



JTX International Pty Ltd
Humex
Information Memorandum
August 2016



Conceive. Believe. Achieve.

As a global investment and development corporation, we deliver outstanding commercial, residential, mixed use and retail developments with impressive investment returns. We create opportunities for extraordinary people who share the same ethics and values to be inspired to realise our vision with unwavering commitment, integrity and honour.

We **conceive**
what most can't imagine.

We have the courage to
believe in our strengths and our ideas.

We have the determination to
achieve what others think is impossible.

JTX International Pty Ltd

Disclaimer and Forward Looking Statements / Valuations

The information contained is not for general public use and any opportunity disclosed in this document is made available only to professional or sophisticated investors as defined in the Corporations Act, or to other persons to whom an offer of securities can be made without the need for a disclosure document under the Corporations Act.



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Forward Looking Statements and Valuations

This IM contains forward-looking statements and property evaluations. These forward looking statements and property evaluations are based on an assessment of the present economic and operating conditions and on certain assumptions regarding future events and actions that at the date of this IM are expected to result in commercial agreements.

The forward looking statements and property valuations are not guarantees of future performance and involve known and unknown risks, uncertainties, assumptions and other factors many of which are beyond the control of The Company.

The Company gives no assurance that the results, performance or achievements stated or implied in the forward looking statements or property valuations contained in this IM will actually occur and investors are cautioned not to place undue reliance on the forward looking statements or property valuations.

The Company does not intend to update or revise any forward looking statements or property valuations regardless of whether this would affect the information contained in the IM, except where required by law.

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From the land
with big landmarks



and iconic buildings



to the world's most liveable city

at the gateway to Melbourne's
fastest growing population centre,





is a unique investment
opportunity.

HUNMEX



HOME • BUSINESS • EVERYTHING

Humex boasts:

- the largest building materials display centre in the Southern hemisphere,



Humex has more retail leases than Chadstone making it the largest shopping centre in the Southern hemisphere.

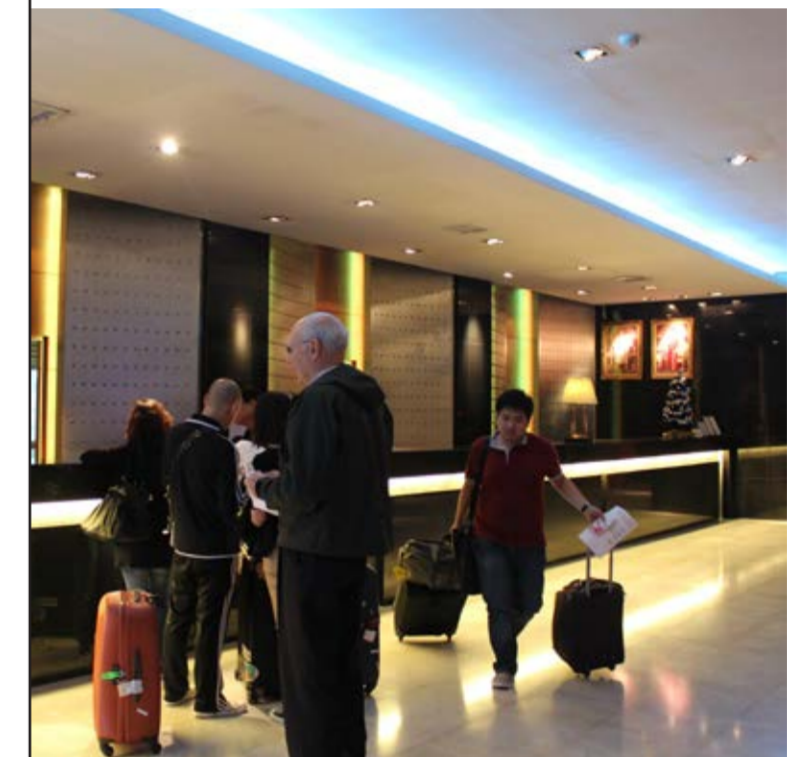
HUMEX
145,000 m²

CHADSTONE
129,000 m²

- the largest indoor play and entertainment centre,

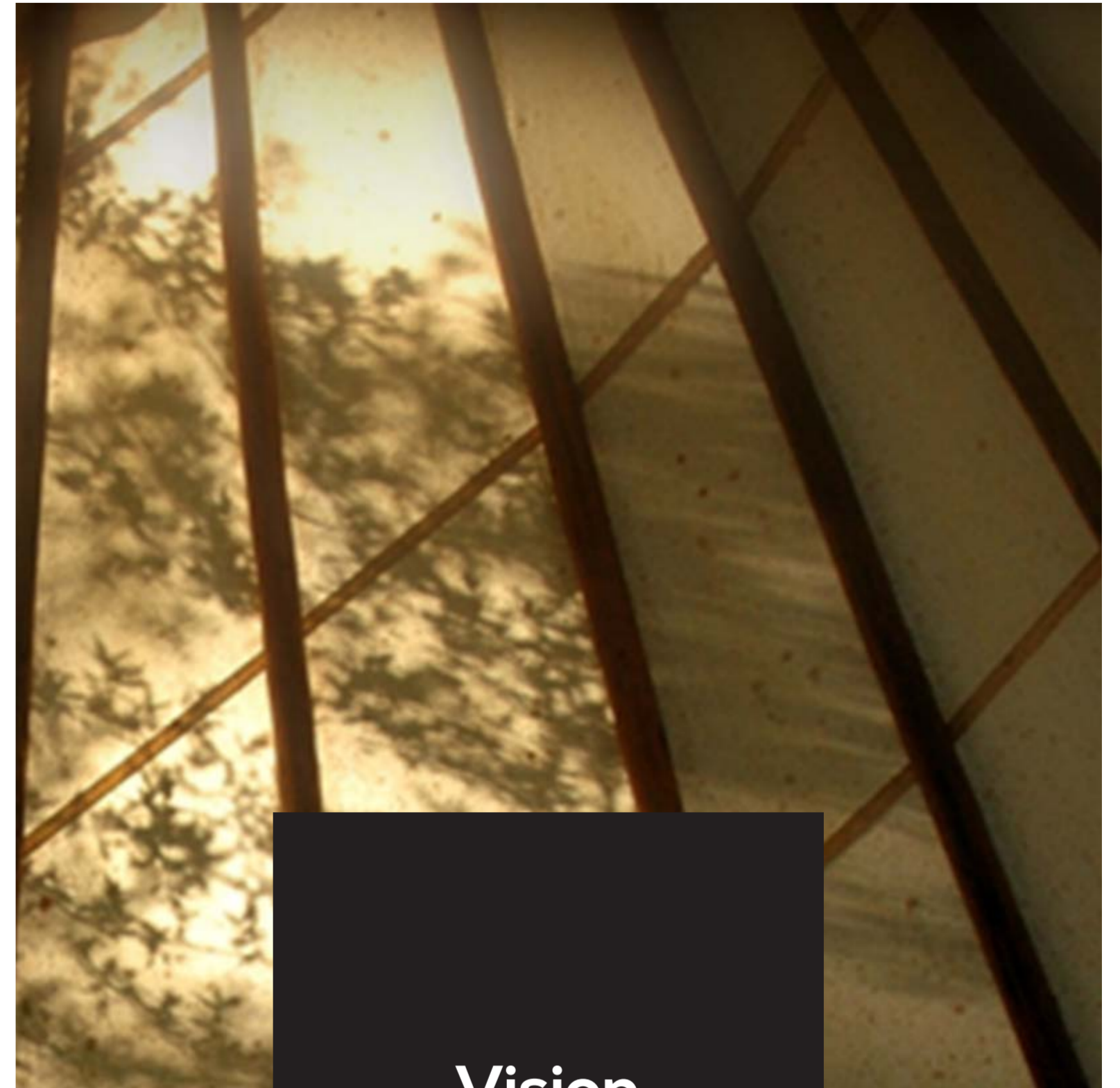


- a 12 storey 4-star hotel



- a modern medical centre the size of a hospital.





Vision

The Project Vision

A truly mixed use development of landmark proportions to excite the dreams of a growing community.



Vision

When the City of Hume sought expressions of interest for developing the land at 650-700 Hume Highway Craigieburn, JTX embraced the opportunity to create a unique mixed use development unlike anything in the Southern hemisphere.

Hume City is one of Australia's fastest-growing and culturally-diverse communities. It is home to more than 188,000 residents.

Close to Melbourne International Airport, the City of Hume is one of the largest predicted growth corridors in Victoria over the next 10-20 years. The site is perfectly positioned for a landmark development of a grand scale that will serve the local community and all Victorians offering wonderful opportunities for employment and sustainable economic development.

Hume is a gateway to Melbourne that has grown significantly since 2007 at an average growth of 5.7% p.a. Services in the area have not fully developed to support population growth so there is unmet demand in the area. However, our vision will attract people from the Greater Melbourne area and even visitors from beyond the Victorian state boundaries and overseas.

More than 71,000 people work in the area that contributes \$10.5 billion to Australia's economy.

The vision for the site is a truly mixed use development of landmark proportions to excite the dreams of every home and business in the largest growth corridor of one of the world's great cities.

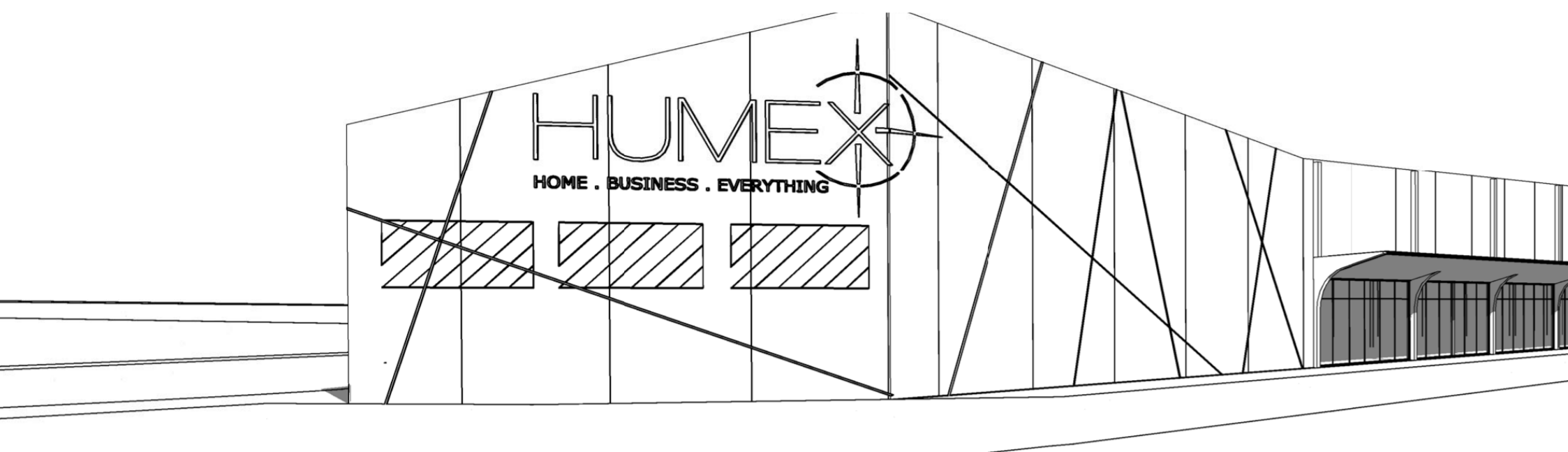
There is nothing like this development in the Southern hemisphere. Its scale and contribution the city is enormous and worthy of landmark status. The site will be known as Humex.



