

Living UP

A BETTER WAY OF LIFE

LIVE IT UP!

WE ARE VERY excited to welcome you to the very first edition of Living Up—our way of letting you know all the latest news from Pask Group and to welcome you to our 'family'.

As a family company, now in the business for over 35 years, we have strived over that time to build a strong and respected name in the property industry, both in Queensland and more recently Victoria.

With over 3000 new dwellings; including land, integrated housing, apartment and retail projects currently in the pipeline, we very much look forward to giving you the opportunity of participating in many special offers and events which will only be available to Living Up members, as well as giving you some insight into an industry which is an important part of our lives and will hopefully become an important part of yours in the years to come.

FOR ENQUIRIES AS TO OUR LATEST LAND RELEASE OR HOUSE AND LAND PACKAGES, PLEASE REFER TO BACK PAGE FOR FULL CONTACT DETAILS.

Chancellor Park

Setting a new watermark

Chancellor Park Estate, on Queensland's idyllic Sunshine Coast, has had a very big year indeed. As well as being home to the Sunshine Coast University, 2004 saw the opening of Chancellor State College, one of the most innovative high schools to open in Queensland. The classrooms have been designed so that students stay in the one learning centre, rather than moving from room to room in the traditional high school manner. The college will add year 9 this year completing its middle school and will phase in further years until 2008, when it will have 2000 students from primary to year 12. Chancellor State College adds to

the excellent educational facilities already in existence at Chancellor Park including the Sunshine Coast University, Chancellor State School, Siena Catholic College and Mathew Flinders Anglican College.

Speaking of food, the Chancellor Park Tavern to the delight of many residents recently opened its doors along with Bella Grace Child Care Centre.

And just to whet the appetite of everyone waiting for the next new land release, the first stage of the Berkley Precinct was launched in October 2004 with over 30 sales being made in the first month. Peter Kinchin, Project Marketer for Chancellor Park, was

overwhelmed by the response. 'We knew that there would be strong enquiry as there hadn't been a new land release in the estate for over 12 months, but even we were surprised by the results. People have come to realise that for a community that has such magnificent facilities and is nestled between two of the prettiest places on the Sunshine Coast; Buderim and Mooloolaba, everyone has the best of all worlds at an affordable price'.

Each precinct at Chancellor Park is linked via a series of rustic wooden bridges, bike and walking trails all within the tranquil setting of the 10 beautiful lakes meandering throughout the estate. With the establishment

of the recently constructed Eaton Park in the Oxford Precinct; featuring play equipment, fitness station and picnic facilities in over one hectare of landscaped surrounds, Chancellor Park offers a wonderful opportunity for families to take advantage of the beautiful climate. 'It's literally rush hour every afternoon around the lakes as everyone comes out to walk the dog or go for a jog after work. Kids love using the playground while mum and dad often like to have some peace and quiet beside the lakes', added Peter.



**EDEN RISE VILLAGE,
NOW LEASING!**

EDEN RISE VILLAGE, forming part of the successful 450 lot Eden Rise Estate in Berwick, Melbourne, commenced construction in November 2004 and is expected to open towards the end of 2005. With a 4000m² Coles Supermarket and over 15 specialty retailers; including coffee shops, bakery, convenience food, newsagency and medical centre, this quality centre will mean that all residents of Eden Rise will have the convenience of neighbourhood shopping at their doorstep as well as serving the wider Berwick community.

Expressions of Interest have now opened for all specialty retailers and the response has been overwhelming to say the least. 'With an average of 40 families moving to the Casey Shire every week, not to mention being located on the soon to be extended Clyde Road and surrounded by quality residential estates, Eden Rise Shopping Centre has been one of the most sought after retail opportunities in the South East', commented Alan Banton, Leasing Agent with LJ Hooker Commercial. The centre has been designed by one of Melbourne's leading retail

architects, NH Architecture, and will be right next door to the soon to be released 'Affinity @ Eden Rise', a resort style integrated housing community to be developed by Pask Group in 2005.



**MONTRUSE ESTATE,
THE NATURAL CHOICE**

THE RECENTLY RELEASED Montruse Estate at Calamvale, Brisbane has proven very popular with both private purchasers and spec builders since its release in September 2004. Vic Cahill, principal of Vic Cahill Real Estate and project marketer for Montruse thinks the reason is simple. 'It is very difficult to find an estate of this size so close to Sunnybank, with all of the excellent shopping centres, cinemas and schools located in this area, whilst being nestled amongst over 8 hectares of pristine conservation area teaming with natural

flora and fauna. With over \$500,000 worth of additional landscaping in the estate, including natural sandstone elements, fitness station and water feature and arbour, Montruse offers a unique lifestyle choice, especially when guided by our unique Sustainable Building Principles which will assist every purchaser in designing their home to suit our subtropical climate and save money through energy efficient design'.

