Cedar Woods – award-winning property developer, producing residential communities and commercial projects in Western Australia and Victoria.
Welcome to Cedar Woods’ Sustainability Report for 2013.

This is Cedar Woods’ sixth annual Sustainability Report (“the Report”), demonstrating our ongoing commitment to and progress in delivering sustainable communities. We recognise the communities we build make a valuable contribution to their local economy, their natural and built environments and the liveability of our cities.

Our approach to implementing sustainability throughout our urban projects is not based on a one-size-fits-all approach. Instead we apply broad principles that take into account the unique characteristics and opportunities of each project. The challenge is to find a healthy balance between maintaining consistency in the standards already set, while promoting the distinctive strengths, character and vision of each individual project.

To achieve this, multi-disciplinary teams work collaboratively at all stages of the project, from acquisition to delivery and place management. This involves fostering leadership, teamwork and collaboration across the Cedar Woods’ management team.

Successfully integrating sustainability into our projects is a long-term process that continues to evolve over time. This Report gives an overview of our progress in 2013 and provides an opportunity to outline our latest initiatives.

Thank you for taking the time to read this Report and learn more about Cedar Woods’ ongoing commitment to sustainable development.

PAUL SADLEIR
MANAGING DIRECTOR
Sustainability is at the forefront of all of Cedar Woods’ key activities, products and services.

Our main objective is to develop sustainable urban communities on commercial terms. This involves the following six stages of land development:

1. acquisition
2. land management (projects awaiting development)
3. masterplanning (preliminary concept, visioning and final design)
4. statutory approval
5. delivery
6. activation.

We then classify our land development products, including land subdivision and built-form, into the following categories:

1. development of greenfields and brownfields land primarily for the purpose of residential and/or commercial purposes
2. the sale of land to:
   a) the public as individual lots
   b) builders to construct house and land packages for sale to the public
   c) to private business interests, in the case of commercial land
3. the construction of residential or commercial buildings, primarily for resale but, to a lesser extent, for retention under Cedar Woods’ ownership for lease.

Cedar Woods’ projects are predominantly under the direct management and control of Cedar Woods but, in some cases, they are in partnership with other private or public parties.

Project Status


Sustainability Objectives

Cedar Woods’ ultimate goal is to deliver sustainable communities on commercial terms. To achieve this, we have developed a set of key objectives, divided into two categories: ‘what we do’ in relation to the environment, community, economy and infrastructure; and ‘how we do it’ in the form of corporate governance.

We work towards these objectives in line with our track record as an ‘Award Winning Developer’ and they provide a clear framework for new project development. Our sustainability objectives are actively used to set a project vision, shape the masterplanning process, report on our performance and provide a basis for continuous review and improvement.

Our sustainability objectives are updated periodically and this Report contains our ‘second generation’ indicators which are more comprehensive and reflective of our current practises and achievements.
WHAT WE DO
AND THE WAY WE DO IT

GUIDING PRINCIPLES

1. ACQUISITION
   • corporate plan
   • site profile
   • program
   • contract / DA terms
   • encumbrances
   • stakeholders analysis
   • risk management

2. LAND MANAGEMENT
   • stakeholder management
   • illegal access/use
   • asset management

PRELIM CONCEPT
   • management committee

3. MASTER PLANNING
   • teamworl
   • leadership
   • innovation

CORP. VISIONING

Economic
   • air quality & noise
   • public health & safety
   • water management
   • biodiversity
   • land capability
   • heritage

Environment
   • context
   • statutory constraints
   • developable area
   • product mix / yield
   • landscaping

Design Excellence
   • bushfire management
   • site contamination
   • environmental risk
   • heritage protection

Infrastructure
   • service infrastructure
   • community infrastructure
   • developer contributions
   • project constraints

Building Community
   • community plan
   • development profile
   • project risk

Governance
   • timing
   • market research
   • product / pricing
   • competitor analysis
   • financial model
   • SWOT analysis

