

MEDIA RELEASE

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Canny Projects Commences Construction on CEL Australia's \$55m Doncaster Project

On 1 September 2015, Canny Projects (a division of the Canny Group) commenced development work on \$55m CEL Australia's Williamsons Estate development in Doncaster. Project Director Sam Failla (Canny Projects) Senior Project Manager (Canny Projects) Frank Scolaro, Development Director (Canny Projects) Kieren O'Leary and Project Manager Han Chia (CEL Australia) met to celebrate the turning over of first sod on the landmark site.

Canny Projects has been engaged to manage construction of infrastructure. Canny Architecture undertook the detailed design development and construction documentation for 104 (two and three bedroom) town houses and proposed 72 (one and two bedroom) apartments designed by Rothe Lowman Architects. Canny have contracted Fortunato Group to undertake the civil construction works which will be followed up by commencement of residential construction in early 2016.

"We are excited to be partnering with CEL Australia to manage the civil works and construction of their Williamsons Estate project," said Director – Canny, Greg Davy. "The quality of design and luxury specifications chosen in the residences is representative of the high quality work Canny is known for and a great reflection of our skills and expertise and is very much in keeping with the type of developments CEL Australia are known for."

With only three townhouses remaining, the premium development has proved popular with the market.

"We always knew this development would prove popular because it has all the aspects of both a good investment and a great place to live: quality design, a range of well-designed and varying townhouse typologies, individuality in each house, excellent nearby amenity in a safe and established community, and now a quality builder that we know will deliver to a very high standard," said General Manager – CEL Australia, Tim Pearce. "We didn't just want any builder for this project and deliberately have worked with Canny over some time now, to ensure that the families and investors buying into Williamsons Estate will be very happy with the end product."

Williamsons Estate is a luxury development in the heart of Doncaster, bringing new life and community to the established and highly sort after suburb. For many years the site has been an orchard and nursery which has influenced the design and layout of the project, taking inspiration from the natural surrounds.

The green legacy of the site has influenced the architects' and landscapers' approach. Building materials have been chosen for their warmth and texture, juxtaposing timber, stone and other materials. The strength and solidity of these materials are balanced and softened by greenery, with landscaped areas at the entrance to the estate flowing into the tree lined and beautifully landscaped open areas.

Canny's heritage in designing and building premium custom homes across Melbourne for over 20 years indicates they are well placed to deliver quality residences. After completing

Walker Corporation's development Main Drive, Kew consisting of 69 luxury townhouses (project value \$68million) in 2014, Canny Projects has shown it has the requisite expertise in delivering large scale high quality projects.

Canny brings a unique capability in offering an end to end service, intelligent and considered design, balanced with cost effectiveness to the project. Canny Projects worked with the client on novation with a proven track record of quality delivery, within deadlines and on budget across multiple projects.

About Canny Projects (division of Canny Group)

The Canny Projects division works purely with property developers and commercial clients to deliver architectural design, project management and construction services, in accordance with the clients' project requirements.

Articulating a dynamic strategy Canny Projects is able to rapidly adjust to the market and deliver quality projects of any size.

Canny Projects has shown great growth with two other premium quality town house developments currently under construction in Port Melbourne (287 townhouses) and Kew East (12 townhouses) and have been recently announced as the builder for the first stage of Balmoral Quay in Geelong (20 townhouses).

About CEL Australia

CEL Australia's vision is to be synonymous with creating quality homes with outstanding build quality and investment value, thereby creating sustainable value to its shareholders and customers. Being a dynamic organisation, CEL Australia has built its success on the foundations of solid ethical practices and quality standards supported by their vast expertise in the areas of construction, property development and property investment. With a strong synthesis of youth and experience in their ranks, the company has continually raised the benchmarks in construction and quality akin to their corporate vision.

For Further Media Information Contact:

Kate Campbell – Marketing Manager at Canny
kate@canny.com.au
(03) 8532 4444