Highlights

Project Highlights

Humex is a development of such proportions and so bright it can be seen from space.



Location

Humex is ideally located in Craigieburn at the gateway to Melbourne – the world’s most livable city.

- Close to airport and rail links
- Major road and freeway links provide great access
- More than 23,000 vehicles pass daily

Growth Opportunities

Craigieburn is in the City of Hume which is one of the fastest growing municipalities in Australia, not just because of the rich cultural diversity but also due to the urban growth and development occurring across the City.

- More than 188,800 residents
- Average growth rate 5.7% p.a.
- 71,000 people work in the area
- Contributes 10.5 billion to Australia’s economy

A Retail Mecca

The 32 hectare site is a retail Mecca featuring;

- the largest building materials display centre in the Southern hemisphere over 5 levels and more than 3,000 tenancies
- the retail precinct consists of 145,000 sq m of leasable floor space making it the biggest shopping centre in the Southern hemisphere
- big box retail and other retail tenancies
- supermarket, grocery, food and produce
- convenience retail and fuel
- large format liquor retail
- fast food franchises, cafes and restaurants

Entertainment and Childcare

Humex caters for the needs of everyone supporting workers and shoppers with children as well offering unique attractions including:

- the largest indoor play activity centre in the Southern hemisphere
- bounce, fly, climb and water play
- childcare facilities

Hotel and Commercial

Humex is home to a world class hotel, commercial services and facilities.

- 4–star hotel with 285 rooms over 12 levels
- large office tenancies
- small office suites and serviced offices
- real estate, travel and banking services
- warehousing to support office and retail

Medical Centre

The modern medical centre is almost the size of a private hospital.

- Four floors of state-of-the-art surgical and allied healthcare space
- On site cafe
- Large floor plates available and flexible layouts
- Dedicated on-site parking

Traffic

A new fully directional intersection will be installed at the main entrance from Hume Highway. Humex will provide adequate parking with 2,756 spaces for cars and 252 bicycle parking spaces.



Experienced Project Team

Humex represents an opportunity to create one of Melbourne’s premier business park and homemaker centres in a key northern growth corridor of Melbourne. The Project benefits from the management and guidance of some highly experienced and accomplished property planning and developing professionals.

Advertising and Signage

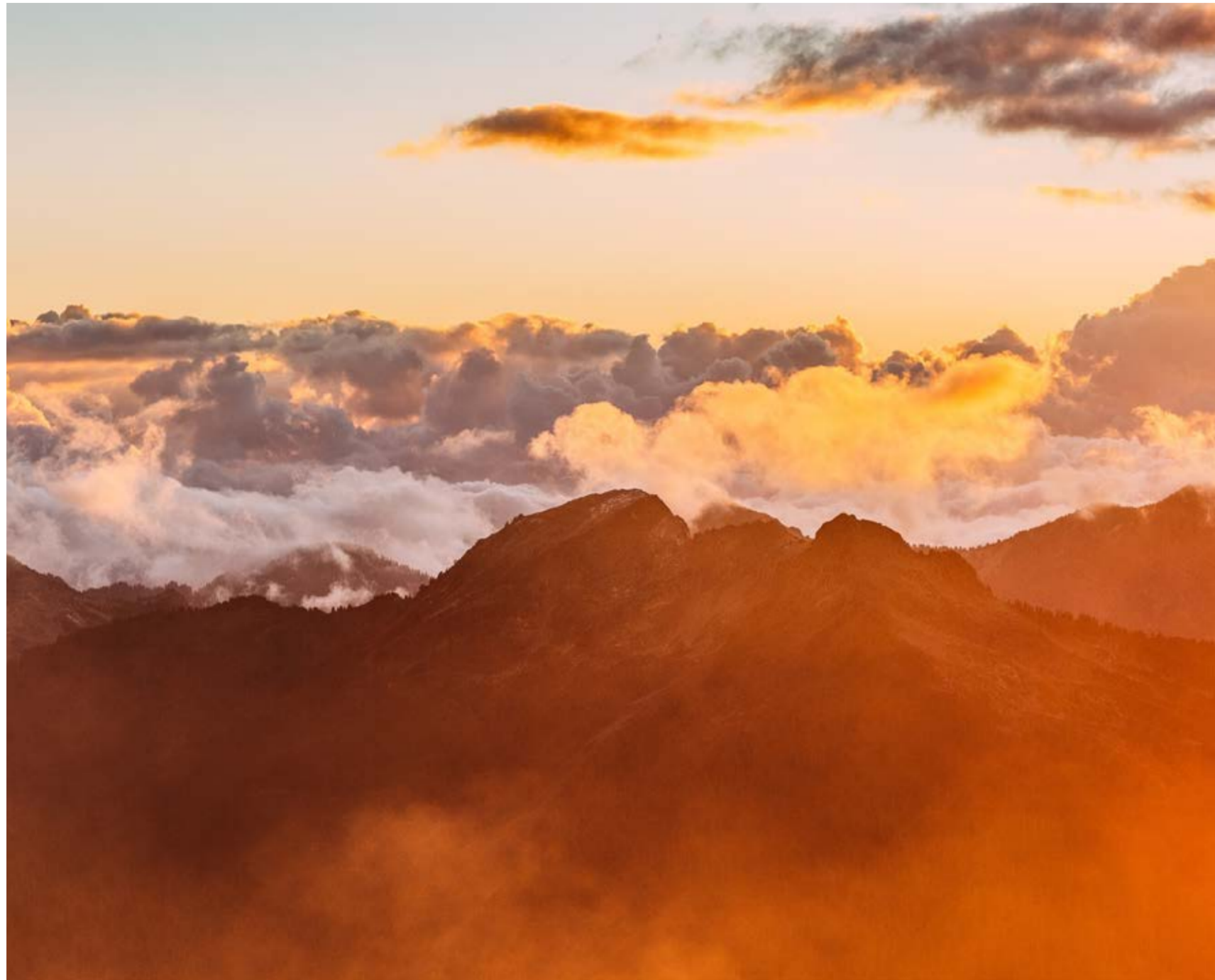
The site of approximately 216,000 m² has frontages to the Hume Freeway, Amaroo Road and Hume Highway. This offers unparalleled opportunities for signage and advertising. This offers exceptional branding and promotion for tenants.

Other Site Benefits

Adjacent to a Bunnings Warehouse that already trades 7 days, there is a major source of customers to the immediate area as well as those attracted by the offers from supermarkets, retail, bulky goods, offices, showrooms, warehousing, distribution, manufacturing and hotel/motel accommodation.

The siting benefits from sunshine, light and protected from prevailing weather conditions.





- Subject site
 - Other Land Owned
- LEGEND**
- ① Hume Freeway interface
 - ② Site is elevated above freeway alignment with batter
 - ③ Galada Tamboore Pathway
 - ④ Bunnings Overland storm water flow catchment
 - ⑤ Hume Highway (Sydney Road) interface approx. 400m
 - ⑥ Malcolm Creek Reserve Interface
 - ⑦ Melbourne-Sydney railway line interface
 - ⑧ Craigieburn railway maintenance depot
 - ⑨ Bunning Warehouse outlet
 - ⑩ Amaroo Road off ramp
 - ⑪ Mobile phone transition tower
 - ⑫ Topography generally falls towards creek reserve
 - ⑬ Creek head wall
 - ⑭ Residential development with existing shared bike/pedestrian paths
 - ⑮ Existing Grass land
 - ⑯ Intersection Opportunity 300m south of Amaroo Road
 - ⑰ Future development site
 - ⑱ Amaroo South Conservation Reserve



Site Context Plan

Major partners



Specialty partners



Team

The Project Team

To deliver the vision for the site JTX requires a team tailored to the task. This is the way JTX always approaches a project with an unwavering commitment and expectation of excellence.

The JTX Model

The JTX model utilises our own intellectual property and employees to manage the project strategy, the goals and the methodology. We have confidence in our systems and processes.

We assess the requirements of each project carefully then match the consultants and build partners to deliver the specific strategy. This way we capitalize on the capabilities of our partners and the unique characteristics of each project.

The JTX Group of Companies

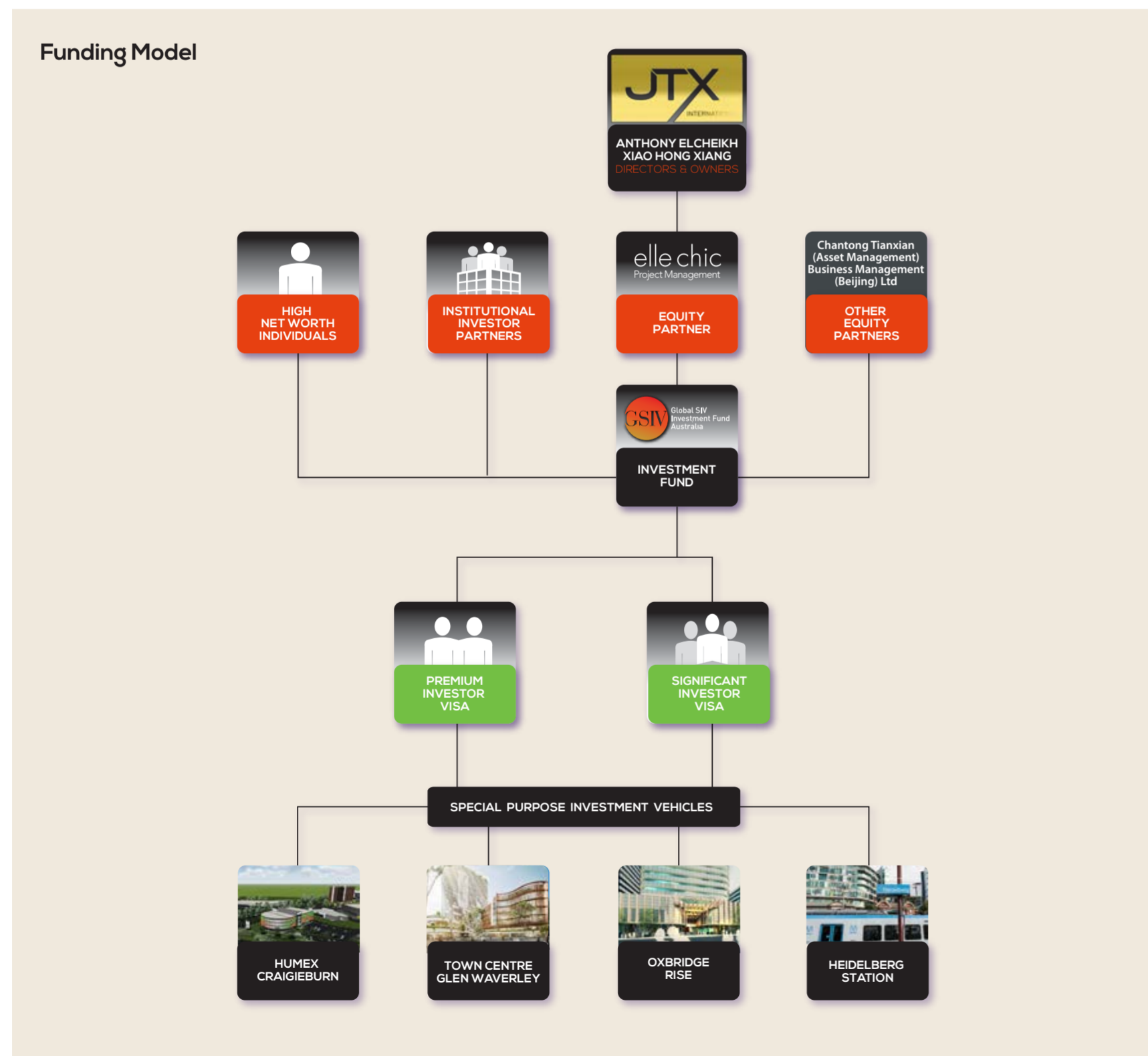
The project team is backed by the JTX Group that consists of the following entities:

