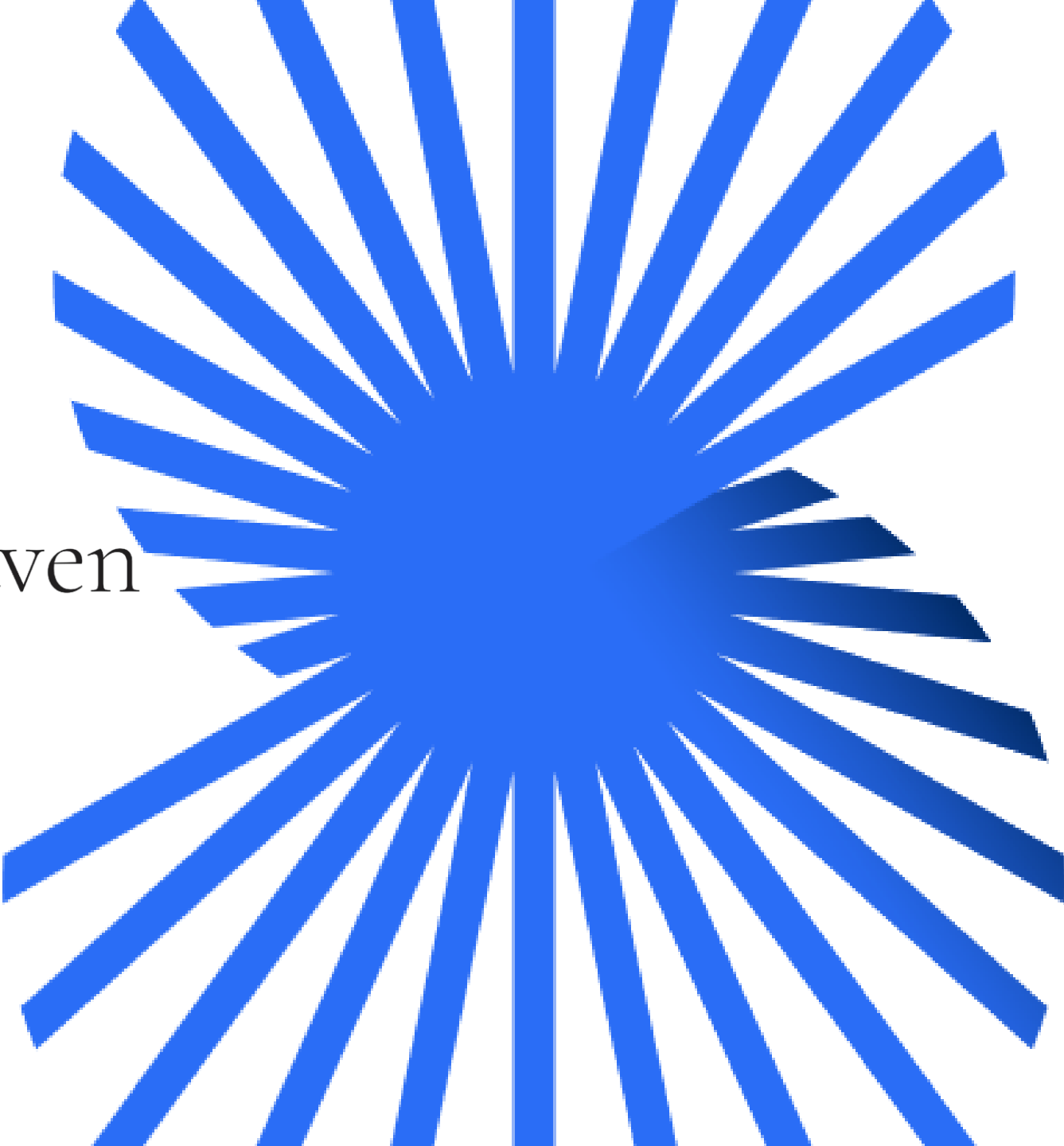


Stockland | Haven



Presenter



KOLLINS
— PROPERTY INVESTMENT —

Stockland acknowledges the Traditional Custodians and knowledge-holders of the land on which we live, work and play and pay our respects to their Elders past, present and emerging.

Furthermore, we acknowledge and thank all Aboriginal and Torres Strait Islander People for enriching our nation with their historical and traditional practices, their rich and diverse cultures and their ongoing and inherent connection to Country.



Artwork created by Maurice Mickelo



A better way to live!

Stockland Profile

For more than 70 years, Stockland is a leading residential developer in Australia and is focused on delivering a range of masterplanned communities and medium density housing in growth areas across the country.



Communities

38

Lots remaining

~75,000

End-market value of

\$22.5 billion



Haven Aerial Location Map



Haven Location Summary



Melbourne CBD	11km	Altona North Primary School	1.2km	Newport Lakes	2.6km
Blacks-haws & Kyle Rd Bus Stops	0m	Altona Beach <i>Williams town beach</i> 6.5km	5.4km	Westgate Freeway and future Tunnel	1.6km
Altona North Shops	750m	Paisley Park	1.5km	Spotswood Train Station	3km
Altona Gate Shopping Centre	1.4km	Bayfit Leisure Centre	1.5km	Newport Train Station	2.9km
Altona North Community Library	1.4km	Altona Lakes Golf Course	1.7km	4000 sqm central community park	

The project has yielded a total of 289 townhomes.

Townhomes' prices range from \$699K to \$983K, with 2, 3, and 4 bedrooms available.

