



JASMINE
SCHOFIELD GARDENS



JASMINE

A welcoming new community

Brought to you by trusted Australian developer ALAND, Schofield Gardens delivers a perfect synergy of quality, value for money and location. This multiple award-winning masterplanned community is just minutes from Sydney's North West business hub which is poised for significant growth over the next few years.

*Schofields' most vibrant,
dynamic urban village*

LUXURY *meets*



Jasmine, Schofield Gardens

Curated by ALAND's experienced in-house team, Jasmine is the latest release from the Schofield Gardens masterplanned community. Stage one of Jasmine features 232 apartments and is anchored by green open spaces, providing a calming, leafy environment for residents.

Nestled between Schofields' bustling town centre and a large expanse of natural bushland, there is something for everyone here. Our stylish apartments boast modern features and a functional design to satisfy the needs of the most discerning buyer.

In the heart of a vibrant suburb, Jasmine is close to the nearby Schofield Village, as well as lush parklands and good schools – all less than a 25-minute trip from Parramatta and less than 45 minutes from Sydney CBD.

AFFORDABILITY



Schofield Gardens – an award-winning community

ALAND's early vision for Schofield Gardens was to create a welcoming, forward-looking residential masterplanned community in Sydney's North West growth corridor offering modern apartment living, plenty of green spaces and a strong sense of social connectivity – underpinned by a powerful commitment to sustainability.

Jasmine, the latest chapter in this remarkable story, continues ALAND's tradition of building in harmony with nature. Each development is set around a central courtyard, providing residents with a leafy vista plus an outdoor recreation space, complete with BBQ areas, playgrounds, herb gardens and fruit trees.

2021
Best Mid-Rise
Development



2021 - 2022
Best Residential
Development



2022
Green
Excellence



Name
Schofield Gardens

Address
Manchester Drive,
Schofields NSW 2762

Size
930+ apartments
Six stages completed

Launch
2019

Completion
Still in progress



The formation of the masterplan

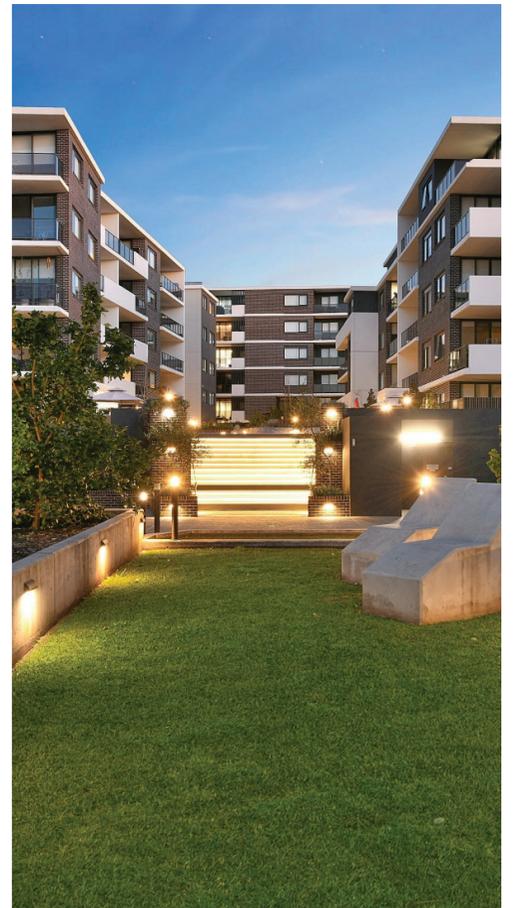
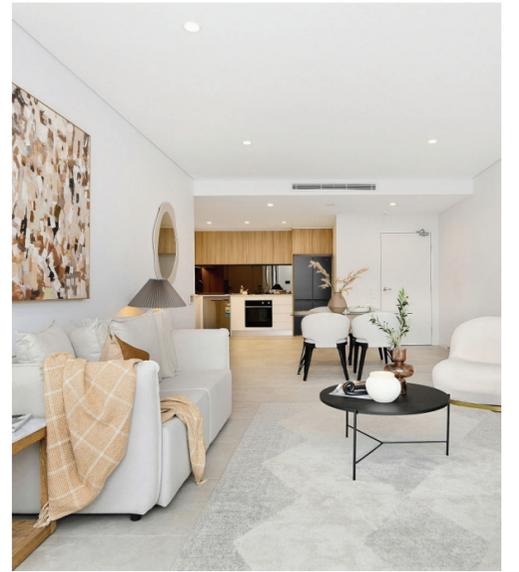
Like its neighbouring buildings, Jasmine will feature the very latest in solar energy technology plus Tesla battery storage, a combination that drastically cuts the development's carbon emissions, reduces the reliance on grid electricity and protects residents from the risk of power outages.