- JTX Construction and Development Group Pty Ltd
- Elle Chic Project Management Pty Ltd

- JTX International Pty Ltd
- Global Significant Investment Visa Fund Australia (GSIVFA)

Funding is secured through GSIVFA. This fund is a vehicle by which all offshore investor partners, listed companies or high net worth individuals meet their investment requirements. They may desire a permanent visa or seek to access an Australian Financial Service Licensed Fund. Whilst this fund is made of a range of investment asset classes, it specialises in a suite of Special Purpose Vehicles (SPV) which tend to be key development projects which can be up matched to a specific investor's appetite and investment level requirements.

This investment fund greatly reduces our reliance on traditional funding avenues. Typically, investors are matched together on a risk and reward basis, and have the capacity to fund the entire project to completion.



JTX International

A partnership conceived between the two directors Anthony Elcheikh and Robert Xiang with the vision to create the fastest growing company in the world. Aiming by 2020 to be listed with capitalization in excess of 100 billion dollars.

JTX International is to be the platform where extraordinary people sharing the same ethics, values and integrity are inspired and committed to walk the talk.

Investment opportunities tend to fit into 3 key models:

- Large scale, long term, true mixed use projects
- Opportunistic / liquidator projects
- Permanent residency significant investor program

What is unique about JTX International?

- Acquisition power – we source large commercial projects then test and measure all areas of development ensuring the best buying strategies and certainty for investors.
- Pre-commitments – we have priority relationships with all the major retailers with an understanding of the locations and criteria they are seeking. With binding Heads of Agreement in place from national anchor tenants, this helps ensure quick returns.
- Government relations – we tap into future infrastructure planning knowledge and rezoning guaranteeing added value and return.

Anthony Elcheikh - Founder, Wealth Creator and Director

Anthony is an experienced property professional and the CEO and Founder of JTX Group and its subsidiaries. His corporate background is as a Director and Senior Executive. He has extensive experience in development and investment and a passion for real estate and the property market. Over the last 20 plus years, he has been immersed in the property development industry building extensive experience and networks both on and offshore. Anthony has helped many institutional investors and high net worth individuals to invest in the Australian property market through the use of Special Purpose Vehicles.

Together with his team of expert consultants and managers Anthony creates certainty and minimises risk with his unique ability to secure pre-commitment from leading industry operators to take part in the group's mixed use developments. These include anchor tenants from retail, big box, convenience retail, brand name hotel operators, corporate medical, food and beverage, aged care and childcare providers as well as national affordable housing providers (including DHA Community Housing, McKenzie Bond Pty Ltd). With preferred relationships JTX can map locations to provide certainty to council, investors, tenants and operators showing overlays for a unique mix of uses.

Anthony is at heart an investor and passionate pioneer of "live, work, entertain and communal integrated developments". It is this perspective that led to the creation of The JTX Group and the JTX Joint Venture Model.

Whilst JTX offers an end to end property development service, Anthony specialises in the sourcing, structuring, funding and optimising the return on investment of large scale mixed use projects whilst still managing smaller scale apartment and multi-unit residential projects.

He works with a small group of repeat investors, including offshore and local joint venture partners, who are sophisticated, professional individuals and institutional investors.

Xiao Hong XIANG (Robert) - Director Master of IT, RMIT

Robert has over 10 years experience in property investment and development. He has been a major partner of Lend Lease projects such as Convesso, Sarrata and the Rise restaurant. Turnover exceeded one billion Australia dollars.

Robert has also been a business coach to over 100 entrepreneurs in China and Australia.

Robert is the Chairman of Australia Asset Allocation Chamber of Commerce, the Chairman of Asset International enterprise management Ltd and Managing Director of Jingwei International Pty Ltd. Robert has built extensive networks within Chinese and Australia government and sectors including investment, property, banking, finance, law, immigration and social groups.

The JTX Team

The JTX team are experienced, hard working professionals who believe in building relationships. JTX is a specialist in the acquisition and improvement of premium quality commercial, mixed use and residential property developments and the construction of high end luxury homes.

With experience spanning over 20 years, JTX project portfolio ranges from large commercial subdivisions, greenfield and infill residential sites, apartment projects, multi unit developments through to individual luxury homes.

The very existence of JTX has been built around the capability of adding value to property and development projects, and as such, have developed extensive expertise and networks in the following key areas;

- Property research
- Property acquisition
- Project funding and structuring
- Project optimisation
- In house construction
- Project sales
- Intellectual planning
- Maximising Development outcomes
- Development strategy
- Master planning feasibility assessments
- Site location strategies
- Government relationships
- National tenant relationships

The JTX team also includes the following key personnel:

Allan Bennett
General Manager

Allan spent 25 years working with major Australian corporates across industry sectors holding business leadership, innovation, sales and marketing roles.

As well as with JTX, Allan has worked with a number of Property Developers in several capacities including site acquisition, project development, real estate sales and marketing. Allan joined the JTX Group five years ago as General Manager and has also invested in a number of projects.

Luke Chamberlain
Director of Project Delivery

Luke is an experienced civil and structural engineer, registered builder and development manager. Luke oversees our partnership with our preferred builder partner and manages times lines and project delivery. He is intimately involved in all projects from acquisition through to completion and manages the end to end operations.

Relationship with Industry Operators & Services

JTX has built a history with many of the leading industry operators who take part in our mixed use developments.

These relationships serve to confirm the development strategy at the front end of a project and facilitate design.

These include:

- Marketing Agents such as Knight Frank, Savills and Colliers
- Hotel and serviced apartment operators such as 1834 Hotels, and Quest Apartments
- International Asian food and beverage operators
- Medical Service Providers such as Melbourne Pathology, Ochre Health and Caerus Property
- Age Care Service Providers such as Bapcare, Japara and Australian Unity
- Childcare Providers such as Total Childcare Solutions Australia and Good Start Early Learning.

Development Partners

The Project will be managed by a team of highly experienced property planning and development professionals and consultants.

JTX Construction & Development Group

Experts in the field of property development and construction, JTX and our development partners deliver outstanding commercial, residential, true mixed use and retail developments that provide optimal outcomes for key stakeholder groups being the community, the council, the developer and its investors.

Elle Chic

Elle Chic is both the Development Manager and Project manager to provide development management services and manage all aspects of the delivery of the Project to the highest standard on time and budget. As the Development Manager Elle Chic has authority to make all decisions with respect to the Project and will engage all consultants, financiers, marketing and sales agents, operators and Anchor tenants and builders as required to complete the Project.

GSIV

Dedicated to removing the guesswork from development, Global Significant Investment Visa (GSIV) aims to arm investors with a high degree of flexibility across Alliance, Equity or Joint Venture Partnerships to guarantee success. JTX and Jason Chen from Financier Australia, are 100% owners of GSIVFA.

Project Build Partners

Builder - Brookfield Multiplex

JTX has selected Brookfield Multiplex as our joint venture build partner for this project. Brookfield Multiplex has been shaping the skylines and delivering vital infrastructure assets for more than 50 years. From modest beginnings in Perth, BM are now one of the world leading contractors with a presence in Australia, India, Europe, the Middle East, and Canada.

Planning Consultants - Urbis

The Company has engaged the services of Urbis to spearhead the planning strategy and manage the planning process.

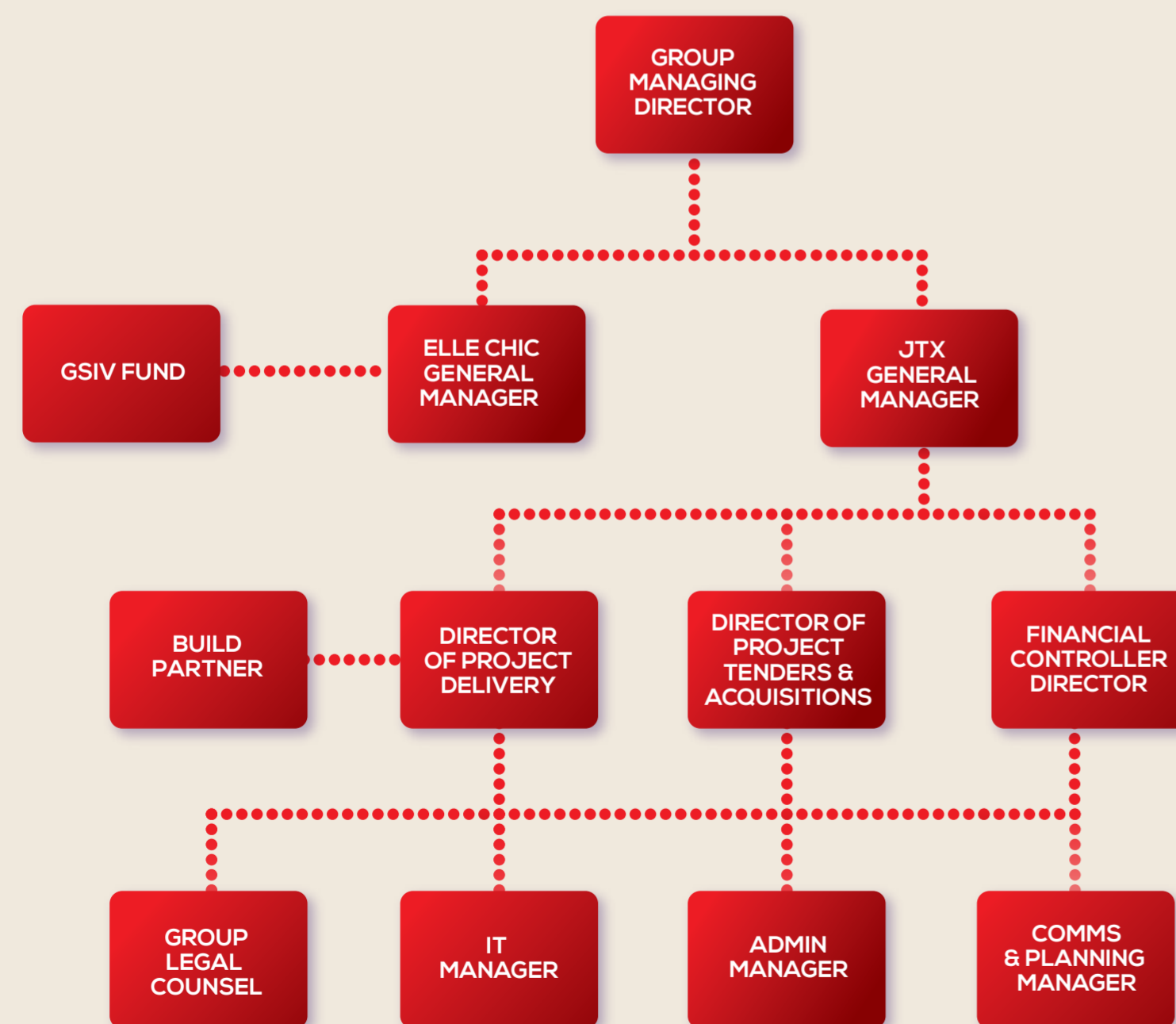
"With over 300 staff, Urbis is uniquely positioned to handle projects from the simplest to the most complex. With Urbis, you tap into a trusted resource that complements and partners your own capabilities. Urbis is an interdisciplinary consulting firm offering services in planning, design, property, social planning, economics and research. Working with clients on integrated or standalone assignments, Urbis provides the social research, analysis and advice upon which major social, commercial and environmental decisions are made. With over 300 staff Urbis is uniquely positioned to handle projects from the simplest to the most complex. It is our unique mix of services that provides us with the property market insight that gives our clients that competitive advantage."