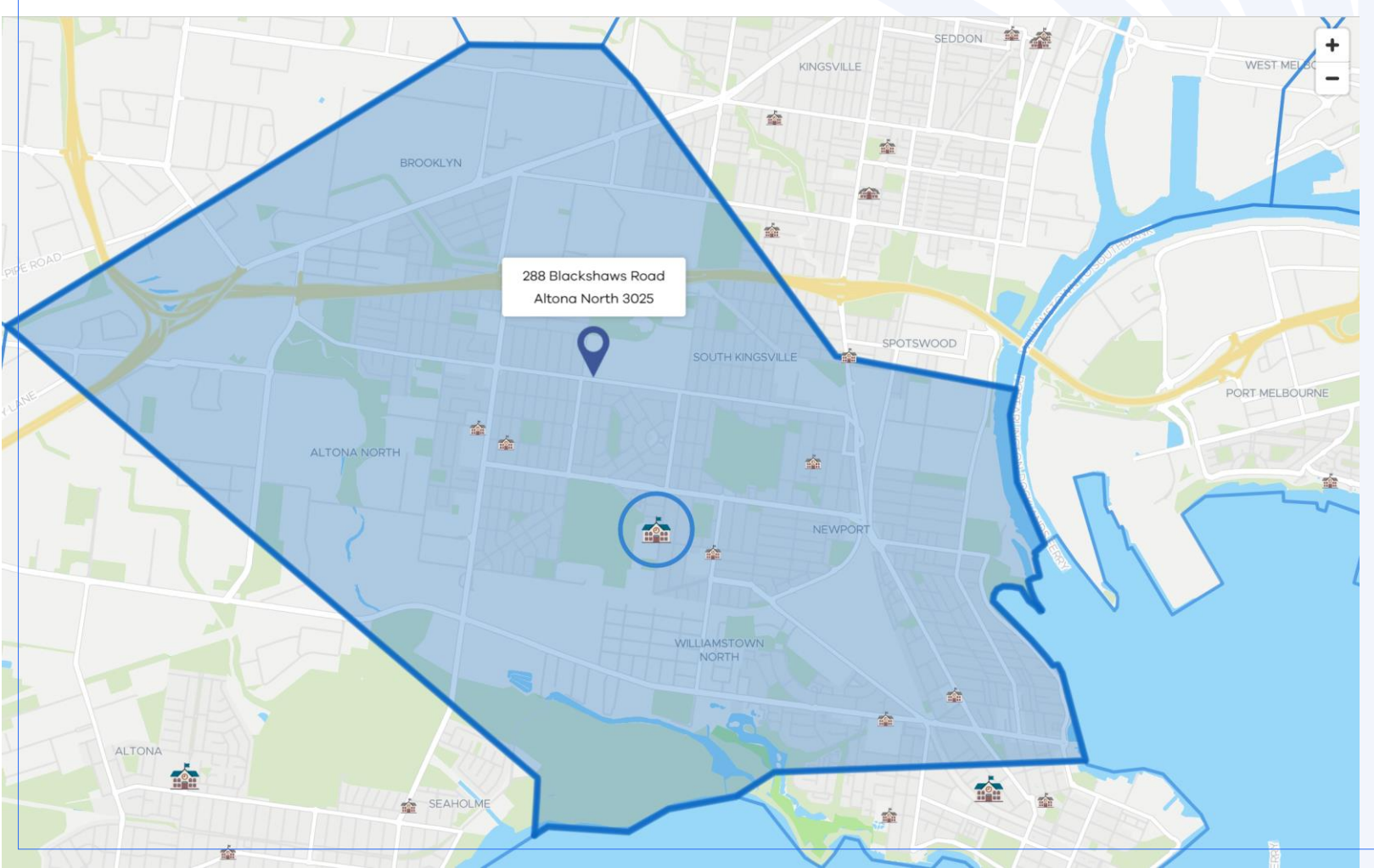
Completed Central Park & Playground



Schools nearby Haven

- | | | | | | |
|----------|--|-------------------|-----------|--|-------------------|
| 1 | Bright Steps Educational
Childcare & Kindergarten | 4 minutes | 8 | Suzanne Cory High School | 18 minutes |
| 2 | St Leo the Great Primary
School | 3 minutes | 9 | Westbourne Grammar School | 17 minutes |
| 3 | Altona north primary school | 3 minutes | 10 | The university of Melbourne
Werribee campus | 16 minutes |
| 4 | Newport Lakes Primary School | 4 minutes | 11 | Victoria University Werribee
Campus | 17 minutes |
| 5 | Bayside P-12 College | 3 minutes | 12 | Victoria University Footscray
Park Campus | 9 minutes |
| 6 | Emmanuel College :St Paul's
College (boys' schools) | 2 minutes | 13 | Victoria University Sunshine
Campus | 14 minutes |
| 7 | Emmanuel College Notre Dame
Campus | 14 minutes | | | |

College Schools located in the catchment area of a school zone



Bayside P-12 College



Altona North Primary School



Altona North Primary School is located in a residential suburb of the City of Hobson's Bay that borders a main industrial area. It was established in 1965 and has continued educating the local community for over 50 years. There are 190 enrollments of students.

BUILDING 2



St Leo the Great Catholic Primary School

**300 students enrolled
with an SES score of 95
points**

Source: <https://www.slaltonanth.catholic.edu.au>

Established in 1971, St Leo The Great Primary School aims to deliver quality Catholic Education to the children of it's Parish.

The school' vocation is teaching and learning. We focus on spiritual, intellectual, physical, social and emotional growth.

The school' curriculum programs will be:

- Enlightened by the teachings and values of the Catholic Faith
- Based on Government, CECV and CEOM policies *
- Delivered in a safe, welcoming and cooperative learning environment
- Enriched by modern technology
- Underpinned by Pastoral Care



Newport Lakes Primary School

Newport Lakes Primary School has a long interesting history. It is the oldest continually operating government primary school in the Western Metropolitan Region of Melbourne. Established on July 8th, 1855, it was moved to Elizabeth St, Newport on November 5th, 1886.

The school population is drawn from the local area. In 2019 enrollment is 494 students and over the last few years the enrollment is increasingly reflecting the change in demographic of the local community. The staff and school community are working hard to continue to provide a positive and engaging place of learning. The enrollment is now 540 students.



Source: <https://newportlakesps.vic.edu.au/>

Suzanne Cory high school



Suzanne Cory High School is a co-educational, selective entry government school for Years 9-12, and the only one of its kind in Melbourne's western suburbs.

There are 910 students enrolled, with a SES score of 96 points.



Source: suzannecoryhs.vic.edu.au

Westbourne Grammar School

Around 1,500 students enrolled with an SES score of 96 points

Westbourne Grammar School was founded in 1867 with a vision to provide an outstanding education for young people in Melbourne's west. The story of the school is one of courage, community and determination and it is no accident that our school values reflect these characteristics – Courage, Community, Creativity and Scholarship.

Igniting a hunger for learning, unlocking creativity and exploring the concepts of global thinking form the basis of our daily purpose. Learning at Westbourne is sequenced and from our early learners through to Year 12, Westbourne students are encouraged to pursue excellence in everything they do.

Source: <https://www.westbournegrammar.com>



Emmanuel College

ST PAUL'S CAMPUS & NOTRE DAME CAMPUS



Emmanuel College offers the choice of a coeducational or all boys learning environment. Through following the characteristics of Marianist education, students are encouraged and supported to achieve their personal best.

03

Provide an Integral Quality Education

01

Educate for Formation in Faith

02

Educate in Family Spirit

04

Educate for Adaptation and Change

05

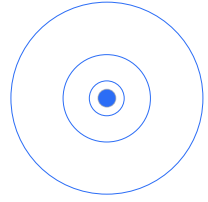
Educate for Service Justice and Peace

Through quality educational experiences and the collaboration and commitment of staff, students have the opportunity to unlock their potential. This Catholic education focusses on the development of the whole person: academic, social, emotional, spiritual and physical.

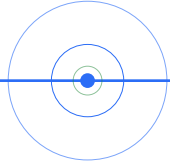
Outside of the classroom there is also lots to do, from year level camps at Years 7 & 9, surfing lessons in Year 8, Drivers Ed for the Year 10s and retreats for Years 11 & 12. Immersion programs like the Friend of Alice, the international trips to Italy, Japan or Space Camp at NASA in the United States give us the chance to experience life in the real world.

There are ACC & SACSSS inter school sport, debating, chess and lots of other ways to represent the college. The musical is open to everyone to join in, whether you want to be an onstage performer, musician or backstage crew.

