

De Burgh

NORTHBOURNE
VILLAGE

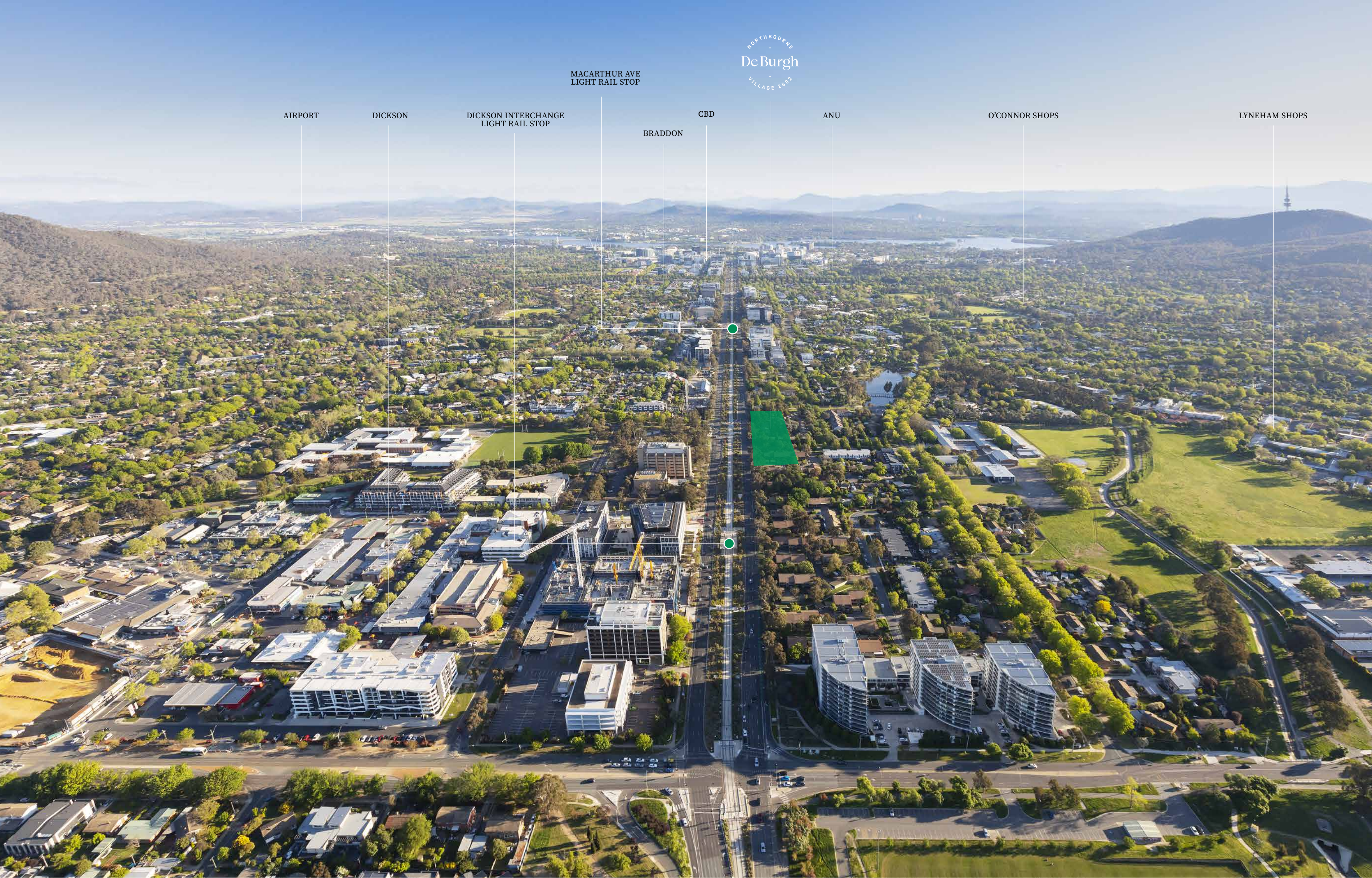
The heart of the village and the soul of the city. Create your ideal urban lifestyle with the perfect blend of ease and action.



De Burgh is named to honour the heritage of Lyneham, where many street names celebrate the people who played a role in Canberra’s early history. The western façade of the building faces De Burgh Street, named after Ernest Macartney de Burgh, a highly respected civil engineer. He was a member of the Federal Capital Advisory Committee and prepared the original plans for Canberra’s water supply.

“A man of large ideas and wide vision, it was in the initiation and carrying out of big schemes that “The Chief”, as he was called, found his greatest delight, and the great public works which he constructed stand as fitting monuments to his skill.”

SYDNEY MORNING HERALD 11 APRIL 1929



Putting it all together

De Burgh, the third release at Northbourne Village, will occupy a central position between its two predecessors, Embark and The Sullivan. At the heart of the village, residents of De Burgh will enjoy the best of all worlds – a relaxed lifestyle within easy reach of everything the city has to offer.



Timeless design

You could hardly have a more impressive location. Northbourne Avenue is Canberra's grandest boulevard, one that warrants buildings of special significance. Along with its two neighbours, De Burgh responds to the broader vision to transform the avenue, with high quality architecture that will stand the test of time. From nine storeys facing Northbourne, the building steps down to six storeys on De Burgh Street, maximising views for upper level apartments.