Architects - Crosier Scott

The Company is excited to have engaged leading architects Crosier Scott.

"Crosier Scott Architects is a leading Melbourne based company specialising in Architecture, Project Management and Interior Design. With over 60 years of service, this team of experienced and well trained professionals are renowned for providing design solutions that imaginatively respond to the individual

Organisational Chart



requirements of each project. The practice specialises in the use of contemporary materials and finishes that provide dynamic and environmentally sustainable outcomes. Crosier Scott Architects is a 3rd generation architectural practice embracing the next exciting development in its continuing evolution, with the merge of DL Design Group and AC Architects. The merge will build on both the intellectual and resource base of the company. Working with client stakeholders on a collaborative basis and leveraging 60 years of Architecture & Interior Design experience to develop and implement a creative design philosophy."

Transport Planning, Design & Delivery - GTA Consultants

The Company required an expert in the field of transport planning and as such engaged GTA Consultants.

"GTA Consultants is one of Australia's largest transportation consultancies. We plan, design and deliver the transport infrastructure and services required to support the built environment. What we do - Our core services are built around transport and traffic planning and engineering. We work for both the public and private sectors on projects of any size. We also design and deliver projects after they receive initial approval. We cover all transport aspects of a project from initial planning through the design process to delivery.

Director, Simon Davies - Simon Davies regularly presents expert traffic and parking evidence at the Victoria Civil and Administrative Tribunal. He has also overseen the transport management of a number of major events over the past 10 years including the Melbourne Formula 1 Grand Prix, Melbourne World Ironman and the Herald-Sun/Citylink Run for the Kids."

Supporting Construction Partners

ProBuild

ProBuild is one of Australia's largest and most successful construction experts. Since 1987 the organisation has grown into a nationally diversified company with more than 1,300 employees. With people who are dedicated to teamwork and delivering

excellence, ProBuild is recognised as industry leaders, delivering high quality projects on time and on budget, with a strong focus on safety and the environment.

Watpac

Watpac construction is a publicly listed construction company which has been in operation for over 30 years. Employing over 1200 staff nationwide, Watpac's construction business is focused on the eastern seaboard. It has a strong history in the Design and Construct delivery of large and complex civic and mixed use projects.

Consultant Partners

Urbis Town Planning

Working with Urbis Town Planning gives you access to some of the most talented and passionate professionals in the industry. Urbis take the time to understand the project and implement strategies with advice to streamline the planning process.

Baumgart Clark

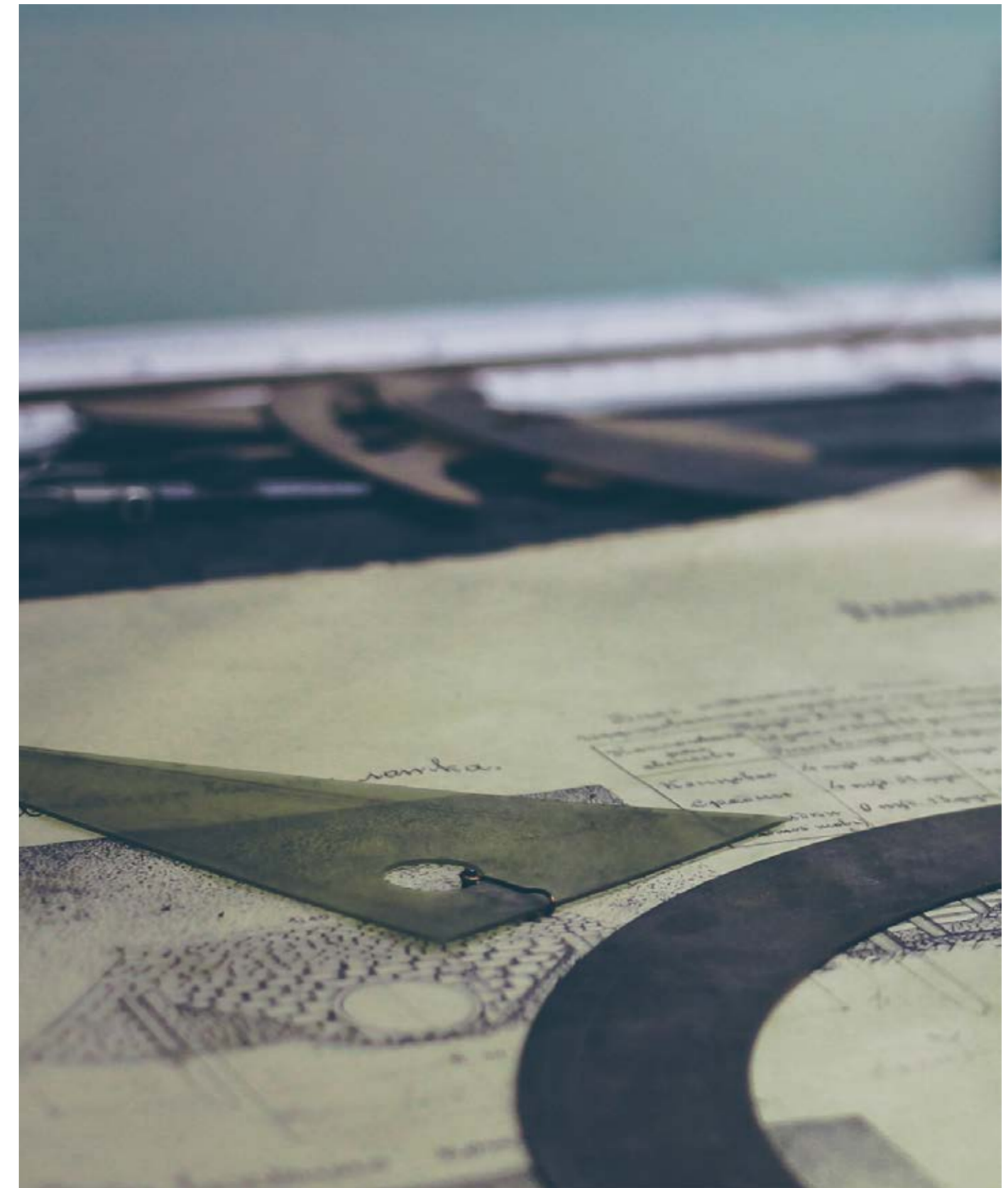
Baumgart Clark draws on extensive experience and knowledge derived from a wide variety of projects in diverse locations both within Australia and Asia.

Philip Liston Landscape Consultants

Philip Liston Landscape Consultants provides specialist design advice at the highest level and seeks to integrate projects into their context, including the built and natural environments, with sensitivity and imagination. The result is communities and places that are liveable and dynamic.

Webber Design Structural Engineering

Webber's approach is proactive and the company supports a team approach that involves an informed client and a project team capable of delivering a successful project to the client.



Specialty Partners

Sustainable Development Consultants
Sustainability advice

Traffix Group
Traffic engineering

Leigh Design
Waste management

Lanco Group
Civil engineering

ECM Group
Building services engineering

GHD
Stormwater management

Terrain Consulting Group
Land surveys

Connolly Environmental
Environmental assessment

Hunt and Hunt
Legal advice

Golder Associates
Environmental assessment

MEL Consultants
Wind engineering

Gil Building Surveyors
Building surveys



The Humex Story

The land development on 650-700 Hume Highway, Craigieburn is unique. There is nothing else like it. There are no existing terms that fully describe it. In the creation of the brand we formed the belief that such a significant development demands a new word to enter our language.

The Name

The City of Hume takes its name from the great Australian explorer Hamilton Hume. He was renowned as a courageous and resourceful pioneer. This provides appropriate acknowledgment to the ancestry and a fitting foundation for the brand name - Humex.

The first part of the brand name offers comfort in familiarity which offers important support for an ambitious project. Yet this development is something new and exciting. We wanted to give the brand its own X-factor so we added one to the foundation. This created a completely new word that references many relevant ideas:

- Human Experience
- Hume Explorer
- Home Expo
- Humble Excitement

The Brand Mark

Representing these concepts visually, a compass symbol around the 'X' signals this is a destination. It is also a star and a marker. It shines like the sun. It is warm, inviting and modern.

The Tag Line

There are no existing descriptors that are adequate enough to describe the Humex development. It is not just a homemaker centre. It is not a shopping centre. It is not a mall or a plaza, nor a business park, a village or gardens. It will be a landmark that speaks for itself.

Home. Business. Everything. This is the tag line for Humex that evokes the essence of the project.



Home

This is central to the Humex development. The building materials display centre will be the largest place in the Southern hemisphere for home fixtures and fittings, furniture, interior and exterior finishes and materials. But the development will be home to lots of other services to support the building of new homes (such as the big box retail) and the already established homes in the area (including the hotel, convenience store, fuel, supermarket, gym, car wash, medical suites etc.)

Business

The building material display centre and other services also apply to businesses, whether they are being built or already established in the area. But the word business also implies that the development is a place for businesses doing business. This helps distinguish the Humex development from a shopping centre, plaza or mall.

