



Selandra Rise 
RETIREMENT VILLAGE



GET TO KNOW SELANDRA RISE RETIREMENT VILLAGE

Selandra Rise gives you the freedom to live the way you want. Located within the Selandra Rise residential community in Clyde North, you'll enjoy beautifully landscaped surroundings, modern affordable homes, friends just a door knock away and plenty of activities to keep you entertained. It's up to you how much or how little you get involved. We take care of your community and garden maintenance, so you have more time to enjoy the freedom and independence you've always loved.

A FEW WORDS FROM OUR CEO

WELCOME

If you've been considering retirement living, now is the perfect time to take that step and enjoy a social and active lifestyle, in a friendly community.

At Stockland, we have over 60 years experience creating vibrant communities – it's something we pride ourselves on. We're also renowned for our commitment to environmental sustainability and are ranked by the Dow Jones Sustainability Index as the most sustainable real estate company in the world. We're pleased to announce that Selandra Rise is the first village in Australia to be awarded a 4 Star Green Star certification from the Green Building Council of Australia. From the materials we use in our buildings, to the energy and water saving appliances in your home, we have incorporated environmentally-conscious thinking into every aspect of Selandra Rise Retirement Village.

But it's the vibrant community, number of activities and facilities on offer and the fact that you're surrounded by like-minded neighbours in a safe and secure environment, which sets Selandra Rise Retirement Village apart.

So what are you waiting for? I encourage you to take the time to visit the Village and get to know the team, facilities and surroundings; we'd love to show you around.

We look forward to welcoming you soon.



Stephen Bull, CEO Stockland Retirement Living





Berwick
8 minutes

Casey Hospital
8 minutes

Medical

Selandra Rise
RETIREMENT VILLAGE

Melbourne CBD
50 minutes

Linsell Blvd

Berwick-Cranbourne
Road

Woolworths &
Specialty stores

Medical centre

Transport
buses

Cranbourne
5 minutes

Selandra Community
Place



YOUR SURROUNDS

Located within the Stockland residential community of Selandra Rise, you will be conveniently close to everything you need on a daily basis, including a Woolworths, medical centre and café within walking distance.



The Selandra Rise residential community offers a number of facilities for all to enjoy including BBQ areas, parks and reserves, outdoor gyms, a dog park and bike and walking paths.

At the heart of this residential neighbourhood is Selandra Community Place, a multi-award-winning hub that offers residents access to health and wellbeing activities, sustainability information and a small business centre, along with promoting opportunities for residents to meet and connect with their neighbours.

Close by in Berwick you will find cafés, restaurants, established shopping centres as well as Casey Hospital, medical specialists and pathology. Public transport is easily accessible with trains running to the city from Berwick and Cranbourne stations and connecting bus services just outside the village.

YOUR CLUBHOUSE



Welcome to the Clubhouse! It's the hub of our thriving community, a place where you can live the life you've always enjoyed, share your interests and develop new ones.

ENJOY THE MANY FEATURES ON OFFER

The Clubhouse provides an incredibly versatile space, perfect for bringing people together on any occasion. There's the Town Hall with ample room for letting loose on the dance floor, hosting community events and indoor bowls, whilst the bar & billiards room is where you can catch up with friends and enjoy a game of pool.

Get creative in the craft room, stay fit and healthy with classes in the gym and heated indoor pool, or if you would prefer some down time relax in front of an open fire in the lounge. There is also a library where you can enjoy the peace and quiet with a good book, watch a movie in the theatre, indulge in a day spa treatment, or catch up with family and friends at the café. There's even a kiosk for your every day grocery items.



“ I'm a social person and really enjoy being part of the community at Selandra. ”

**Alan Kent,
Selandra Rise Resident**



FEATURES AT A GLANCE

Indoor facilities

- Pool/Spa/Gym
- Bar
- Mini day spa/hair salon
- Library
- Town Hall/Dance floor
- Billiards room
- Movie/theatre room
- Craft room
- Computer zone/Wi-Fi & Foxtel
- Village kiosk
- Self service café

Outdoor facilities

- Bowling green/Putting green
- Bocce court/Croquet lawn
- Community garden
- Children's playground
- BBQ entertaining area
- Work and potting shed

Services

- Full time Village Manager
- Village bus
- Social program
- Lifestyle and Wellbeing Coordinator
- Call Service
- Leisure vehicle parking

A SUSTAINABLE VILLAGE & HOME

A BETTER WAY TO LIVE

Selandra Rise Retirement Village is the first village in Australia to be awarded a 4 Star Green Star certification from the Green Building Council of Australia.