• planning options analysis
• development opportunities

• environmental constraints and opportunities
• heritage assessment

• preferred landuse option (product mix)
• final financial model / performance target
• project program
• strategies to offset project weakness
• innovation (R&D) to build on project strengths
• project theme / branding (marketing)
• alignment with corporate plan / objectives
• alignment with guiding principles
• Sustainability Action Plan
• potential project accreditation - EnviroDevelopment
• potential for industry AWARDS

• cost estimates
• service infrastructure
• community infrastructure
• developer contributions
• project constraints

• community plan strategy
• communications plan

• service infrastructure
• community infrastructure
• developer contributions
• servicing constraints
• cost estimates

CEDAR WOODS PROPERTIES LIMITED
What we do and the way we do it - makes Cedar Woods the Award Winning Developer. These processes and guiding principles embody cedar woods track record in delivery sustainable urban communities - which provide quality of life while protecting biodiversity, conserving resources.
Corporate Goals

- Align the interests of the company and its employees by providing employees with the opportunity for growth and development in a safe working environment.
- Receive recognition for our performance via industry accreditation and awards.
- Maintain the highest ethical standards.

HIGHLIGHTS

Cedar Woods remains committed to providing an inclusive workplace that embraces and promotes diversity. During the year, the company expanded its workplace policies to further enhance these objectives. The diversity policy sets out a framework for the company’s diversity-related initiatives, strategies and programs. Further information is provided in the Corporate Governance Statement in the 2013 Financial Report. An updated Code of Conduct provides staff with flexible working conditions, professional development opportunities and the requirements for maintaining a safe workplace. Staff are encouraged to use some of their work hours to volunteer for important community development initiatives. Progress is being made on the introduction of new Environmental Management and Occupational Health and Safety Policies.

Cedar Woods, together with project partners LandCorp and The St Ives Group, received its first project accreditation under the UDIA’s ‘EnviroDevelopment’ sustainability performance rating tool. CARINE RISE received accreditation for the elements of Ecosystems, Energy, Water and Community. Additional work is now underway to also obtain accreditation for the ‘Waste’ element.

High ethical standards are maintained through compliance with the principles and recommendations of the ASX Corporate Governance Council and the company’s Code of Conduct.

Partnerships

- Use joint ventures, syndicates and co-development arrangements to leverage the company’s skill base.

HIGHLIGHTS

Cedar Woods utilises joint ventures, syndicates and co-development arrangements to diversify the company’s revenue streams and efficiently manage its capital. The company progressed the development of EMERALD PARK in Wellard through its syndicate company Cedar Woods Wellard Limited. In addition, in 2013 Cedar Woods was selected by LandCorp as the preferred developer for the landmark WESTERN EDGE project in South Hedland. The company also has other joint ventures projects including ELEMENTS in South Hedland (partnering with the Department of Regional Development & Lands), CARINE RISE in Perth (partnering with LandCorp and The St Ives Group), MANGLES BAY MARINA in Rockingham (also partnering with LandCorp) and HARRISDALE GREEN (partnering with the Department of Housing).
Engagement

- Engage with our principal stakeholders (including the property development industry, government agencies, infrastructure providers, local government, industry groups, local communities, residents in our projects, and environmental and community groups) in the way we conduct business and in the delivery of our projects.

- Provide effective systems of community consultation at appropriate stages in the planning and development process.

HIGHLIGHTS

Cedar Woods has maintained its membership and representation in key industry groups, including the Urban Development Institute of Australia, the Property Council, Real Estate Institute WA and the Housing Institute of Australia. The company has continued to support a number of other industry groups, including the Property Education Foundation of Western Australia, which focuses on improving property professionals’ skills. In 2013, Cedar Woods participated in promotional activities with the Foundation to help attract graduates to the property development industry.

Planning for CARINE RISE involved a number of community engagement initiatives including a community open day, a community survey, setting up a stakeholder reference group, publishing project bulletins, publishing advertorials in the local newspaper, distributing responses to Frequently Asked Questions and meeting with local community groups. Planning approval for CARINE RISE was obtained in late 2012. The project received a commendation in the Planning Institute of Australia (WA Division) awards. The judges citation noted: “This project is a comprehensive redevelopment project which addresses a number of inherent complexities. The level of consultation with the community...is commended. The Judging Panel appreciates...the extensive community and stakeholder engagement that has occurred to finalise the project.”
Marketing & Sales

- Satisfy customer expectations through excellence in property development.
- Achieve industry leading marketing of projects to maximise returns.

