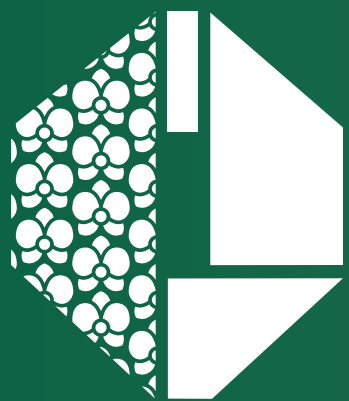


PAGEWOOD
— GREEN —



ORCHID



ORCHID

MERITON'S FOUNDER

As Founder and Managing Director of The Meriton Group of companies, Harry Triguboff A.O. has overseen the construction of 75,000 residential dwellings, numerous retail precincts, commercial offices and childcare centres, and has won numerous awards for his contribution to the Australian property industry.

Born in Dalian, China in 1933, Harry spent his early childhood in the Russian community of Tianjin south of Beijing. He came to Australia in 1948 and was educated at Scots College in Sydney, before attending Leeds University in England. He graduated with a degree in textile engineering and began his working life in the textile businesses in Israel and South Africa, returning to Australia in 1960.

Harry Triguboff became an Australian citizen in 1961. He drove a taxi and owned a milk run before building his first block of apartments and establishing Meriton in 1963 at just 30 years of age. Since then, he has become Australia's most successful residential property developer and a generous philanthropist, donating millions of dollars each year to many causes. Harry Triguboff is still passionately involved in the design and construction of all projects.



"Meriton has been very fortunate in being able to secure a major site, 16.5 hectares in the heart of Eastgardens. The land is a blank canvas on which Meriton will display the development panache that it has developed over more than 57 years. We have employed top architects to help us create a landmark project of which the residents of the eastern suburbs will be proud of."

Our family-friendly buildings, all with large apartments of superior quality, will be interspersed across a site that will be laced with parklands and will include recreation facilities, retail and dining areas and something from a bygone era – a town square.

I am excited to be creating a new community like Pagewood Green. There is immense satisfaction to be gained from delivering projects that are more than just apartment buildings but actually enrich residents' lifestyles. Pagewood Green will do just that.

MR HARRY TRIGUBOFF A.O.



QUALITY APARTMENTS BUILT FOR A LIFETIME



WHY MERITON HAS GROWN TO BECOME AUSTRALIA'S LARGEST AND MOST TRUSTED DEVELOPER

- 57 years of history under the same name and founder, specialising in building residential communities in only the best locations
- 100% construction completion record on every project
- Our developments are DA approved with construction well underway prior to marketing, unlike our competitors who are yet to receive DA approval let alone finance approval which is required for construction to commence
- Each development is an evolution in exquisite quality and design, driven by an understanding of future standards and the way people want to live. Our in-house architects and engineers work alongside the best firms in the country to deliver a bespoke product
- Dedicated on-site building management teams routinely inspect grounds, facilities and conduct all maintenance on behalf of owners. This ensures every development is maintained to the highest of standards well after it has been completed
- We provide a tenant guarantee on settlement for every investor and have a vested interest in providing the best rental returns. We also manage your investment and offer Australia's most competitive management rate of 4%
- Meriton Property Finance is also offered exclusively to new Meriton purchasers, ensuring more people can purchase their dream apartment



Over 75,000
apartments built
by Meriton across
Sydney, Brisbane
and the Gold Coast



100% construction
completion
on every project



\$1.2 billion
in apartment
sales in 2019



Over 8,000
rental apartments
owned and managed
by Meriton



Over 57 years
of history



Over 4,000
hotel suites owned
and operated
by Meriton

WELCOME TO ORCHID ON THE PARK

A residential oasis at the heart of modern eastern suburbs life, Orchid is the final first stage offering within the celebrated Pagewood Green master-planned community.

Pagewood Green will boast its very own 6,000sqm retail precinct anchored by a major national supermarket and an array of supporting retailers including food, medical and leisure.

Overlooking the Central Park in the development, Orchid boasts the most desirable position within Pagewood Green. Offering oversized apartments across four buildings up to **21 storeys high** which are connected by a lush podium garden. Offering **unobstructed views** over the Central Park with higher floor apartments enjoying northern views to the Sydney CBD, eastern views to Maroubra Beach and southern views to Botany Bay, these apartments are a stunning collaboration between Meriton and award-winning architects, PTW.