Everything

This is a key word. It helps give the development the dimension it deserves. There is nothing on the scale of this development elsewhere offering the same things. It suggests that you will find everything you want for home and business here. It acknowledges the diversity of the development and it promises something special. It helps to frame the Humex development as a destination and a landmark worthy of the trip from all parts of Melbourne, regional areas, interstate and even international.

A Gateway Development

Humex is ideally located for a development of this scale and opportunity. It is surrounded by residential properties in one of Australia's most exciting growth corridors.

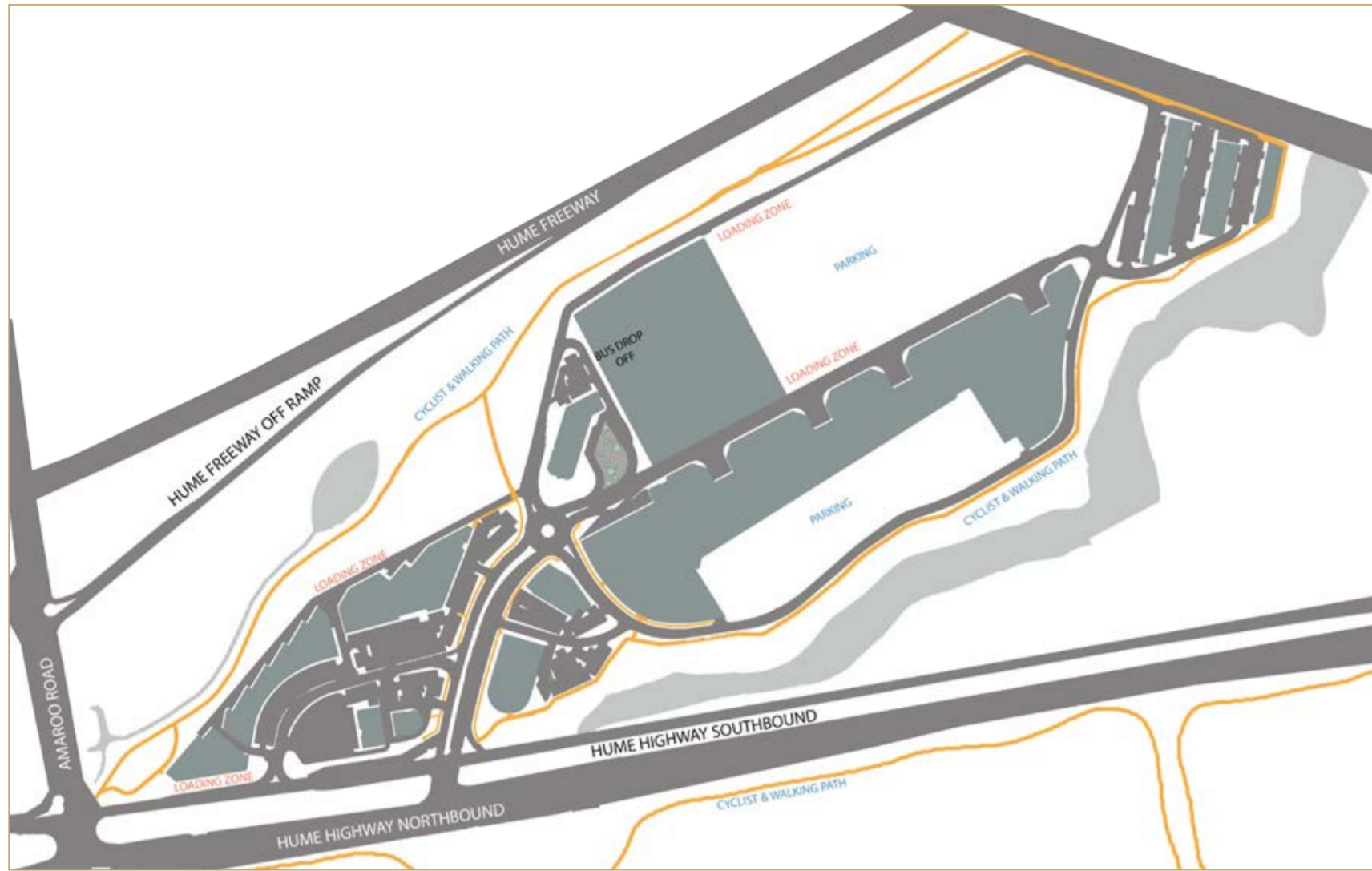
Location

- 6 kms** to P&O International Terminal
A 120 hectare Austrak intermodal rail terminal and business park at Somerton in northern Melbourne which will be linked by 20 kms of rail to the Port of Melbourne.
- 25 kms** via the multi-lane Hume Freeway to Melbourne's CBD
- 22 kms** to Melbourne's International Tullamarine Airport
- 25kms** to Port of Melbourne



Traffic

- 2,500 vehicles/day
via the Hume freeway off ramp
- 12,000 vehicles/day
via Sydney Road
- 5,000 vehicles/day
via Amaroo Road



Hume Highway is a primary arterial road aligned in a north-south direction and configured adjacent to the site with a four-lane divided carriageway.

Amaroo Road is a two-way road aligned in an east-west direction and provides a connection between the Hume Freeway and Hume Highway.

Hume Freeway is one of Australia's major inter-city highways running 807 kilometers between Melbourne and Sydney.

The adjoining road network provides both easy access as a destination venue as well as considerable passing traffic.

Experts in traffic planning, GTA Consultants, (one of Australia's largest and most respected transport consultancies) estimate the following traffic flows at 23,000

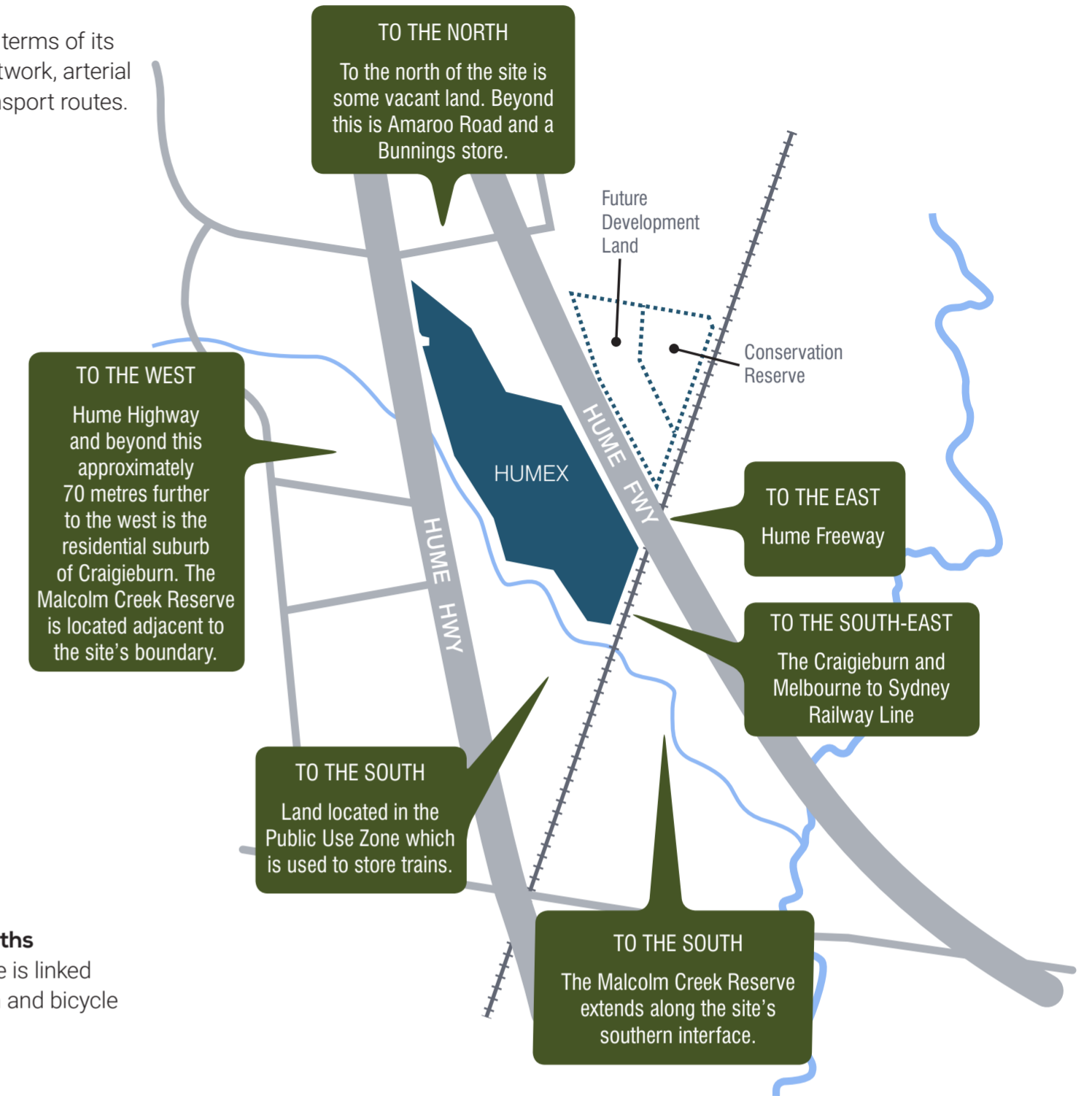
vehicles per day passing the site with great opportunities for visibility, advertising and signage to capture the imagination of commuters and visitors alike.

The area surrounding the subject site enjoys good accessibility to various modes of active travel including public transport, bicycle, and pedestrian facilities, and is also well positioned to the surrounding road network.

Humex has the only fully signalised intersection both north and south into a private development on the Hume Highway Melbourne to Sydney.

Road Network

The site is well positioned in terms of its access to the local street network, arterial road network and public transport routes.



Pedestrian and Bicycle Paths

The Craigieburn Town Centre is linked by several shared pedestrian and bicycle paths and trails.



Public Transport

The nearest bus stop is located approximately 600 m from the site and operates at a frequency of 20-40 minutes. Craigieburn rail station is located approximately 1.6 kms from the site. In addition, numerous other bus services are nearby.

The Development Plan

JTX holds a unique permit for development of the site rezoned from Business 3 to Commercial 2. This provides more rights of use and much greater scope and flexibility in the types of uses and the scale of the businesses including; Supermarkets, Retail, Bulky Goods, Offices, Showrooms, Warehousing, Distribution, Manufacturing and Hotel accommodation.

The family-friendly location is home to some of the best schools in the area, a farmers' market, football ground and hectares of parks and open spaces with walkways and bike paths. A strong sense of community spirit already exists in the area - It is a place where neighbours become friends and people regularly join in community events. This will ensure excellent patronage of the community service offerings including; childcare facilities, a major medical centre, banks, post office, convenience retail, fuel and fast food.

