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

# Palisades

at South Morang:  
There is an end to the urban sprawl.

**P**ask Group is proud to announce the release of Palisades in South Morang. Palisades, the latest Pask Group residential development in Melbourne, will be the pinnacle land release in the northern corridor.

Palisades, located on Meridian Drive in South Morang, comprises of just over 200 lots, with sizes ranging from 300sqm to a very generous 1500sqm, and will be the exclusive South Morang address for the fortunate few to build their homes in this high cradle valley.

This premier estate is surrounded on three sides by natural parkland, both elevated and secure. Located just 23km from Melbourne, Palisades will offer a variety of homesites; some

with city views, some with parkland outlook and some looking down over the magnificent watercourse and wetlands at its heart.

Palisades offers a future living peacefully in a rural environment yet minutes away from life's essential necessities, such as primary, secondary and tertiary schools and universities, sporting clubs and shopping and entertainment districts.

Palisades will benefit from increasing investment in infrastructure through Whittlesea Council, including the planned extension of the railway line from Epping station through to South Morang and the widening of the main carriageway on Plenty Road.

Designed to take advantage of the natural

elevation and aspect, livability and lifestyle Palisades will be the perfect location for families looking to move up in the world.

Pask Group consistently encourages high standards of development in their residential communities, and Palisades is no exception. The 'Living Design Principles' design guidelines target environmental sustainability and housing designs which are appropriate to modern conditions and help maintain quality outcomes across the development.

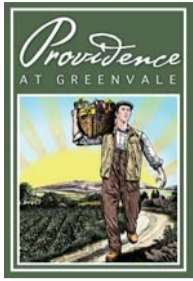
Pask Group Managing Director, Dean Pask, said Palisades will be the premium land in the northern corridor, with an elevated aspect and city views, close to infrastructure, education and shopping, including RMIT

Bundoora and the newly developed Westfield Plenty Valley Shopping Centre on McDonald's Road.

"We are very proud to be able to offer something unique to the Whittlesea corridor. Palisades offers rural style living, secluded amongst never to be developed natural parklands and reserves, yet with all the conveniences of modern living."

Homesites at Palisades will be priced from \$189,000 with the first release scheduled for mid 2009.

Registrations of interest are being taken, for more information visit [www.palisades.nevpask.com.au](http://www.palisades.nevpask.com.au) or call one of our consultants on (03) 9684 8112.



## START YOUR OWN TRADITION

**PASK GROUP** is currently in the final stages of planning for its latest development in the Hume corridor – Providence at Greenvale.

Providence, located 25km north of Melbourne, will comprise of over 600 lots, both vacant land and house and land packages, ranging from terrace style lots through to larger conventional homesites.

Located on Mickleham Road, just off the Tullamarine Freeway, Providence is situated next to Aitken College and only minutes away from Greenvale shopping centre and the proposed Greenvale activity centre.

Providence will have a key focus on

environment and sustainability, with a central park that has connectivity through to Greenvale Reservoir Park which is over 53ha in size and is home to picnic areas, walking and bicycle trails and a children's playground.

Providence will include a further 2.45ha of open space with vistas through to the reservoir as well as a proposed convenience retail precinct.

State and Federal Governments are making investments into the local infrastructure, with the proposed Outer Metropolitan Ring Road, which will eventually link Greenvale to the

employment growth areas in the north and west of Melbourne.

Providence's first release will include a variety of display homes, showcasing some of the latest innovative designs from some of Melbourne's largest builders, with lot sizes ranging from 325sqm to 680sqm.

Pask Group is expecting to commence civil construction in the second half of this year, with the first release selling towards the end of the year.

Registrations of interest are now open. For more information contact Daniel Senia on (03) 9605 2999.



## AFFINITY BREAKS GROUND AT RESIDENTS' CENTRE

**THE RESIDENTS' CLUBHOUSE** is now under construction in Berwick's newest residential community, Affinity at Eden Rise.

The centre, which will include tennis court, swimming pool, club room and gym, is being built in conjunction with a manager's residence and stage 3 of the development.

The residents' centre is designed by MPS Architects, award winning innovators in the design of integrated housing, and immediately establishes a true community feel, while the homes are designed to provide residents with complete privacy.

Created to keep maintenance to a minimum for easy living, Affinity has already made its mark on buyers from young professionals with busy work and social lives to baby boomers looking to downsize the family home.

All homes are complete with three bedrooms, outdoor living space and conveniently designed living and dining areas adjoining private terraces which have been thoughtfully designed to maximise solar orientation.

Located in the fast growing City of Casey, Affinity at Eden Rise offers a range of affordable house and land packages



with prices starting from just \$338,500. For those buyers looking for a little luxury, the upcoming release of the Bedarra premium collection of homes, situated on the largest lots at Affinity and overlooking Eden Rise Reserve, will feature four bedrooms, two bathrooms and an enclosed value space, ranging in size from 257sqm to 378sqm. Only 5 of these homes will ever be released at Affinity.

