

Welcome to 2016, a year that sees our nation reach a new milestone as Australia's population hits 24 million! That's 17 years earlier than official predictions made at the turn of the century.

Population growth in Australia now exceeds that of the UK, Canada and the US, an increase that experts attribute to higher fertility rates, greater longevity and rising net migration.

We've reached this figure in record time. It's approximately 2.5 years since we arrived at the 23million mark and during the second half of last century, it took an average 4.5 years to add a million people to the tally. Based on recent growth rates, predictions put Australia's population to be in excess of 40million people by 2050.



## FROM THE DESK

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### **What do the figures mean for us?**

Our new population statistics give us much to celebrate, notwithstanding complex challenges and opportunities on the horizon. Fundamentally it explains the rapid growth in residential prices and the need to accommodate a growing population with higher density developments, appropriate infrastructure and well-considered residential solutions.

A ripple effect, pushing out from our over priced inner suburbs continues to fuel the growth of the middle ring precincts. Housing close to the CBD will soon become unaffordable for most. In the north, comprehensive transport,

health and educational options make the area popular for families, students, retirees and young professionals. Look to our expanding south-eastern precincts and you will see a similar picture.

Take a look around our capital cities and you will find Melbourne continues to lead the nation's housing market in terms of both affordability and capital growth. Not to mention our ongoing status as the world's leading city for education, health services, safety, infrastructure and environment.

Dealcorp have been part of Melbourne's landscape and a vital link in its residential supply chain over the past 30 years.

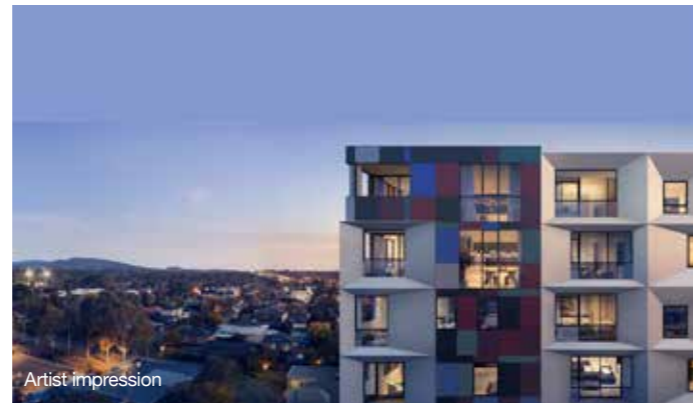
We deliver quality, diverse and location specific multi-residential housing in key locations that are satisfying both local and investor demand.

From our ongoing commitments in Melbourne's north with Polaris 3083, a diverse multi-stage, multi-use landmark site, to CF ROW, a high end luxury apartment and townhouse development in the heart of Fitzroy, Dealcorp continue to create projects that make us proud, that set new standards and stand the test of time.

*David Kobritz,*  
Managing Director, DEALCORP

## DEVELOPING MELBOURNE

With 2015 being one of our most successful years on record, 2016 promises to be one of new beginnings. Many of our purchasers will be celebrating the completion of a new investment property or finalising settlement of their new home this year. Here at Dealcorp, we continue to treasure a legacy of iconic lifestyle developments that have transformed neighbourhoods in leading locations around Melbourne. Stepping into the New Year, while moving forward with our current projects, we are also getting ready to introduce a series of new projects, stay tuned...



### KUBIX Stage 2 & 3 – Construction Continues

As Wantirna South sets records for property prices, the owners at Kubix are taking front row position in a top-ranking suburb. Kubix, the location's premier residential development, neighbours Westfield Knox, one of Australia's largest retail destinations and commands striking views of the Dandenong Ranges and surrounds. With high-end finishes and luxury, 7-star amenities, the upsized residences have been a beacon for discerning

owner-occupiers. Record sales for the 2nd and 3rd towers' apartment and penthouse suites have seen construction already commencing with piling works completed and basement excavation well underway. Digging deep, Crema Construction have already made way for the large, double level basement and passers-by can expect to see the building reaching skywards around Easter 2016!



### C.F. ROW – Construction Commences

It's no surprise that the award winning Woods Bagot Studio are the architects behind CF ROW. Their global approach and prestige design style is evident in every aspect of the beautifully crafted, four level complex set in one of Melbourne's oldest and most sought after inner precincts. Sophisticated modern residences overlook Fitzroy's leafy streets while design brings together the location's proud history and an intuitive vision for new urban living. With the development already at 90% sold, only 4 townhouses and 2 apartments remain on the market, prompting developer DealCorp to appoint specialist construction group, Hacer to commence building. Careful demolition works have now been completed on the factory conversion that is focused on preserving the site's stunning brick façade. New construction will commence within the month with the team already ahead of schedule.



### POLARIS VISTA – Now Selling

Vista's enviable parkside location and spacious, multi-level townhouse designs have captivated the market. The tranquil, green enclave is moments walk from the Polaris town centre yet remains part of a distinctly premium pocket of the fast growing precinct. Sophisticated design across 3 bedroom, 2 & 3 bathroom townhouses is just part of the luxury lifestyle experience. Not long on the market and Vista is already at 50% sold, prompting its latest and final stage release.

### POLARIS SUMMIT 22 –

#### Construction Underway

Summit introduces cosmopolitan apartment life, with focus on flawless finishes and effortless maintenance. Bringing refined, city living to Bundoora, Summit 22 is in the heart of the buzzing Polaris town centre. Anchored by a selection of ground floor retailers and cafés, boutique design presents a limited number of apartments and commercial spaces to the market. The team from Maycon Construction has begun basement excavation, setting in the lines for services while footings will be poured in the next few weeks. With a number of well-known retailers and businesses showing interest in the ground floor tenancies, Summit 22 has quickly stepped forward for 2016.





### POLARIS – ASPIRE APARTMENTS AND TOWNHOUSES – Construction Commencing Soon

Aspire's 2 & 3 bedroom luxury apartments steal the limelight in a diverse and connected lifestyle destination. Design by CHC Architects brings together the old and the new, retaining the original exposed red brick and white gabling while integrating modern detail and premium finishes within. High ceilings and expansive vintage windows keep it light and bright for

interiors that are the epitome of luxury. Since its recent release in 2015, Aspire is already at 60% sold. Alliance Construction Group has been appointed to carry out a premium build with construction commencing in the first half of 2016.

### POLARIS STELLAR – Buyers Move In

Bundoora's fastest selling townhouse precinct will soon be fully occupied! Stellar's individually conceived 3 & 4 bedroom townhouses are part of a privileged, tree-lined neighbourhood, now home to over 69 families and residents. Stage 1 homeowners arrived in October 2015 and, with Stage 2 completed in January 2016, the precinct is set to be fully occupied within the next month.



### POLARIS CAPELLA APARTMENTS – Construction Nears Completion

Hewcon Construction has almost completed construction of these three distinct low-rise apartment buildings featuring 1 and 2 bedroom plus study residences. Already at 90% sold, Capella's modern urban design has captured the attention of a savvy investor and owner-occupier market at unrepeatable prices. Completion is due early 2016.



### LIKE WHAT YOU SEE?

DealCorp are committed to developing superior residences in Melbourne's evolving and esteemed neighbourhoods. We have a number of projects in planning and should you require information regarding current or future stock please contact the office.

### CONTACT

Please call the office on **03 9826 2650**  
or visit **dealcorp.com.au**



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