

# Sanctuary Lakes Resort

AN AGE ADVERTISING FEATURE 5 FEBRUARY 2000



## GRAND Opening

**V**ICTORIAN Premier Steve Bracks and internationally-renowned Australian golfer Greg Norman will join forces to open the Sanctuary Lakes Golf Club on 7 February, an event expected to attract 400 members and guests.

As the ribbon is cut on the \$25.4 million Greg Norman-designed course, it will signal the beginning of a new era in living in Victoria. Resort residents and their families can look forward to having it all in a community where security, the social life, amenities and top-class recreational facilities are guaranteed.

A bonus is that the 410-hectare complex is only a 15-minute drive from the city. This makes it an ideal choice for business and professional people needing easy access to their workplaces, wanting to add a new dimension to their leisure time and having an international-standard golf course for informal business meetings. Lifestyle is a priority at Sanctuary Lakes. The 18-hole golf course is an integral part of the landscape, as is the 50-hectare salt-water lake that provides a focus for the community. Planned residential amenities include a sailing school, a recently-opened golfing academy, a bou-

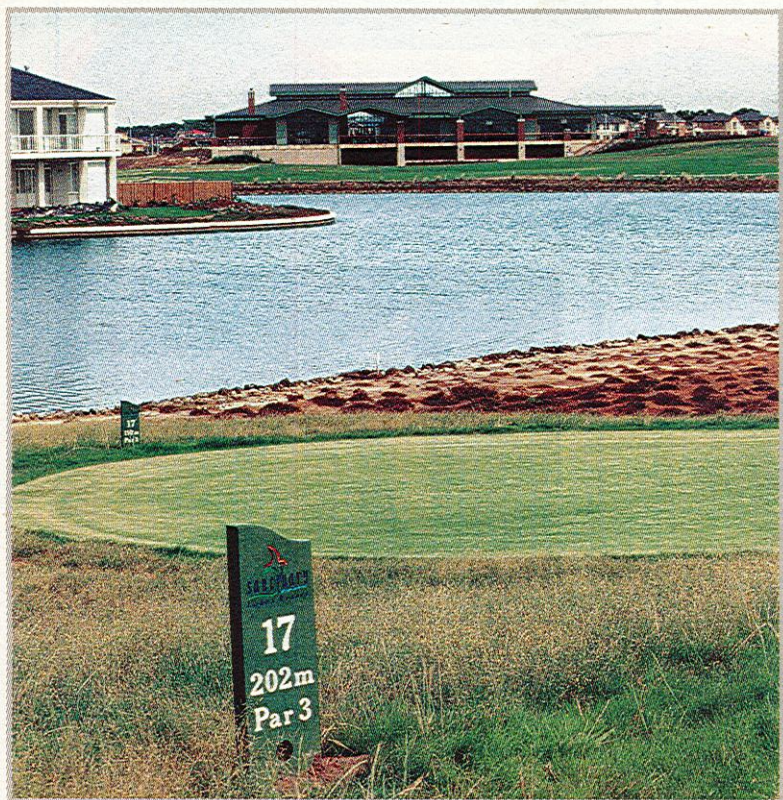
tique hotel, a board walk lined with stylish shops and linking homes to the waterfront precinct; a gymnasium, spa, swimming pool, marina and serviced apartments.

Stephen Head, project director of the Sanctuary Lakes Resort, says the golf course at the \$800 million Point Cook development will be used as a business executive network for existing members and companies such as Cisco, Toyota, and Honda. Research reveals that many business people expect to play golf with clients up to three times a month.

Residential development has set record prices, with more than \$80 million worth of land being sold in the past two years. Already more than 100 people have settled at the resort.

"The interest in golf and the creation of housing developments like this, where people can live on the fairways in a fully maintained park atmosphere, is fuelling demand," Mr Head said.

"People who buy land at certain levels receive golf club membership with their allotment. Several media and sporting personalities such as Dean Jones, David Hookes, Bridget Duclos, Nicky Buckley, Gerard Healy, Gary Hocking and Greg Williams have already become members."



## The course that **GREG** built

**G**REG Norman, winner of two British Opens, has increasingly turned to designing golf courses, and with great success.

In this respect, Australia's foremost golfer for three decades has followed in the footsteps of fellow greats Peter Thomson, Arnold Palmer and Jack Nicklaus.

Worldwide, Norman has designed more than 20 courses and his latest venture at the Sanctuary Lakes Resort is his first in Melbourne.