The second stage of Affinity, comprising of 50 architecturally designed homes ranging in size from 168sqm to 248sqm, is now sold

out with the final stage soon to be released.

A full time onsite manager has been appointed and will take up residence upon completion of the clubhouse in the 2nd half of the year, with primary responsibilities to manage day-to-day resident's queries and resident's club maintenance.

For further information visit [www.affinityatedenrise.com.au](http://www.affinityatedenrise.com.au) or contact Deb Harris on (03) 9702 1000 or 0410 601 916 or visit the onsite sales display home now open on Meridian Circuit, Berwick from 11am until 6pm daily.



## RETAIL ON THE RISE STAGE 2 NOW LEASING

**PASK GROUP** is now leasing Stage 2 at Eden Rise Village Shopping Centre.

The new stage will incorporate an expansion of the existing Coles Supermarket, a new low cost Supermarket, a medical centre and pharmacy and a variety of proposed specialty retailers including deli, cafés, butcher, fashion, gifts, jewellery as well as office space for local business.

New tenants will join already established retailers such as Brumby's, Donut King, Westpac, Cellarbrations, Tattersalls, Subway and Shell Service Station.

Stage 2 will add over 9500sqm of retail and commercial space, taking the centre to a

total of 13,000sqm.

The design, by award winning NH Architecture, creates open space and a focal meeting point around a landscaped piazza style entry into the 2nd stage, steering away from traditional shopping mall designs.

Eden Rise Village is an established part of the Berwick retail landscape. Stage 2 will offer opportunities for retailers to be a part of this exciting new development.

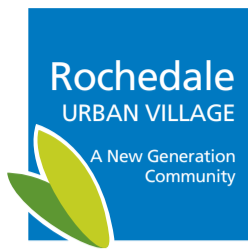
Situated approximately 42 kilometres southeast of Melbourne's CBD, Berwick is a rapidly growing residential area attracting young, growing families in search of affordable housing and a relaxed lifestyle.

Berwick's population growth exceeds Melbourne by 6.1% per annum, with forecasts predicting the City of Casey will be one of Australia's largest municipalities by 2020.

Stage 2 construction is due to commence in 2009, with a tentative opening scheduled towards the middle of 2010. Eden Rise Village has limited specialty store prospects available; enquire now to find out more about this exciting opportunity.

For more information visit [www.edenrisevillage.nevpask.com.au](http://www.edenrisevillage.nevpask.com.au) or contact Melanie Banton at Commercial Retail Solutions on 0412 676 484 or via email [mbanton@commercialretail.com.au](mailto:mbanton@commercialretail.com.au)





## A NEW GENERATION COMMUNITY COMES TO BRISBANE



**PASK GROUP** is proud to announce that after many years in the making, we are taking registrations of interest in our first residential land release in this exciting “new generation” community. With stunning views to the Brisbane skyline, Rochedale Urban Village will showcase the latest trends in urban and sustainable design and set a new benchmark in contemporary community living.

Rochedale Urban Village is located 20 minutes south east of the Brisbane CBD, with stunning views of the city skyline, and 35 minutes from the Gold Coast. Pask Group's first release will be accessed from Gardener Road and will feature a variety of lot and housing styles to suit every family. Ultimately home to over 16,000 residents as well as local schools, town centre, business and community facilities; Rochedale will fast become one of Brisbane's signature addresses.

The delivery of a vibrant new generation community that is attractive, practical, easily accessible to public transport and largely self sufficient was a key outcome of the master planning process. This “urban village” lifestyle encourages sustainable housing design and innovation and will eventually be home to a new town centre, neighbourhood and business service centres, business park and civic centre.

As a subtropical community, the natural features of Rochedale have informed the design process with generous open spaces to preserve natural parkland, habitat and waterways. The sustainability of Rochedale will be further reflected in its innovative water management strategies including rainwater tanks and water sensitive urban design to preserve and cleanse what we now all realise is a resource we cannot take for granted.

A connected community, through a highly accessible transport network, will be

complimented by encouraging active lifestyles through the creation of walking and cycling tracks as well as convenient access between activity centres and residential neighbourhoods.

This integrated and self sufficient community has been thoughtfully designed to include existing local schools, new employment and commercial precincts, main street retail and a vibrant town centre. Easy access to the M1 means the Gold Coast is only 35 minutes away. A range of established retail and employment precincts, such as Garden City and Brisbane Technology Park, all combine to offer a rare opportunity to live in a new urban village within an established and diverse locality.

Register your interest today to secure your place in what is sure to be Brisbane's signature address by contacting Vic Cahill on (07) 3711 7722 or for more information visit [www.rochedaleurbanvillage.com.au](http://www.rochedaleurbanvillage.com.au).