Public transports for Haven



5 minutes



**Spotswood
train station**

5 minutes



**Newport
train station**

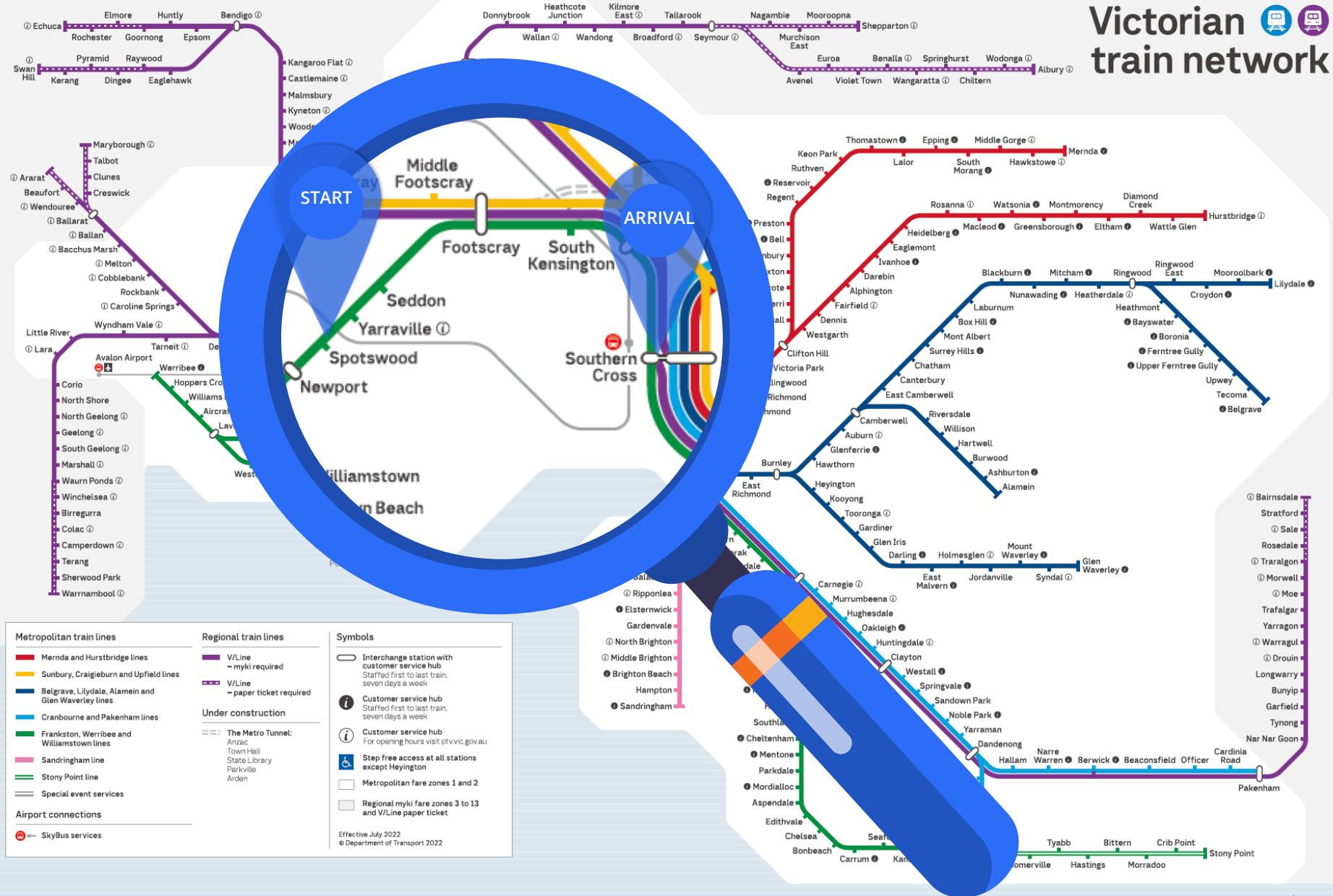
Doorstep



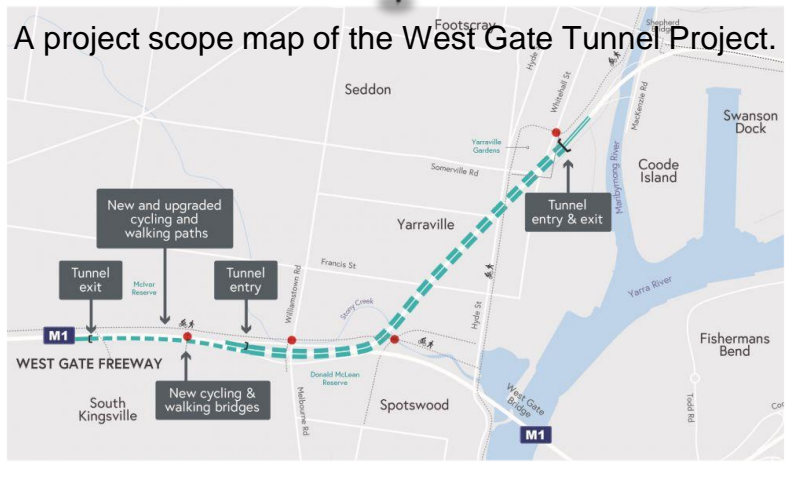
Bus 432 and 471



Only 5 train stops to Melbourne CBD



A project scope map of the West Gate Tunnel Project.



West Gate Tunnel Project

Delivering a vital alternative to the West Gate Bridge

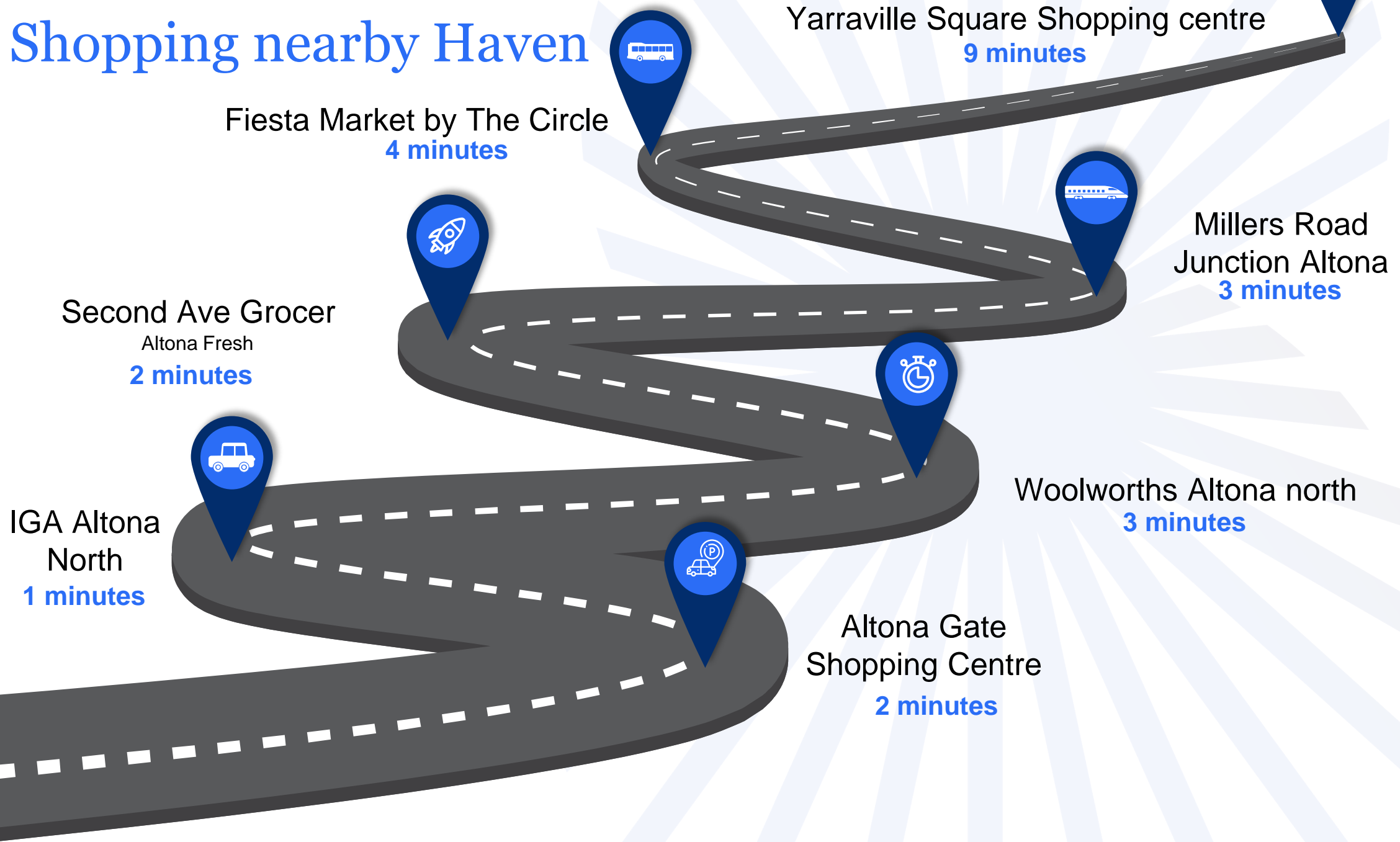
Melbourne's major freeways move millions of people and important goods every day and the West Gate Freeway is one of the busiest, moving more than 200,000 vehicles a day.

Key benefit

Source: bigbuild

 <p>Twin Tunnels</p>	 <p>Second river crossing</p>	 <p>4 new through lanes on the West Gate Freeway</p>	 <p>Express lanes</p>	 <p>Save up to 20 minutes travel time from the west</p>
 <p>9000 trucks off local roads</p>	 <p>2.5km elevated veloway above Footscray Road</p>	 <p>14km of new and upgraded walking and cycling paths</p>	 <p>9 hectares of new parks and wetlands</p>	

Shopping nearby Haven



IGA Altona North
1 minutes

Second Ave Grocer
Altona Fresh
2 minutes

Altona Gate Shopping Centre
2 minutes

Fiesta Market by The Circle
4 minutes

Woolworths Altona north
3 minutes

Millers Road Junction Altona
3 minutes

Yarraville Square Shopping centre
9 minutes

Altona Gate Shopping Centre

Altona Gate Shopping Centre is a 4 level fully enclosed shopping centre.

The main access point to the Centre is from Millers Road providing good undercover car parking



1,700
car spaces

The Centre is currently anchored by Kmart



83

specialty stores



12

food retailers



375

seats

source: truelocal





Millers Junction Village



Millers Junction Village is a single level open air shopping centre with a focus on convenience, casual dining and leisure. Owned and managed by Charter Hall, Millers Junction Village was built in 2019 as a community hub for the locals. The Centre is located approximately 12kms from Melbourne's CBD, on Millers Road in Altona North. It is anchored by a Woolworths smart store, Reading Cinema, TK Maxx, The Reject Shop and is complemented by speciality retailers.

The centre is easily accessible by a major arterial road and with over 500 car parking spaces available, those traveling by car are well catered for. A bus stop is also conveniently located on Millers Road right alongside the shopping centre for customers traveling by public transport.

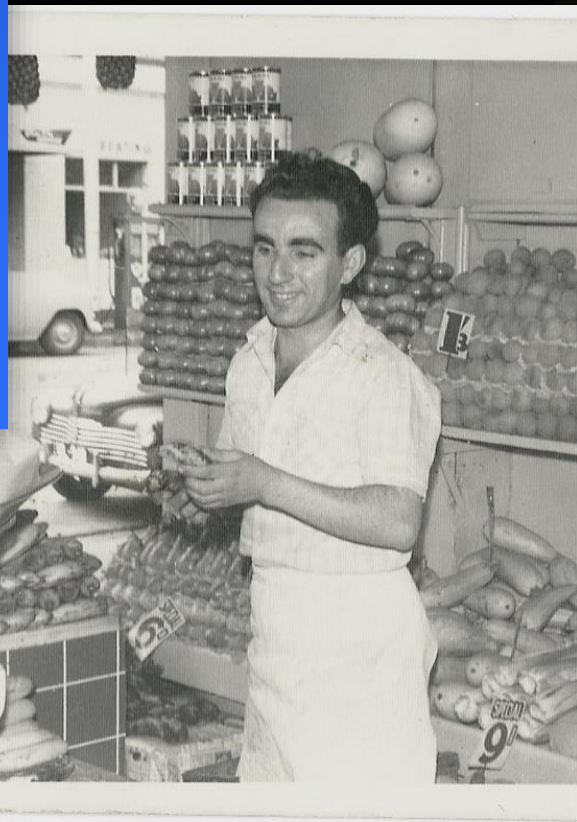
Millers Junction Village offers a modern shopping experience combined with a bustling common plaza area, making it the perfect place to shop, dine, relax, socialize and connect.



