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Stockland Halcyon announces four new communities in Victoria to meet demand

Victoria is leading the national expansion of Stockland Halcyon communities with four projects scheduled to launch in the state over the next year.

Stockland Halcyon is one of Australia's most awarded group for over 50s lifestyle communities, offering homeowners low maintenance living in architecturally designed homes, with the convenience of central amenities such as including a pool, fully equipped gym, health and wellness centre, recreational clubhouse and bar facilities, cinemas, walking tracks, bowling greens, pickleball courts, and a shared community Tesla car.

There are currently 12 Stockland Halcyon communities – either established or in development – across Queensland's Sunshine Coast, Gold Coast, Moreton Bay, Logan, as well as in Victoria.

Following the success of Stockland Halcyon Berwick – the first Stockland Halcyon community in Victoria – earthworks are already underway on two new communities, Stockland Halcyon Evergreen (Clyde, in Melbourne's southeast) and Stockland Halcyon Horizon (Armstrong Creek, located between Geelong CBD and Torquay). These are expected to launch to market mid-2023 (4Q23).

The two new Stockland Halcyon communities will provide around 530 new homes between them with Stockland Halcyon Evergreen (295 homes) enjoying the natural bush surrounds within the Stockland Evergreen masterplanned community, while Stockland Halcyon Horizon (234 homes) is designed with beachside living in mind.

The two other Stockland Halcyon communities in Victoria which are expected to launch to market in FY24, include Highlands (Craigieburn, in Melbourne's north) and Stockland Halcyon Jardin¹ (Clyde North, in Melbourne's southeast). In other states, Stockland is progressing The Gables (Hills District, Sydney) – the first Stockland Halcyon for NSW – Redland (Brisbane's southern bayside) and Providence (south of Ipswich, Queensland). Sites are also being scouted in Western Australia.

Richard Rhydderch, Executive General Manager Stockland Halcyon Communities, said as homeowners become more aware of the premium lifestyle available within Stockland Halcyon communities, demand has grown.

"We've had a really encouraging start in Victoria and we're excited to move into this sector at pace," Mr Rhydderch said.

"We've been able to look at the lessons from South East Queensland to create a compelling value proposition for the Victorian market.

"Many of the Stockland Halcyon communities delivered five to ten years ago were about safety, security, and affordability, but the market has changed. The level of home finishes and facilities buyers want is now

¹ Formerly St Germain.

different. Those over 50, particularly baby boomers who can afford it, are demanding a lifestyle that they have earned,” he said.

Stockland is leading the innovation with quality communities that set the benchmark in Victoria. Mr Rhydderch said with sales already achieved across the portfolio and with strong forward demand, they are quietly confident they are doing something right.

Australia is undergoing a significant demographic shift, with the baby boomer generation retiring. According to the [latest census](#), there are more than 5 million baby boomers in Australia.

Mr Rhydderch said this generation is demanding a better quality of retirement than what their parents had. Many of this generation are still working, active, social, and focused on health and travel. Community living also has many mental health benefits.

“We’ve strong sales across all our over 50s land lease projects, and 83 percent for FY24 are unconditionally exchanged. This also reflects the strong equity positions of these customers, and lower reliance on the traditional drivers of the broader residential market, including mortgage rates.

“In addition, the land lease model offers a strong customer value proposition for those looking to downsize, underpinned by relative affordability and the simplicity of the land lease product.”

Mr Rhydderch said the land lease model is providing an alternative housing option for over 50s, giving customers the opportunity to free up capital, as well as enjoy a connected and enhanced lifestyle.

He said a key differentiator is the financial benefits that Stockland Halcyon communities offer. Unlike competitors, there are no entry or exit fees and homeowners keep 100% of the capital gains.

“Stockland Halcyon and the land lease community sector is a meaningful part of Stockland’s overall business and future strategy. Our Stockland Halcyon communities can take advantage of infrastructure within our existing masterplanned communities,” he added.

For more information, visit stockland.com.au/halcyon-communities/

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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.