→ De Burgh Street Elevation, Artist Impression

Perfectly positioned

With Embark fully occupied and The Sullivan due for completion by the end of 2023, Northbourne Village is becoming an established destination, part of a high-energy inner-north precinct that includes nearby Braddon and Dickson. At De Burgh, work/life balance is a given. The city centre is just 3km away – a few minutes via the light rail that runs right past your door. Just steps away is Sullivans Creek wetlands, a green haven where you can stroll, relax and unwind.

Getting around is easy. Jump onto the Sullivans Creek bike path, with its off-road connections to local centres, ANU, the city and beyond. If you’re driving, it’s minutes to the Federal and Barton highways and 13 minutes to Canberra International Airport.

Cafés & Coffee

| | |
|----|--------------------------|
| 01 | Clay |
| 02 | Good Brother |
| 03 | Highroad |
| 04 | Kopiku |
| 05 | Močan & Green Grout |
| 06 | Rye |
| 07 | Sly Fox Coffee |
| 08 | The Front Café & Gallery |
| 09 | Tilley’s Devine Café |

Groceries, Produce & Liquor

| | |
|----|-------------------------------|
| 10 | Ainslie IGA |
| 11 | Capital Region Farmers Market |
| 12 | Dan Murphy’s Dickson |
| 13 | Lyneham IGA |
| 14 | O’Connor IGA |
| 15 | Peter’s Wine Shop |
| 16 | Supabarn Express Watson |
| 17 | The Canberra Wine House |
| 18 | Woolworths Dickson |

Wellness, Recreation & Retail

| | |
|----|-------------------------------------|
| 37 | Australian National Botanic Gardens |
| 38 | Canberra Centre |
| 39 | Dickson Playing Fields |
| 40 | Exhibition Park in Canberra |
| 41 | Hockey ACT |
| 42 | Lyneham Wetlands |
| 43 | Mount Majura Nature Reserve |
| 44 | NextGen Health & Lifestyle |
| 45 | Yowani Country Club |

Restaurants, Gastropubs & Bars

| | |
|----|------------------------|
| 19 | Au Lac |
| 20 | Bentspoke |
| 21 | Dickson Dumpling House |
| 22 | Dickson Taphouse |
| 23 | Edgar’s Inn |
| 24 | Eightysix |
| 25 | Flatheads |
| 26 | Jimmy’s Place |
| 27 | Old Canberra Inn |

| | |
|----|-----------------------|
| 28 | Pilot |
| 29 | Raku |
| 30 | Ruby Chinese |
| 31 | Temporada |
| 32 | The Duxton |
| 33 | The Howling Moon |
| 34 | The Knox |
| 35 | Tu Do |
| 36 | Turkish Pide & Kebabs |



Your part of the world

No matter how you like to spend your leisure time, at De Burgh you're spoilt for choice. Eat, drink, shop and socialise in Dickson, just across the road. Or explore Lyneham itself, where cafés have a creative vibe and green spaces include the scenic Lyneham Wetland. Just up the road at Exhibition Park in Canberra (EPIC) the Saturday morning farmers' market offers the Canberra region's freshest produce. The area is family-friendly too, with many playgrounds, schools and early childhood centres.

Lyneham is Canberra's sporting hub, home to the National Hockey Centre, the Canberra Tennis Centre and the ACT Netball Centre. Work on your golf game at the Yowani Country Club or work on your fitness on the local bike and jogging paths. Just a little further afield, mountain bike through more than 20km of sign posted, purpose built MTB trails on Bruce Ridge. Alternatively, for a more gentle physical outlet, hike through the nearby O'Connor Ridge Nature Reserve.

Duxton, O'Connor ➤
Yowani Golf Course, Lyneham ➤
Lyneham Wetlands ↓





Indulge your appetite

Fine dining or cheap eats – it’s all within easy reach of De Burgh. On your doorstep in Lyneham, you can find a local institution in Tilly’s Devine Cafe and Gallery. Lyneham’s own Turkish Pide & Kebabs has been known to draw customers from well south of the lake. Think Dickson, renowned for Asian specialties but also home to Italian, Middle Eastern and modern Australian cuisines. As well as your favourite fast food outlets.

Braddon, just a short walk away, offers many more cosmopolitan eating options plus superlative coffee, craft breweries and even a gin bar. And there’s always the eat streets of Canberra’s city centre, just a short light rail trip from home.



↑ HighRoad, Dickson



↑ Pilot, Ainslie Shops

- ↖ The Scholar Yum Cha & Seafood, Dickson
- ↓ Light Rail, Northbourne Avenue



A sustainable community

At De Burgh, sustainability principles have been fundamental. There are two buildings, separated by a landscaped thoroughway linking Northbourne Avenue to De Burgh Street. The separation between the buildings encourages pedestrian movement and helps to maximise natural light to all apartments. Lush, leafy landscaping will breathe life into De Burgh's open spaces, including public areas and shared private gardens. A tranquil central courtyard will help to foster a sense of community.

Passive solar design will optimise heat storage in winter and reduce heat transfer in summer helping to reduce energy use. High efficiency reverse-cycle air conditioning, double-glazed windows and appliances with high energy-star ratings are further initiatives to help keep those energy bills under control.





