

## Downsizer delight as Stockland's first Halcyon community comes to Perth

[Link to images and renders](#)

Stockland has received development approval for its first land lease community in Western Australia – Stockland Halcyon Wildflower – a \$122.2 million community designed for over-55s looking for a vibrant and active lifestyle.

Stockland Halcyon Wildflower will offer 288 high quality, low maintenance homes surrounded by resort-style facilities which may include a pool, fully equipped gym, health and wellness centre, recreational clubhouse and bar facilities, bowling greens, pickleball courts, and walking tracks.

The new Halcyon community will be located within Stockland Wildflower – Stockland's first all-electric masterplanned community in Piara Waters, 26 kilometres south-east of Perth – surrounded by natural wetlands and pristine green spaces.

Stockland Executive General Manager – Stockland Halcyon Communities, Richard Rhydderch, said these communities have been transforming lifestyle living for more than 17 years.

"We're excited to be bringing our very first Halcyon community to Perth. Halcyon Wildflower will be joining the award-winning Stockland Halcyon family, with 21 communities either established or in development across Queensland, New South Wales, Victoria – and now Western Australia," Mr Rhydderch said.

"Our vision at Stockland is to be the leading creator and curator of connected communities, and this is underpinned by our purpose – a better way to live. Stockland's lifestyle living homes reinforce the strong sense of community and security that Halcyon communities are renowned for."

Stockland General Manager, WA Development, Col Dutton said the land lease model provides an alternative housing option and creates movement along the housing continuum.

"Stockland Halcyon communities are an attractive option to those over 55 because it can allow them to bank a portion of the equity when they sell the family home. The benefit to the wider housing market is that they are downsizing and are often freeing up that larger home for a family looking to upgrade," Mr Dutton said.

"Halcyon Wildflower will have architecturally-designed, quality-built homes within the security of a gated community. We have friendly community managers on site that support interest groups and activities – like yoga classes, art workshops, or bowling clubs – to help homeowners lead an active and connected lifestyle."

Homes in Stockland Wildflower, including those in Halcyon Wildflower, will utilise induction cooktops, electric vehicle charging points and smart home options to reduce environmental impact and give homeowners the opportunity to save on energy bills.

The community has been designed to maximise passive solar design and natural light filled living spaces. Extensive greenery and designated walking trails will also contribute to the community's sustainable commitment.

Mr Rhydderch said a key differentiator is the financial model that Stockland Halcyon communities offer as there are no hidden costs, stamp duty or deferred management fees and homeowners keep 100 per cent of the capital gains.

"Homeowners will benefit from Stockland's ongoing ownership and management of the community infrastructure, centralised management and administration, streetscape and park mowing, and maintenance of community areas and gardens," Mr Rhydderch added.

Once complete, the Stockland Halcyon Wildflower community will feature a health and wellness centre, outdoor communal spaces, convenient community transport options and an entertainment precinct.

The first foundation release for Halcyon Wildflower is expected in the coming months, with customers already showing high interest in the broader Wildflower community.

There are plans for future Stockland Halcyon communities in Western Australia, including within the [Stockland Ilyarrie masterplanned community](#), and in Busselton, a beachside suburb south of Perth.

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### Stockland (ASX:SGP)

We are a leading creator and curator of connected communities with people at the heart of the places we create. For more than 70 years, we have built a proud legacy, helping more Australians achieve the dream of home ownership, and enabling the future of work and retail. Today, we continue to build on our history as one of Australia's largest diversified property groups to elevate the social value of our places, and create a tangible sense of human connection, belonging and community for our customers. We own, fund, develop and manage one of Australia's largest portfolios of residential and land lease communities, retail town centres, and workplace and logistics assets. Our approach is distinctive, bringing a unique combination of development expertise, scale, deep customer insight, and diverse talent - with care in everything we do. We are committed to contributing to the economic prosperity of Australia and the wellbeing of our communities and our planet.