

LANDINGS • LEADER

March 2011



Artist's impression ECHELON Apartments

The Countdown has begun! Seize this final opportunity to live at The Landings in an ECHELON villa-sized apartment

With excavation completed and construction planned to commence in April, our architect's dream for these exceptional boutique apartment homes is soon to become a reality.

"This is really going to be a First Class product," declares Ian McCaig of Giles Tribe Architects. "We consulted with a focus group of over-65 prospective purchasers, and took all their feedback into account – everything from drawers rather than cupboards to neutral colour schemes, extra light and space."

If you act now, you could be the proud owner of one of these unique apartments, different to anything the North Shore has to offer.

A huge luxurious open plan living space with level access and glorious views, ensconced in the secure and tranquil landscaped surrounds of the award-winning Landings village.

Act now to buy off the plan at 2010 prices and secure the floorplan of your choice! **Now only THREE 3-bedroom apartments left, and 90% of our 3 bed + study villas are sold!**

With completion of the apartments targeted for May 2012, you'll have plenty of time to organise and sell your existing house. All you need to secure your new home is a \$10,000 deposit – no more to pay until you move in (and no stamp duty!). See inside for more.



Artists' impression 3 bed apartment terrace



INSIDE:



Staying young



New apartments



We're moving in!



Information day



Two re-sales left!

View from the Clubhouse..



As summer draws to a close, the gardens here at The Landings look absolutely stunning! Along with our landscapers, the hard-working Residents' Gardening Committee do such a wonderful job.

So when you next call in at The Landings, take a few moments to enjoy a walk around the grounds. When you join our community you're not just buying a lovely home, but living amongst spectacular gardens which you can enjoy daily and show off to friends and family. There is something wonderful coming into bloom all year round.

The first part of our final stage at The Landings will be complete within a matter of months, and we look forward to welcoming some new neighbours. As this is already sold out, the second half of the final stage will be your last opportunity to purchase a brand new property here.

So if you are thinking about joining us, be quick to arrange your personal inspection. We look forward to seeing you soon.

Angela Dillon
Angela Dillon, Village Manager

EXERCISE IN STAYING YOUNG!



Rejuvenated residents sing the praises of 'SmartLife' fitness classes ...

"I couldn't walk properly when I started the classes," said Sue. "I used a walking frame and a walking stick. I had severe arthritis in my right hip and was due to have surgery."

But six weeks after starting the classes, Sue discarded both the walker and walking stick, and has

never looked back. Now the hip surgery has been put on hold and she and husband Ray (who also does the class) couldn't be happier.

Director of the classes, which have been designed specifically for seniors, exercise physiologist Leigh Sherry, has heard many similar stories.

"There was a lady on blood pressure pills who no longer needs any medication ... and another who had severe osteoporosis, but whose bone density scans now register in the normal range."

Leigh says that by the age of 60, you may have lost up to 40% of your muscle mass – but it's not too late to reverse that process, no matter if you're in your 70s, 80s or 90s.

"I'm 86 years old in three months time and proud of it," declares Dawn, a Landings resident who attends the SmartLife classes twice a week. "It's never too late to start."

Other residents agree. "I've gone down five belt sizes since I started the class 11 months ago," says Lindsay, "and I've built muscle mass."

"I used to have a bad knee," says Carol. "But now I can run at tennis and get all the balls!"



Classes for residents only are held Mondays and Wednesdays at 8am and 9am.



The Landings Social Committee: Back row (L to R): Clive Smith, Tracey Palser. Middle row: Diane Taylor, Lalie Rhys-Jones, Sybil Gersteling, Sally Southam. Front row: Shirley Stewart, Wanda Forsyth, Vivienne Chiswell. Absent: Anne Symons.

SOCIAL SCENE

The Landings Social Committee, always a lively group, got together for a luncheon to say goodbye to long-serving member Wanda Forsyth (pictured front row, centre), who resigned after seven years.

"I've enjoyed doing this immensely" says Wanda. "It was a great way to meet new people and it was my contribution to this wonderful community. But now it's time for some new blood and fresh ideas."

Among other things, the Committee organises dinners, theatre trips and special morning teas to welcome new residents.

RTA CAMPAIGN STARS OUR RESIDENTS

Congratulations to our latest media stars, Vivienne and Mark Chiswell, Sally Elliott and Warwick Backhouse, who are to feature in an upcoming RTA promotion for pedestrian safety.

The NSW Centre for Road Safety is concerned about the safety of over 55 road users, so the staff are designing a PowerPoint presentation that can be used to help older pedestrians become safer.

A CD they are compiling of slides and background information will be used by

Council Road Safety officers in their local government area.

The aim is to screen it to groups at retirement villages, Rotary and Probus meetings, Community Health classes and older driver workshops.