Montruse also offers a wide variety of quality house and land packages from the Cresthaven Group of Builders who have been

building prestige homes in the Sunnybank area for over 30 years. 'With the Pask Group and myself having marketed many hundreds of allotments over the years in this area, we feel we know it like the back of our hand and we are very confident that Montruse will be the signature address in Calamvale in the years to come'.





GARDEN MAKEOVER PROVES POPULAR AT CHANCELLOR PARK

TO CELEBRATE THE launch of 'Living Up' Mr Chris McTaggart was recently awarded a 'Garden Makeover' pack to the value of \$1,000, generously supplied by Buderim Landscape Centre and Pask Group. Mr McTaggart was pleasantly surprised when he was contacted by Peter Kinchin with the exciting news. 'I was shocked, to say the least, when I heard from Peter that I had won the prize, which will really help finish off my new home nicely', said Chris. After purchasing in the last stage of the Oxford Precinct and selling his completed home

after living on the estate, Chris has decided he can't leave the Chancellor Park lifestyle and has purchased another lot in the first release of the Berkley Precinct, launched late last year, and is building another home.

Dean Pask, General Manager of Pask Group, was very pleased to have formed a relationship with Buderim Landscape Centre to be part of 'Living Up'. 'One advantage of 'Living Up' is that we will be encouraging alliances with local businesses in the various estates we develop and pass on the benefits of these relationships to Living Up members'.



SOVEREIGN HEIGHTS, A RARE FIND INDEED

PASK GROUP RECENTLY launched the all new Waterline Precinct at Sovereign Heights, the only release in this unique Thornland's estate with Moreton Bay views. Sovereign Heights, home to one of Queensland's largest ever Queensland Master Builder's Display Villages, means that every client has over 37 homes to choose from some of Queensland's leading builders including Adenbrooke Homes, Ownit Homes and Newstart Homes.

With over 250 lots sold to date, Sovereign Heights has seen strong growth for many

purchasers in the estate. With Waterline's proximity to the bay and the village charm of Cleveland, elevated aspect and easy building conditions, all nestled within a natural stream setting, this stage is certain to be a 'rare find' for the astute buyer. With only a limited number of lots remaining in this exclusive release, the chance to secure your position in Waterline is rapidly disappearing.

GENEROUS BUILDER'S TERMS AVAILABLE



Sovereign Crest

FINAL CURTAIN CALL FOR ROWVILLE'S PREMIER ADDRESS

WITH LESS THAN 10 lots remaining at Sovereign Crest, located in Melbourne's South East, this estate which is now home to over 700 families is about to take its final 'bow'. With marketing first having commenced in April 2000, Sovereign Crest has proven to be one of Pask Group's most successful estates in the company's history. 'Part of Sovereign's success was due to the fact that we were able to deliver most of the infrastructure early on in the life of the project; namely 2 beautiful parks forming the centerpiece of the Village Green and Boulevard Precincts. This coupled with the estate's position as the only remaining infill development in Rowville, not to mention the views of the Dandenong Ranges as a stunning backdrop, made Sovereign Crest a very unique estate', said Dean Pask, General Manager of Pask Group.

With works on the Monbulk Creek Reserve having now commenced, residents of the Sanctuary Precinct, the final release, will see the wetlands and creek area taking shape over the coming months to provide a wonderful haven for native fauna, including the very shy platypus which has been known to visit Monbulk Creek from time to time. 'We will also be completing landscaping of the Sanctuary parkland which will include another playground. The playground in the Boulevard Precinct has proven to be very popular with the local kids', added Dean.

Some residents who bought early in the estate have seen their houses double in value in only 3 years, strong capital growth being a feature common in many Pask Group projects. 'We always try and be selective with which projects we choose to undertake. I think this definitely translates into better

potential for long term growth for residents. I think we all know that 'water' and 'views' are two features that help achieve better growth potential, not to mention being close to transport infrastructure and other essential services. Clients are also increasingly looking for protection and encouragement to ensure quality housing design. At Sovereign Crest, every house plan was reviewed by our architectural panel to ensure compliance with covenants and design guidelines as well as offering input into improving house design. It will be a day of mixed emotions when the last lot is sold as although you shouldn't become too 'attached' to a project, it is easy to do so, especially when so much of people's time and effort goes into creating a community which so many people enjoy'.