→ Level 5 Balcony, Artist Impression



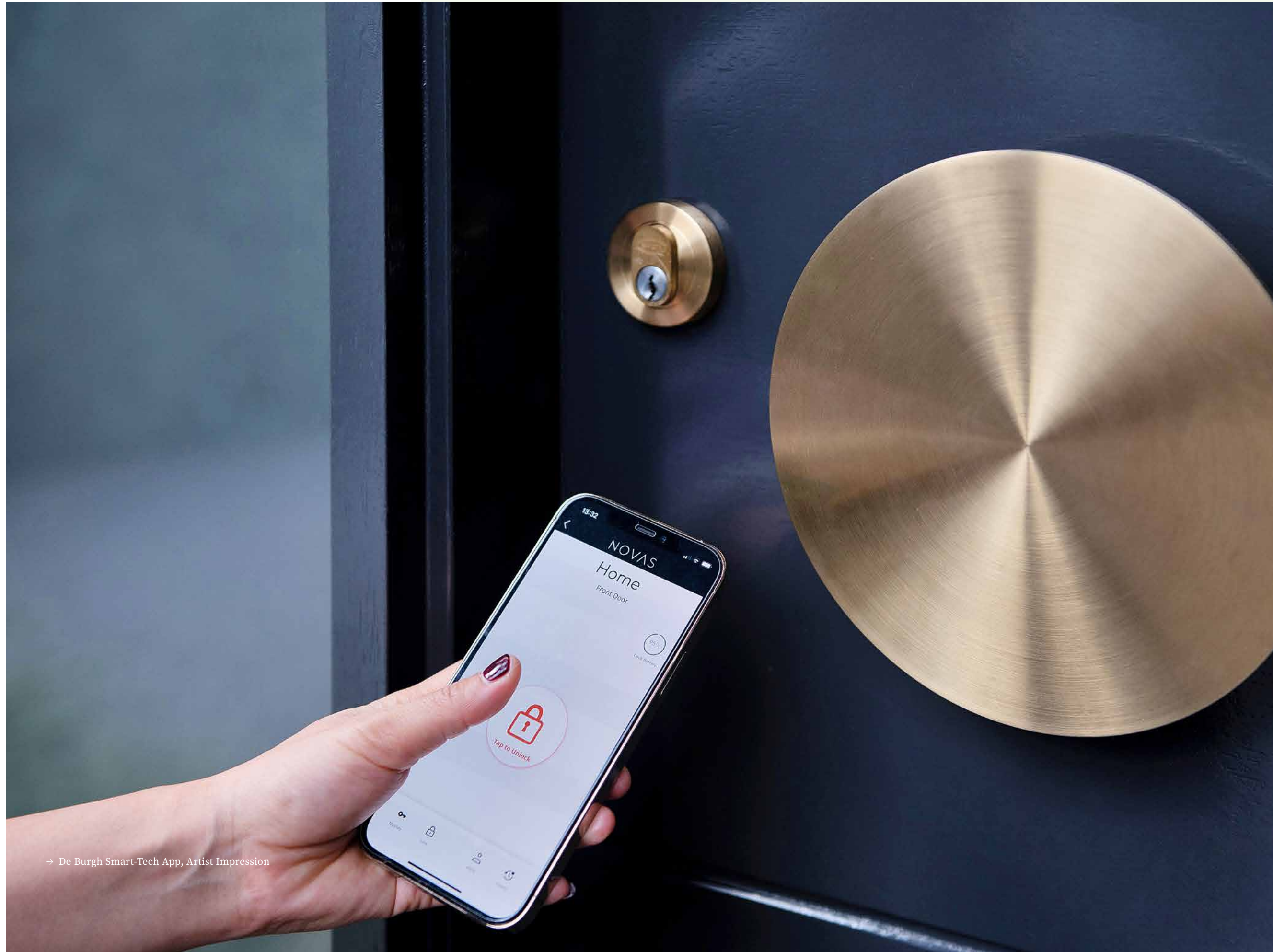
Flexible lifestyle choices

The two buildings at De Burgh will encompass a total of 351 residences. Choose the home that suits your needs – a studio, 1-bedroom, 2-bedroom or 3-bedroom apartment. There are even a couple of 2 and 3 bedroom dual-level loft-style apartments with a unique urban ambience.

Every apartment comes with secure car parking and storage, fibre-to-the-premises enabled data connectivity and has an audio-visual security intercom.

Your apartment at your fingertips

Step into the future. At De Burgh, we've taken technology to a new level with an App that allows control of your home from your phone. All apartments will have App-controlled lighting and air conditioning installed as standard, so you can turn everything on and off remotely. Switch on lights and air when you're on your way home and arrive to brighter, more comfortable surroundings. In addition, a Smart Lock™ system will let you unlock your door with your phone, giving you control over who has digital keys to your apartment and when they can use them.



→ De Burgh Smart-Tech App, Artist Impression

Serene private spaces



→ Bedroom, Artist Impression

Retreat to a haven of peace and quiet. Double glazing means you can ignore the bustle below. De Burgh's architects have made privacy a priority, orienting the buildings and finessing apartment layouts to reduce over-looking and maximise natural sunlight and fresh air.