Only 15 minutes from the CBD at Point Cook, adjacent to the Cheetham Wetlands Nature Reserve, it is already being hailed as one of his finest layouts, up there with his course at Sugarloaf in America, said to be one of the best things to emerge from the hills of Atlanta since the legendary Bobby Jones, winner of the open and amateur titles of America and Britain in 1930.

Norman's keen sense of history is

**The clubhouse and lake as seen from the 17th tee.**

reflected in his designs, a harmonious blend of his own concepts and those of such revered golf-course designers as the famous Scot, Dr Alister Mackenzie.

Norman, who spent a lot of time plotting and refining the Sanctuary Lakes links, is committed to designing picturesque, challenging and memorable courses, always mindful that the natural landscape is his greatest ally.

His par 72 course of championship standard, meandering over undulating terrain, is certainly formidable (6487 metres for men; 5313 metres for women).

For the aesthetically minded, it also offers, from the first tee to the island green at the 18th, outstanding views of the resort as the housing takes shape. Aside from the resort's main lake of 50 hectares, the course has its own watercourses — mini lakes, ponds, and streams, some of them redolent of the famous Augusta National course in America and complementing the local Cheetham wetlands, which front on to Port Phillip Bay.

Heartening news for average male players is that they don't have to play from the championship tees where the Normans of the world blast off.

The blue tees reduce the length to 6184 metres, the white tees to a more modest 5776 metres.

Director of golf at the resort is Jeff O'Brien, who has impressive credentials. Formerly golf director at the award winning Laguna Quays Resort in Queensland, he has wide experience in marketing, the development and running of tournaments, and professional coaching.

He will play a major role in the development of golf at Sanctuary Lakes.

O'Brien said the golf complex had wonderful facilities for members and the public to sharpen their games.

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## New GOLF membership launched

**A** NEW membership system will be launched at the Sanctuary Lakes Golf Club to coincide with the official opening of the facility on Monday, 7 February.

Full transferable membership to the club, including a range of special benefits, is currently priced at \$30,000. However, additional classes of membership have recently been introduced, such as the mid-week golfing package for \$12,000.

According to Tim Hickey, Membership Manager, the new membership classifications will provide a more flexible level of entry and use of the Sanctuary Lakes facilities.

The change in the way memberships were structured would also make them more suitable to each individual's different needs, he said.

And residents buying land or apartments at Sanctuary Lakes will also enjoy a wider choice of golf membership options.

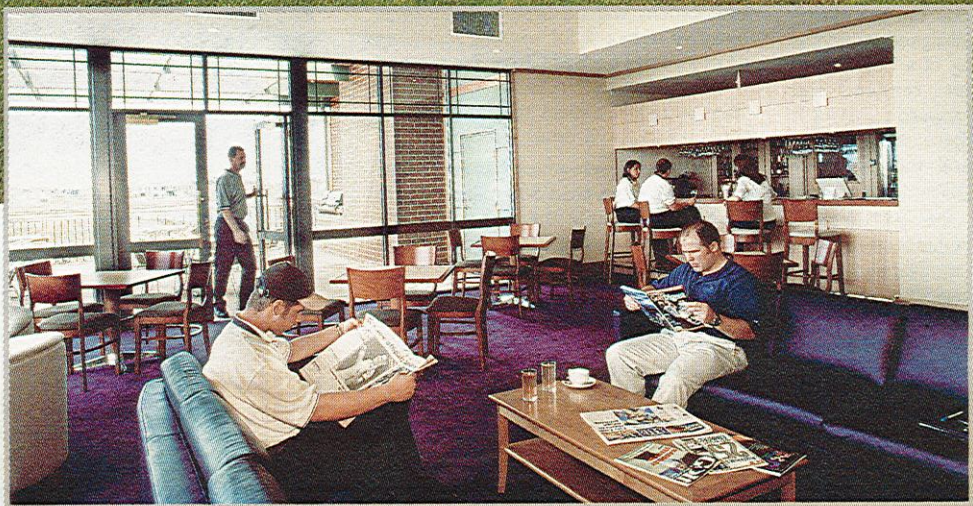
The location of Sanctuary Lakes, within close proximity of the CBD and the major commercial network of Melbourne's west, makes the resort golf club a popular choice for the business community. With many other courses situated at least an hour-and-a-half from the CBD, it is often difficult for golfers to gain easy access to a course in the morning or after work.