The **Pagewood Green master-planned residential community** is unlike anything the eastern suburbs of Sydney has seen before. This island development features its very own **8,000sqm Central Park** completed in October 2019, bustling retail precinct, childcare centres and tree-lined boulevards.

Live in close proximity to world-class Sydney in one of the most attractive residential settings in Australia, surrounded by championship golf courses, famous beaches, shopping precincts and entertainment amenities. Moments to the best of an international city and surrounded by multiple public transport links including **Pagewood Green's very own bus stop**, Orchid offers unique residential living experiences and excellent opportunities for investor rental returns.





YOUR VERY OWN CENTRAL PARK

At Pagewood Green's heart, the 8,000sqm Central Park forms a natural extension of your Orchid home. Designed as a focal point for families, the sprawling park's beautiful grassy lawns and dedicated leisure zones let you be as active or relaxed as you please.

The sprawling park, with its **basketball court, outdoor gym, playground and barbecues**, offers a recreational hub for all ages. It's a place to catch up with friends and family, spread out on the grass, watch over playing children, or meet a fitness buddy for training.

Bordered by the lively civic retail plaza at Orchid's feet, the Central Park shapes the green heart of the expertly master-planned Pagewood Green community.



PARKLANDS, SPORT AND RECREATION

SPORTS AND LEISURE

Pagewood Green Central Park	0km
David Phillips Sports Complex	1.1km
Matraville Sports Centre	1.1km
Maroubra Beach	3.2km
Randwick Ritz Cinema	3.5km
Coogee Beach	4.7km
Moore Park Golf	4.7km
Centennial Park	4.9km
Royal Randwick Racecourse	5km

AMENITY

Westfield Eastgardens	50m
Randwick City Library	1.2km
Maroubra Junction	1.2km
Prince of Wales Hospital	3.3km
Australian Technology Park	7.2km
Sydney CBD	8km

TRANSPORT

Pagewood Green Bus Stop	50m
Westfield Interchange	100m
Future Light Rail Station	1.7km
Sydney Airport	5km
Mascot Train Station	5.4km
Green Square	6km

EDUCATION

Pagewood Public School	1km
Daceyville Public School	1.2km
Matraville Public School	1.4km
Randwick Boys High School	2.2km
Randwick Girls High School	2.3km
UNSW	2.4km
Brigidine College	3.6km
UTS	8km
Sydney University	8km



Artist impression

EVERY CONVENIENCE AT YOUR DOOR

Life at Orchid revolves around convenience and lifestyle, both within your Pagewood Green community as well as the prized eastern suburbs amenities that surround you. It's the perfect location with everything at hand.

Close to home, there's all the urban amenity you could ever need. Take the lift down to the ground floor and visit one of the nine specialty retail stores that spill onto a beautifully landscaped civic space adjoining the Central Park. Next door, Westfield Eastgardens is home to over 300 specialty stores including supermarkets, department stores, banks and specialty retail.

Just a short walk across our Central Park is your very own bus stop connecting you to Bondi Junction and the brand new Juniors Kingsford station, located at the start of the Sydney Light Rail with direct routes to the Sydney CBD.

TIMELESS INTERIORS

The stunning interiors draw inspiration from Orchid's natural parkside surrounds and the sensational vistas that define the apartments. Considered planning ensures all layouts seamlessly flow from functional living spaces onto entertaining or semi-enclosed balconies and terraces, designed to capture the stunning vistas from all angles, both indoors and out.

- Oversized layouts with the largest internal sizes in the area, many with sun-drenched northern aspects
- Seamless living areas flow onto large balconies or semi-enclosed areas
- Large format 600x600mm tiles deliver low maintenance style throughout the open-plan living, bathroom and kitchen area that accentuate the oversized floorplans
- Many apartments feature a study room the same size as a bedroom, complete with a window and air-conditioning
- Sustainable features such as LED downlights and water-saving fixtures
- Integrated reverse cycle air-conditioning cools in summer and provides warmth in the winter months
- Provision for super-fast broadband internet and pay TV with fibre optic cabling in the living area and bedrooms
- Internal laundry with dryer and cabinetry plus ample storage cupboards
- Security carpark with direct lift access, and ample visitor parking



Artist impression

BEAUTIFUL DETAILS

Sleek contemporary kitchens are superbly equipped for both everyday dining and entertaining. The sleek and luxurious design of this entertainer's delight makes it as functional as it is beautiful, with a sense of luxury in every detail.

