

DESIGN / CONSTRUCTION / PLANNING / ADVICE

The Courier Mail

Developing QUEENSLAND

MAY 11-12, 2024

ON DISPLAY

The Moreton Bay region's newest display home village has been announced for Lilywood Landings

CHASING GLORY

Several Queensland businesses are chasing honours after being short-listed in the Australian Interior Design Awards

RIVERFRONT APPEAL

Azure has released the final residence in its New Farm development as the appetite for riverfront living continues

PROUD PAVILION

Two-bedroom apartments in Oakridge Property Group's Pavilion Residences are priced under \$750,000



DEVELOPING QUEENSLAND

PAVILION RESIDENCES ON THE WAY

Strong demand for an Upper Mount Gravatt development has seen the next stage fast-tracked, writes Stephen Nadin

Oakridge Property Group has launched the second stage of its Pavilion Residences project in Upper Mount Gravatt after more than 75 per cent of apartments in the first building sold in only three months.

Pavilion is the latest development in the southside suburb and will provide 144 apartments across three boutique style, five-storey buildings.

The launch of the second building, Gardens, also coincided with the opening of an on-site display suite showcasing the vision for Pavilion.

Gardens will feature a range of one-, two- and three-bedroom apartments in a green setting alongside the Mimosa Creek nature reserve. Resident amenities will include a swimming pool, barbecue area, water feature and secluded garden spaces.

Buyers have already snapped up all one-bedroom apartments in Gardens with two-bedroom options priced from \$739,000.

Oakridge director Andrew Niven



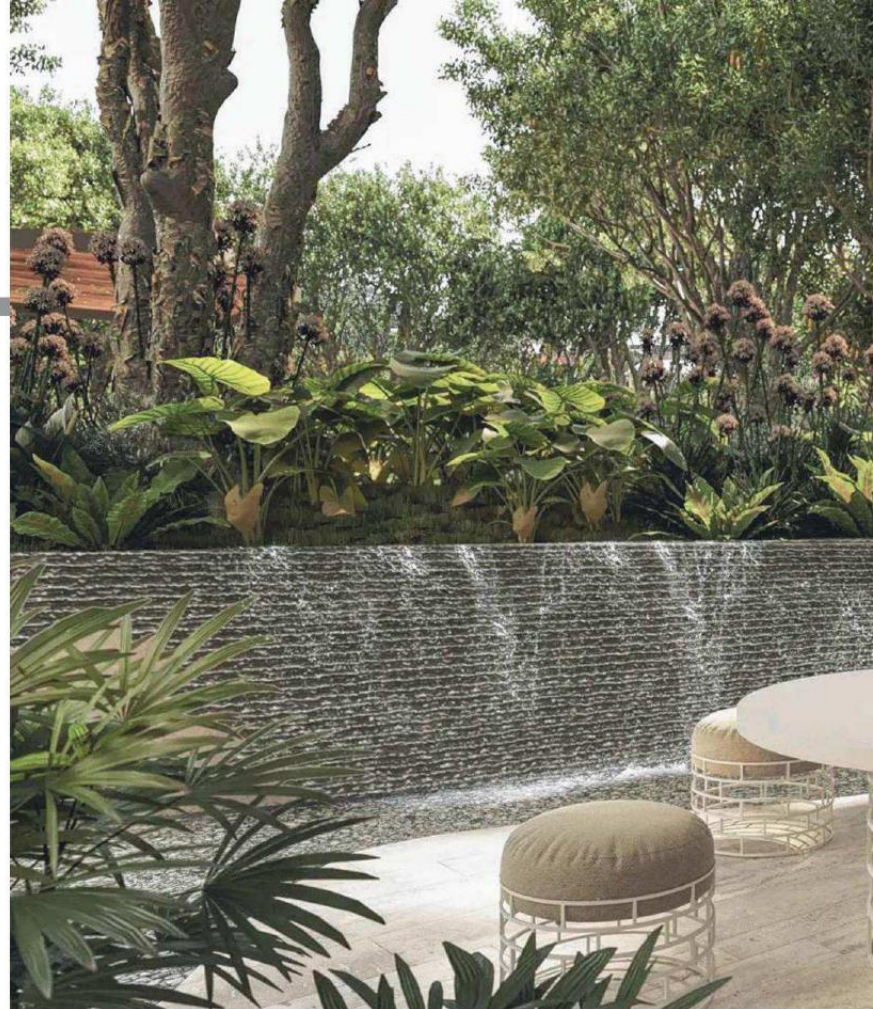
said the Gardens stage was fast-tracked after strong demand for apartments in the first stage, which is planned to start construction in the coming months.

“We have been delighted with the interest in Pavilion, which is currently the most-significant new apartment offering in Upper Mount Gravatt – bringing inner-city lifestyle amenity to the suburbs,” he said.

“More and more people are realising the opportunity Upper

Mount Gravatt presents for a convenient and connected lifestyle, with close proximity to existing shopping, education, business, recreation and transport amenities.

“Pavilion’s first stage, Hibiscus, has been particularly attractive to local and interstate investors looking to get a foothold in this region while we expect the second and third stages will be appealing to owner occupiers, such as first-home buyers, young families and local downsizers.”



Two-bedroom apartments at Pavilion Residences are priced from \$739,000.



Oakridge has teamed up with construction partner CS Development Group for the new Pavilion project, which has been designed by MAS Architecture Studio with interior design by Corner iD.