This certification encompasses not only our homes and apartments but also the Clubhouse and open spaces around the village. Developed by the Green Building Council of Australia, Green Star is an internationally recognised sustainability rating system for buildings and communities.

This recognises the consideration given to improving the performance of the village in the areas of energy, transport, materials and land use. This approach directly benefits our residents by providing lower energy costs*, less impact on natural resources, and an environment for improved health and wellbeing.



“The essential services have been a significant cost saving against our previous home. In the past 11 months I’ve saved \$1,900.”

Don Dalgleish, Resident



Here are some of the initiatives used to achieve our 4 Star Green Star accreditation for the village and 7 star energy rated homes.

MANAGEMENT

- The building management system monitors where and how energy and water are used in the Clubhouse. This means we can take steps to reduce usage and fine-tune the building’s future performance.
- Separate metering for electricity, gas and water help residents manage utility use in the home.

INDOOR ENVIRONMENTAL QUALITY

- Cross flow ventilation in the Clubhouse maintains a comfortable temperature with less air conditioning and heating required.
- Homes require less heating and cooling due to ceiling and wall insulation, glazing and orientation.





ENERGY EFFICIENCY



- Fluorescent lighting and motion sensors in the Clubhouse save on energy costs compared to standard halogen lighting.
- Energy efficient taps, shower heads and dishwashers save on water usage in the home.

TRANSPORT



- The village provides cycling facilities and 5 parking spaces with electric charging outlets for electric buggies and scooters. A private village bus is also provided.
- All homes are located close to shops, parks and community facilities that host programs specifically for retirees, reducing the reliance for transport. Green transport options include buses and trains nearby.

WATER



- Recycled water for irrigation and toilets supply around 20% of the villages water needs.

MATERIALS



- All timber used is either recycled timber or sourced from sustainably managed forests.
- Green Star accredited carpet chosen for lower environmental footprint.

LAND USE



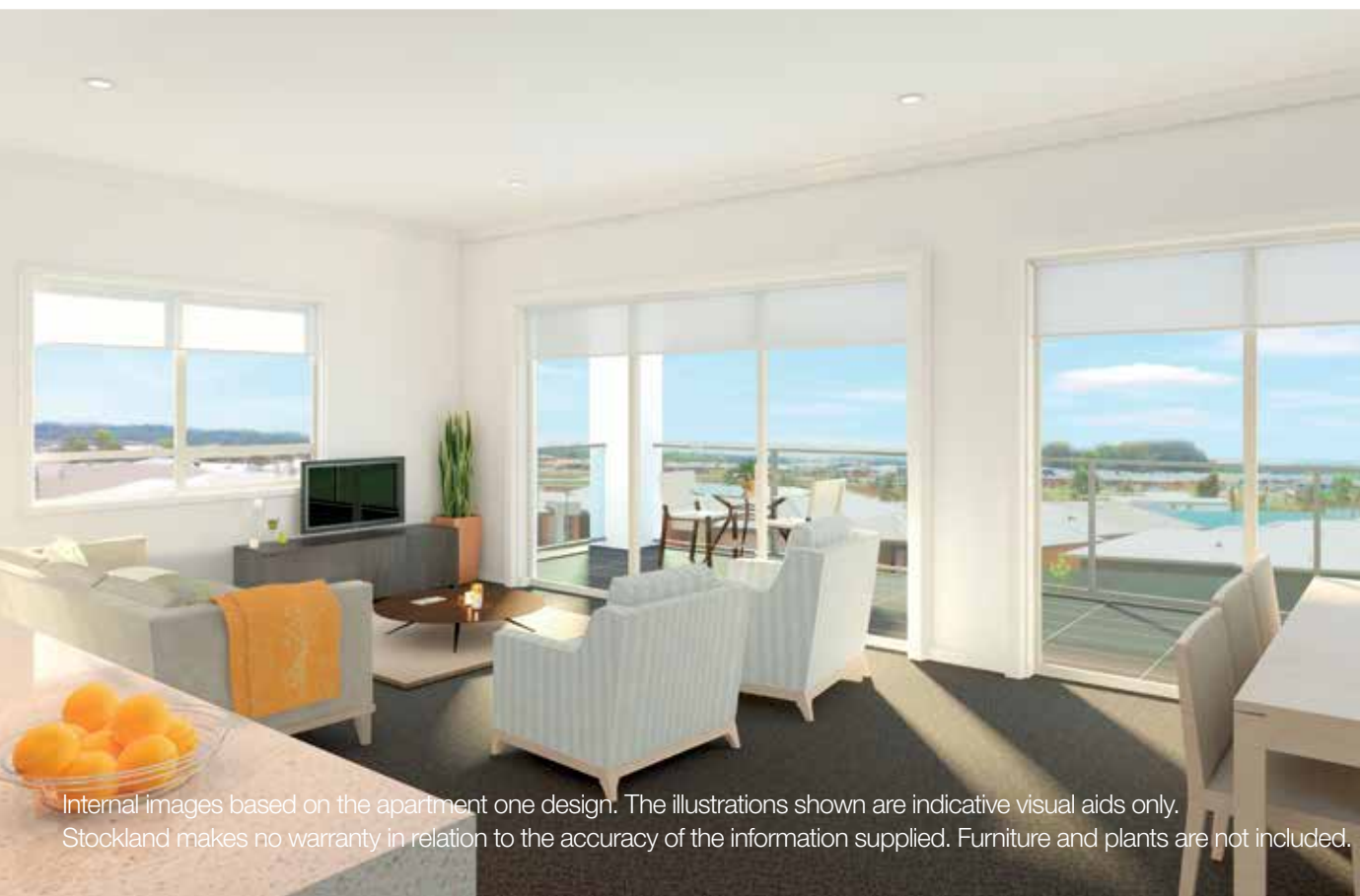
- Open landscaped areas for active and passive enjoyment include a croquet lawn, bowling green, bocce pitch and a productive herb and vegetable garden.