The development provides high amenity interfaces between the buildings on the site and its interfaces. The built form and urban design is a high standard achieved through:

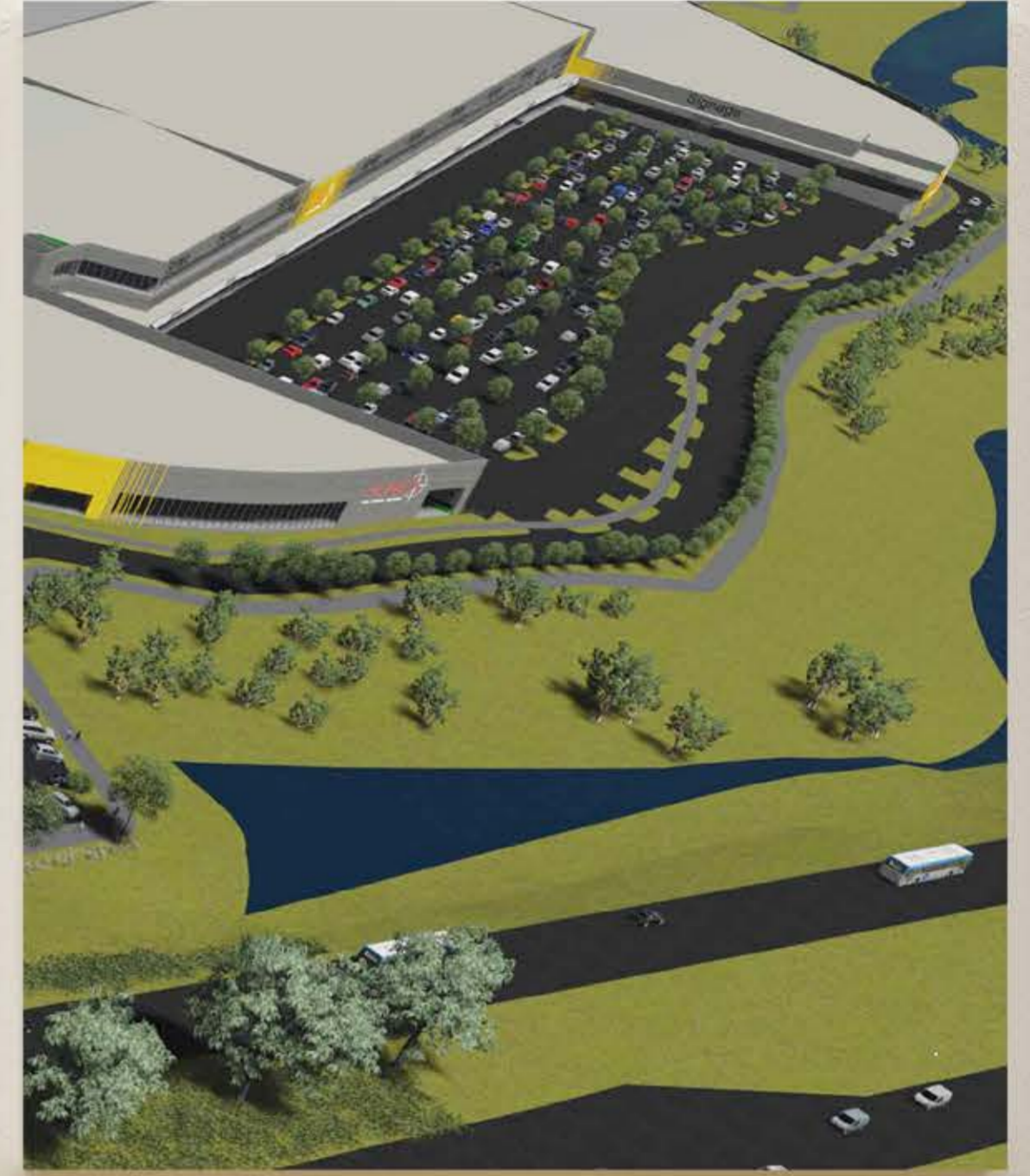
- Implementing a design philosophy that is focused on creating a sense of place, community and distinction as defining aspects.
- Creating a high quality business precinct in this strategic location along the Hume Highway.
- Establishing pedestrian access and connectivity through linkages between the subject site and the Galada Tambore Pathway and the existing residential area to the west of the site.
- The provision of a main boulevard into the site from Hume Highway incorporating extensive landscaping and canopy treatment along the main thoroughfare.
- The use of materials and finishes of a contemporary feel, that include a variety of textures, colours and materials to provide diversity and visual interest to enhance the visitor's experience and ensure the development becomes an integral element to the surrounding area.
- The use of landscaping that will serve to further enhance the quality of external spaces within the site and its interface with the surrounding area.
- Signage and branding of the site allows for suitable identification and promotion.
- To reinforce the sense of arrival with an identifiable landscape treed avenues reinforce the vehicle and pedestrian circulation and strengthen connectivity with existing links, car park areas and building settings in a soft landscape.



Summary of Development Precincts

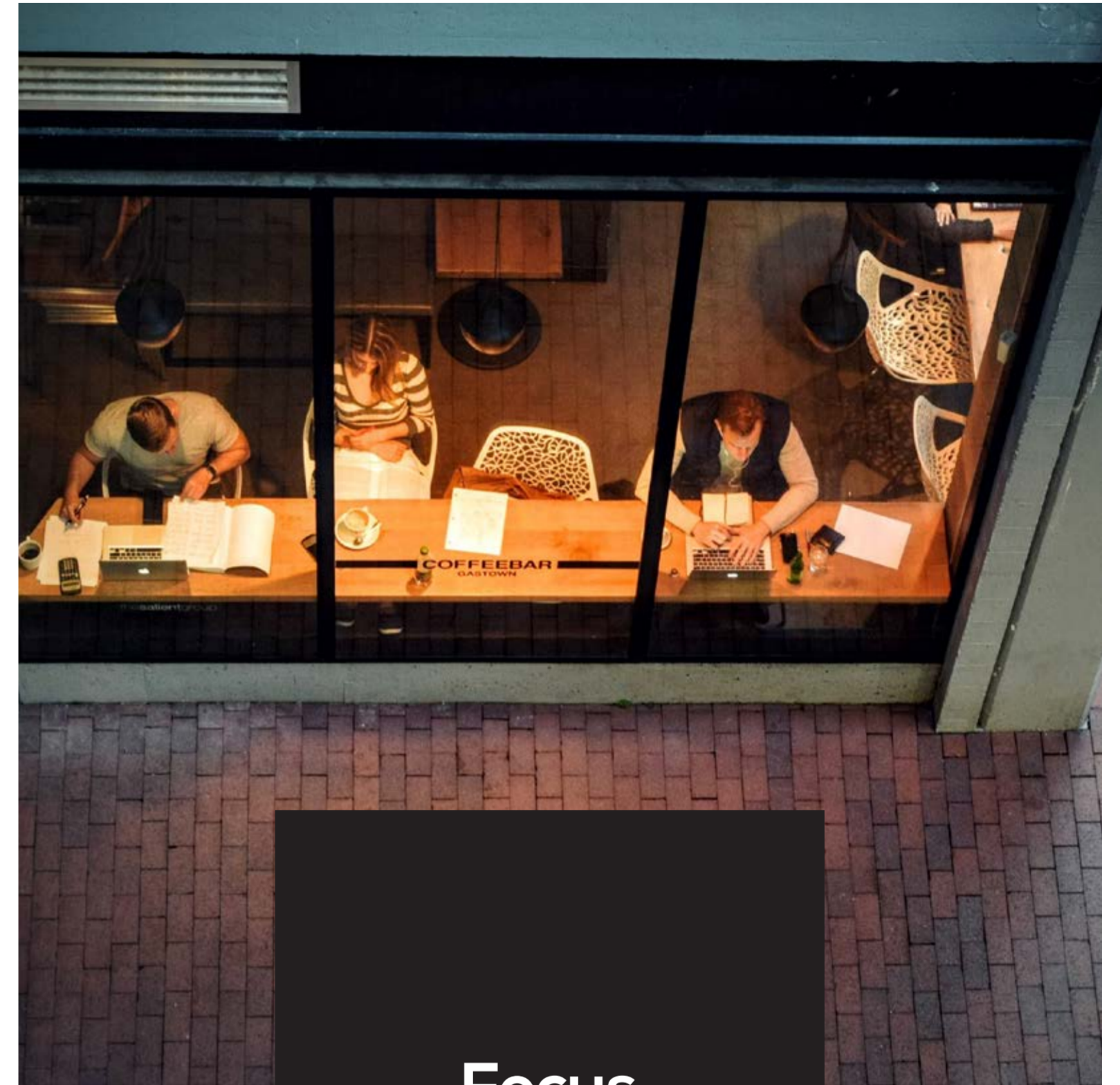
TABLE 1: Proposed Land Uses

Precinct and lot no.	Land uses	Floor area
Precinct 1 – Retail Lot 1	Furniture, bedding, homewares, electrical, sporting, camping, toys	Total 4,437 m ²
Precinct 1 – Shopping Lot 2 and 3	Grocery, fruit & veg, bakery, health, beauty, personal care etc.	Total 1,720 m ²
Precinct 1 – Shopping Lot 2 and 3	Supermarket	Total 1,568 m ²
Precinct 1 – Services Lot 4	Convenience shop (within service station)	Total 277 m ²
Precinct 1 – Services Lot 4	Convenience restaurant (within service station)	Total 332 m ²
Precinct 1 – Services Lot 5	Convenience restaurant	Total 435 m ²
Precinct 2 – Retail Lot 6	Bottle shop	Total 1,184 m ²
Precinct 2 – Medical Centre Lot 7	Medical centre GPs, specialists, pathology, radiology, allied health, pharmacy	Total 5,721 m ²
Precinct 2 – Retail Lot 7	Shops (Pharmacy and Café)	Total 400 m ²
Precinct 3 – Residential Hotel Lot 12	Major hotel chains & serviced apartments	Total 8,484 m ²
Precinct 4 – Building Materials Display Centre Lot 13	Building materials, garden, plumbing, renovation, tools, environmental, hire equipment, automotive, electrical, machinery	Total 56,311 m ²
Precinct 5 – Warehouses Lots 14-53	General warehousing, self storage, automotive, small manufacture	Total 4,492 m ²
Precinct 6 – Homemaker Centre and Retail Lots 8-11	Bulky goods, big box retail, furniture, bedding, homewares, electrical, sporting, camping, toys	Total 28,512 m ²
Precinct 6 – Café Lots 8-11	Retail, cafes, food and services including single operators and major chains e.g. Gloria Jeans, Starbucks etc.	Total 456 m ²
Precinct 6 – Office Lots 8-11	Large office tenancies, small office suites, serviced offices, real estate agency, travel agency, banking services	Total 5,961 m ²
Precinct 6 – Childcare Lots 8-11	Childcare facilities	Total 1,812 m ²
Precinct 6 – Indoor recreation Lots 8-11	Waterplay, bounce, bowl, climb, gym, dance studio, bowling alley martial arts, indoor courts	Total 11,292 m ²



Landmark retail for home, business, everything.





Focus

Humex in Focus

The great Australian explorer Hamilton Hume opened up the area in the early 1800's and the 32 hectare development on 650-700 Hume Highway, Craigieburn continues the pioneering spirit. With six distinct commercial precincts of substantial scale, there is nothing else like Humex. A new chapter is being written in Australia's history.