Nick Symonds of MAS Architecture Studio said the design was based on a series of pavilions and their relationship with nature.

“The angular roofs sailing atop the built form, nested among the canopies of the adjacent

Melaleuca bushland provided a serene and comfortable backdrop for the project,” he said.

The environment, particularly the Queensland weather, also came into play.

“The apartments are designed to reflect Queensland lifestyles with large usable balconies and glass facades looking over the landscape,” Mr Symonds said.

“Apartments are wide and shallow in depth to allow for light penetration into the apartments, while openable windows present

MORETON BAY’S LATEST DISPLAY VILLAGE

The Moreton Bay region’s newest display home village has been announced for Lilywood Landings – the gateway community to the new city of Waraba.

The display village will be the first and only new home showcase in Waraba’s first suburb of Lilywood. It will feature 16 of the best-known national, state and local builders, presenting almost 30 home designs.

In partnership with Master Builders Queensland, the village will provide a source of ideas and

inspiration for new home builders in one location.

Lennium Group development manager Ian Worthington said the first display village in Waraba, formerly Caboolture West, would include a wide variety of home designs to suit many lifestyles, budgets and family dynamics.

“Lilywood Landings is proud to announce the upcoming commencement of Waraba’s first display village, a collaboration with Master Builders Queensland,” he said.

“This exciting development reflects our anticipation that Lilywood Landings will make a valuable contribution to the region with much needed and affordable new homes, illustrating the lifestyle our future residents can look forward to.

“We anticipate completing display village blocks later this year with the first of 28 homes opening their doors for inspection in 2025.”

Master Builders Queensland chief executive Paul Bidwell said the new display village would be an

amazing source of inspiration for home buyers in the growing corridor.

“Master Builders is proud to join the Lilywood Landings community,” he said.

“This groundbreaking display village is the result of two and half years’ work, bringing some of Queensland’s most respected and sought-after local home builders together in this exciting new locale.

The display village will feature designs ranging from large family homes to more compact, low-

maintenance options to suit many different lot sizes. Spanning around 70ha, Lilywood Landings will provide 705 lots alongside 23ha of parklands, walking and cycle paths and a range of everyday services such as a convenience store and childcare centre.

Waraba will eventually provide around 27,000 homes, a town centre, new schools, community centres, employment opportunities and other services.

To find out more, go to lilywoodlandings.com.au.



EXPERT VIEW



Paul Bidwell

Chief executive,
Master Builders Queensland

Time is right for home truths on housing crisis

opportunities for breezes through the living spaces. Consideration has also been given to orientation, outlooks, and privacy.”

Brisbane project marketing agency Position Property is managing sales at Pavilion.

Position Property director Richard Lawrence said the Brisbane market had performed exceptionally well since the start of 2024 with significantly more buyer interest and confidence than 2023.

“Pavilion ticks all the boxes for a range of buyer groups, not only for its design and location, but most importantly because of the long-term relationship between Oakridge and its builder partner, ensuring the project will be delivered,” he said.

Oakridge Property Group is a Queensland-based, privately owned development founded in 2016.

IN THE KNOW

PAVILION RESIDENCES

Address: 110 Klumpp Rd, Upper Mount Gravatt

Features: 144 apartments across three boutique style, five-storey buildings. Two- and three-bedroom apartments priced from \$739,000.

Display suite: Hibiscus Place, Upper Mount Gravatt, Wednesday-Saturday, 1-3pm
More info: pavilionresidences.com.au



While the state election might be just a blip on the radar for the majority of people right now, all sides of politics are gearing up in preparation to secure your vote on October 26.

With that in mind, we’ve been busy the last few months finding out what keeps Queenslanders up at night – what matters to you as we head towards the ballot box.

Our priority was getting out there not just to hear, but to listen, so we could make people’s voices heard.

Our focus group research took us from Coolangatta to the Cape – and to be frank, a lot of what we heard was unsurprising.

That doesn’t mean it’s not important; more so it confirms the issues we’ve been advocating government and key stakeholders to support us on are right on the money.

The Queenslanders we surveyed told us housing was among their top three concerns.

Nine out of 10 also told us they think the government should be doing more to fix the existing crisis.

Three out of five of those we spoke to said they wanted reduced costs and more choice.

They want to see less



nailed down the solutions to getting housing back on track – giving them the home truths on what needs to happen, now, to fix it.

We’re calling for the unwarranted changes to the National Construction Code 2022 on accessibility and energy efficiency to be rolled back.

Inclusivity and sustainability are important to our communities, but some of these changes are driving up the cost of new homes without a clear benefit.

Project trust accounts should be scrapped – they don’t protect subcontractors’ payments if a business goes broke.

If they’re extended to private projects over \$3m and then \$1m, this could kill off many more small businesses.

We also want to see Best Practice Industry Conditions applied in a way that is flexible, enabling greater productivity on construction sites, without compromising on workers’ safety, or build quality.

We’re calling on all sides of politics to better support our industry by removing these and other roadblocks, preventing us from getting on with the job of growing our state for the good of every Queensland.

unnecessary red tape to clear the way for the building and construction industry to deliver more housing, sooner, and more affordably, to tackle the existing housing crisis.

To achieve this, they want the Queensland Government to step up and work with our industry to drive down the cost of building, instead of increasing it.

Over the last few weeks, we’ve been sharing Queenslanders’ concerns with government and key stakeholders and have

Brighton Homes will be among display village builders at Lilywood Landings. Picture: Brighton Homes