HIGHLIGHT

In 2013, Cedar Woods introduced a new CRM marketing and sales system. The system will provide a centralised enquiry and sales data entry system, designed to improve the level of service, customer focus and experience and will promote future sales, in line with company growth expectations.

Business Activation & Sales

- Retain ownership of income producing assets.
- Partner and grow local business and employment opportunities.

HIGHLIGHT

WILLIAMS LANDING TOWN CENTRE is expected to deliver up to 5,000 jobs across multiple industries, including the health, education, government, hospitality, personal services and retail sectors. It will provide the opportunity for extensive local employment opportunities as the project progresses. In 2013, construction commenced on the new Masters Home Improvement store in the Town Centre, which is expected to be completed and open for business late 2013. Cedar Woods will build a limited number of commercial and retail property assets at WILLIAMS LANDING and at other estates.

Company Financial Growth

- Create value for shareholders through growth in earnings.
- Ensure that projects are economically sustainable.

HIGHLIGHTS

Cedar Woods is committed to creating value through growth in earnings for shareholders and syndicate and joint venture partners.

Financial achievements for FY2013 are detailed in the company’s 2013 Annual Report. Key highlights include:

- Record full year net profit after tax of $36.34m, up 6%
- Full year dividend of 26 cents (fully franked), up 4%; full year payout ratio to remain at 50% of net profit
- $175m in presales at projects completing in FY2014 and FY 2015
- Net to debt to equity ratio at 18% at 30 June 2013
- $110m bank facility in place until November 2015; $57.5m headroom available at June 2013
- Commenced development in Williams Landing Town Centre
- Major new acquisitions at Byford and Brabham in Western Australia.
Environment

Biodiversity

- Promote the conservation of ecological systems and the biodiversity they support including ecosystems, habitats, species and genetic diversity.
- To be recognised as environmentally responsible.

HIGHLIGHTS
A key objective of the company is to be recognised as an environmentally responsible developer. In all projects Cedar Woods actively seeks to remediate, protect and enhance areas of environmental significance and protect biodiversity. Cedar Woods has been heavily engaged in the environmental approval process for a number of projects in 2013. We are working through the environmental approval process at BUSHMEAD, balancing the delivery of much needed urban development and the protection of significant bush land areas and local fauna. Similarly, MANGLES BAY MARINA has been the subject of a detailed environmental assessment process to address and manage land, coastal, marine and hydrological impacts and has received conditional approval from the WA Environmental Protection Authority.

Air Quality & Noise

- Manage potential land-use conflicts, including on-site odour and noise buffers.

Cedar Woods’ Air Quality & Noise objective refers to the management of potential conflicts with incompatible land-use and strategic infrastructure. This includes addressing the impact of noise from major roads, airports and conflicting land-use (industrial areas etc) and addressing the odour and dust impact of conflicting land-uses (industry, intensive agriculture, waste water treatment plants etc).

These are relatively common issues, with BUSHMEAD affected by an odour buffer, BYFORD ON THE SCARP affected by a dust buffer and many other projects adjoining major roads and transport corridors affected by noise. Cedar Woods is currently developing an innovative new noise wall design to place along the Kwinana Freeway boundary of the EMERALD PARK estate. The construction will involve the use of recycled car tyres to achieve the required acoustic properties and to commenced this year.

Public Health or Safety

- Mitigate against risk to public health and safety, including issues such as bushfire management and unexploded ordinances.

Managing bushfire risk has received heightened attention in Western Australia in recent years following some significant loss of property through severe bushfire events. The implementation of bushfire protection and management plans is now common practice across our WA projects.
Urban Water Management

- Promote water use efficiency, preserve ecosystem health, reduce demand on potable water and improve ‘at source’ protection of water quality.
- Make a positive impact by reducing water use and seeking to recycle as much water as possible.