BUILDING MATERIAL DISPLAY CENTRE

PRECINCT 4

Building materials, renovation, tools, environmental, garden, machinery

12 STOREY HOTEL

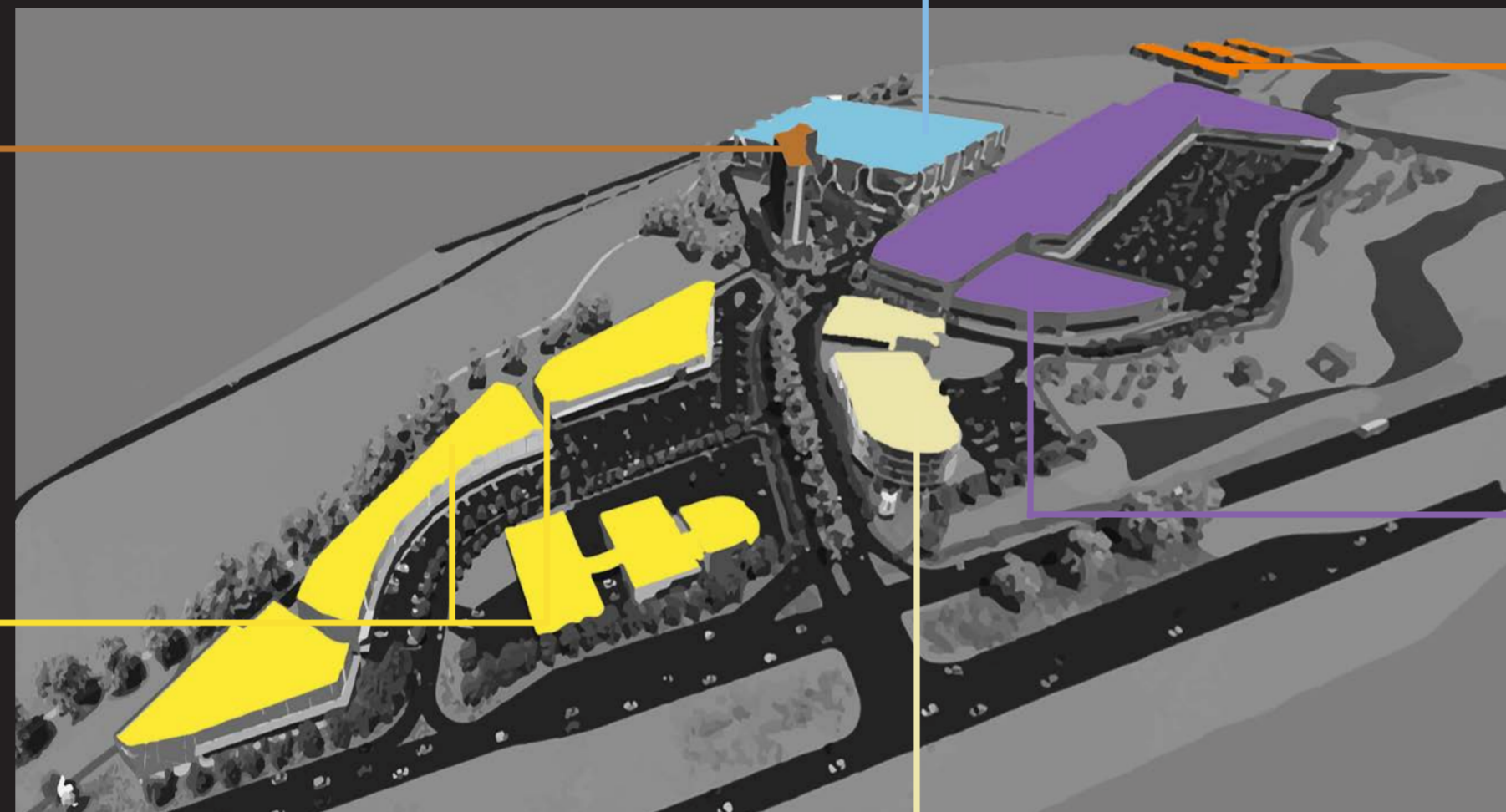
PRECINCT 3

Major chains & serviced apartments

RETAIL, SHOPPING, CONVENIENCE RESTAURANT SERVICES & PETROL

PRECINCT 1

Home goods and big box retail, furniture, bedding, homewares, electrical, sporting, camping, toys, fast food, petrol, supermarket



WAREHOUSES

PRECINCT 5

General warehousing, self storage, auto etc.

HOMEMAKER CENTRE RETAIL, OFFICES AND INDOOR RECREATION

PRECINCT 6

Bulky goods and big box retail, office, gym, play, sport & recreation

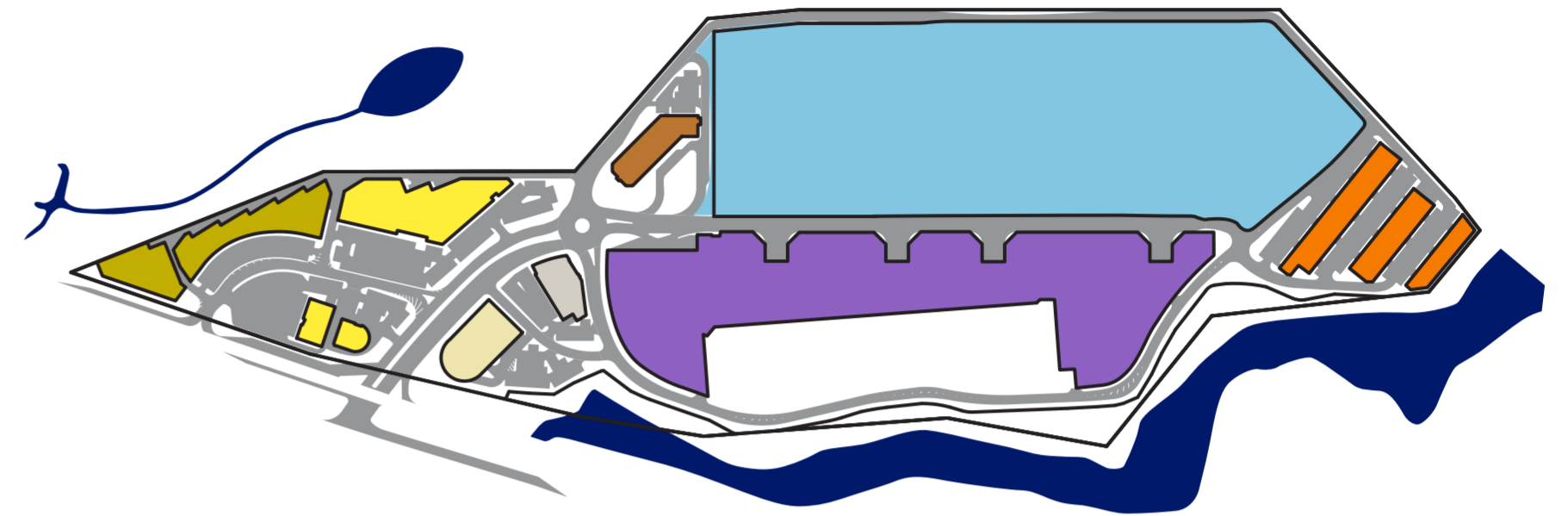
MEDICAL CENTRE

PRECINCT 2

GPs, specialists, pathology, radiology, allied health, pharmacy, childcare



Development Precincts



- **Precinct 1** Home Retail
Lot 1 4,437 m²

This precinct includes home goods and big box retail. It is intended that the range of retail uses may include, but will not be limited to furniture, bedding, homewares, electrical outlet, sporting goods, camping goods, auto parts and toys.

- **Precinct 1** Supermarket and Shops
Lots 2 & 3 3,287 m²

Supermarket, grocery, fruit & veg, bakery, health, beauty, personal care etc.

- **Precinct 1** Service Retail
Lots 4 and 5 1,045 m²

It is intended that the range of retail uses may include, but will not be limited to convenience restaurant like McDonalds, KFC or the like and a service station. Caltex, Shell or similar.

- **Precinct 2** Retail Liquor
Lot 6 1,184 m²

This precinct has been defined as the service retail component that will provide for uses such as, but not limited to a retail liquor such as Dan Murphy, BWS, Cellarbrations, etc.

- **Precinct 2** Medical Centre
Lot 7 7,399 m²

This medical precinct is the size of a small hospital and has been defined as the service retail component that will provide for uses such as, but not limited to a medical centre including GPs, specialists, pathology, radiology, allied health and pharmacy and offices.

- **Precinct 3** Residential Hotel
Lot 12 8,484 m²

This component also makes provision for conference facilities within the residential hotel. It is anticipated that the residential hotel would largely support visitors to the Building Materials Display centre, located immediately to the south. Major hotel chains & serviced apartments.

- **Precinct 4** Building Materials Display
Lot 13 56,311 m²

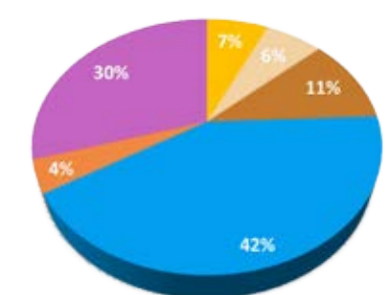
The largest Building Materials Display Centre in the Southern hemisphere over 5 levels with more than 3,000 individual tenancies for building materials, garden, plumbing, renovation and tools.

- **Precinct 5** Warehousing
Lot 14 – 53 4,492 m²

This precinct may support five to eight warehouses or provide additional warehouse capacity for the Building Materials Display component. General warehousing, self storage, automotive, small manufacture.

- **Precinct 6** Homemaker Centre, Offices and Indoor Recreation Centre
Lot 8 – 11 46,221 m²

This precinct includes a huge Homemaker Centre with bulky goods and big box retail. It also includes offices, cafes, gym, martial arts studios indoor theme park with waterplay, bounce, bowl, climb, gym and dance. This will be the largest play centre of its kind in the Southern hemisphere.