## LAST CHANCE AT LEVINGTON

**PASK GROUP** is proud to announce the release of the final stage at Levington, Eight Mile Plains.

Limited to a release of only 50 prime elevated home sites nestled in a rural setting amongst a range of Queensland's latest contemporary house designs, lots range in size from 474m<sup>2</sup> to 990m<sup>2</sup> and are priced from \$280,000.

Prior to the final stage being released there were over 200 registrations of interest received and buyers have acted quickly to secure their position in one of the southside's premium locations

Vic Cahill, Project Marketer for Levington said “with the diminishing amount of suitable subdivisional land available within the highly sought after suburb of Eight Mile Plains, Levington represents one of the last opportunities remaining where you can secure prime elevated land with over 7,750sqm of manicured parklands and central positioning to various schools, shops

and major road corridors servicing the Gold Coast, Brisbane CBD and Sunshine Coast.”

“Levington has everything going for it and I don't see this prime elevated land with great location and competitive prices being available for very long”.

Demand is high so don't miss out on this once in a lifetime opportunity.

For further information on securing your place at Levington, call Vic Cahill Real Estate on (07) 3711 7722 or visit [www.levington.com.au](http://www.levington.com.au).



# pask™

livingproperty

## CORPORATE UPDATE

### PASK GROUP WELCOMES NEW RECRUITS

Pask Group officially welcomed new staff members to both the Melbourne and Gold Coast offices in recent times. Melbourne office operations have expanded with the appointment of Tim Pepper as Assistant Development Manager and more recently Janine Hartrick who came on board as Personal Assistant.

The Gold Coast office also welcomed Rebecca Pottenger as Accounts Assistant in addition to Rebecca Gray as Administration Assistant.

### WEDDING BELLS FOR DEAN, NEW ARRIVAL FOR WARRICK, TIM AND SUZANNE!

Congratulations to Dean and Jenny Pask for tying the knot in 2008 and to Warrick Thomasson, Tim Pepper and Suzanne Phelan who will all enter the world of parenthood later this year.



### NATALIE CELEBRATES 10 YEARS

Natalie Johnson, Pask Group's Financial Controller, recently celebrated her 10th year with the company and announced the wonderful news that she is expecting her 3rd child.

Pask Group takes this opportunity to thank Natalie for her dedication, loyalty and commitment over the last 10 years and to know that we are all proud of her efforts in working her way up to the position of Financial Controller over that time.

Natalie will be taking an extended break and everyone wishes her and the family all the very best in what is sure to be an exciting time.



**FINAL STAGE  
NOW SELLING AT  
CHANCELLOR PARK**

**CHANCELLOR PARK**, the Sunshine Coast's most livable master planned community, has now released its final stage.

It is with great excitement and a little sadness Pask Group has released the final 49 lots.

Since Pask Group first went to the market back in 2002, over 650 allotments have been sold and Chancellor Park is now home to over 2000 families.

The remaining stock at Chancellor Park comprises allotments ranging in size from 450m2 to 800m2 and is priced from \$219,000.

The last stage is perfectly positioned adjacent to the Mooloolah River National Park

with some allotments having the added benefit of enjoying a natural reserve in their backyard.

Peter Kinchin, Project Marketer for Chancellor Park, has been involved with the development for ten years and is a little sad to see the end of an era approaching, as Chancellor Park and its community has been such an integral part of his life for so long.

"The Sunshine Coast has developed incredibly over the last 10 years and Chancellor Park has played a major part of the successful growth within our area. It has been wonderful to see people of all ages as well as families move to the area and enjoy being

part of the Chancellor Park community."

"I have seen the estate evolve from a vacant paddock to the thriving community it is today, so popular with families because of its central location and the improved infrastructure with schools, the University, the Market Place – all of which contribute to the relaxed and picturesque lifestyle the development offers today."

Enquire today to secure one of the last remaining lots at Chancellor Park.

For more information please contact Peter Kinchin of Insite Realty on (07) 5476 9422 or visit [www.chancellorpark.com.au](http://www.chancellorpark.com.au).

## A WORD FROM NEV



**WELL A LOT OF PEOPLE MAY SAY** that the rapid change in our economy over the last year has been quite detrimental. Unfortunately when we start importing labour from overseas

and inflation and interest rates continue to rise, then you have a recipe for a downturn which can only result in a cooling economy. A cooling economy is what we needed in order to manage inflation and keep prices for purchasers as realistic as possible.

However having been in business now for fifty years I have seen the downturns come and go and for the astute purchaser there is certainly no better time to make your purchasing decision than now, whatever that may be; real estate, motor vehicle, or any other substantial purchase.