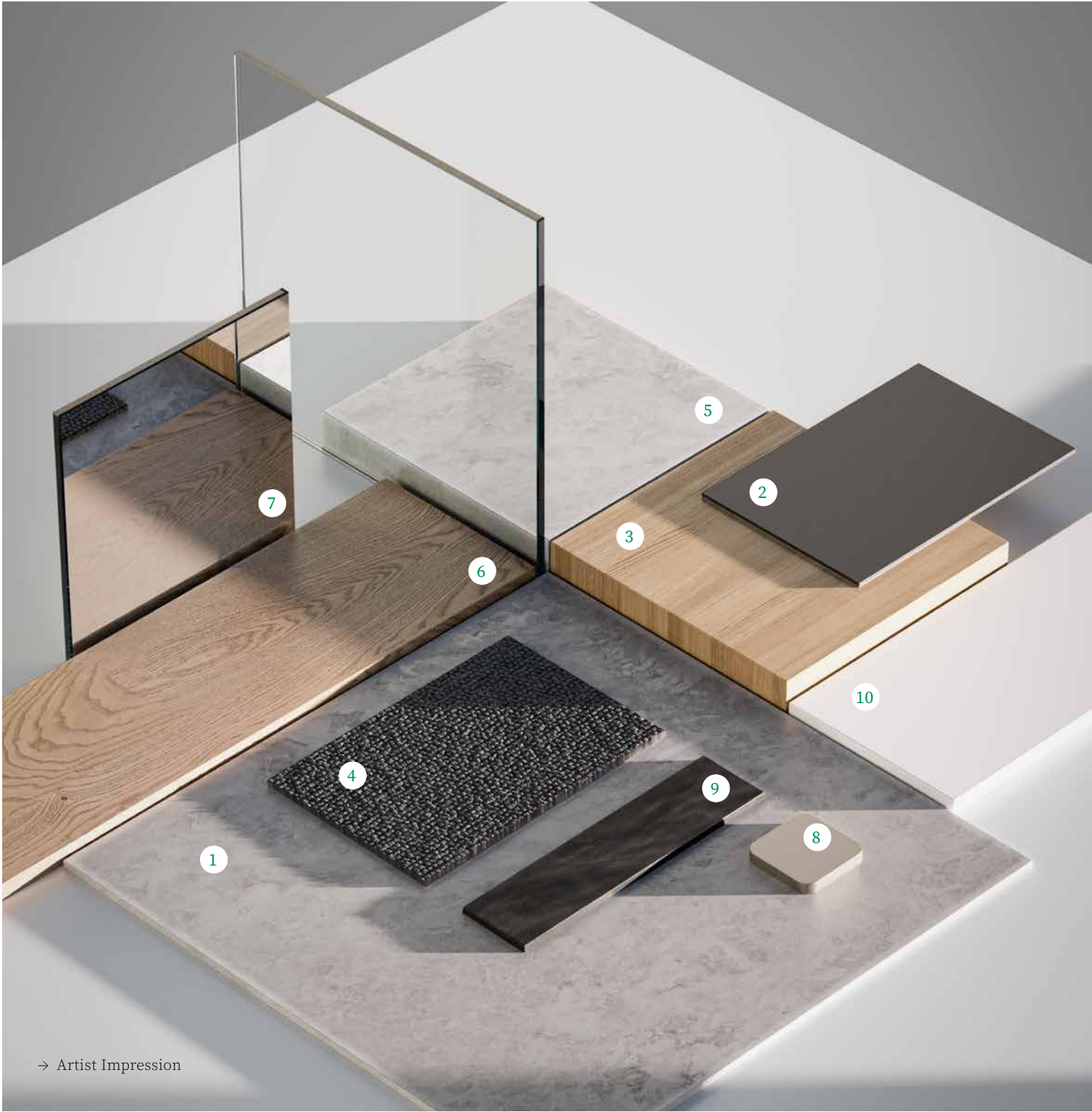
Choose from two stylish colour palettes

- 1 Wall & floor tile
- 2 Joinery
- 3 Feature joinery
- 4 Carpet
- 5 Kitchen & vanity benchtop
- 6 Timber flooring
- 7 Mirrored splashback
- 8 Kitchen tapware
- 9 Bathroom feature tile
- 10 Natural white wall

Light scheme



Dark scheme



No detail overlooked

Your kitchen at De Burgh is a space designed to make meal preparation a pleasure, not a chore. It features sleek Fisher & Paykel appliances, engineered using quality materials and finishes intended to stand the test of time. Future proofed with all-electric kitchen appliances including an induction cooktop, wall oven, multi-function dishwasher and ducted range hood. The high-design but functional aesthetic continues with stone benchtops, soft-close cabinets and elegant tapware.



→ Light Scheme Kitchen, Artist Impression

Quality finishes and fittings

The designer touch applies throughout your apartment at De Burgh. All bathrooms feature full-height tiling, semi-frameless glass shower screens and stylish fittings. Selected apartments also include full-size, free-standing bath tubs. Stone-topped vanities and smart tapware complete the sleek contemporary look.

