accordance with selected colour scheme).**
- **Actron dual zone ducted reverse cycle heating & cooling system.**
- **Latest in hybrid flooring (heat, stain, water & bacteria resistant).**
- **Built-in sliding mirrored storage.**
- **LED downlights throughout kitchen & bathroom areas. Sectional overhead Colorbond garage door with auto opener (2 hand-held transmitters & 1 wall-mounted transmitter).**
- **Landscaping to front & rear yards, concrete driveway, boundary fencing, letterbox and clothesline.**

CUSTOMER JOURNEY

STEP 1 SELECT YOUR DESIGN

The Creation Homes Sales Team will guide you in selecting the best house and land package for your needs, taking into consideration layout, facade options and the level of inclusion for your new home.

STEP 2 CHOOSE COLOR SCHEMES AND UPGRADES

To further refine your interior selections, Creation Homes offers **FIVE** schematic color sections to choose from.

Additionally, you can enhance your home by selecting various interior and appliance upgrades from our upgrade list.

STEP 3 SECURE YOUR HOME

To secure your house and land package a \$2,000 non-refundable reservation fee is required. Your Sales Consultant will ask you to provide your photo ID, along with the reservation fee receipt to submit the Sales Advice for your selected package.

Creation Homes will then provide a building contract that will include all schematic selections and any upgrade options. The land developer will prepare a separate contract for the land.

Within 7-10 days of initial deposit, we will ask you to sign both contracts and pay deposit of 5% to exchange the contracts and complete the sale.

CUSTOMER JOURNEY

STEP 4 BUILDING YOUR VISION

Once settlement of your land is approved, Creation Homes will commence construction.

STEP 5 HANDING OVER THE KEYS

Creation Homes welcomes new homeowners with a Handover Pack comprising keys, a 90-day maintenance warranty and a 6-year structural guarantee.