"It was important to show smartly dressed older pedestrians modelling the correct, safe behaviour and wearing light bright clothing," said the Directors of Trilogy Design, which organised the shoot for their client the RTA.

Well done, folks!



THREE BEDROOM VILLA-SIZED APARTMENTS...



Artist's impression 3 bedroom apartment 004

TWO BEDROOM ...WITH ROOM TO MOVE



Artist's impression 2 bedroom apartment 302



3 B/R APARTMENT
UP TO
141 SQM
OF LIVING SPACE
Priced from \$750,000-\$875,000

Just \$10,000 deposit and 3 easy steps to own your new home!

1. \$1,000 initial deposit to secure your choice.
2. Exchange contracts within 30 days and pay balance of \$9,000 (subject to the sale of your home).
3. No more money to pay until you move in!

For details of available apartments, including floorplans and pricing:
www.thelandings.com.au



2 B/R APARTMENT:
UP TO
113 SQM
OF LIVING SPACE
Priced from \$650,000-\$725,000

Timber floors are an optional extra

The stunning ECHELON villa-sized 3 bedroom corner apartments (above) boast natural light pouring in from three sides, together with huge terrace areas for relaxing or entertaining. Wide glass doors bring indoor and outdoor areas together in elegant unison.

The hallmark of all ECHELON apartments is space. Space to entertain. Space to enjoy breakfast in a separate sunroom with a view. Space for guests or family to stay. Space to watch the sun set over the valley from your private terrace. And plenty of space for storage.

Revel in a gleaming low-maintenance contemporary kitchen with quality reconstituted stone benchtops and Smeg appliances – giving you more time to relax and enjoy. A combination of carpet and tiled flooring for easy living (or optional upgrade to polished timber floors).

As well as a luxurious ensuite there is a large separate bathroom and a full sized laundry. You will have secure basement parking (two spaces for a 3-bedroom apartment) with the convenience of lift access to your door. This is truly a dream home for a luxury retirement.

WE'RE MOVING IN!

'This will be the first house I've lived in that I haven't built myself..!'



Retired builder Guy Smith and his wife Virginia hope to be the first residents to move into the ECHELON villas once they're completed later this year.

"We're raring to go!" laughs Guy, who lives locally and pops by to check on the progress of their new home several times a week. "We've had 21 moves since we've been married and this will be the first house that I haven't built myself!"

Having built over 60 homes on the North Shore, Guy has high standards and knows what he wants. They chose a 3 bedroom 'Terrace Villa' on the upper level, with level access from the road behind. "I just love the floor plan and overall design."

Their daughter is also in real estate, having spent the last four years of her career in the Las Vegas property market, and she's fully supportive of the move: "She thinks it's beautiful, and she's excited for us. She said 'Go ahead, Dad!'"

The couple had been thinking about moving for some time, as Virginia wanted a place without the stairs they have to cope with now. The decision was made following a dinner with friends who had just bought a villa at The Landings.

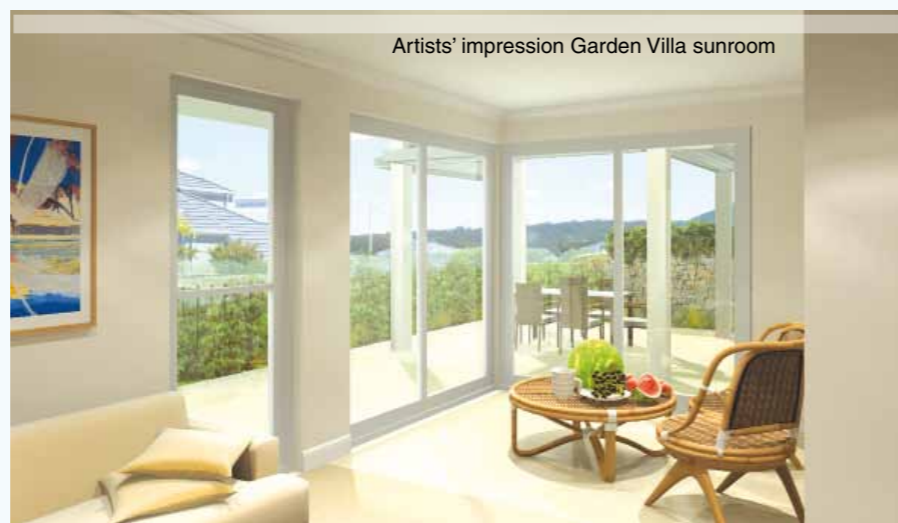
"We came to visit them, saw the place, and just loved it," says Guy. "Coming from a large home, we were attracted to the size of the ECHELON villas. And we also love the quiet, the elevation, the beautiful views to the bush..."

"Nature feels very close here," agrees Virginia. "I love the sound of the birds chirping, and the villa has such a large balcony, perfect for enjoying outdoor time with friends. And I'm looking forward to the community The Landings gives you – with so many lovely new friends to be made."