Source: millerjunctionvillage.com.au



Second Ave Grocer is a family-owned delicatessen and food store specializing in artisanal cheeses, Italian meats and antipasti, fresh produce and continental groceries in the heart of Altona North.



Second Ave Grocer

Family owned for over 50 years since 1949



source: <https://secondavegrocer.com.au/>

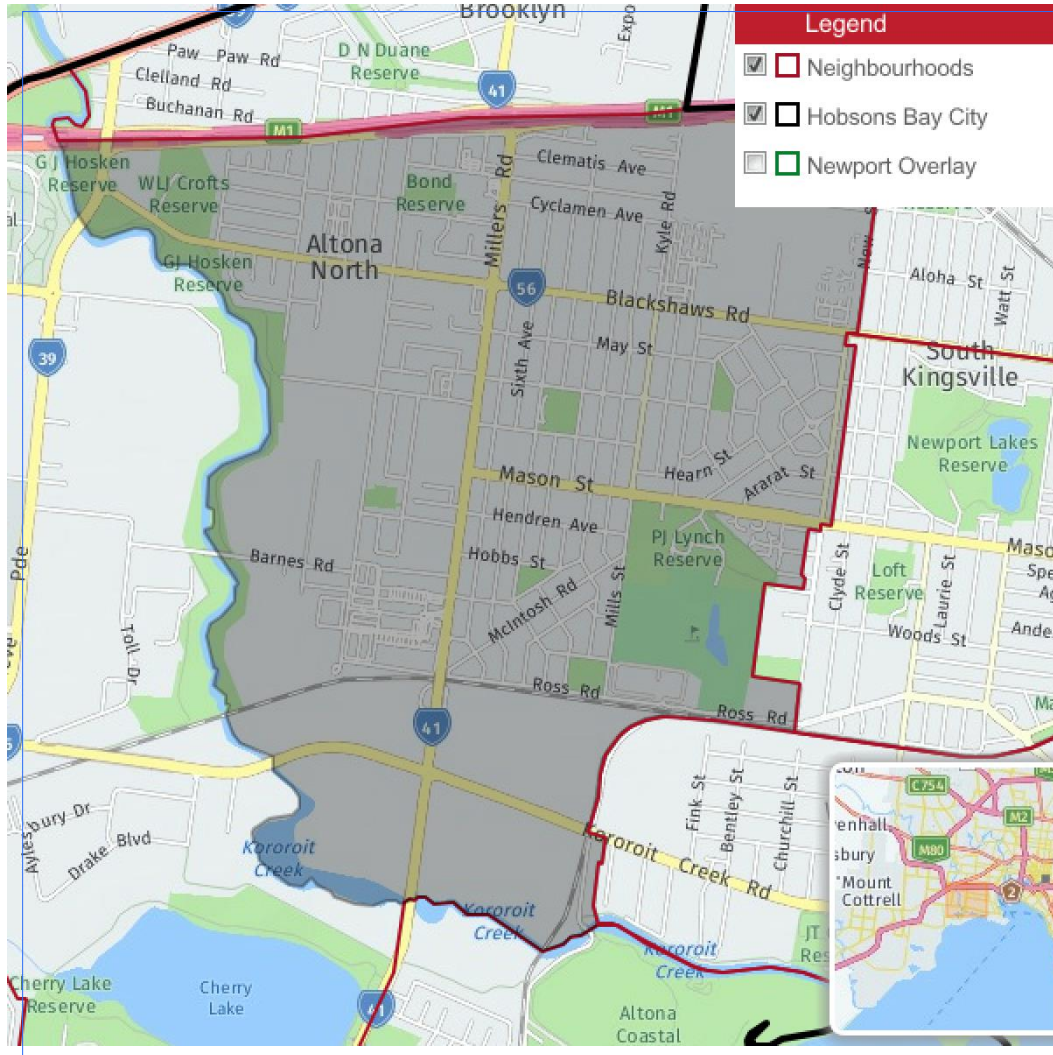


Minutes to the beaches from Haven



Williamstown Beach
8 minutes

Altona Beach
7 minutes



Altona North Population and forecast

Population	Land area	Population density
13,092	8.24	1,588
2021 ABS ERP	square km	persons per square km

Population 2023	Population 2041	Change 2023-41
14,428	25,946	79.83%
forecast.id	forecast.id	forecast.id



Hobsons Bay City Population Population summary



Altona North is set to become the fastest-growing suburb in the Hobsons Bay Council area, with its population projected to skyrocket in the coming years.



The area is expected to benefit from increased investment in infrastructure, housing, and amenities, making it an attractive destination for new residents.

Source: .id

Hobsons Bay City	Forecast year					Change between 2021 and 2041	
	Area	2021	2026	2031	2036	2041	Total change
Hobsons Bay City	92,258	102,583	110,292	115,783	120,546	+28,287	+1.35
Altona - Seaholme	13,640	15,115	15,960	16,682	17,453	+3,813	+1.24
Altona Meadows	18,665	18,719	18,788	18,978	19,295	+630	+0.17
Altona North	13,193	16,972	21,534	24,623	25,946	+12,753	+3.44
Brooklyn	1,988	2,248	2,388	2,476	2,568	+580	+1.29
Laverton	4,826	5,517	6,005	6,549	7,112	+2,286	+1.96
Newport East	4,450	4,341	4,334	4,372	4,446	-4	0
Newport West	9,259	9,880	10,077	10,210	10,467	+1,208	+0.62
Seabrook	5,002	5,059	5,037	5,062	5,127	+125	+0.12
Spotswood - South Kingsville	5,041	6,301	7,519	8,197	9,421	+4,380	+3.18
Williamstown	11,774	13,424	13,364	13,314	13,351	+1,577	+0.63
Williamstown North	4,420	5,007	5,286	5,322	5,359	+939	+0.97
Newport	13,709	14,221	14,411	14,582	14,914	+1,204	+0.42

Altona North Suburb Profile



The size of Altona North is approximately 14.1 square kilometers



It has 17 parks covering nearly 9.3% of total area



The population By 2016 the population was 12,155 showing a population growth of 6.8% in the area during that time.



The predominant age group in Altona North is 30-39 years.



Households in Altona North are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.



In general, people in Altona North work in a professional occupation.



In 2011, 68.1% of the homes in Altona North were owner-occupied compared with 66.1% in 2016.



Currently the median sales price of houses in the area is \$967,500.





Forecast Household Type



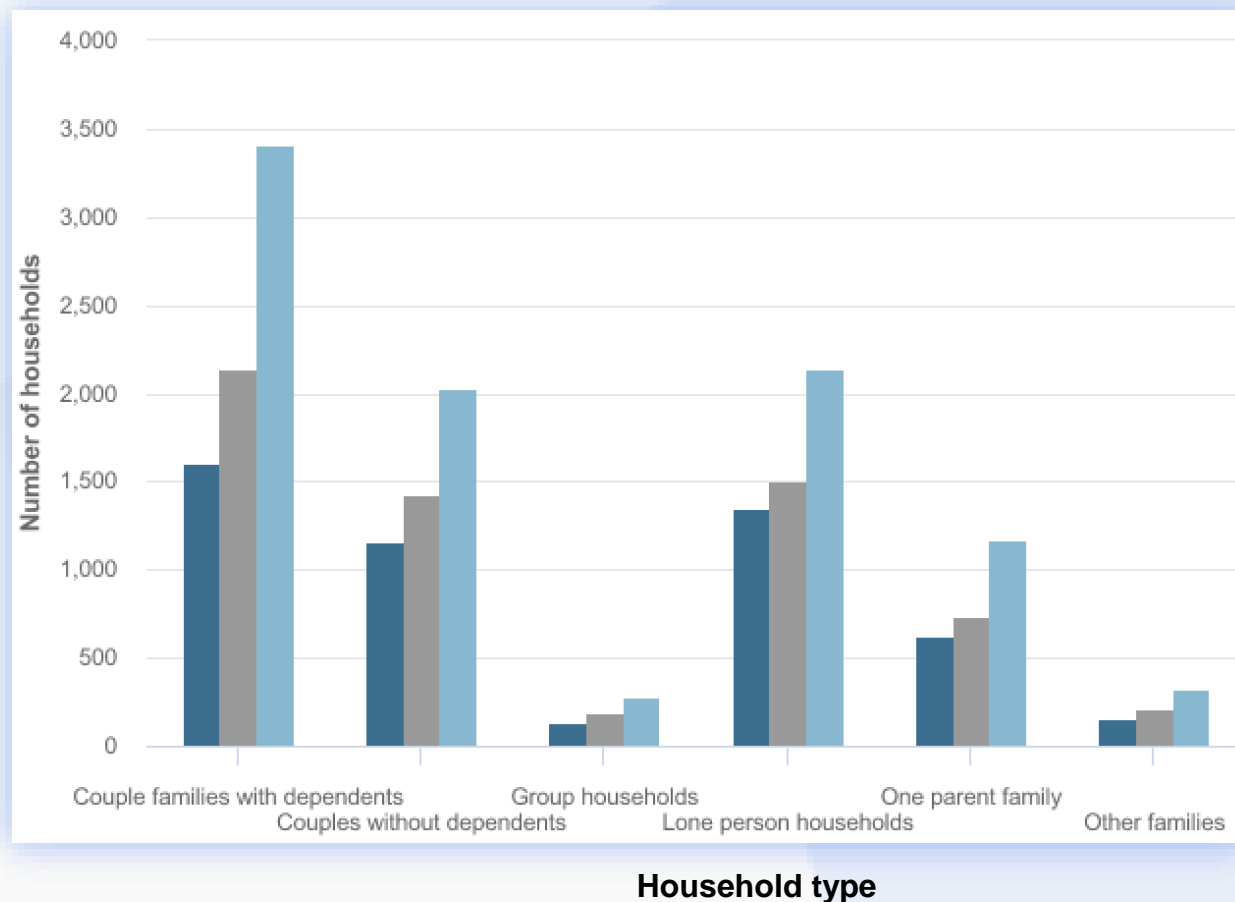
In 2021, the dominant household type in Altona North was Couple families with dependents, which accounted for 31.8% of all households.