→ Dark Scheme Bathroom, Artist Impression



Seamlessly bringing the outdoors in

At De Burgh, living areas connect seamlessly with generous outdoor spaces. Ground floor courtyards are expansive, with ample space for alfresco living and entertaining. A number of other apartments also offer exceptionally large terraces. Shared spaces offer further opportunities to relax outdoors, with a superbly landscaped central courtyard providing a tranquil place to relax or catch up with neighbours.



→ Ground Floor Apartment Courtyard, Artist Impression

NORTHBOURNE VILLAGE

THE NV OF CANBERRA

Northbourne Village offers the convenience of city life, with all the comforts of a charming suburban backdrop. Residents can explore the heritage listed sites in Lyneham, one of Canberra’s oldest suburbs, or pop over to lively Braddon and Dickson for cafés, boutique shops and eateries. In this dynamic area, you’re never far from the action.

Set in a suburb that’s humming with energy, you’ll enjoy having easy access to the best of Canberra right on your doorstep. Cycle to the Australian National University in 10 minutes on a dedicated pathway, watch a game at the nearby sports hub, or walk to one of many nearby top-rated public schools. While a nearby stop on Canberra’s first-ever light rail makes accessing the whole city easier than ever. With ample pedestrian and transport connections, Northbourne Village is ideally located for contemporary lifestyles.

