

# VPA – Leading Practice

March 2017

# About Stockland

Stockland is Australia's largest diversified property group

We own, manage and develop shopping centres, logistics centres, business parks, office assets, residential communities, and retirement living villages.

Stockland was founded in 1952 with a vision to “not merely achieve growth and profits but to make a worthwhile contribution to the development of our cities and great country”.

Today, we leverage our diversified model, to help create thriving communities where people live, shop and work.

Our approach is underpinned by the Group's purpose “we believe there is a better way to live”.



# Sustainability at Stockland

Sustainability at Stockland is about ensuring we leave the communities and environment where we operate, in good shape for future generations.

In line with our purpose, we are committed to creating shared value for all our stakeholders and delivering 'a better way to live'.



1. Capital Commitment 2. Average across the retail portfolio 3. Towers Watson Global High Performing Norm

# Liveable Housing Australia – What is Stockland doing?

## Group:

- Inaugural Liveable Housing Australia corporate partner.
- Sales and marketing kit developed;
- Sustainability Reporting – Asset rating & Certification

## Residential:

- Sustainability hubs being built to LHA Silver standard
- Silver LHA in 20% of medium density & completed homes – 2016
- Work towards 50% of our medium density and completed homes in FY18





# Affordability

- Market understanding
- Product choice
  - Good Design
  - NSW Missing Middle
- Affordable Housing Targets



# Community Consultation



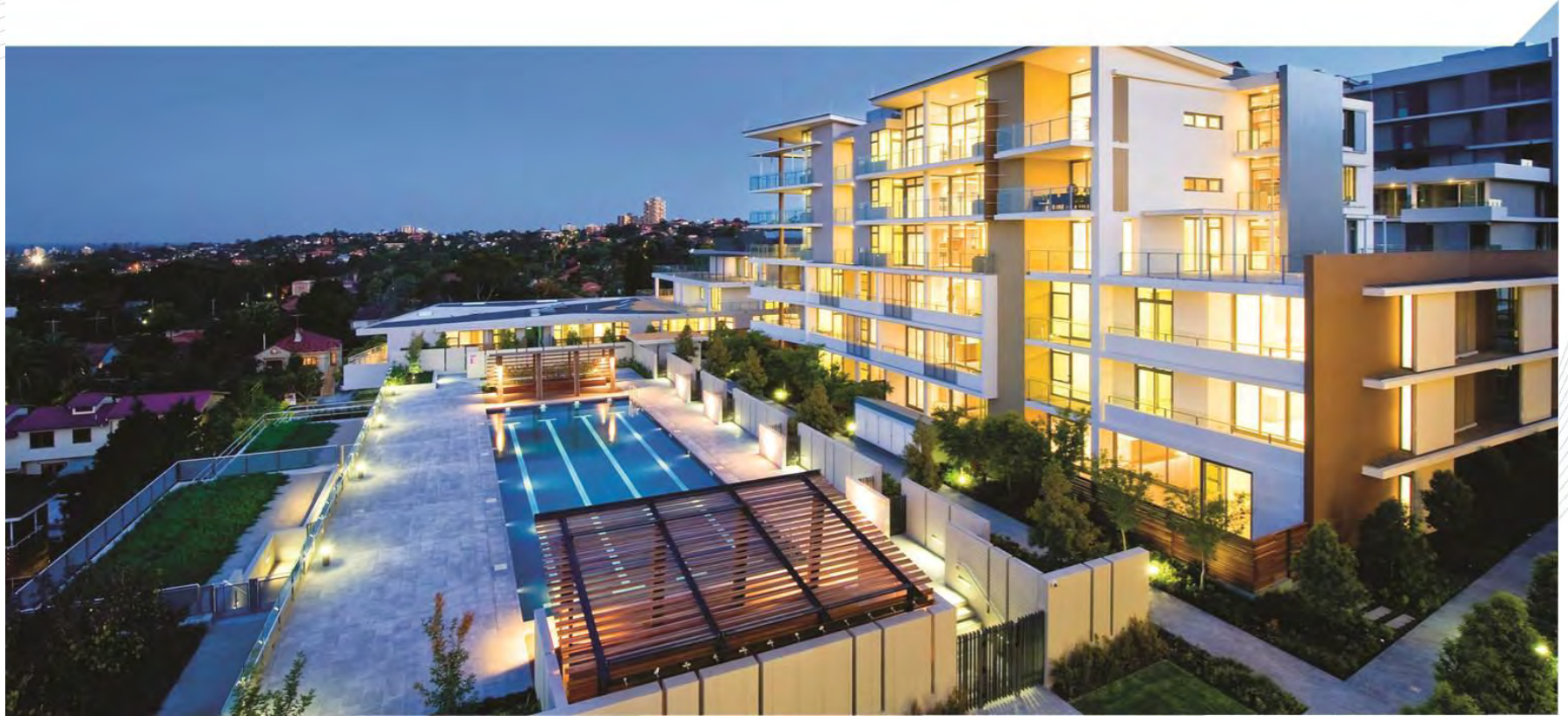
# Stakeholder Engagement

- Consultation and engagement with stakeholders is a core part of our business and is key to shaping and influencing the planning and design of all Stockland projects
- Open and early engagement with key stakeholders critical to identifying and resolving key issues
- Relationships with all levels of Government is important
- Win win outcomes for all parties is critical (stakeholder, community & future residents)





# Urban Renewal Examples





# Stockland Balgowlah

Stockland Balgowlah is a mixed use precinct located in the northern suburbs of Sydney. Redeveloped in 2010, the precinct has set a new benchmark for mixed-use communities, incorporating apartments above a village-style retail hub. Stockland's vision was to create a compact community hub in Sydney.

The success of The Village, Balgowlah is largely due to the design, which has enabled a vibrant shopping precinct to thrive while still providing privacy and quiet enjoyment for residents.



# Stockland Merrylands Court

Vision is to contribute to creating a new city centre for the community to socialise, enjoy international cuisine in new restaurants, and come together for festivals and special occasions

542 new, architecturally-designed apartments across five buildings, ranging in height from 10 to 17 storeys, to help meet housing needs for growing population. A new laneway precinct and an international Eat Street - around 2,500 square metres of public domain.



# Stockland Tooronga

Tooronga is mixed-use precinct 12 kilometres south-east of the Melbourne CBD. The precinct includes more than 9000sqm of retail space tenanted by 25 speciality stores, a Coles and First Choice Liquor, two residential towers with 297 units, shopping centre and business/commercial offices.





# Rowville, Victoria



Rowville, VIC

*“This will be one of Australia’s most sought-after new addresses, and certainly a residential community like none other in Knox” – Tony Holland (Knox City Council, Mayor)*

<b>LGA</b>	Knox City Council
<b>Status</b>	Town Planning
<b>Site area</b>	6.35 hectares
<b>Yield:</b>	150 townhouses 30 apartments
<b>Amenity:</b>	1km from Stud Park Shopping Centre and close proximity to priority bus routes.  Community permaculture garden  Built-in solar generation to all homes  Electric vehicle recharge points to all garages Solar lighting throughout estate  Water harvesting and recreational lake used for the irrigation of parks and gardens  5 Star Green Star - Communities rating

# Ivanhoe, Victoria

<b>LGA:</b>	Banyule City Council
<b>Status</b>	Under Construction First settlements March 2017
<b>Site area</b>	1.95 hectares
<b>Yield:</b>	81 townhouses
<b>Amenity</b> :	2km from Ivanhoe Train Station along with close proximity to priority bus routes Walking distance to local shops and parks



Ivanhoe, VIC



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