HIGHLIGHTS

At WILLIAMS LANDING on-site wetland basins are used to reduce erosion caused by storm water runoff and allow the biological treatment and removal of pollutants before storm water is released to local waterways. These wetlands protect and enhance local water systems, create a habitat for biodiversity and provide a focal point for residents and the public to enjoy. Underground storage tanks are used to collect storm water run-off from roads for the irrigation of parklands and landscaped areas. To reduce potable water demand, guidelines for new homes promote:

- water saving devices in the home
- 5,000L or 10,000L rainwater tanks
- grey water diversion systems
- timers to external taps.

At CARLINGFORD, the storm water management plan includes the application of water sensitive urban design principles, best practice measures for the protection of water quality and natural systems and measures for the integration of storm water treatment into the environment. Additional sustainability measures such as retention basins and wetlands in place of underground infrastructure generate a more natural and environmentally sensitive water management system.

HARRISDALE GREEN incorporates a range of water conservation initiatives, including:

- water efficiency measures for new homes
- rewards for implementing water efficiency measures
- a cash rebate for installing rainwater tanks
- incentives for waterwise landscaping
- use of waterwise landscaping and non-potable water supplies in public open space
- variable speed controls installed on irrigation pumps and a ‘Rainswitch’ to ensure that irrigation is cancelled when it rains.

Land Capability

- Minimise the impact of constrained land including acid sulphate soils and site contamination.

HIGHLIGHTS

Cedar Woods’ Land Capability objective addresses issues which reduce developable land and project returns through diminished land development capability. These issues typically arise as a result of geotechnical factors, the potential occurrence of acid sulphate soils and the remediation of contaminated sites. In 2013, Cedar Woods has actively participated in the on-going management of these issues across its portfolio.
Heritage

- Appropriately recognise areas with significant historic, architectural, aesthetic, scientific and cultural values.

**HIGHLIGHTS**

Ethnographic and archaeological research is undertaken for all projects to ensure that indigenous heritage is identified and managed appropriately by taking into account all stakeholder interests. At MANGLES BAY MARINA, Indigenous groups are being consulted throughout the planning phase. The project will address all matters arising from this engagement process.

The Wurundjeri and Bunurong tribes are the traditional owners of the WILLIAMS LANDING locality and were consulted in the planning stages.

Also at WILLIAMS LANDING, the historic use of the site as a RAAF base has also been recognised. The project’s main entrance symbolises an aircraft wing and includes text in font typically used to adorn military aircraft, street names reflect the names of aircraft and defence force personnel, and the playgrounds and sculptures are modelled on control towers, helicopters and other aviation symbols.

In 2013, Cedar Woods sold the state heritage SUTTON FARMS buildings, which it restored in collaboration with the Heritage Council of Western Australia and with the assistance of a grant from the former federal Department of Environment and Heritage. Cedar Woods anticipates the new owner will use the heritage buildings in a manner consistent with their local community value.

The BANBURY VILLAGE project includes the restoration and re-use of the former Olympic Tyre and Rubber Factory headquarters founded by Sir Frank Beaurepaire. Streets are named after long-serving employees at the tyre factory and an interpretive signage strategy tells the story of the site’s former use and its local significance.

Green Buildings & Estates

- Facilitate energy efficiency through targeted solar orientation, use of renewable energy sources, use of efficient appliances and fixtures, peak load demand management, and education and behaviour change.

- Promote water use efficiency through efficient fittings and fixtures, water wise landscaping and irrigation, water capture, recycle and reuse, and education and behaviour change.

**HIGHLIGHTS**

Cedar Woods is currently undertaking a significant sustainability agenda at CARINE RISE. The project is the subject of a case study being conducted through Curtin University and the Australian Research Council to measure the carbon footprint of innovative medium density, middle suburban urban development. CARINE RISE is also the first of Cedar Woods’ projects to have been submitted for and received EnviroDevelopment Accreditation for the categories of Ecosystems, Energy, Water and Community. Work is also underway to obtain accreditation under the ‘Waste’ element.

A new demonstration home is being built at THE RIVERGUMS estate, in framed construction, and will demonstrate improvements in affordability, construction time and thermal performance.