NORTHBOURNE
THE
Sullivan
VILLAGE 2602

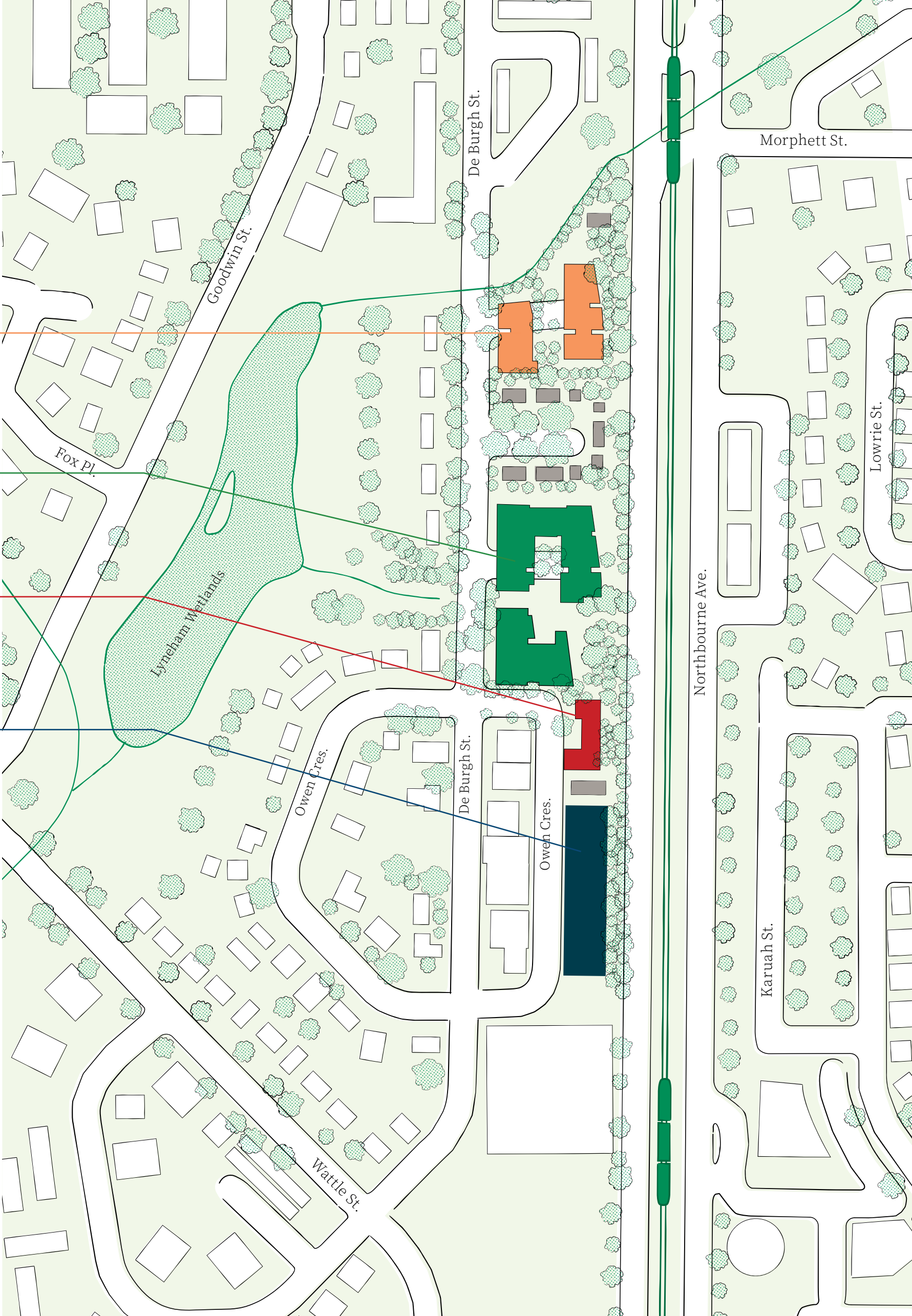
NORTHBOURNE
De Burgh
VILLAGE 2602

NORTHBOURNE
Stage 4
VILLAGE 2602

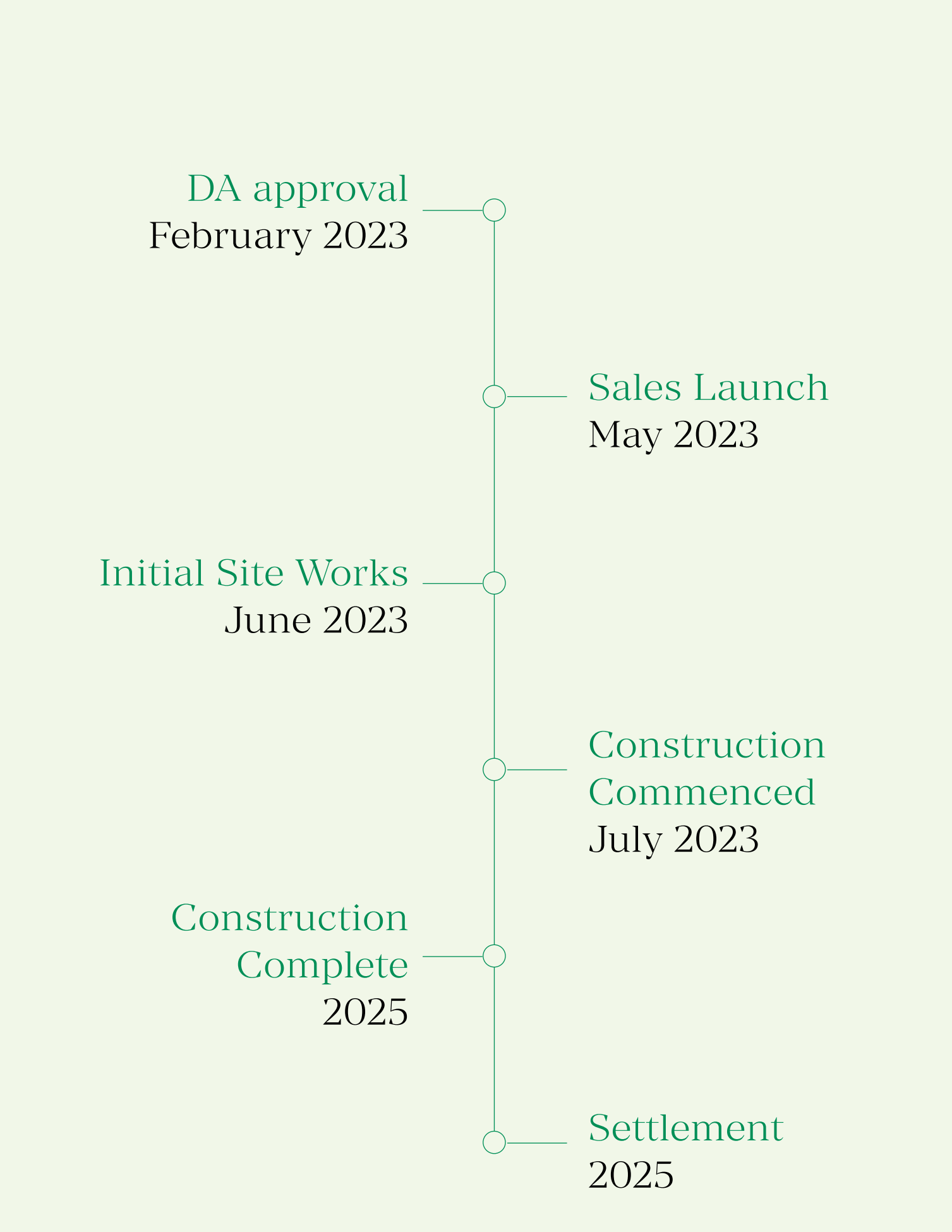
NORTHBOURNE
EMBARK
VILLAGE 2602

Northbourne Village

- The Sullivan
- Embark
- De Burgh
- Heritage Flats



Targetted project Timeline



Buying off the plan

Buying off the plan can be an easier process if you know the steps.



1. Get Advice

- Consult with a mortgage lender so you know your borrowing capacity when it comes to searching for a new home.
- Obtain legal advice on First Home Owner Grants, Stamp Duty Concession Schemes and other government incentives and exemptions you may be eligible for.



2. Search

- Start your search by visiting one of JWLand's display galleries so that you can get a feel for the area, what amenities are nearby and see first-hand the quality of build.
- Ask the sales agents about ownership costs and included fixtures and fittings.
- Select an apartment type and configuration that suits you.



3. Secure your apartment

- To secure an apartment and take it off the market for 14 days you will need to complete a sales instruction that will be provided to you by a sales agent.
- Make an initial deposit of \$1,000 to secure your preferred apartment.
- Get a copy of the contract for sale to review with your lawyer. Your lawyer will liaise with us to finalise contract terms and prepare for exchange. This generally takes 14 days.



4. Exchange of contract

- Transfer the balance of the 5% deposit (10% for international buyers) to the nominated trust account or provide a bank cheque.
- Speak with your JWLand sales agent if you require an alternate payment plan for your deposit as we may be able to assist you.