As part of its ongoing commitment to sustainable development, ALAND has used a range of energy-efficient materials. Some of these materials are the result of the company's own research and development efforts. Additionally, room layouts were designed to enhance natural ventilation to cool the building in summer. Other innovations include the installation of several electric vehicle (EV) charging stations, a centralised hot water system and the harvesting

of rainwater, which is then used to water the gardens in the complex.

To fulfil its mandate for eco-friendly construction, Jasmine also features a number of innovative products that are both durable and aesthetically pleasing, such as the high-grade exterior Dulux paint system and CSR Hebel PowerPanels. These require less embodied energy and produce fewer greenhouse gases than conventional materials.

Such attention to detail is the hallmark of Schofield Gardens which features the liberal use of natural timbers, recycled bricks and textured concrete to create a unique residential complex that is designed to improve with age.





JASMINE

SUSTAINABILITY



At the forefront of sustainability

From water recycling to advanced solar systems, passive energy solutions and innovative thermal materials, Schofield Gardens has championed sustainable living from day one.

ALAND works with manufacturers to create innovative building materials that use less embodied energy, produce fewer greenhouse gases and have a lower environment impact.

As part of ALAND's commitment to greater sustainability, Jasmine will incorporate the very latest in rooftop solar systems which are paired to Tesla Powerwalls – providing residents with a reliable power source at no extra cost.

This combination of power generation and advanced battery storage, designed by Energy Trade, is forecast to reduce Jasmine's carbon dioxide output by 203 tonnes a year.

Apartments are designed to be as sustainable as possible, using LED lighting, energy-efficient appliances, natural air flow and special thermal windows that reduce UV impacts.

Schofield Gardens is also EV-friendly. As Australia transitions away from petrol- and diesel-powered vehicles, residents will find electric vehicle (EV) charging stations in all car parks.

Jasmine will also incorporate a number of water conservation systems, such as rainwater harvesting, filtration and storage, to ensure that the communal gardens can be beautifully maintained during the harshest summer conditions.



Energy Storage

24 Tesla Powerwalls provide 324-kilowatt storage capacity



Advanced Solar

A network of 201-kilowatt solar panels installed on the roof



LED Lighting

All apartments fitted with low-energy LED lighting



Water Recycling

Filtered rainwater used to maintain gardens



A track record of success

Fuelled by ALAND's vision to create a new community, improved public transport and access to employment hubs, property in Schofields continues to outperform the rest of NSW. Apartments in Schofield Gardens have grown strongly in value since 2019, with compound annual growth rates of 6.3% – the highest level in the Blacktown Local Government Area.¹

At the same time Schofields continues to be one of the most affordable suburbs in Greater Sydney, which explains its ongoing appeal to both owner-occupiers and investors. Weekly rents and rental yields have both performed well over recent years. Median apartment rents in Schofields rose by an impressive 38% in the three years to June 2023, while rental yields are currently tracking at a record 4.86%.

A 2023 report by National Australia Bank (NAB) rates Schofields as a top spot for first home buyers, citing its supply of high-quality apartments which meet the price criteria for government first home buyer grants.²

Schofields ranked above Berkshire Park, Box Hill, Marsden Park, Prestons, Warwick Farm, Casula and Chipping Norton.

The NAB report said that first home buyers are drawn to Schofields by its growing public transport options, retail and education precincts and wealth of parks and natural bushland.

¹ Charter Keck Cramer: Strategic Residential Apartment Market Study (Schofields).
² NAB News.