Mr Hickey believes the \$12,000 mid-



week golf membership "will prove extremely popular with the business community who use Sanctuary Lakes for networking and family leisure".

"Sanctuary Lakes provides a full range of quality facilities for members and their guests, including the Greg Norman-designed, international-standard, 18-hole golf course, driving range, golf academy, restaurant, bar services, pro shop, gymnasium and swimming pool."



**ABOVE:** Players on the putting green in front of the clubhouse. **LEFT:** The members' lounge.

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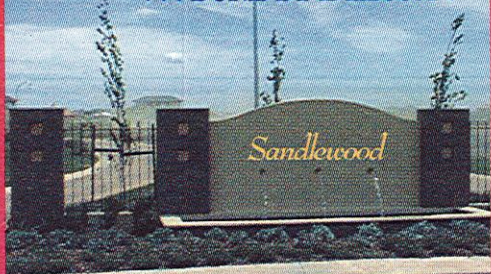


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## A pitch and putt to the GREENS

**L**AND blocks at the Sanctuary Lakes Resort are selling steadily, with prices ranging from about \$80,000 to a recent high of \$450,000 for a block measuring 2000 square metres in the prestigious Pinnacle community.

Eleven blocks in the Pinnacle area have each sold for more than \$400,000 but, according to Sanctuary Lakes sales director Peter Righetti, they are "very special blocks".

"The average land prices are between \$120,000 to \$140,000. You don't have to be a millionaire to live in Sanctuary Lakes," he said.

"The land at the Pinnacle is large enough for a big house and tennis courts. It has absolute golf frontage and views of the water. We still have another 12 to 14 blocks of this sort left, but they're not the sort of blocks we expect to sell every day."

A further 20 blocks have realised in excess of \$200,000 and more than \$80 million in land has been sold at the resort in the past two years. There are now more than 100 established residents calling Sanctuary Lakes home.

Of the 450 blocks already snapped up in the early days of the development (a further 2000 blocks have yet to be released), Mr Righetti said purchases had been made predominantly by families looking to settle in a friendly and secure community.

"The lifestyle factor of this resort is a very important issue for most people," he said. "Many people are looking for somewhere special to build and they feel this is the place when they consider our 24-hour security and recreation facilities — golf course, tennis courts, gym, swimming pool and the lake for boating and sailing. We also have building codes in place to avoid the construction of inappropriate buildings."

Land buyers are also required to build on their blocks within 12 months of purchase.

"Resort families can feel secure to let their children run around in the playgrounds or have a game of

cricket," Mr Righetti said. "There are many resort staff around who keep a close eye on children, and if residents want to go away for a few weeks they simply let the security people know and they can even ask the maintenance staff to mow their lawn for them while they're away."

"The lake is a major recreation facility, designed for passive activities such as sailing, windsurfing, fishing and yachting; it is almost twice the size of the Albert Park Lake at 50 hectares."

Mr Righetti said the Sanctuary Lakes resort was attracting families from across the city. "Usually residential developments draw people from the surrounding area, but here we have people moving from places like Sandringham, Brighton, Balwyn, Williamstown and Yarraville, and that demonstrates we've got something better here than anything else available in Victoria," he said.

"People can see that there is better value for money here and such ease of travel to the city."

Mr Righetti said development of the resort was still in its early stages and he estimated it would take up to seven years until all the land had been released for sale.

"A lot of people still don't know what we're doing out here," he said. "They think we're just another housing estate; they don't know that we're creating something that can't be found anywhere else in Victoria."



These houses have a grand view of the 18th green.

## QUALITY living environment

**T**HERE are currently 120 homes being built at the resort, with many near completion. Resort land buyers are protected by strict guidelines governing the types of houses that can be built at the resort. House and fence colors, styles and size restrictions are stipulated to potential purchasers and all residents become members

of the resort's body corporate, which provides guidelines for landscaping to ensure a quality residential environment.

Each resident contributes \$1000 a year to the body corporate, which then manages such issues as resort landscaping. Another attraction for buyers is the security system, which is compulsory in every home and is

linked to a central location within the estate. In the event of a fire, burglary or emergency, the alarm system is activated. Assistance is only a few minutes away. Another advantage is the presence of Sanctuary Lakes resident liaison staff, who are on hand to assist residents and maintain passive surveillance.