- Premium European stainless steel kitchen appliances including fully integrated dishwasher, stainless steel cooktop, microwave, oven with black glass and undermount integrated rangehood
- Marble-inspired splashbacks, Piatra Grey Caesarstone benchtops with waterfall edge and single or double underbench sink
- Clean-edged polished chrome tapware
- Polyurethane full-height cabinetry and soft-closing drawers complete the design for a luxurious contemporary look





SERENE SANCTUARY

Beautiful bathrooms are the perfect space to relax and unwind. These elegantly-finished spaces bring essential indulgence to the start or end of the day.

- A luxurious free-standing bath is a centrepiece in all ensuites
- Frameless glass showers with polished chrome fixtures
- Large 600x600mm marble-inspired tiles on the floor and walls
- Vanity with Caesarstone benchtop and wall hung basin
- Mirrored wall-hung cabinetry provides ample concealed storage



BLISSFUL RETREATS

Find a peaceful retreat in these warmly detailed bedroom spaces. The beautifully layered neutral palette ensures a timeless feel – a luxurious backdrop to the views from your bedroom window and balconies beyond.

- Generous mirrored built-in wardrobes with stylish charred oak colour internal cupboards and drawers for plentiful storage
- Luxurious wool-blend carpet covers the floors in all bedrooms
- Many apartments enjoy direct access to a balcony from the bedroom
- All bedrooms include provisions for pay TV and broadband internet

Artist impression



RESORT-STYLE LIVING

With easy access to ultimate resort facilities, you can ensure your family and friends will be entertained with a variety of leisure activities all year round. On the podium and rooftops, incredible resort-style landscaped gardens offer the ultimate in luxurious living. Designed by award-winning landscape architects, Arcadia, the amenity for residents of Orchid is outstanding.

In the skies, spectacular podium gardens on Level 5 and rooftop garden retreats on Level 17 shape exclusive residential sanctuaries above. Host summertime gatherings under the elevated dining pavilions, or simply relax in the lush gardens and enjoy the panoramic views. Orchid combines the atmosphere of a resort getaway with prestige city living, all in one address. It's a luxury weekend retreat you can enjoy every day of the year.

- An impressive lobby welcomes you home
- Lush landscaped podium and rooftop retreats complete with lush gardens, barbecue facilities and community vegetable gardens
- Indoor aquatic centre including heated lap pools, spa and sauna
- Superbly equipped indoor gymnasium
- Dedicated on-site building management to lease properties, inspect grounds and facilities, and conduct all maintenance



Maroubra Beach

CONNECTED TO EVERYTHING

With immediate access to both Southern Cross Drive and Bunnerong Road, Pagewood Green residents have easy access to the CBD and eastern beaches or head south to another coastal paradise at Cronulla Beach.

Mascot train station is a five minute drive or short bus ride away, providing an eight minute trip to the CBD and fast services to many other areas in Sydney. The new Juniors Kingsford Light Rail Station located at the start of the Sydney Light Rail with direct routes to the Sydney CBD is also just a short bus trip away. Leave the car at home in your security garage and walk to the bus interchange at Westfield Eastgardens.

EVERY NECESSITY AND INDULGENCE

From fashion to essential daily services, everything is always close at hand. Head out for an espresso, a morning gym session, browse the numerous specialty shops, or source farm fresh produce moments from your doorstep.

- 100m from Westfield Eastgardens, an iconic shopping destination in the area with over 300 specialty stores
- Nearby in Maroubra Junction is Pacific Square, a major shopping centre hub only a five minute drive or bus ride
- Sydney's most awarded and sought-after restaurants are located on your doorstep within the eastern suburbs

THE FINEST EDUCATIONAL INSTITUTES

At Pagewood Green you're within easy reach of Sydney's best colleges, schools and universities, as well as numerous pre-schools and primary schools for the little ones.