A SOUND INVESTMENT

\$650K

Median price for an apartment

16.0%

Capital growth over the last 24 months

\$104K

Average capital growth

\$650

Average weekly rent for all apartments

6.0%

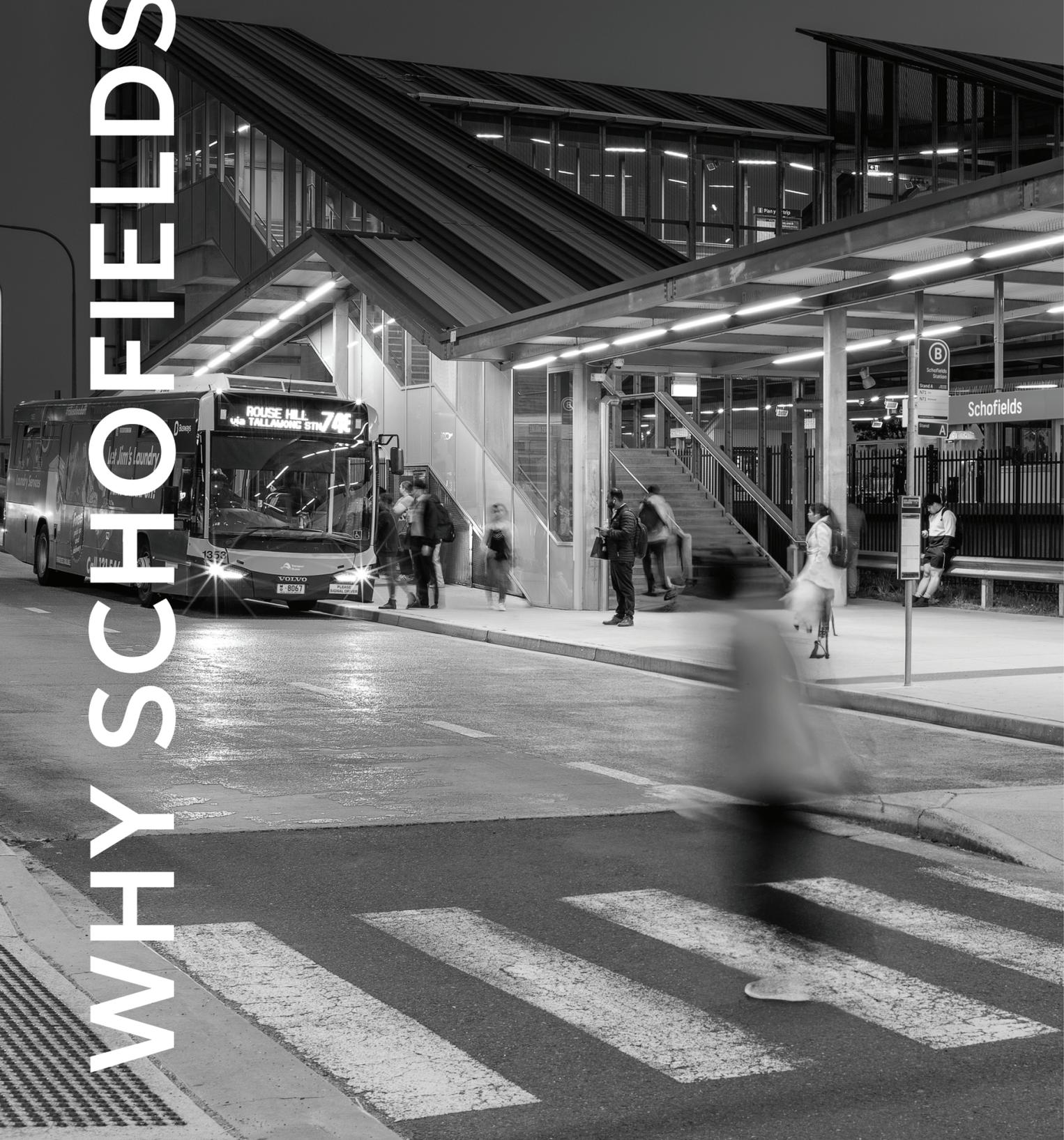
Gross rental yield for apartments

0.9%

Current vacancy rate of Schofield Gardens

Source: ALAND internal data.