At BANBURY VILLAGE, 6 star homes and townhouses incorporate passive solar design principles, paints and sealants with low amounts of VOC, compact fluorescent lighting. They also used an increased percentage of recycled steel and cement substitutes in the concrete during construction.
Waste & Recycling

- Promote reuse and recycling practices and promote the more efficient use of resources rather than send to landfill.

HIGHLIGHT

In Cedar Woods projects, building companies are encouraged to submit a waste management plan to ensure home construction waste is sent to a recycling facility. Where possible, we encourage civil and building contractors to specify and source recycled and sustainable construction materials including reinforcing steel to contain recycled content, concrete mixes to contain industrial waste (cement substitute), re-use of site rocks as aggregate in road base construction and a preference for no rainforest timbers to be used in construction.

At HARRISDALE GREEN:
- our civil and landscape contractors are required to prepare and implement waste minimisation and recycling plans
- we have used recycled aggregate in roadbase and road construction
- public open space includes tables and benches with high content recycled plastic
- grass trees are transplanted
- recycled quarry gravel is used as a surface finish to minimise irrigated grassed areas
- recycled limestone spalls are used to stabilise tree pits and swales.

WILLIAMS LANDING involves the redevelopment of the historic RAAF airfield. The existing runways have been used for the alignment of both Palmers Rd and Old Geelong Rd (Canberra Ave) and materials removed were recycled as road base. Finished levels are set to reduce the need for excavation. A design review panel is used to encourage purchasers to incorporate recycled materials into the construction of their homes.

At BANBURY VILLAGE we have incorporated the use of recycled materials where possible into landscape design. We are also recycling greater than 90 per cent of building waste.

At CARINE RISE Cedar Woods achieved the project target of directing 80 per cent of demolition waste from the former Carine TAFE buildings to be recycled and reused. A Site & Waste Management Plan was prepared for civil works construction to facilitate the reuse of top soil, cleared vegetation and any demolition materials. Options are now being considered to manage waste streams during the construction stage. This will ensure that CARINE RISE is awarded the ‘Waste’ element under the UDIA EnviroDevelopment performance tool.
Sense of Place / Visioning

- Provide for sound urban design which delivers ‘sense of place’ and includes community identity, liveability and social interaction. Key components of sense of place include project vision, character, identity, architecture and the local vernacular.

HIGHLIGHTS
Building a sense of place is an intrinsic step in the shaping of a Cedar Woods’ project. This is also referred to as the visioning process. It builds on an appreciation of the positioning and strengths of each project and its alignment with company objectives, the opportunity and constraints mapping, a review of planning and land-use options, its place in the market, the opportunities for innovation and expected financial returns. It then provides a platform for identifying the project theme and branding, sustainability outcomes and potential for industry accreditation and awards.

Cedar Woods has spent much of 2013 incorporating this visioning process into its project development, as reflected in the Cedar Woods Design Guidelines Template at the start of this report. To date, the visioning process has been implemented for BALDIVIS NORTH, MANGLES BAY MARINA and BRABHAM. This process is being further developed and refined as we continue to embark on providing sound urban design as a key component to our residential projects.

Density & Landuse Mix

- Reinforce the development of activity centres as the focal point for retail, employment, accessibility, residential density and community activities.
- Deliver the right mix and intensity of development and the right balance between residents, workers and visitors to create a diverse, dynamic and vibrant community.

HIGHLIGHTS
WILLIAMS LANDING is a project of ‘State Significance’ in Victoria. The Town Centre, is a transit oriented, ‘Major Activity Centre’ as defined under the Melbourne 2030 Strategy. It co-locates with and supports key state government regional transport infrastructure including a new rail station, freeway interchange, bus interchange and commuter parking. The centralised Town Centre provides for a high density mix of residential and commercial development which will provide services, employment and community facilities within walking distance of this key transport infrastructure.

CARINE RISE is identified as a ‘Minor Growth Area’ under the Western Australian Urban Growth Strategy Directions 2031 and the Central Metropolitan Perth Sub-Regional Growth Management Strategy. The project is required to provide approximately 340 dwellings, including the provision of residential aged care and a range of intergenerational housing options which support ‘ageing in place’. The Cedar Woods’, LandCorp and St Ives Group CARINE RISE project has complied with these requirements by providing residential aged care, a retirement village, a small commercial centre and a diverse mix of housing including townhouses, apartments and a mix of affordable housing types.
Walking & Cycling
• Provide efficient pedestrian and cycling networks and facilities within our estates.