EMISSIONS



- Refrigeration systems and insulation do not use ozone depleting substances.
- Natural gas for cooking provides cleaner burning and is less expensive.

* Energy and water savings based on a comparison of a typical occupier of a 7 star energy rated home, compared to that of a 6 star energy rated home and are intended as a guide only. Costs may vary depending on gas, water and electricity usage.



Internal images based on the apartment one design. The illustrations shown are indicative visual aids only. Stockland makes no warranty in relation to the accuracy of the information supplied. Furniture and plants are not included.



YOUR HOME SWEET HOME

Homes and Apartments at Selandra Rise Retirement Village are built by JG King. The JG King family have been building homes for Victorians for over 25 years and in that time, they have established a reputation as the number one choice when it comes to making dream homes a reality. They have received numerous awards and accolades for their home designs and construction standards from the Housing Industry Association and Master Builders Association.

Created with real living in mind, there are seven architecturally designed homes to choose from as well as twelve brand new apartments – all with a 7 star energy rating to keep your energy costs down. Choose from 1 or 2 bedroom plus study apartments, all with open plan living and generous balconies for entertaining. Our home designs offer a range of flexible floor plans to suit every budget and lifestyle.

Built to keep you comfortable with limited maintenance, all homes and apartments come fully equipped with:

- Furnishings, blinds and carpet
- Generous built-in wardrobes
- Plenty of storage space
- Fitted security screens on all external doors
- Remote control garage doors and internal garage access
- Heated ladder towel rail in main bathroom
- Stone benchtops in kitchen and bathroom
- Fisher & Paykel dish drawer
- Wall oven positioned at a sensible height
- Large pantry and deep drawers in the kitchen that makes everything easy to reach
- Stepless showers
- Wide corridors, hallways and doors
- 24 hour Nurse Call Alert system



“ We love caravanning and now we don't have to worry about anything again. We can just lock up and go! ”

**Jan & Frances Wyngaard,
Selandra Rise Residents**

SELANDRA BOULEVARD



Selandra Rise shopping precinct

HARMONY CHASE

Entrance →



BERWICK - CRANBOURNE ROAD



YOUR VILLAGE

Selandra Rise Residential Community



IT'S A BIG DECISION

We understand moving isn't easy. We know you may need to sell your current home before committing financially to a new one. That's why we'll help you select a new home and hold it for you for two months from putting your current house on the market.