WHY SCHOFIELD?



A location that offers so much, with more to come

Shopping options include Woolworths Schofields and Schofields Village – which includes a Coles supermarket, cafés, childcare centres, hairdressing salons, eateries and pharmacies. Further afield are Rouse Hill Town Centre, which boasts more than 200 specialty stores, and Castle Towers, which has a choice of food, fashion and sports stores, plus a Fitness First gym and Strike Bowling.

Nearby medical facilities include several community health clinics, plus Blacktown Hospital and a brand-new Rouse Hill Public Hospital, due to open in 2027. The NSW Government has pledged \$150 million to expand both the Blacktown and Mt Druitt hospitals.

Schofields Gardens also offers unrivalled access to the great outdoors. Apart from several new parks and playgrounds, the development is surrounded by 61 hectares of conservation land, with natural creeks, flora and fauna.

Residents will also enjoy access to a lively sporting scene, with plenty of local clubs catering for netballers, golfers, soccer players, cricketers and track and field athletes. Major facilities include Stonecutter Ridge Golf Club, Blacktown Aquatic Centre, Riverstone Swimming Centre and the Blacktown Leisure Centre Stanhope.

New Parks and Playgrounds

Abundant new parks, playgrounds and cycleways are improving the local environment and providing more space for sport and recreation, as well as creating a sense of community.

Employment Hub

There are several business hubs nearby, including Norwest Business Park, Macquarie Park and Sydney Business Park (Marsden Park), which are expected to generate 39,900 new jobs by 2036.

Station Upgrades

Schofields Train Station has undergone an important upgrade with the addition of a purpose-built commuter car park that can accommodate up to 700 cars, plus a dedicated space for motorbikes.

Metro North West

Residents enjoy easy access to Australia's first fully automated metro rail system, a high-frequency turn up and ride metro service which currently runs between Tallawong Station and Chatswood.

Road Upgrades

Completed in 2018, the \$340 million Schofields Road upgrade has significantly cut travel times while Jerralong Drive, Pelican Road and Alex Avenue have all been upgraded over recent years.

