

NEW HORIZONS

Winter 2015



Horizon Drive townhouses 100% sold

Now that all sales have been finalised, construction is powering ahead on Horizon Drive townhouses: civil works – which include sewerage, drainage, water, power, telephone and communications connections – are complete.

Concrete slabs for the townhouses have been poured and framing is well under way.

The site, which is situated in one of Melbourne's fastest growing suburbs, is a hive of activity with completion and settlement scheduled for around Easter next year.

Maribyrnong's population growth has been nothing short of spectacular with Australian

Bureau of Statistics forecasting the number of residents will be close to 14,000 by 2016, an increase of about 3,500 or almost 33 per cent over the last five years.

The population of this vibrant suburb is set to almost double by 2031.

"With population growth comes increased demand for housing and this has reflected in higher housing prices in Maribyrnong. It was interesting to note how prices escalated in the area during the marketing campaign for Horizon Drive, a positive trend that bodes well for good capital appreciation ahead," ICG director Stephen Fergus said.



HORIZON
DRIVE

MARIBYRNONG

horizondrive.com.au



Madisson Projects' parent company goes public

Horizon Drive builder, Madisson Projects, is member of the renowned Simonds Homes Group which listed on the Australian Stock market last November.

Simonds Homes, a family-owned and run enterprise of more than 60 years until it listed, has an outstanding reputation for its proud heritage of quality and award-winning design which has seen it cement its place as one of the nation's leading home builders

"Madisson Projects is a project-focused company with an impeccable record for delivering homes of exceptional style, quality and workmanship that represent value for money for our purchasers," Stephen Fergus ICG Property director said.



Maribyrnong's a great place to live

Located just eight kilometres from the CBD, Maribyrnong is steeped in history. In 1803 Charles Grimes, Deputy Surveyor-General, was the first European to visit Maribyrnong. Three decades later a punt service was established near the junction of the Yarra and Maribyrnong - formerly known as Saltwater River - Rivers to provide access to Williamstown and Geelong, and beyond.

In the latter part of the 19th century the region became a bustling industrial centre but the decline of manufacturing during the 1960s and 1970s created potential for exciting new residential development in Maribyrnong.

Maribyrnong has been reinvigorated as a prime inner-suburban residential precinct with panoramic views to the city, abundant green spaces, family picnic areas, highly credentialed schools and universities, classy boutiques, sporting facilities and cycle tracks.

Cafes, pub bistros and restaurants are the equal of Melbourne's finest while Highpoint Shopping Centre - the second largest shopping centre in Victoria - has more than 500 specialist shops, major retail stores, professional services and a Hoyts complex with 17 screens.

Major arterials such as the Western Ring Road, the Geelong and Ballarat Highways and City Link provide speedy access to all parts of the metropolitan area as well as regional Victoria. The area is well served by public transport including trams, trains and bus services.





Construction commences on Mosaica

As a result of the overwhelming demand for the now fully-sold townhouses at Horizon Drive, ICG Property directors Michael Hepburn and Stephen Fergus had no hesitation expediting their latest project, Mosaica.

"Our decision to proceed immediately with Mosaica was predicated on the basis of the heavy demand from both owner-occupiers and investors for Horizon Drive. Already more than 80 per cent of apartments in the new development have been sold," Michael Hepburn said.

"This clearly illustrates the strong attraction Maribyrnong holds for buyers keen to live in the area and investors who have recognised the potential the suburb offers for generating income as well as good capital growth over the medium to longer term."

Site works commenced recently on the 30-apartment Mosaica which comprises one and two-bedroom apartments, and two-bedroom apartments with study over a two-level basement car park with storage facilities.

The light-filled, spacious apartments are characterised by warm and inviting free-flowing interiors and feature first-class craftsmanship from bespoke cabinetry to durable stone bench tops.

Each kitchen is centrally located to enable owners to engage family and friends in conversation as they cook. Premium German appliances and quality finishes throughout provide a blend of form and functionality.

Bathrooms are impressive with their simplicity of natural stone coupled with a mix of light and dark finishes tastefully complemented by opulent tap fittings and vanity ware.

Mosaica, which incorporates a contemporary facade with robust forms and clean lines, is uniquely positioned to provide exceptional panoramic Melbourne city, mountain or river views.

Element Five delivers quality

ICG Property has appointed construction company Element Five as the preferred contractor to build Mosaica. "We'd inspected a number of their projects and were very impressed with the quality of the product they consistently deliver so we're confident they will meet the expectations of our buyers in every way," ICG Property director Stephen Fergus said.

Established about eight years ago as a boutique construction company specialising in apartments by the directors of the high-end residential builder VCON, Element Five has earned an enviable reputation for the standard of projects it has delivered across Melbourne since its inception.

"Element Five's philosophy is basic but highly effective: it has brought the quality of design and construction from VCON's heritage as a builder of exclusive homes to the luxury multi-unit apartment market."

Mosaica designed by Award-winning architects

Melbourne-based ROTHELOWMAN is one of Australia's most respected architectural practices. Established in 1991 by Shane Rothe and Kim Lowman, the firm is a multi-disciplined practice with a strong design philosophy underpinned by contemporary architectural traditions that make a positive and timeless contribution to the structural landscape.

With vast experience working with leading residential and commercial property developers over more than two decades, ROTHELOWMAN architects and interior designers understand the value and importance of strong design.

"Mosaica is a unique development in such a great area so it was important for us to come up with a design which is warm and inviting with timeless interiors that epitomise refined luxury," Kim Lowman said.



Kim Lowman



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Professional help with hand-over and settlements

In order to make the settlement process and finalisation of the contractual arrangements smooth, efficient and straightforward, ICG Property has engaged the services of Property Settlement Solutions, a firm with specialised skills in understanding and managing the needs of purchasers.



Zoe van Maanen

With careers in property, real estate and marketing collectively spanning more than 30 years, Property Settlements Solutions' directors Felicity Smith and Zoe van Maanen have a comprehensive understanding of the Melbourne property scene, especially off-the-plan projects.

Over the past decade they have successfully managed the settlement and handover of major residential projects in Melbourne and interstate for some of Australia's largest developers.

Property Settlement Solutions will provide assistance in the following areas:

- communication in relation to completion, critical time-frames and how settlement will work
- assistance with information and documentation required to support loan applications
- meeting lenders' valuers on site to support loan applications and maximise valuations
- booking and conducting pre-settlement inspections
- arranging inspection forms and working with the builder to facilitate defect rectification on behalf of the purchaser
- providing solutions to issues that arise close to settlement
- acting as a conduit between solicitors, the agent and builder to ensure everyone involved is informed and on the same page

ICG Property is focused on developing premium, inner-urban residential communities. Their living spaces are all about you, your convenience, your lifestyle and your tastes. - all meticulously delivered and designed for contemporary living. Please feel free to contact us.