## Our guiding HANDS

**T**HE chairman of the Sanctuary Lakes Resort and Golf Club, Michael Tan, and Stephen Head, the managing director of the Asset Solutions Group, which has overseen the project since its inception, have been the guiding hands behind the success of the \$800 million project.

Mr Tan said that "the high quality of the development, its strong acceptance in the market place and its outstanding financial performance" was a credit to the management team, which had created a strong and successful foundation for its future development.

Mr Head said home buyers and investors in Sanctuary Lakes property would benefit from the official opening of the golf course

and many other facilities that have come on line already. These would add considerable capital value to the project and individual homes.

"With the support of Michael Tan and our other shareholders in the project, the success of the project has been built on the determination to invest extra resources to ensure the ongoing quality of the project," Mr Head said. "(As) we are only 15 minutes from the Central Business District of Melbourne, with a high-quality living, sporting, social and economic environment, and conveniently placed to the Tullamarine International Airport, we believe we will see Sanctuary Lakes positioned as the top location for people to live in the Point Cook region. Sanctuary Lakes Resort has set a benchmark standard for quality housing and estate design within Australia."

Stephen Head and Michael Tan: the men behind Sanctuary Lakes.

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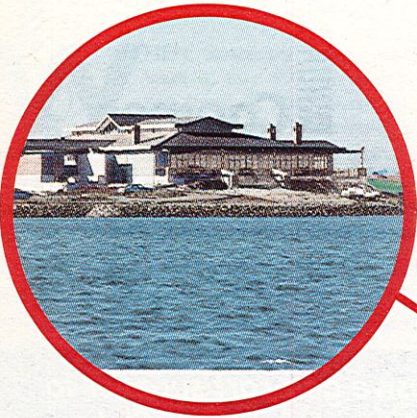
Winslow Constructors Pty Ltd is proud to have been involved with the civil engineering works for this prestigious estate and would like to congratulate management of the Sanctuary Lakes Resort on their successful achievement.

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As Financial and Taxation advisors Clarke Bentleys MRI are proud to be associated with the Sanctuary Lakes Group in the successful development of the Sanctuary Lakes Resort.



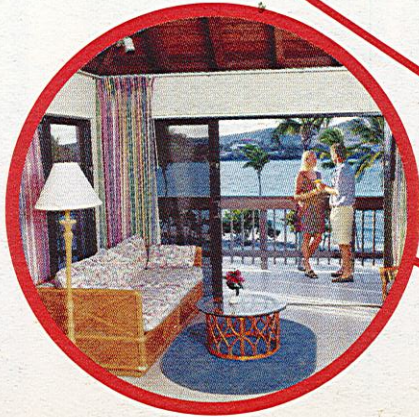
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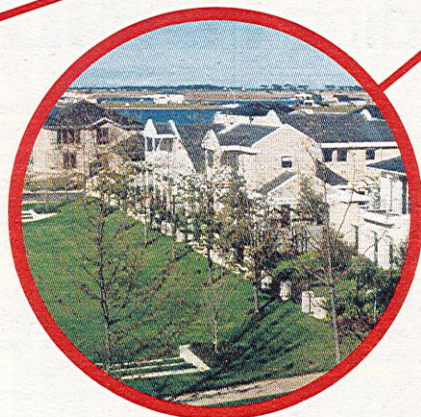
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Sub Regional Shopping