Sydney's New Airport

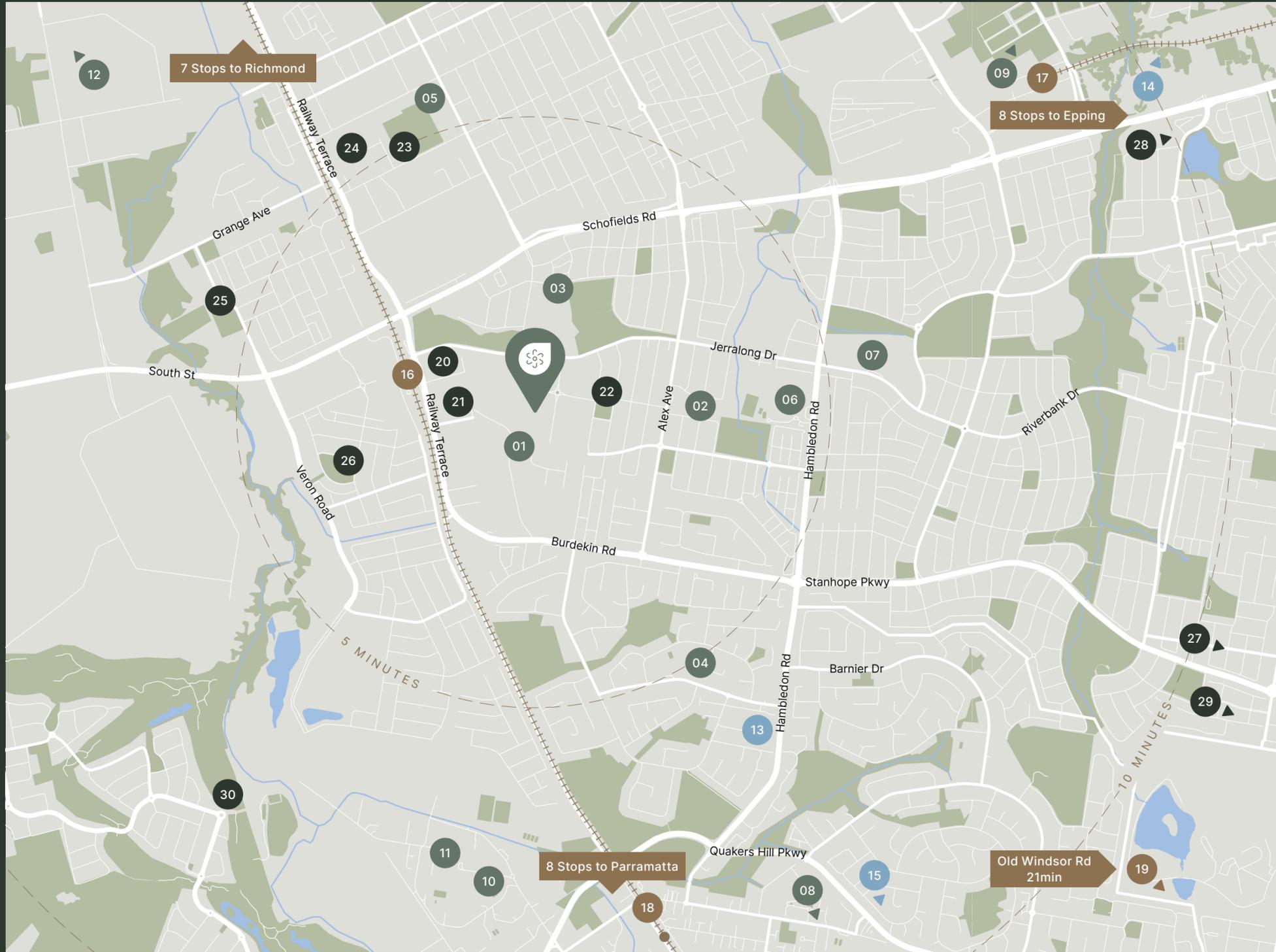
Western Sydney International (Nancy-Bird Walton) Airport at Badgerys Creek, which is 36km from Schofields, is on track to begin operations in 2026. Once completed, the airport will be at the centre of a major new economic hub.

New Playing Fields

Several new playing fields and playgrounds have improved the recreational options for both adults and children, encouraging the establishment of local sporting clubs.

Nirimba Education Precinct

Residents have access to this exciting educational precinct which includes TAFE NSW, St John Paul II Catholic College, Western Sydney University and Wyndham College.



Convenience at your fingertips

Bordered on one side by a natural bush reserve, residents of Jasmine can enjoy a taste of country life without having to sacrifice the benefits of connected, urban living. Fresh air, the sounds of nature, open fields and sunny skies are just some of the unexpected delights of life at Jasmine: don't be surprised to hear the sound of a kookaburra singing in a gum tree.

LEGEND

- Train line
- Parklands
- Water

EDUCATION

01	Hopskotch Kindergarten	2 min	0.5 km
02	St Joseph's Primary School	4 min	1.5 km
03	Galungara Public School	6 min	2.1 km
04	Hambledon Public School	6 min	2.6 km
05	Schofields Public School	7 min	3.0 km
06	St John Paul II Catholic College	7 min	3.6 km
07	The Ponds High School	7 min	3.6 km
08	Quakers Hill High School	8 min	4.5 km
09	Rouse Hill Anglican College	9 min	5.0 km
10	Western Sydney University (Nirimba Campus)	9 min	5.0 km
11	TAFE NSW (Nirimba Campus)	10 min	5.1 km
12	Australian Christian College	11 min	7.3 km

MEDICAL & HEALTHCARE

13	Quakers Hillside Care Community	7 min	3.2 km
14	New Rouse Hill Hospital	9 min	5.4 km
15	Blacktown Hospital	21 min	12.2 km

TRANSPORT & ROADS

16	Schofields Train Station	3 min	0.6 km
17	Tallawong Station	8 min	4.0 km
18	Quakers Hill Train Station	8 min	4.0 km
19	Old Windsor Road	21 min	13.2 km