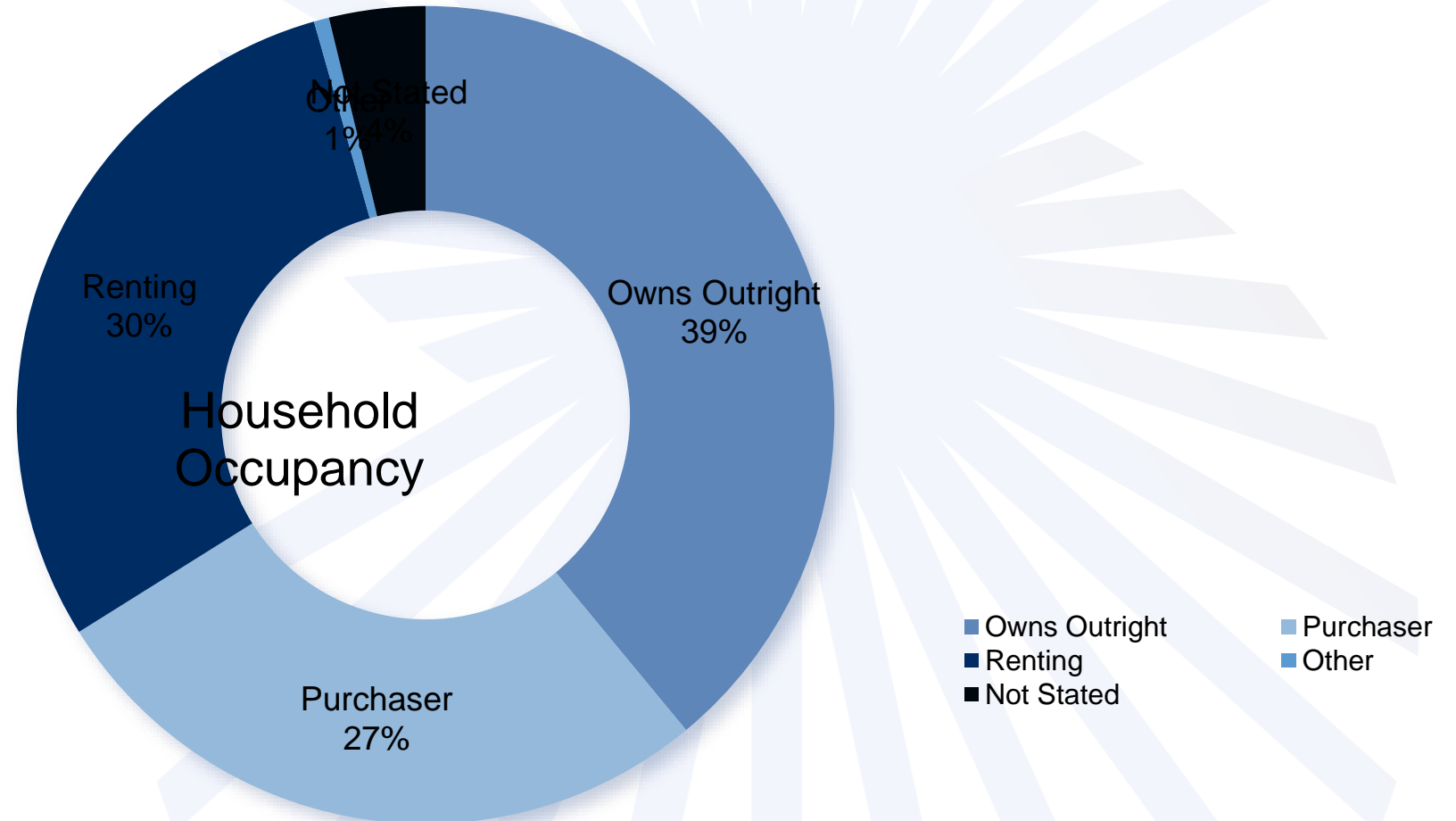
The largest increase between 2021 and 2026 is forecast to be in Couple families with dependents, which will increase by 541 households and account for 34.5% of all households.

In contrast Other families is forecast to increase by 52 households, to comprise 3.4% of all households in 2026, compared to 3.2% in 2021.