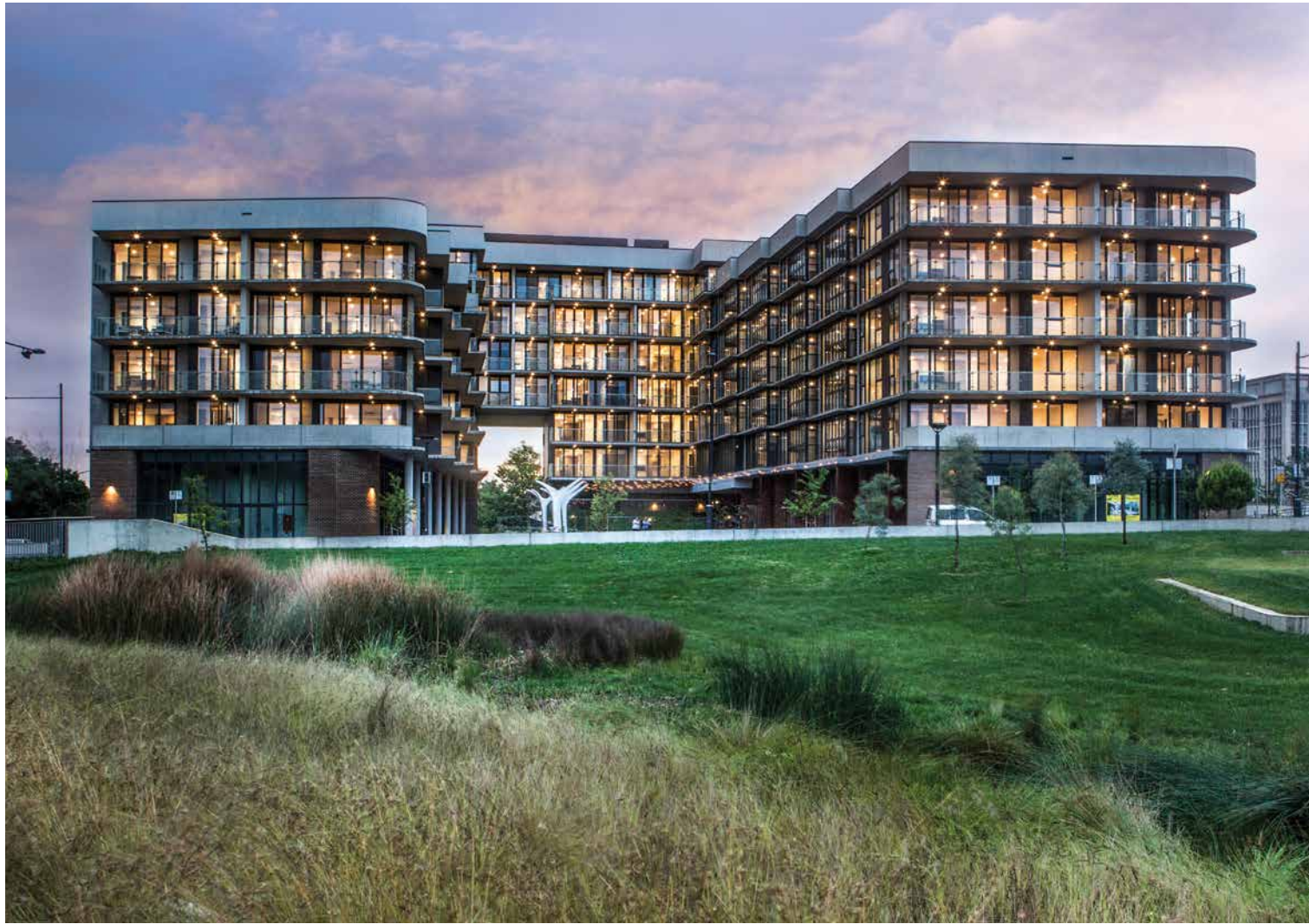
5. Pre-Settlement

- JWLand will contact you 3 months prior to settlement to allow sufficient time for you to ensure your lender has given adequate loan approval and for you to discuss with your lawyer how amounts due will be paid at settlement.
- Once construction is complete, JWLand will facilitate access to the building for your lenders to arrange a valuation inspection of your property.
- Prior to settlement you will be given the opportunity to conduct a pre-settlement inspection. It is your obligation to thoroughly inspect the apartment to identify any incomplete works or items that are damaged, broken or faulty. These will be recorded and issued to JWLand.
- A Notice to Settle will be issued to your lawyer confirming the settlement date.



6. Settlement

- Your lawyer and lender will liaise with each other to complete settlement.
- You can collect keys from JWLand and move in to your new apartment.
- You will need to connect electricity, gas and communication services.
- JWLand will liaise with you to resolve any defects.
- Your lawyer will send you a settlement letter explaining what happens at settlement and will also assist with minor issues relating to possible defects.
- All buyers of JWLand built properties will now have a 12 month warranty (as opposed to the traditional 90 days) whereby you can notify of imperfections, perceived defects and other issues for a full 12 month period.



Why buy a JWLand residence?

Since our inception, JWLand has delivered thousands of properties and established a reputation for introducing homes of uncompromising quality across premium locations in Canberra and Melbourne.