PARKS & SERVICES

20	Woolworths Schofields	3 min	0.6 km
21	Schofields Village	3 min	0.6 km
22	Glory Park	3 min	0.9 km
23	Schofields Park	5 min	2.1 km
24	Schofields Community Centre	6 min	2.4 km
25	Argowan Park	6 min	2.7 km
26	Altrove Hilltop Park	8 min	3.0 km
27	Stanhope Village Shopping Centre	10 min	5.4 km
28	Rouse Hill Town Centre	11 min	5.5 km
29	Parklea Markets and Shops	14 min	7.3 km
30	Stonecutters Ridge Golf Club	15 min	9.4 km



Enjoy a brilliant new lifestyle

Schofield Gardens has all the things that you would expect from a modern, fast-growing urban community. Residents can choose from a range of childcare facilities and schools, including Schofields Public School, Rouse Hill Anglican College and Galungara Public School. Older students have access to well-respected tertiary institutions such as TAFE NSW and Western Sydney University.

In terms of transport, Schofields Train Station is walking distance from your front door, with good connections to Parramatta, Emu Plains, Blacktown, Richmond and Sydney CBD. Also nearby is the Tallawong Station, which connects to the new rapid transit Sydney Metro Northwest Line. The neighbouring employment hubs of Norwest Business Park, Macquarie Park and Sydney Business Park are all within easy reach.



Jasmine – a vision for tomorrow

Jasmine offers a combination of well-appointed one, two and three bedroom apartments, providing the perfect option for all lifestyles, from first home buyers to investors, couples, families and downsizers.

All apartments come with secure parking with additional storage and lift access. Some gaze north over native bush, while others look towards the bustling new town centre.

An expanse of open space at the heart of the development accommodates a children's playground, communal BBQs, outdoor seating, herb gardens and maturing fruit trees, providing an informal area for birthday parties and other family occasions or catching up with your neighbours.

*Welcome to your
dream home*

A thoughtfully planned community

With carefully planned building designs, innovative, sustainable materials, and generous community spaces, ALAND provides residents with a living environment that embraces nature and balances liveability with comfort.

What Jasmine has to offer:

ROOFTOPS – Each building has a detailed rooftop design, including solar panels, extensive gardens, barbecues, seating, play equipment and yoga lawns

SUSTAINABILITY – Smart use of technology to provide energy, harvest rainwater and make use of grey water

STORAGE – including bike storage and extra storage cages in the parking areas

HIGH SECURITY – keyless locks, swipe panels in lifts and building management services with trusted maintenance staff





Flawless interiors that inspire

All apartments embrace premium, open-plan living with generous ceiling heights, large format Travertine-look tiles in the living zones and quality fittings throughout. Every apartment has been designed with natural tones and includes its own balcony or a private courtyard for those on the ground floor.

Floor-to-ceiling glazing harnesses natural light and enhances the views from your apartment. There are TV connections in the main bedroom and living room, plus data access cabling and provision for fibre broadband and pay TV. Apartments are fitted with ducted two-zone air conditioning with a wall-mounted controller.



Built for entertaining

Kitchens are appointed with stone-look benchtops, waterfall edged breakfast island benches, glass splash backs and premium Fisher & Paykel appliances including an integrated dishwasher. The dual bowl under-mounted sink features a single handle GROHE mixer. Floor-to-ceiling timber-look joinery maximises storage space while recessed downlights create a perfect ambiance.

FEATURE

As the focal point of each home, the stylish kitchens at Jasmine are a perfect marriage of form and function, designed for budding MasterChefs.

Serene bedrooms & bathrooms

Designed as the ultimate sanctuary, the generously sized master bedrooms at Jasmine come with TV connections, walk-in or built-in wardrobes and fitted premium carpet for that extra level of comfort.

The same attention to detail is evident in the glamorous yet functional bathrooms and ensuites which feature Travertine-look floor tiles, full-height wall tiling, frameless shower screens, polished edge mirrors and brushed nickel finish GROHE tapware.



SOMETHING *for*

FEATURE

Our superbly equipped modern kitchens are perfectly designed for everyday living, informal lunches or entertaining friends and family.