2021 2026 2041



Altona North Household Occupancy

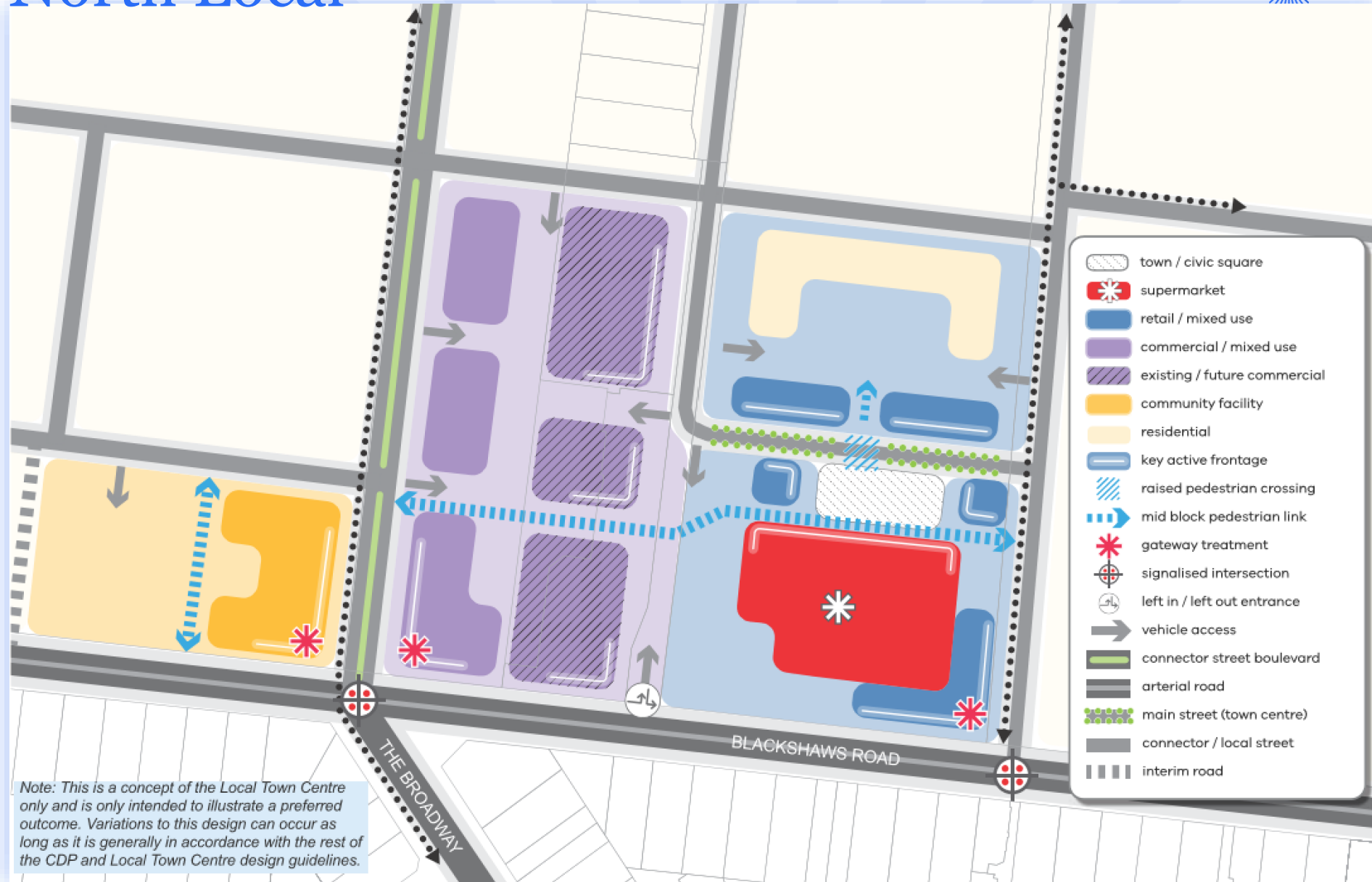




Altona North Development Plan

Future Altona North Local Town Centre

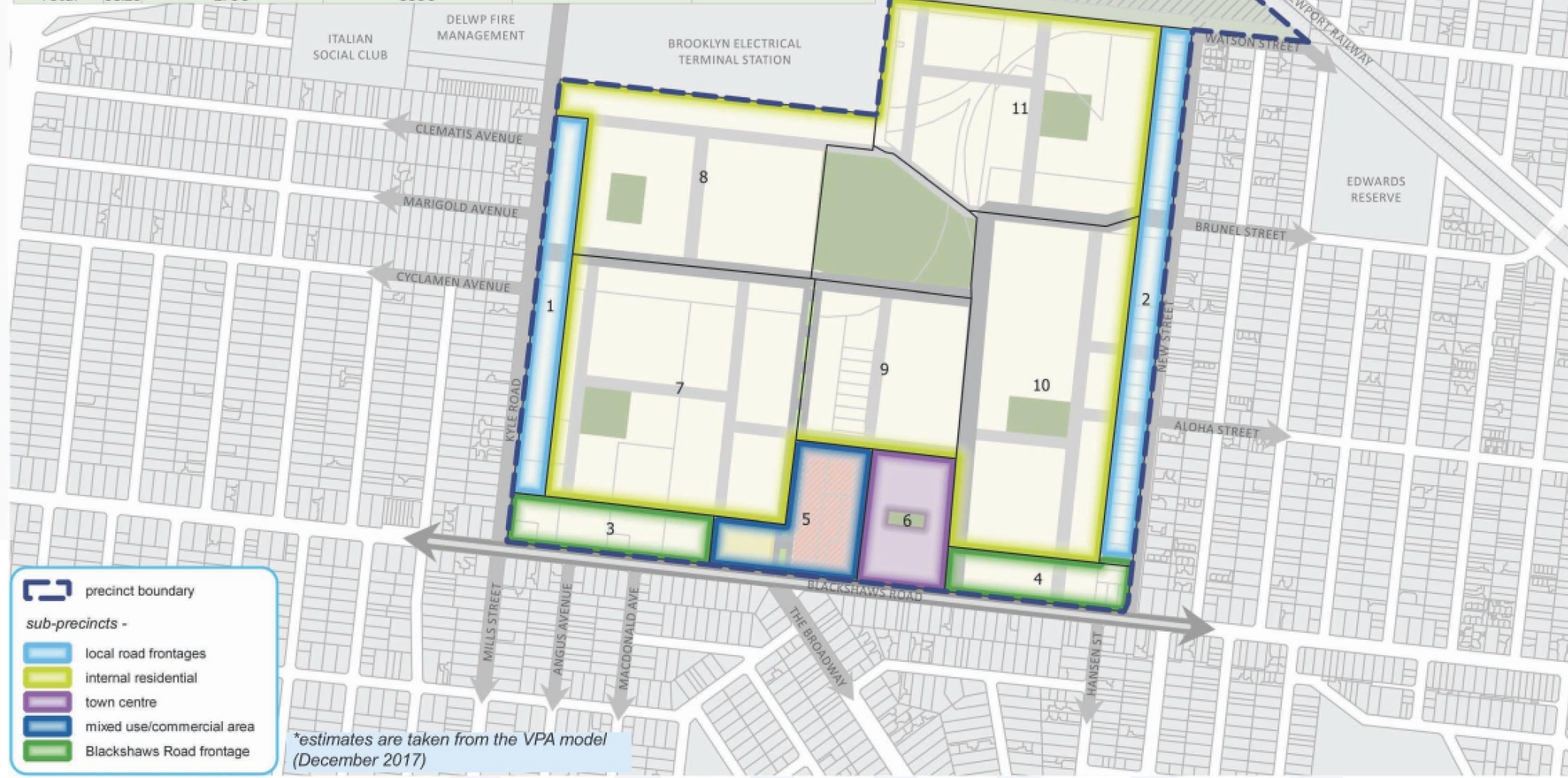
Less than 200 meters



Altona North Dwelling Yield & Dwelling Density plan

Estimated
2700-3300

Subprecinct Area	Dwelling Threshold (Low)	Dwelling Threshold (High)	Density Threshold (Low)	Density Threshold (High)
1	2.33	95	41	50
2	3.28	73	22	27
3	1.89	56	30	36
4	1.58	85	54	65
5	2.61	126	48	59
6	2.17	190	87	107
7	11.28	460	41	50
8	8.3	316	38	46
9	4.86	397	82	100
10	9.96	608	61	75
11	9.94	294	30	36
Average	5.29		48	59
Total	58.23	2700	3300	



- precinct boundary
- sub-precincts -
 - local road frontages
 - internal residential
 - town centre
 - mixed use/commercial area
 - Blackshaws Road frontage

*estimates are taken from the VPA model (December 2017)

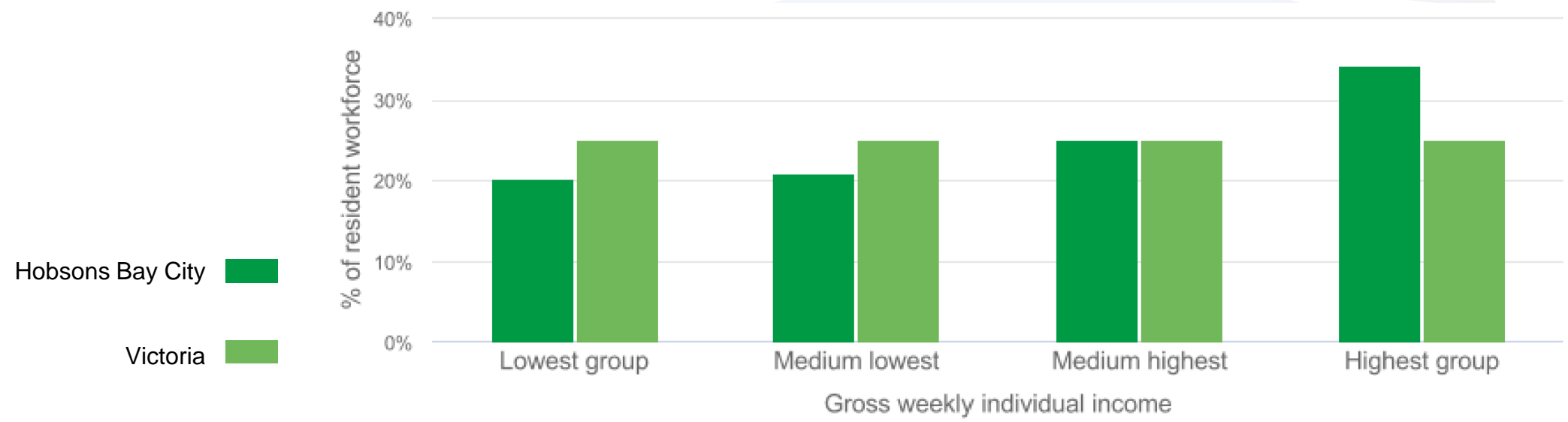


Hobsons bay city VS Victoria

Individual income per week

Quartile group dollar ranges (Individuals)	Weekly income by Census year	
Individual quartile ranges	2021	2016
Lowest group	\$0 to \$606	\$0 to \$534
Medium lowest	\$607 to \$983	\$535 to \$876
Medium highest	\$984 to \$1,525	\$877 to \$1,344
Highest group	\$1,526 and over	\$1,345 and over