Lifestyles are changing, requiring new approaches to architecture, design and urban planning. Our vision is to enrich daily living experiences with a diversity of homes that meet the needs of individual lifestyles. The precincts we deliver excel the lives of each resident as they become part of a community.

We act on an unwavering commitment to people, innovation, technology, sustainability and safety. Our integrated business model delivers expertise across urban planning, design, development, construction, finance, marketing and sales. This allows us to deliver exceptional results across all aspects of our business and is a quality that sets us apart.

↑ Køben, Campbell 5
Completed 2018

Dawn, Founders Lane →
Completed 2022



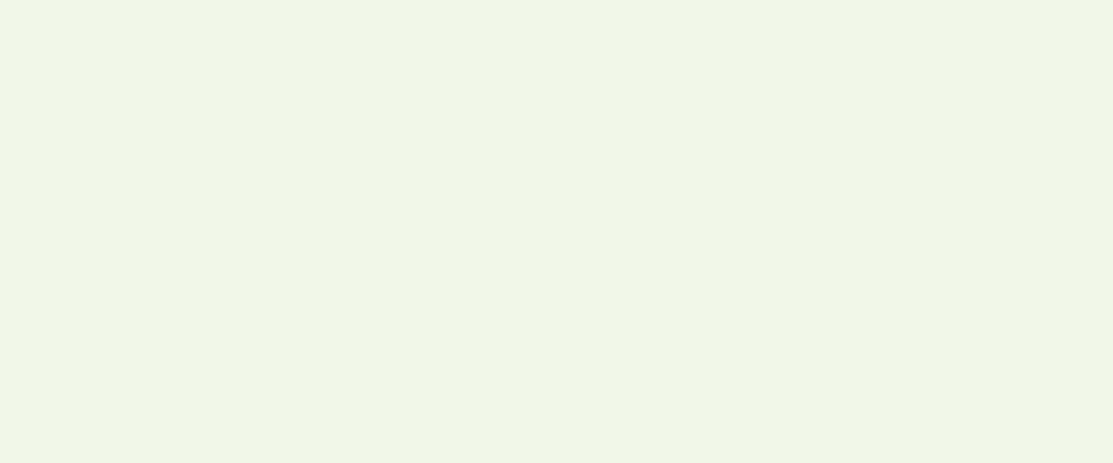
← The Grounds, Ivanhoe East
Completed 2023

The Parade, Campbell 5 →
Completed 2021



The JWLand Promise

We have implemented this policy to provide buyers with assurance as buying off-the-plan can be a daunting process.



Historically purchases of brand new or off-the-plan dwellings have a 90 Day Defect Liability Period. In that time the buyer has an opportunity to list all perceived imperfections in the build quality in relation to their property. At the end of the 90 days the buyer submits a list to the developer outlining the defects they would expect the developer to rectify. Typically, the 90 Day Defect Liability Period commences from the date of settlement or from the date of occupation. The developer would then assess each defect in accordance with the Australian Building Code and the Guide to Standards and Tolerances.

JWLand is taking this one step further by announcing a significant increase to the traditional 90 Day Defects Period. All buyers of JWLand built properties will now have a 12 month warranty whereby they can notify of imperfections, perceived defects and other issues for a full 12 month period from the date of receiving your keys. It is important to note that the 12 month warranty is only applicable for off-the-plan purchases.



JWLand’s 5 Pillars

When you purchase from JWLand, you're buying an apartment where the entire lifecycle is controlled by one organisation. From inception and design, through to construction and final delivery, we meticulously control every aspect to ensure the highest standards



1. Planning and design

JWLand ensures that technical experts are involved at the conception stage of the building design. Every aspect of the project is explored during this phase, from how the building structure will operate, to how the building is serviced from a utility and waste perspective. JWLand always seeks to partner with the best designers, architects, and contractors to ensure our product, your new home, is delivered to the highest quality.



2. Pre-construction

The development and implementation of appropriate construction sequencing is crucial to the success of any project. Building materials, windows, flooring, kitchen appliances and other fittings are carefully examined and selected prior to commencing construction on any project.



3. Construction

JWLand engages independent consultants to ensure that construction processes are executed according to the National Construction Code and Australian Standards. Improving workplace health, safety and the surrounding environment through cultural and behavioural change is paramount to delivering high quality buildings. We execute this through the training of all staff, not only in the basic safety needs but beyond.



4. Quality control

Trade defecting starts early in the project and sets the standard of build quality. Peer review and dual certification is crucial throughout this process. Our team conducts multiple examinations before buyers conduct the pre-settlement inspections.



5. Post construction

An on-site representative will become available for newly completed projects. A specialised and dedicated defect team will be there to assist with any urgent issues, defects or imperfections. Integrated action plans with the Body Corporate and Building Manager ensure a smooth transition.



→ Central Courtyard, Artist Impression

Disclaimer. The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute an offer or contract. All descriptions, dimensions, references to conditions, artist's impressions and necessary permutations for use and others details are given in good faith and are believed to be correct at the time of publication, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to the correctness of each item, and where necessary seek professional advice. No third party supplier or their agents have any authority to make or give any representations or warranty in relation to this property. License No. 20191014. MIN EER 6.

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