HIGHLIGHTS
At HARRISDALE GREEN the subdivision layout has been designed specifically for convenient and safe walking. Pedestrian friendly streets with shaded footpaths provide easy and direct access to public transport and community facilities. There are few driveways in the streets and public open space and bushland areas are linked by landscaped pathways.

At THE RIVERGUMS Cedar Woods has engaged in a significant re-vegetation of part of a 25km greenway link which provides a regional walking and riding route.

Cedar Woods has worked closely with government authorities at WILLIAMS LANDING to ensure the estate integrates with the Federation Bike Trail. The Trail includes shared paths which link the western suburbs with Melbourne CBD. The company funded the landscaping of the Trail within the project area to ensure the estate is well-connected and local residents are encouraged to use it.

At CARLINGFORD, the estate provides for a shared pedestrian and cycle network. The cycle path connects into the road pavement where vehicle movements exceed 3,000 vehicles per day. The network also connects to the existing path running adjacent to the site’s western boundary with the freeway.

Public Open Spaces
• Use the strategic placement of public open space to promote healthy lifestyles, protection of vegetation and biodiversity, contributing to ‘sense of place’, and efficient urban water management.

HIGHLIGHTS
At HARRISDALE GREEN a large central public open space area is a focal meeting point for the local community, providing for passive and active recreational pursuits and community events. This space complements extensive hard and soft landscaping, public amenities with barbeques, sheltered playgrounds and picnic tables, native vegetation and areas of retained bushland, planted rain-gardens and pathways.

WILLIAMS LANDING provides an open space within five to ten minutes walk from homes and linked by an interconnected pedestrian network. Open spaces vary in size and function. Local pocket parks create a sense of identity and community for the residents in the neighbourhood quadrants while providing a setting for higher residential densities. Larger parks are strategically positioned for ease of access and to provide amenity for nearby residential lots. Ashcroft Park at WILLIAMS LANDING is just one of the many green spaces incorporated into the 70 hectares set aside for conservation reserves and parks.

In CARLINGFORD, designated open spaces range from large formal parklands through to smaller linear parks and conservation reserves all within a five to ten minute walk and linked by an interconnected pedestrian network. The parks provide a variety of recreation, drainage and environmental protection functions. Local parks create a sense of identity and community for the nearby residents while providing a setting for higher residential densities and rear-loaded terrace style homes. Each park has been strategically placed for ease of access and to provide amenity for nearby residential lots.

At BANBURY VILLAGE we have delivered a superb central park intended to act as a focal point for the local residents both on and off the estate.
Servicing & Community Infrastructure

- Respond appropriately to community needs addressed in Developer Contribution Plans.
- Work collaboratively with servicing authorities to remove blockages and constraints, and advance infrastructure provision to open up release areas in our projects.
- Align project staging with the logical and cost efficient provision of service infrastructure.
- Respond appropriately to state-owned strategic infrastructure (for example, land in proximity to regional roads, airports, telecommunications and gas pipelines).

HIGHLIGHT

Infrastructure and utility providers play an integral role in the delivery of projects through their regulation of our service infrastructure standards and delivery programs. One of the company’s key challenges is to ensure its projects are closely aligned with agency infrastructure investment and timing. Cedar Woods has strong working relationships with these agencies and works collaboratively to prevent delays to the development of its projects and towards the opening up of urban release areas.

BALDIVIS NORTH is a good example of this. At the end of 2012 and early in 2013, Cedar Woods worked with adjoining landowners and the Western Australian Water Corporation to reach agreement on an alternative waste water catchment and treatment option which will enable the earlier rezoning and delivery of the project in FY2016.

Connectivity

- Integrate land-use and transport planning, and provide a range of transport options, with a preference towards public transport, walking and cycling.