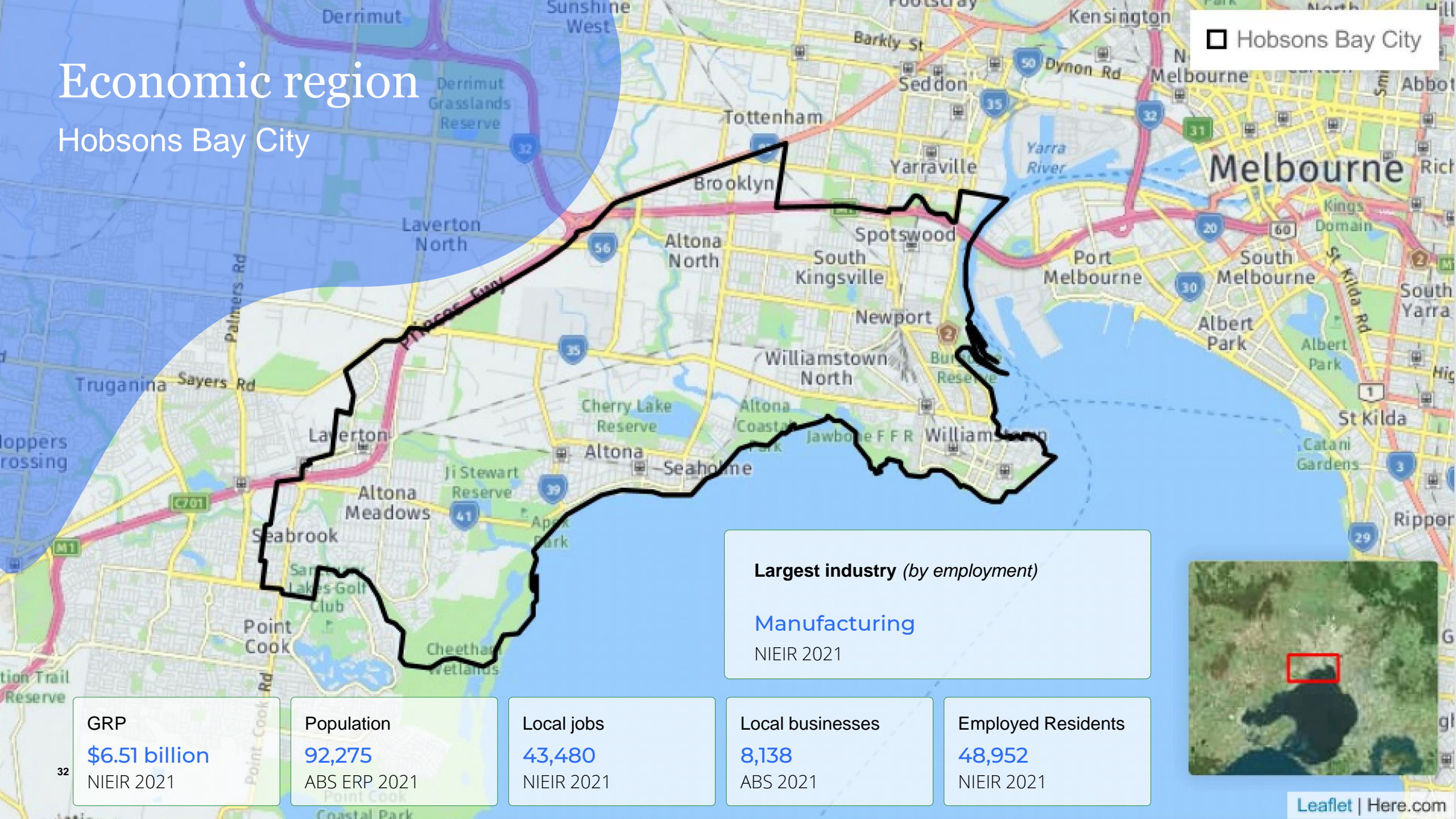
Resident workers field of qualifications, 2021



Economic region

Hobsons Bay City

□ Hobsons Bay City



Largest industry *(by employment)*

Manufacturing

NIEIR 2021

GRP
\$6.51 billion
NIEIR 2021

Population
92,275
ABS ERP 2021

Local jobs
43,480
NIEIR 2021

Local businesses
8,138
ABS 2021

Employed Residents
48,952
NIEIR 2021

HAVEN

ALTONA NORTH

Masterplan



NORTH

KYLE ROAD

BLACKSHAW ROAD



Sales & Information Centre / Future Stages

Proposed park & playground area

Future Stages

The Roxy two façade renders

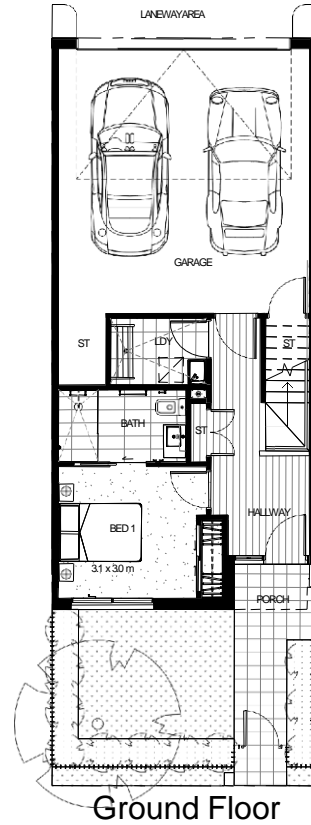




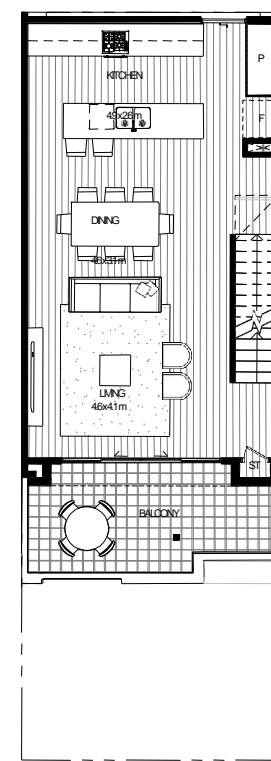
Artist's impression, subject to change.



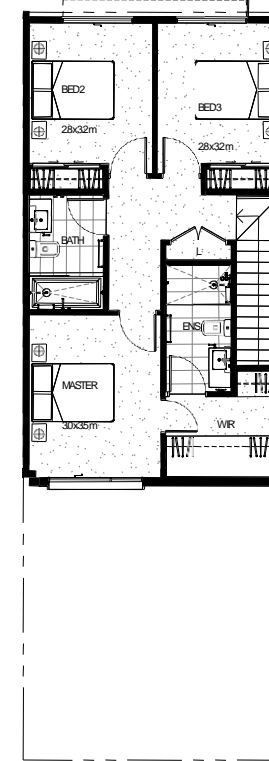
Lot 1013 floor-plan



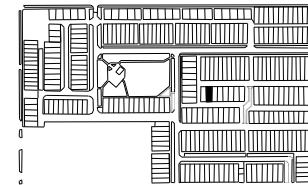
Ground Floor



First Floor



Second Floor



HOUSE AREA

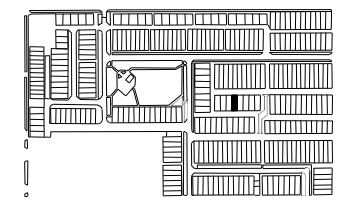
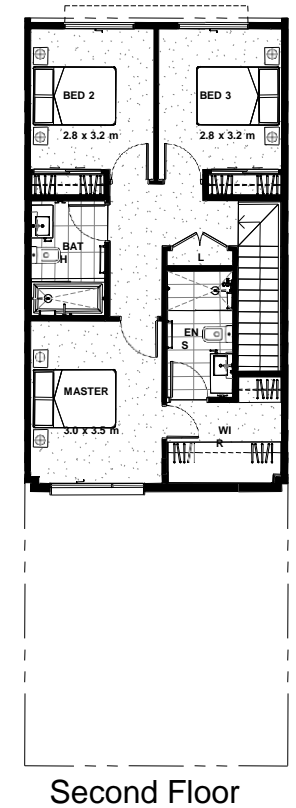
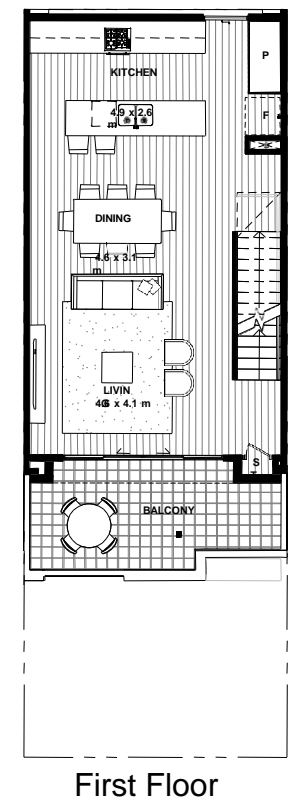
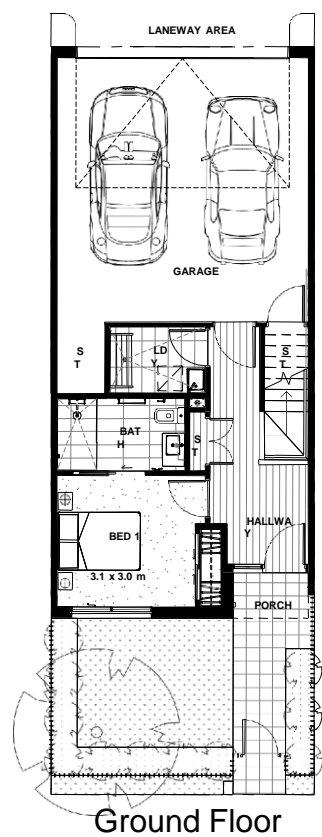
Ground Floor	37 m ²	Balcony	15 m ²	Total Build Area	219 m ²
First Floor	62 m ²	Porch	2 m ²		
Second Floor	64 m ²	Garage	39 m ²	Total Lot Area	96 m ²



Artist's impression, subject to change.