A Stockland Sales Professional will assist you with the timing for putting your current home on the market and liaise with your Real Estate Agent regarding the sale. We want to make your move as simple as possible, because that's what Stockland Retirement Living is about – making life easier.



“ We absolutely made the right decision to move to Selandra Rise. ”

**Bill & Laraine Pilsbury,
Selandra Rise Residents**

A photograph of three elderly individuals (two women and one man) smiling and exercising outdoors in a park-like setting. They are wearing light-colored clothing and have their arms extended forward. The background shows trees and a building. An orange semi-circular graphic is overlaid on the bottom left of the image.

WHERE TO **NOW?**

A brochure won't give you all the tools you need to get an understanding of what village life is like, so come and visit our village. It's the perfect way to see what living in a Stockland Retirement Village is all about. Bring your friends, family or anyone who will help you consider your next move.

Give us a call on 1800 12 88 19 or email enquiries@retire.com.au to find out more about Selandra Rise Retirement Village.



THE STOCKLAND DIFFERENCE

Ervin Graf, who founded Stockland in 1952, believed in placing the wellbeing of people at the centre of everything the company does in order to create thriving communities. This vision still holds true today and has seen us become one of Australia's largest property groups with over 60 retirement villages and 10,000 residents that call a Stockland retirement village home.

At a Stockland retirement village you can live the life you have always enjoyed with the freedom to do things your way. People come to know their neighbours and feel an added sense of security by being part of a supportive and friendly community.

We invite you to join us at the village, explore the homes and facilities, chat to the residents and experience the village lifestyle for yourself.

GET IN TOUCH

Please call us today for more information or to arrange a visit.

Phone

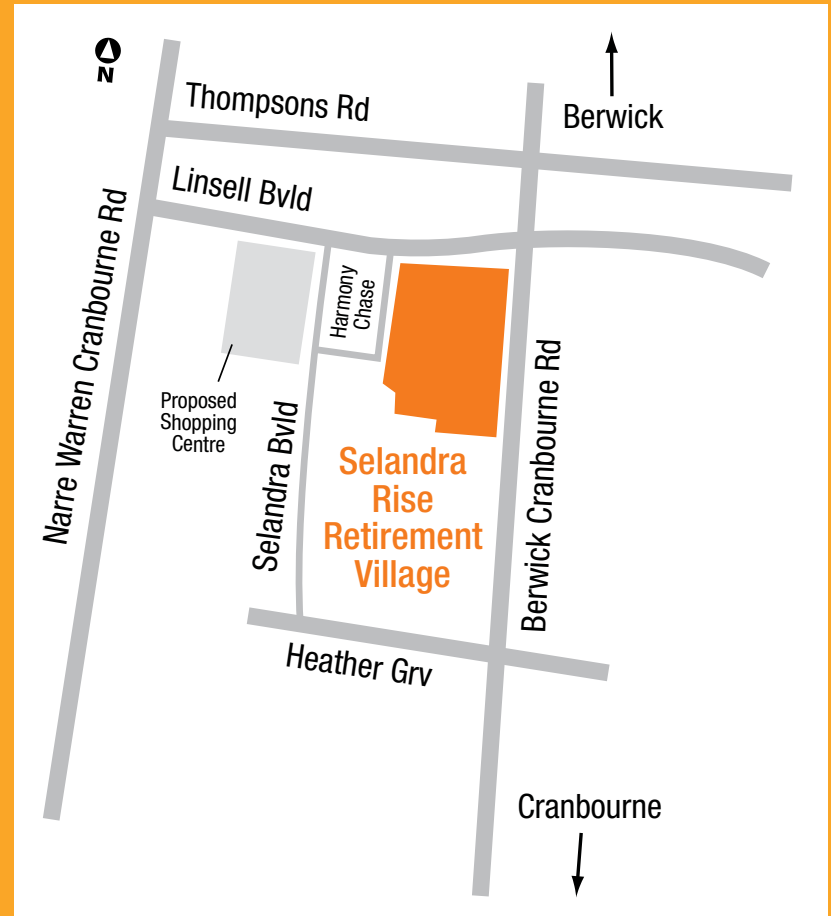
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