Functional space for entertaining the whole family

EVERYONE



A garden for all seasons

Planted with herb gardens, fruit trees and native shrubs, the communal gardens at Jasmine offer more than just a place for rest and recreation – they provide a delightful meeting place for residents. Apart from herbs and fruit, our gardens also grow friendship and conversation. Equipped with high-quality BBQs, children's play areas and sculpted furniture, our gardens are the perfect setting for a birthday party, a game of chess or playing hide-and-seek with the kids.



An astute investment OPPORTUNITY

459,427 projected population of Blacktown LGA by 2036

15,213
Schofields is an ethnically diverse suburb, with a growing population and a range of ages and backgrounds.

148,202 new residential dwellings required in the Blacktown LGA by 2036

6.3%
Compound annual growth rate (apartments) 2019-2022.

205% growth in population of Schofields between 2016 and 2021

8K
Population of Schofields catchment expected to grow by 8,000 each year until 2041.

4.86%
Rental yield according to September 2023 figures for all apartments in Schofields.

\$700,000
Schofields median unit price*
*Unit includes townhouses, apartments and semi-detached dwellings.

Did you know ALAND's Schofield Gardens outperforms other apartment investments in the suburb of Schofields? (Refer to page 15.)

Source: Blacktown City Council, Charter Keck Cramer and SQM Research.

As a priority precinct Schofields Town Centre has significant financial support from the state government for emerging services, schools and new and upgraded transport facilities to support the growing number of homes and businesses.

Thanks to population expansion, new construction and infrastructure investment, the future of Schofields is looking bright. The new Metro Northwest rail network has already improved accessibility from Schofields to major employment hubs, including Parramatta, Chatswood and Sydney CBD.

Schofields Town Centre, within the Alex Avenue Precinct, is quickly becoming a major retail, residential and commercial drawcard. In addition to substantial private investment in new housing and businesses, planned state government infrastructure projects include new schools and transport upgrades.

These incentives are helping to create new jobs for people living locally as more business ventures are attracted to the region – with land available for industry and employment, including transport, logistics, warehousing and office space.

Population by place of birth

Australia	44.7%
India	25.91%
Philippines	4.40%
China	2.49%
Nepal	2.36%
Sri Lanka	1.89%

Indicative gross rental yield

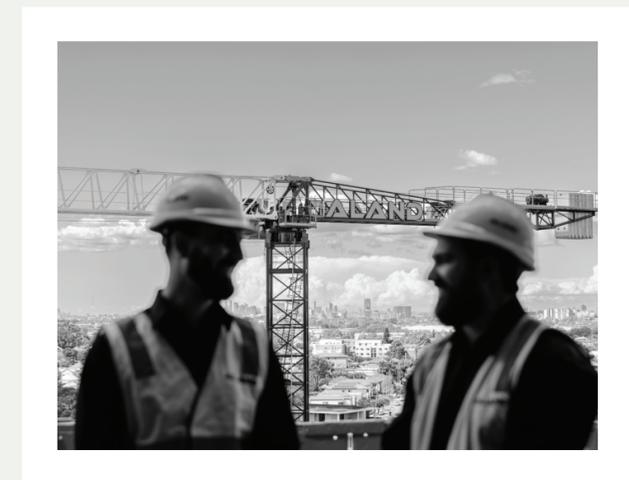
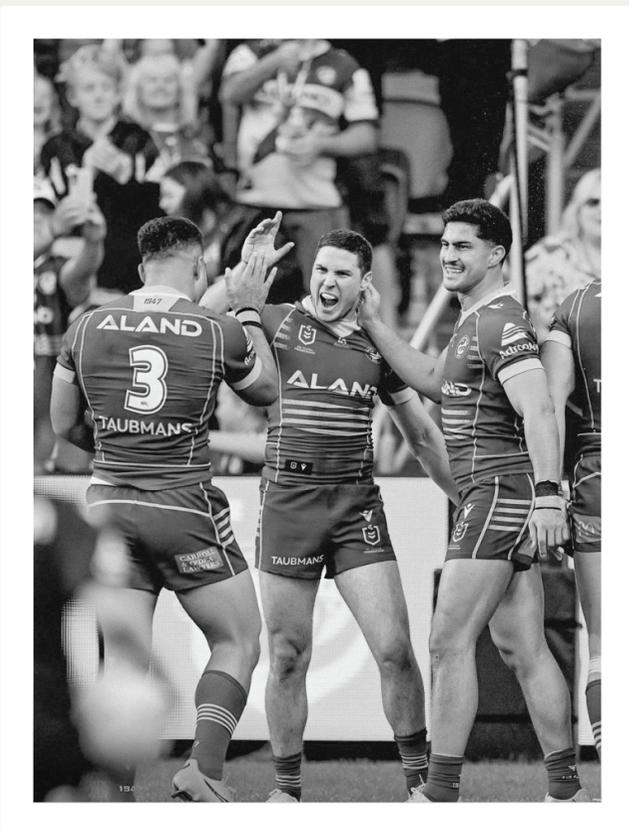