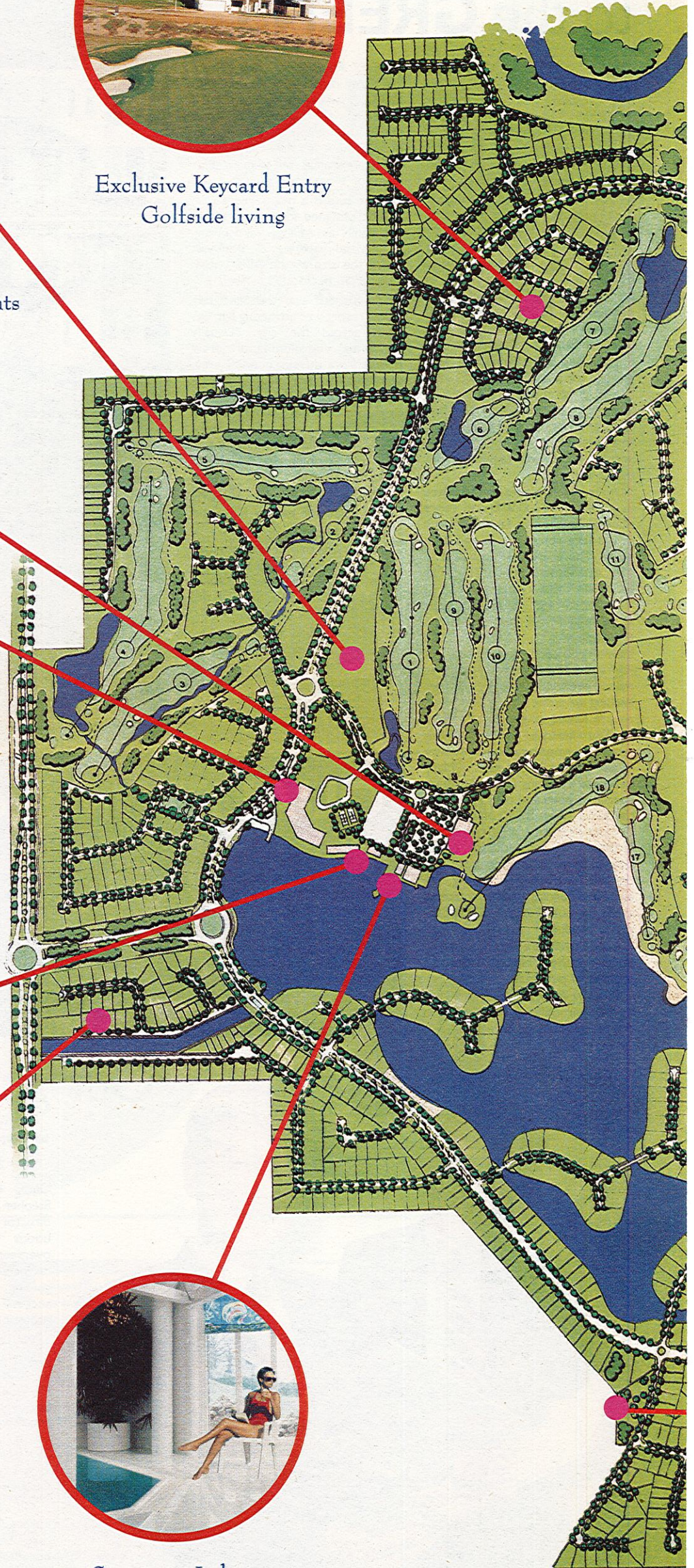
Shops and Boardwalk Cafe



Display Village 2000



Sanctuary Lakes "Rec" Club





Riverbank Cycling & Walking Trail



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GOLF COURSE DESIGN

Greg Norman designed  
18 Hole Championship Golf  
Course



Retirement Village



50 hectares of Lakes for  
recreation & small boating

Wetlands  
Bird Sanctuary



Neighbourhood Parks



Residential Islands



## Your chance to enjoy an idyllic life on the LAKE

**W**HEN Sanctuary Lakes residents want to buy milk and bread they can jump in their boat and sail down to the waterfront store, pick up some basics and head home again.

Life at the resort is idyllic and laid back, and construction of a waterfront precinct will add to the charm that current residents treasure.

Work is being completed on the new Waterfront Café, where residents can meet for a coffee and a chat or duck into the neighboring Rec. Club facilities for a workout in the gymnasium or pool or have a relaxing massage, spa or sauna.

The impressive homes already built at Sanctuary Lakes will be linked to the waterfront precinct by a boardwalk that will follow the edge of the lake from residential to commercial areas, creating the feel of a suburban Southbank. Boutique shops, waterfront dining, a conference centre, serviced apartments, a small convenience store, a sailing club and well-being centre will all be included in the final phase of the waterfront, a focal point for the community.

A small hotel will also be built on the water to provide another option for the social life of the resort, which is situated at Point Cook in Melbourne's western suburbs. This region has recorded business growth of 6.6 per cent in the past two years. It boasts 20,000 businesses and the population of 500,000 is expected to grow by about 20 per cent in the next 10 years.

Sanctuary Lakes offers a housing alternative for stressed city executives wanting to combine relaxed living with proximity to the city. Situated just 15 minutes from Melbourne, a home abutting the Greg Norman-designed golf course and overlooking the picturesque lake offers the best of both worlds.