- Easy reach to Pagewood Public School, Matraville Public School and St Aidan's Catholic Primary School
- Numerous top performing senior schools including Marcellin College, Brigidine College, Waverley College and St Catherine's
- Just down the road from the University of NSW and within easy commute to the University of Technology Sydney, University of Notre Dame and Sydney University



Juniors Kingsford Light Rail Station

GLISTENING BEACHES

Pagewood Green is conveniently located close to the many iconic eastern beaches Sydney is renowned for.

- Moments to Coogee and Maroubra Beach
- 10 minutes from the hidden Yarra Bay with its white sand, clear water and the iconic Yarra Bay Sailing Club
- Further afield, Clovelly, Gordons Bay, Bronte and Bondi are still within easy reach

PARKLANDS, SPORT AND RECREATION

Pagewood Green is surrounded by an abundance of natural beauty all within a 5km radius, including rolling green parklands, sporting fields and recreation facilities.

- Find a quiet spot in sprawling Centennial Park and relax under the shade of a tree
- Try tennis or a game of netball amidst the lush urban bushland at Moore Park or compete in a soccer game or touch football at Heffron Park
- Have a round of golf on the 18-hole championship green at the Lakes Golf Course

ART, CULTURE AND ENTERTAINMENT

- Head to a game of soccer, rugby league, rugby union or AFL at Sydney's best sporting arenas, the SCG and SFS
- Catch a premier movie at the Entertainment Quarter, enjoy a game of bowling or see a concert at the famous Hordern Pavilion
- Enjoy a day in a marquee with a glass of champagne and pick the winning horse at Royal Randwick Racecourse



Coogee Pavilion



SUSTAINABLE LIVING

COMFORT AND LIFESTYLE

- Average NatHERS star rating: 6.0 stars
- The development has an average thermal comfort rating of 6.0 stars with the average cooling loads 40% and heating loads 9% below allowable thermal comfort caps which will improve indoor comfort and reduce the homeowner’s reliance on air-conditioning
- All external walls have been insulated to reduce heat loss in cooler months
- Covered balconies provide shade, extra living space and reduce solar heat gain in the warmer months
- A Hebel wall system is used in-between neighboring apartments: Hebel improves energy efficiency, has excellent sound proofing properties and is fire and pest resistant
- All windows and glazed doors are tinted, including single, performance and double performance systems and fitted with weather seals reducing heat exchanges and maximising thermal comfort

ENERGY

- BASIX energy score: 25/25
- Meriton invest in high quality windows which allow them to achieve energy efficient targets, while still maintaining oversized windows. These windows give an apartment a sense of space and connection to the outdoors and they also significantly reduce the need for artificial lighting throughout the day
- All apartments are fitted with energy efficient reverse cycle air-conditioning systems with day/night zoning to further reduce their energy consumption
- All common areas and car parks are fitted with energy efficient lighting and ventilation technology, reducing energy consumption resulting in reduced strata costs
- Energy efficient lighting has been selected throughout apartments, reducing energy consumption from artificial lighting
- The central gas fired boiler hot water system reduces energy bills and greenhouse gas emissions
- 3.5 star dishwashers and 2.5 star dryers have been supplied to all units. Modern energy efficient appliances significantly reduce possible excess energy consumption via old non-efficient appliances
- Bathroom, laundry and kitchen exhaust fans duct directly to external wall, reducing energy and suction losses through central systems
- 20 peak KW of photovoltaic panels will be installed on-site. The power generated from these solar cells will be used to reduce the common area energy requirements and result in reduced strata levies
- The pool and spa are heated by an electric heat pump hot water system saving significant costs compared to traditional gas heating systems
- Total complex CO₂ savings per annum is 463,678kg
- Total complex CO₂ savings per annum is equivalent to 145 cars off the road (3186kg CO₂ is the average emissions per annum per car)

WATER

- BASIX water score: 40/40
- A 10KL rainwater tank is used for irrigation of landscaping
- All apartments have 4-star water efficient toilets
- All apartments have 5-star water efficient kitchen and bathroom taps which use 6 litres or approximately 33% less water per minute than non-restricted tap fittings
- All apartments are fitted with high quality water smart showers reducing water while still delivering an enjoyable shower
- Total complex water savings per annum is 20,359,022L
- Total complex water savings per annum is equivalent to eight Olympic swimming pools (2,500,000L is the average capacity of Olympic swimming pool)



PROUDLY DEVELOPED BY

MERITON

PROUDLY MARKETING BY

 **ST TRINITY**

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