ONLY TWO GARDEN VILLAS LEFT!

Out of the 18 ECHELON garden and terrace villas offered for sale off the plan, there are now only TWO left – so be quick if you want to snare one of these stunning super spacious villas.

Offering 180sqm of internal living space, with huge terraces, level entry, double garage and luxurious garden surrounds, these are truly unique on the North Shore. Priced from \$1,035,000, they will be ready to move into by August 2011.



NEW HOME.. NEW CAR.. NEW LIFE!



"I moved into The Landings on the 12th of December 2010," says Sandra, "But I wish it had been the 12th of December 2001."

For years her friends at the local bowling club, where she's Vice President, had been telling her what a great place The Landings was to live, but she dismissed the thought as she felt she was too young. Then late last year, she finally decided to have a look.

"Gail at The Landings took me to see one of the lakeside apartments. She opened the door and I walked into the living room to see this glorious vista of lake and bush spread out before me. There was no

hesitation. I said 'This is MINE!' I'd been living with my daughter in a big house since my husband died ten years ago. There were five bedrooms, three bathrooms and a big pool, so I didn't want to move to a large villa. This two bedroom apartment is a perfect size, with a large balcony that I can sit out on and enjoy the view. I could even bring my dog with me, and we enjoy going for walks with other dog owners in the block.

It's just so peaceful here – like being at a resort every day, but much cheaper. Now my granddaughter wants to come and live with Grandma, because Grandma has a swimming pool and a lake!"

The one thing missing to make the picture complete was a new car. "My husband used to have a Morgan, and I fell in love with convertibles then. I always said that one day I'd have a convertible again. So my lovely new Lexus is the icing on the cake."



GET THE GEN FROM YOUR GENERATION! Your retirement made easy – all your questions answered

• Wednesday 13th April • 10.30am – 2.30pm • The Landings Clubhouse • Lunch provided

10.30am A preview of ECHELON, our final stage of super spacious luxury villas and apartments, selling now.

11.00am Guest speakers from Perpetual will help you discover the path to a smooth transition to a retirement village with regard to your finances and assets.

11.45am Morning tea.

12.00pm Guest speakers from Perpetual will explain how an effective estate plan can safeguard your wealth and ensure your continuing comfortable lifestyle.

12.30pm Meet the Residents Q & A: A panel of residents share with you why they made the move to The Landings and welcome questions about village life.

1.00pm Champagne lunch.

1.30pm Tour of our award-winning village, including facilities and accommodation.



Last session booked out, so reserve your place now! RSVP by Wednesday 6th April: Contact Gail Milan: Tel: 1800 72 72 70 – or email: info@thelandings.com.au

EXISTING UNIT RESALES

ONLY TWO AVAILABLE – JOIN OUR PRIORITY WAITING LIST TO BE KEPT UPDATED

Enormous 1 bedroom + study apartment

Perfect entertainer! 1.5  1  1 

12/94 Sir Neville MacNamara Drive \$560,000



- Large 1 bed + study or second bedroom
- Huge 95m2 of internal living space
- Open plan lounge/dining flows to balcony
- Bright modern eat-in kitchen
- Main bedroom with built-in robes
- Lake views from bedroom and lounge
- Large balcony with gas/electric outlets
- Ducted air conditioning
- Security building, close to Clubhouse
- Secure basement parking and storage



Private bush outlook from third floor

Lock up and leave! 1.5  1  1 

26/94 Sir Neville MacNamara Drive \$470,000



- Convenient 1 bed + study apartment
- Combined lounge/dining flows to balcony
- Sunny eat-in kitchen, access to balcony
- Main bedroom with built-in robes
- Large bathroom with separate WC
- Internal laundry
- Ducted air conditioning
- Secure basement parking and storage
- Close to Clubhouse, dining room, heated indoor swimming pool and gym



JOIN OUR NEW PRIORITY WAITING LIST – AND AVOID MISSING OUT ON YOUR NEW HOME!

Due to unprecedented demand for re-sales at The Landings, particularly our sought after 3-bedroom villas, we invite you to join our NEW Priority Waiting List.

Be first to find out when the home of your choice becomes available for sale! We will keep you informed of re-sale opportunities that match your desired accommodation criteria as they become available.

For a special application form and full details, please contact our Project Sales Executive, Gail Milan:

Tel: 1800 72 72 70 or email: info@thelandings.com.au

Come and inspect our display homes and models:
Open 7 days 10am - 4pm (excluding public holidays).
Call Gail to make an appointment: 1800 72 72 70

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The information provided in this newsletter does not constitute all or any part of an offer or contract for sale and is intended as a guide only. The images, photography and plans are indicative only. Prices are subject to change without notice. Prospective residents should undertake their own investigation as to the accuracy of information provided.