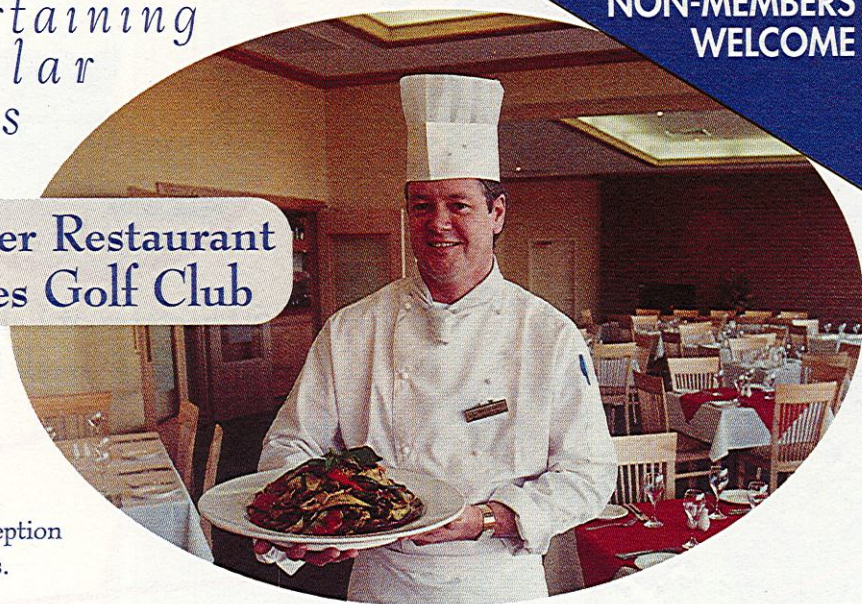
LEFT: A parkland view with beautiful Sanctuary Lake in the background. ABOVE: Entry to the Sandlewood gated community.

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## Condominiums that suit golfers to a TEE

**T**HE Swingers Green luxury condominiums at the Sanctuary Lakes Resort are a golfers dream. Some feature absolute golf-course frontage and uninterrupted views of the first, ninth and 10th fairways through to Melbourne's skyline, while others boast clear views across to Port Phillip Bay.

The first 25 condominiums released have been snapped up by canny buyers. Fifteen more will become available this month and a further 16 in the next few weeks, making a total of 56.

All the condominiums come with a full golf-club membership package from the Sanctuary Lakes Golf Club.

According to Garth Greenaway, the Marketing Director of the Sanctuary Lakes Resort, the highest-selling condominium to date has fetched \$395,000.

"We believe that investors are comparing the Sanctuary Lakes condominiums against what is being offered in Central Melbourne and St Kilda

Road, where an eight-to-10 square apartment in a high-rise can cost around \$270,000 to \$290,000," he said. "We are offering these 15 to 20 square double-storey condominiums directly on an international standard golf course, with a prestige \$3.5 million clubhouse, restaurant, gymnasium and waterfront lifestyle all within three minutes walk. Other big advantages are no-through traffic and 24-hour security. The bottom line is that people are preferring the Sanctuary Lakes Resort for a money and lifestyle basis."

The Swingers Green condominiums, located in Greg Norman Drive, are a stone's throw from a waterfront café and boutique shopping on the edge of a 50-hectare lake.

The offer is even more attractive for investors who gain full golf-club membership, plus limited membership for their tenants.

**ABOVE and INSETS: Tournament Homes' new "Lakeview" Display.**



## Drive into a new lifestyle with Tournament HOMES

**A** COMPANY that specialises in architect-designed homes will help create the residential face of Sanctuary Lakes Resort from its innovative base within the resort.

The Tournament Homes display homes at Sanctuary Lakes offer exciting inspiration for new home builders and provides a dynamic exhibition centre for award-winning Australian furnishings and original artwork.

According to the managing director of

Tournament Homes, Garth Greenaway, "The Tournament Homes Exhibition Centre provides new home buyers with a one-stop-shop to purchase a total lifestyle, plus themed interior designs so they can experience the full ambience of their new home."

He said visitors to the Tournament Homes Exhibition Centre would also be able to experience a gallery of exciting designer furniture, artworks and interiors by interior designer Christine Mahler. Tournament

Homes is a specialist housing-design company marketing architect-designed new homes specially designed for Sanctuary Lakes and featuring outdoor living areas, decks, passive solar positioning and large panoramic windows to capitalise on the spectacular resort views.

"The three new Tournament Homes displays are part of a wide range of housing styles that take into account the dramatic views from both the back and front of

homes, with designs allowing for viewing balconies and private outdoor areas."