Our company, despite the hard economic times, is still surging ahead with development. At present in Melbourne we have a second stage yet to be completed for our shopping centre Eden Rise Village and are very excited about our Providence development in Greenvale, which is due to commence its first stage in the coming

months. This project will be something special with its spectacular views of the lights of Melbourne.

In Queensland we have our master planned development, Rochedale Urban Village, which will be our most exciting adventure since first starting out in the development industry and we are hopeful that construction will commence this year. This project is going to be something out of this world; minutes from Brisbane CBD and with views of all the Brisbane City Lights at night.

We have also just completed and released our last stages for Chancellor Park Estate on the Sunshine Coast and our Levington Estate

in Eight Mile Plains, Brisbane and the response with sales to date has been very promising but there is still stock available. So as the company looks to wrap up this year in some of its most prestigious estates, it is also looking forward to working on a number of projects that are currently in the pipeline for 2009.

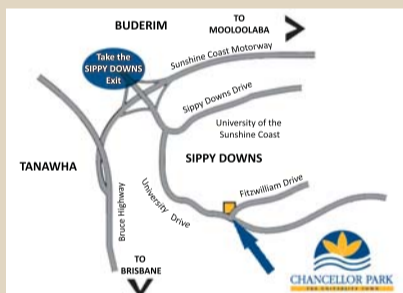
As I look at the big picture, I see exciting times ahead of us and can only say that if you are in a position to purchase, you are not going to get as great a deal as you are likely to now for quite some time.

Until next time I wish you all good health and happiness.

## BE PART OF OUR FAMILY

CONTACT A SALES CONSULTANT TODAY FROM ANY ONE OF OUR 8 UNIQUE PROJECTS.

### Queensland Projects



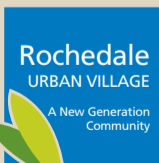
**CHANCELLOR PARK**  
Sippy Downs, Sunshine Coast  
Insite Realty  
T: 07 5476 9422  
W: [chancellorpark.com.au](http://chancellorpark.com.au)



**LEVINGTON**  
Eight Mile Plains, Brisbane  
Vic Cahill Real Estate  
T: 07 3711 7722  
W: [levington.com.au](http://levington.com.au)

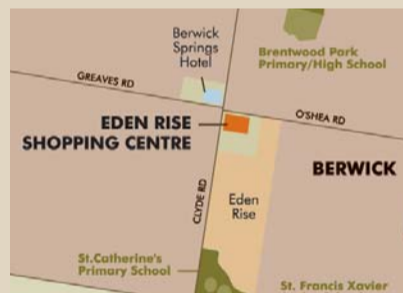


**WINDAROO OUTLOOK**  
Belivah Road, Bahrs Scrub  
T: 07 5531 2399  
W: [windaroo.nevpask.com.au](http://windaroo.nevpask.com.au)



**ROCHEDALE**  
Gardener Road, Rochedale  
Vic Cahill Real Estate  
T: 07 3711 7722  
W: [rochedaleurbanvillage.com.au](http://rochedaleurbanvillage.com.au)

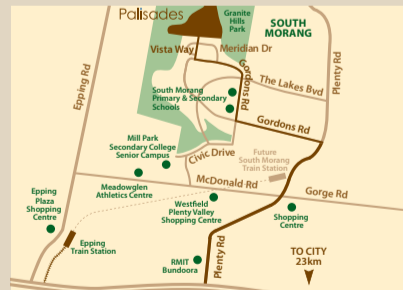
### Victorian Projects



**EDEN RISE VILLAGE**  
Berwick, Melbourne  
CRS Commercial Retail Solutions  
Melanie Banton  
T: (03) 9621 3300  
W: [edenrisevillage.nevpask.com.au](http://edenrisevillage.nevpask.com.au)



**AFFINITY**  
Berwick, Melbourne  
Oliver Hume Real Estate  
Deb Harris  
T: 03 9702 1000  
W: [affinityatdenrise.com.au](http://affinityatdenrise.com.au)



**PALISADES**  
Meridian Drive, South Morang  
Oliver Hume Real Estate  
T: 03 9684 8112  
W: [palisades.nevpask.com.au](http://palisades.nevpask.com.au)



**PROVIDENCE – COMING SOON**  
Mickleham Road, Greenvale  
Oliver Hume Real Estate  
T: 03 9605 2999

## PASK GROUP

**QUEENSLAND** Suite 401 Level 4, 50 Marine Parade Southport QLD 4215 T: (07) 5531 2399 F: (07) 5531 2720 E: [office@nevpask.com.au](mailto:office@nevpask.com.au)

**VICTORIA** Suite 1516 (Aquavista) 401 Docklands Drive, Docklands VIC 3008 T: (03) 9605 2999 F: (03) 9605 2988 E: [vicoffice@nevpask.com.au](mailto:vicoffice@nevpask.com.au)