HIGHLIGHT

WILLIAMS LANDING has been masterplanned to integrate with a major transport node, including a freeway interchange, bus interchange and commuter rail. The 50 hectare mixed use Town Centre will integrate with this transport node. This integration of existing and planned infrastructure, residential densities and commercial uses, forms a modern transit orientated development. The Town Centre, train station, bus interchange and freeway interchange, all within walking/cycling distance of residential neighbourhoods, will help to achieve Cedar Woods’ goal of promoting healthy lifestyles and reduced car use.

The medium density BANBURY VILLAGE was one of the first projects in Victoria to develop an integrated transport plan which outlines initiatives to foster the use of public transport and other alternatives to driving, such as promoting ‘Travelsmart’ (a public transport tool kit), way-finding signage, bicycle store vouchers, bicycle parking, transport user surveys and a community liaison officer to implement project programs.
Building Community

Community Development & Sponsorship

- Focus on creating community wellbeing.
- Nurture community building in new projects and strengthen community building in existing projects.
- Maximise social and environmental connectedness.

HIGHLIGHTS

Cedar Woods’ Community Development Program is specifically tailored for each project. At the heart of this is our Neighbourhood Grants program. Since its launch in 2010, Cedar Woods has helped many grass roots community organisations in and around our developments, awarding more than $100,000 in grants to date.

Neighbourhood Grant recipients are chosen because:
  - they each have diverse interests enabling us to help a wide section of the community
  - they offer valuable services that Cedar Woods wants to help grow to provide residents and the wider community with a chance to get involved, get active and socialise.

This year, the Neighbourhood Grants program was introduced for the first time at WILLIAMS LANDING and funds have been shared among more than 70 community groups who provide services directly to our communities and the surrounding area.

Currently also active at HARRISDALE GREEN, EMERALD PARK, THE RIVERGUMS, the Neighbourhood Grants program will also be introduced to PIARA CENTRAL in FY2014 as the first residents move in and the community starts to develop.

Cedar Woods’ sponsorship activity in FY2013 saw us continue our long term involvement in a variety of community, industry and corporate sponsorships. In addition, we also gave our support to a number of new and worthy causes such as the Murdoch University ‘Discover Your Potential Scholarship’ and the Perth International Arts festival. Other FY2013 sponsorships included the Warren Jones International Youth Regatta (sailing), Perth International Arts Festival – Quartetthous and Cockburn Sound Regatta (sailing)

Safety

- Designing an urban environment in a manner which reduces the opportunity for crime and increases the sense of personal safety.

HIGHLIGHTS

In all of our projects, both land development and built form, Cedar Woods ensures building orientation and design provides passive surveillance over the public realm, including streets, parks and walk trails, to increase public safety and security. This is a characteristic element across the company’s portfolio.
Diversity

• Address future population growth by providing housing choice, diversity and affordability to suit different household needs.

• Contribute to social diversity and help create a robust and vital community.

• Encourage display home villages to provide diversity in housing types, sustainable performance and alternative construction materials.

HIGHLIGHTS

Market research reports are conducted for all new projects, to ensure land and housing products respond to local demographics and defined housing needs.

Cedar Woods promotes housing diversity across many projects, with a range of differently priced products. We have also sought to apply government housing subsidies where possible. Initiatives include:

- our “Y Rent” program in 2009 at THE RIVERGUMS, where we developed low priced house and land packages and sold them only to low-to-moderate income buyers in order to remove competition from investors

- participation in the National Rental Affordability Scheme at THE RIVERGUMS, where Cedar Woods provided house and land packages through a partnership in the delivery of NRAS incentives

- our successful and current roll-out of the federal government Housing Affordability Fund at HARRISDALE GREEN. This is a joint venture between Cedar Woods and the Western Australian Government Department of Housing

- our strategic partnership at ELEMENTS in South Hedland with Foundation Housing and Aboriginal corporations, Gumala and IBN (Innewonga, Bantyma, Napali) for the provision of affordable housing, whereby residential lots are provided to these project partners at cost (below market value)

- implementing an affordable housing density bonus at CARINE to deliver a 10 per cent affordable housing target set by our project partner, LandCorp.

The display village at THE RIVERGUMS is home to the Cedar Woods’ 2013/14 demonstration home for framed construction and will also include a display home showcasing the use of a new Eco-Panel, to be constructed in 2014.