THE SANCTUARY, ROOM TO MOVE

THE LATEST BOUTIQUE land release in Keysborough in Melbourne's South East was launched in November 2004 and with construction nearing completion, there will be very little time in waiting for titles to be released. Dean Pask, General Manager of Pask Group, explained why. 'Due to the unique waterway running through the estate, designed to mimic a natural coldstream rock stream setting and picnic areas overlooking native woodlands, we thought it was best to substantially finish construction before marketing commenced

so people can see the estate taking shape for themselves'.

Bill Lamb, South East Regional Manager for Oliver Hume and project marketer for The Sanctuary, added, 'As well as being attracted by the natural backdrop of River Red Gums, clients soon realised that the Sanctuary offered some of the largest allotments in the Keysborough area, with some lots over 800m² in size, which is very rare these days'.

With only a total of 36 lots available for public release, the Sanctuary is sure to be a 'rare species' in a very short space of time.



A WORD FROM NEV



IT IS CERTAINLY an exciting time living in the 21st century and I'm very proud that we have kept going for over 38 years in Queensland and more recently Victoria. We know we have made many thousands of people happy in

being part of our projects over that time. I am very lucky to have two of my children, Lynne and Dean, join me in the business and remember Dean coming around the estates with me when he could barely walk; so he has certainly spent a 'lifetime' in the industry.

We are proud of the many projects we have developed over the years and unfortunately I was always so busy I didn't keep track of them all in the early days, but last count it was over 70. We have also moved in a couple of new directions in recent times with Lynne and her team being responsible for the success of Axia Apartments at Coorparoo, Brisbane; our

first inner city mixed use residential/retail development. We also moved into Melbourne 5 years ago and this has certainly taken the company in a new and exciting direction with the success of Sovereign Crest and Eden Rise Estates.

It's always been a philosophy of mine to surround ourselves with very good people. We are very fortunate to have a young, dedicated team; which keeps me on my toes, and we certainly appreciate the tireless effort put in by our consultants, some of whom have been with us for over 15 years. The real estate industry offers great opportunities for the future with investment properties and for those wishing to own their own home. It's always been a saying of mine that you don't have to ask your grandfather what he purchased real estate for, you only have to ask your father. Our industry always goes through its ups and downs but I've always believed in property and in the long run it has always shown good value.

So we welcome you to Living Up for the first time and very much look forward to sharing with you our many exciting projects as well as some of our thoughts on an industry that has been a huge part of our lives, and hopefully will be a special part of yours in the years ahead.

HOW DO I JOIN LIVING UP?

IT'S SIMPLE; every purchaser in a Pask Group project receives complimentary membership. *We will be randomly selecting members throughout the year to receive an excellent selection of prizes, such as the \$1000 Garden Makeover awarded at Chancellor Park Estate, as well as special invitations to purchase in our projects prior to public release.

To confirm your Living Up memberships simply do one of the following:

- Go to www.nevpask.com.au/livingup and complete your details and select your preference for receiving our quarterly newsletter, either electronically or by mail.
- Contact our Living Up Ambassador, Jenny Foden, on 07 55 312 399 during office hours or email livingup@nevpask.com.au to register your details.

*Terms and Conditions apply.

The Pask Group is committed to protecting your privacy and the privacy of any personal information provided to us. The Pask Group complies with the Privacy Act 1988 (Cth) and the National Privacy Principles. Please refer to our privacy policy available at www.nevpask.com.au or by contacting our office.

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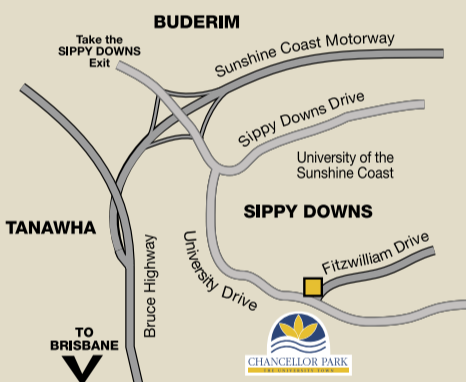
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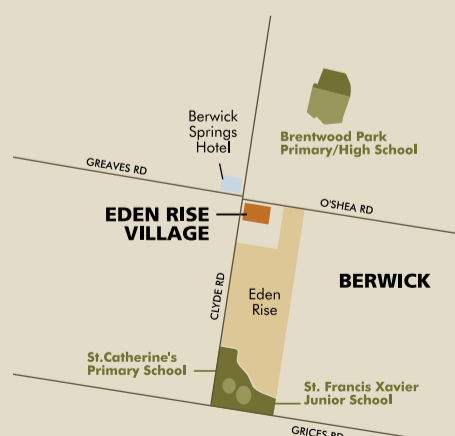
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