Mr Greenaway said that the new double-storey displays featured in the exhibition ranged from 20 squares to 37 squares, with prices ranging between \$155,000 and \$250,000. The displays include full security systems, garages, decks, high ceilings and rendered finishes. House and land packages range from \$260,000 to \$600,000 for larger homes on exclusive waterfront blocks.

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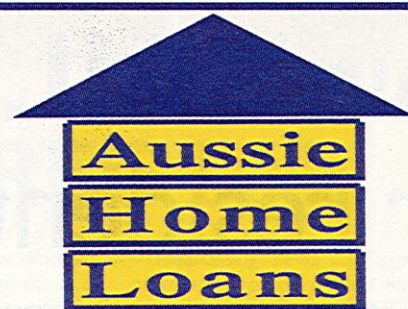
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## Plain SAILING for residents

**R**ESIDENTS of Sanctuary Lakes have the advantage of many services and activities within close proximity of their homes.

For example, the local wildlife, and a host of environmental activities are just minutes from the resort, offering easy access for residents and visitors to enjoy.

Some of the resort has been constructed on the former site of the Cheetham Saltworks, much of which has been retained in its natural state because it is an important feeding ground for native and migratory birds.

Some birds travel for up to eight months from places as far away as Siberia and Alaska to feed and breed in the local wetlands, which also provide an important habitat for many of the insects, molluscs and plants on which the birds feed.

Another bonus for residents is the new school, which opened its doors to its first students this month.

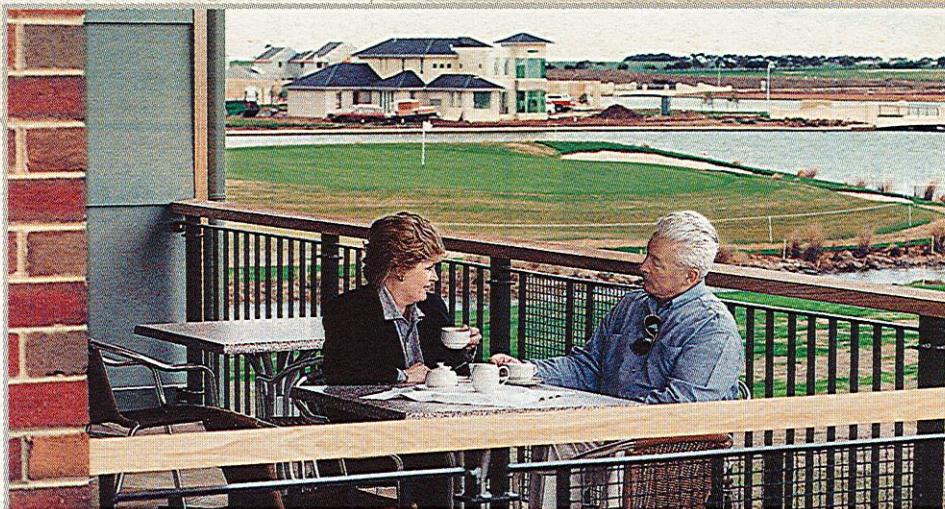
The new Catholic primary school is located within walking distance of the

Sanctuary Lakes Resort, close to a planned shopping centre that will also service residents. The award-winning architects, McGlashan Everist, designed the school and ensured that its buildings and landscaping complemented the style of the Sanctuary Lakes Resort.

For resort residents too tired to cook, or looking for somewhere special to spend an evening, an intimate dining experience is close by at Terrace Restaurant within the \$3.5 million Sanctuary Lakes Golf Club. The 120-seat restaurant offers spectacular lake-side dining overlooking the 18th island green of the Greg Norman-designed golf course.

The restaurant will mainly service members of the Sanctuary Lakes Golf Club and their guests, with a limited number of tables available to the general public on a casual basis.

The Terrace Restaurant at Sanctuary Lakes is open seven days a week for lunch, and from Wednesday to Sunday for dinner.



**ABOVE:** Waterfront path, lake and housing.  
**LEFT:** Local residents Leonie and Paul at the Terrace Restaurant.  
**BELOW:** Sailing on the lake.



*"The successful opening of Sanctuary Lakes Golf Club marks completion of another project milestone as we continue to implement the grand vision of our shareholders and investors."* Stephen Head, Project Director.

ASGA - Project Managers for Sanctuary Lakes Resort since inception.

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