Lot 1015 floor-plan



HOUSE AREA

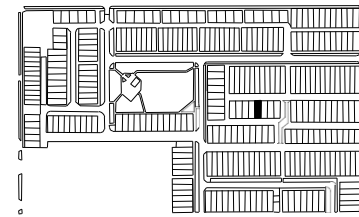
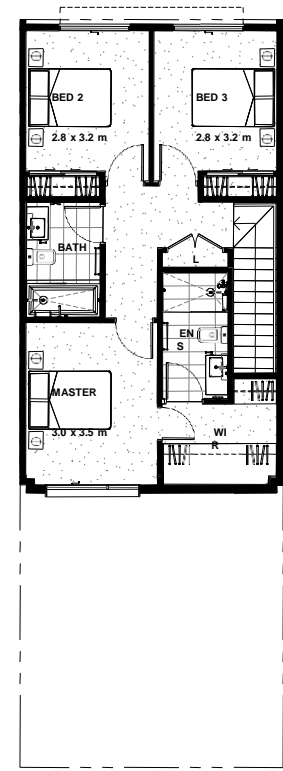
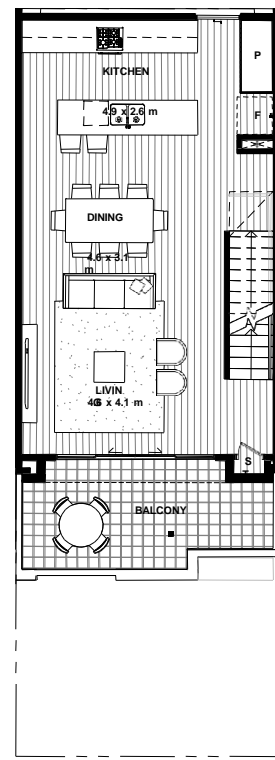
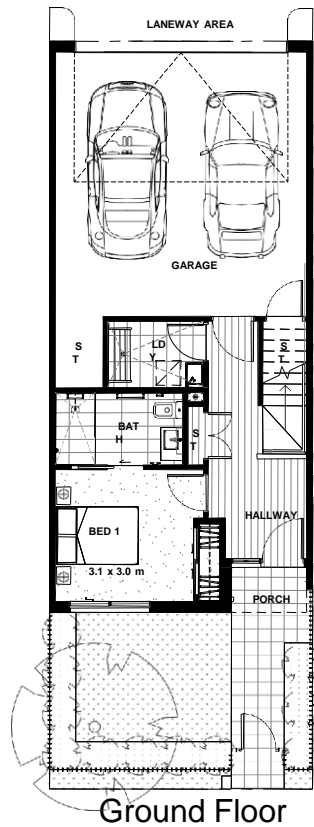
Ground Floor	37 m ²	Balcony	15 m ²	Total Build Area	219 m ²
First Floor	62 m ²	Porch	2 m ²		
Second Floor	64 m ²	Garage	39 m ²	Total Lot Area	96 m ²



Artist's impression, subject to change.



Lot 1016 floor-plan



HOUSE AREA

Ground Floor	37 m ²	Balcony	15 m ²	Total Build Area	219 m ²
First Floor	62 m ²	Porch	2 m ²		
Second Floor	64 m ²	Garage	39 m ²	Total Lot Area	96 m ²

The Roxy Key Selling Features



Architecturally designed facades comprised of brick with a selection of timber panel, metal cladding and fibre cement cladding

Reconstituted stone bench tops in kitchen and bathroom

LED downlight through out

Average 6.5 star NatHERS Rating

Sustainable, energy efficient homes with solar panels and double glazing to all homes.

Double glazed windows throughout , double glazed doors

Beautiful master bedroom on third level with walk-in wardrobe and elegant ensuite

Fully landscaped front garden and private open space

Laminated timber to main living and kitchen

Second, third & fourth bedrooms built-in wardrobes and private garden for downstairs bedroom

Full height floor to ceiling tiling to shower

Wool blend carpet to bedrooms and stairwell

Entertainer's kitchen with Fisher & Paykel appliances

Secure double car garage

Rain water tank or solar gas boosted hot water service to each home

Monochromatic color scheme



Natural color scheme



Current Rental Market - near Haven



TOWNHOUSE FOR RENT

\$880 per week

29 Charlotte Street,
Newport



TOWNHOUSE FOR RENT

\$750 per week

48 Misten Avenue,
Altona North



TOWNHOUSE FOR RENT

\$750 per week

5 Rosala Avenue,
Altona North



TOWNHOUSE

\$900 per week

1/16 Saltley Street,
South Kingsville



TOWNHOUSE FOR RENT

\$700 per week

15A Hearn Street,
Altona North





Recent sales records of townhouses near Haven



\$1,200,250

65a Fourth Avenue, Altona North

4 3 1 | Townhouse

Sold on 30 Mar 2023



\$1,280,000

76A Truman Street, South Kingsville

4 3 3 | House

Sold on 13 Apr 2023



\$1,210,000

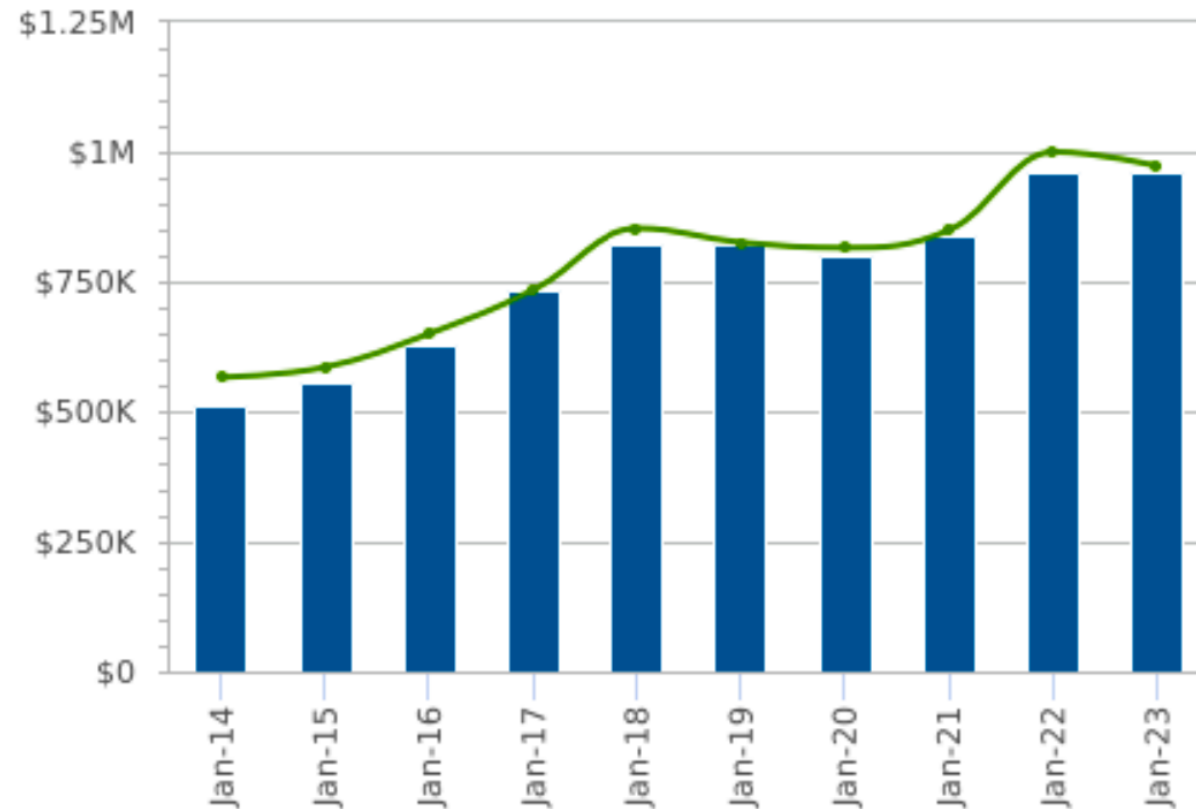
25A Carthy Street. Altona North

4 3 3 | Townhouse

Sold on 15 Apr 2023



Altona North Property Capital Growth Trend



The data shows that Altona North property median Price has nearly doubled from January 2014 to January 2023.

Currently, the median sales price of houses in the area is \$967,500.

- Locality: Altona North, 3025 - Houses
- Council Area: Hobsons Bay - Houses

Source: RPdata

Ready to start your journey?
Please contact us.



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