Source: Blacktown City Council, Charter Keck Cramer and SQM Research.

Who lives in Schofields?

Average weekly household income	\$2,696
Increase in household income since 2016	31.4%
Residents aged 35-44	25%
Families with children	59%
Couples without children	19%
People born overseas	44.7%
Professionals	35%
Bachelor degree or higher	45%

THE ALAND commitment



Growing communities

With over 20 years of research, development and building experience in the industry, ALAND is committed to building Australian homes and communities of exceptional quality. ALAND is an industry-leading developer, and its buildings are the heart and soul of its reputation.

In addition to building market-leading developments, ALAND takes an active role in the broader local community through charities including the Cancer Council and the Sydney Special Children's Christmas Party, in addition to its major sponsorship of the Parramatta Eels NRL team and many local sporting teams.

Our numbers speak volumes

Thanks to ALAND's vast experience in the building and construction industry, we are able to provide much-needed quality housing in record time. Over the past two decades ALAND has created exciting new developments across Western Sydney, achieving an impressive 100% completion record. Our projects have also proved to be a good financial investment for ALAND customers, achieving above average rental yields and strong average portfolio growth over this period.

<p>20+</p> <p>Established in 2002 – over 20 years in business</p>	<p>38+</p> <p>Developments in New South Wales</p>	<p>150+</p> <p>ALAND employees</p>
<p>3,800+</p> <p>Apartments built and counting</p>	<p>1,300+</p> <p>Apartments under construction</p>	<p>6,500+</p> <p>Apartments in planning</p>

THE ALAND DIFFERENCE

<p>0.2%</p> <p>ALAND vacancy rate</p>	<p>5.5%</p> <p>ALAND average yield</p>	<p>6.7%</p> <p>ALAND average portfolio growth per annum (all projects)</p>	<p>100%</p> <p>ALAND completion rate</p>
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Creating assets that stand the test of time

Since 2002 ALAND has delivered high-quality homes at affordable prices across Western Sydney and other regional centres. We are now one of Sydney's largest and most trusted private multidisciplinary development, construction and asset management companies.

Adhering to the highest standards of design and building quality, we have delivered numerous masterplanned and mixed-use projects over the past two decades. Every ALAND development evolves from significant market and location research, close stakeholder liaison and diligent planning. We plan for the future at every stage of the process.

Apart from winning numerous industry awards, this broad vision has allowed ALAND to keep raising the bar for long-term business opportunity and success. With every project, we cement an unwavering reputation for expert planning, high-quality building and a deep-seated commitment to sustainability.



The general information provided in this brochure is accurate as of October 2023 and is intended only as an indicative overview of the project's general content and is subject to change. Interested parties, prospective and actual purchasers should rely on their own enquiries and due diligence. The developer, its officers, employees, agents and related body corporates expressly disclaim any liability and responsibility (to the maximum extent permitted by law) to any person or organisation for any loss, liability, damage or expense arising directly or indirectly from or connected in any way with any use of or reliance on the information contained within this document. All images in this document are artist's impressions and are indicative only, and the final form of the project is subject to change.

THE HOXTON, LIVERPOOL
COMPLETED 2022



ALAND

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