Precinct 1

Lot 1 Landmark Retail

4,437 m²

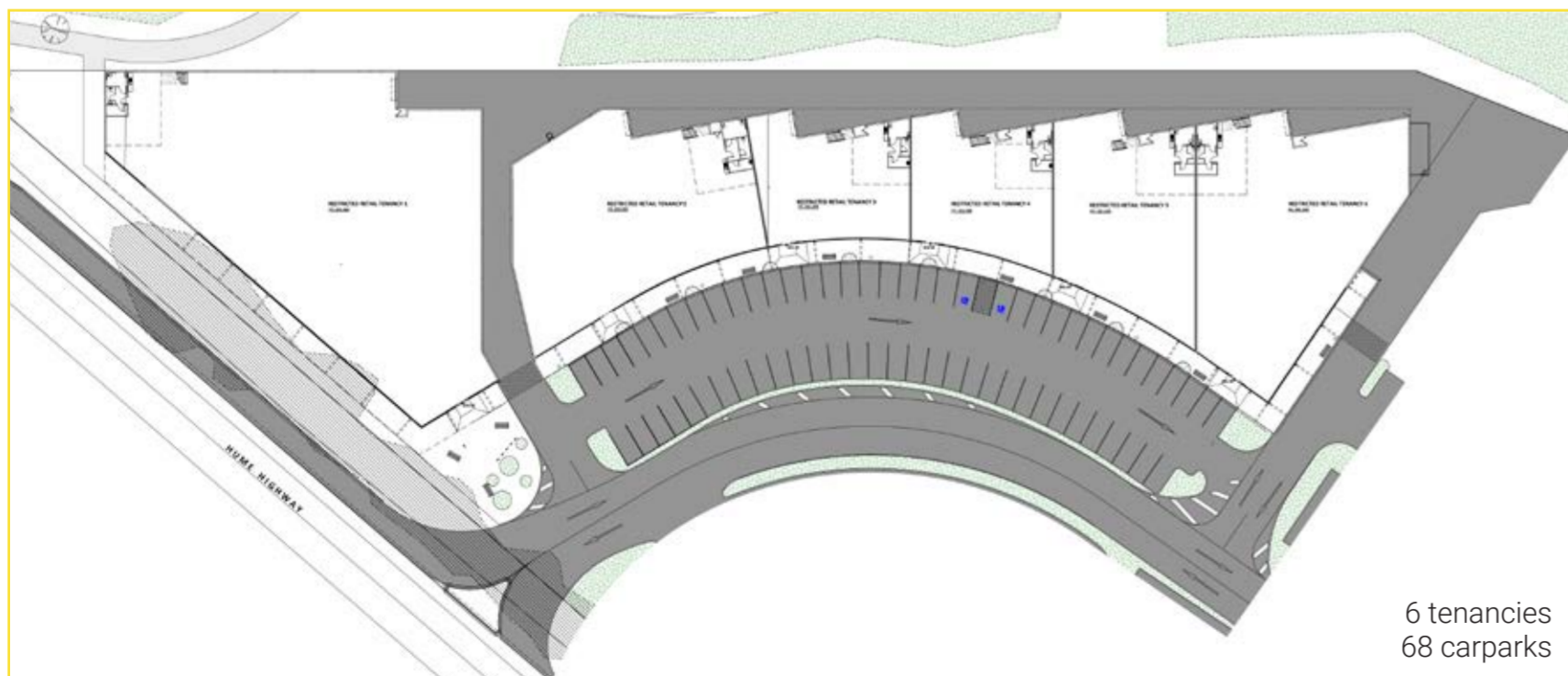
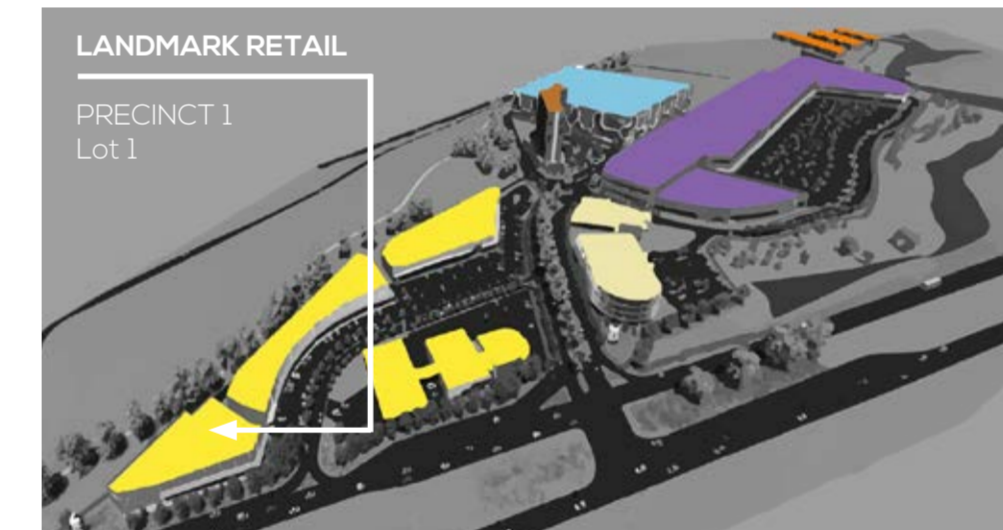


It is envisaged that this component would support a number of restricted retail tenancies at ground level that is designed to provide for efficient layout. Ample car parking to the site frontage provides for generous accessibility with generous opportunities for branding and signage.

Convenient access for loading bays are provided to the rear of the tenancies off the main incoming site service road.

Located just outside of Lot 1 on common property to the north of the building and adjacent to Hume Highway is a proposed pylon sign which will display signage identifying the centre as Humex and also provide business identification signage for the main tenants of the site.

Lot 1 Available Tenancies		
Tenancy no.	Area (NLA)	Use
Tenancy 101	1,650 m ²	Furniture, bedding, camping, lighting, homewares, auto parts, window dressings, floor coverings, sporting equipment, electrical, office supplies, pet goods, toys
Tenancy 102	785 m ²	
Tenancy 103	336 m ²	
Tenancy 104	348 m ²	
Tenancy 105	501 m ²	
Tenancy 106	817 m ²	
Total	4,437 m²	68 carparks



Precinct 1

Lot 2&3 Supermarket & Retail

Lot 2 & 3 **3,287 m²**



Convenience retail will service the needs of the immediate business and resident population whilst the Hume highway will provide convenient and direct access to the site from the north and south and provide convenience based retailing with a high level of exposure to passing traffic. It has fourteen internally illuminated signage zones.

In addition to the trade area resident market, other market segments will support the proposed range of convenience retailing within the Humex development. These additional markets include:

- On site workers
- Visitors to the non-convenience retail uses on the site and general passing traffic along the Hume Hwy.

Lots 2 & 3 Available Tenancies		
Tenancy no.	Area (NLA)	Use
Tenancy 201	1568 m ²	Supermarket
Tenancy 202	128 m ²	Bakery,
Tenancy 203	129 m ²	fruit & vegetables,
Tenancy 204	172 m ²	clothing,
Tenancy 205	126 m ²	footwear,
Tenancy 206	126 m ²	beauty salon,
Tenancy 207	114 m ²	jewellery,
Tenancy 208	75 m ²	newsagency,
Tenancy 209	134 m ²	butchery,
Tenancy 210	60 m ²	communications,
Tenancy 211	80 m ²	travel centre,
Tenancy 212	100 m ²	health food,
Tenancy 213	114 m ²	department store,
Tenancy 214	114 m ²	manchester,
Tenancy 215	114 m ²	optical,
Tenancy 216	113 m ²	personal accessories,
Tenancy 217	20 m ²	financial services
Total	3,287 m²	177 carparks

**Maximum retail space 500 sq meters. Remainder to be restricted retail



Precinct 1

Lot 4 & 5 Service Station & Convenience Restaurant

Lot 4 & 5 1,045 m²



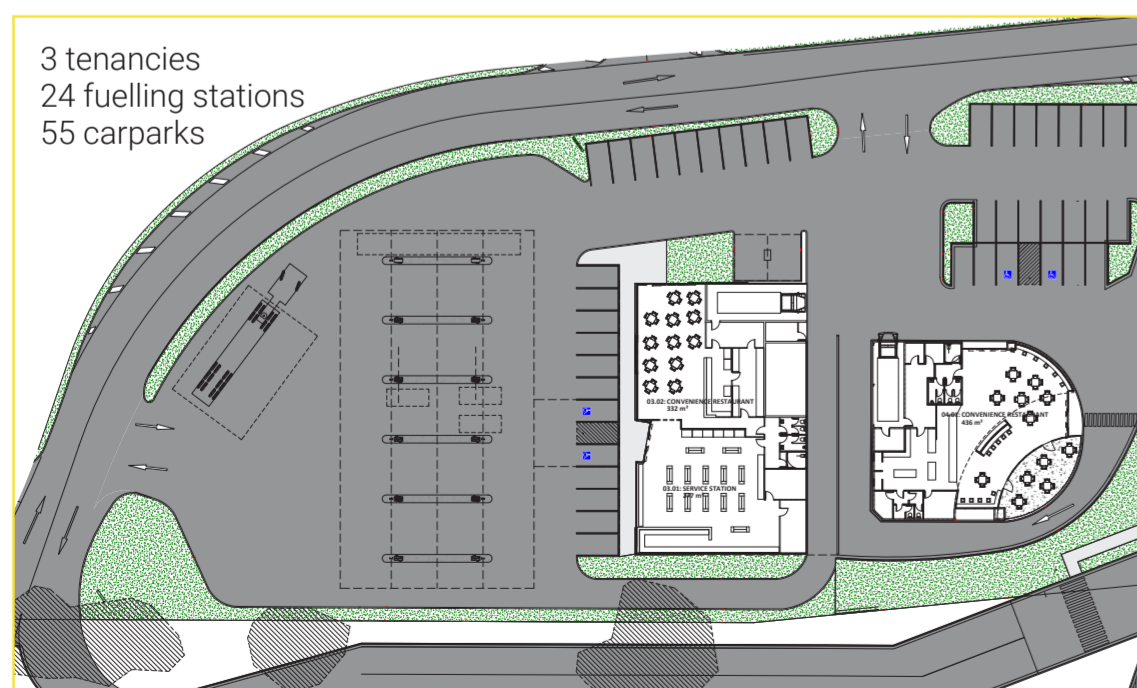
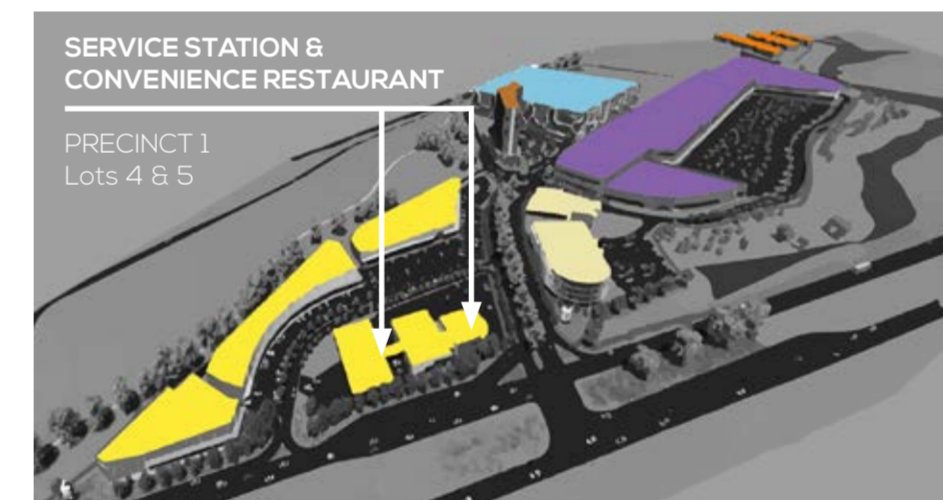
With direct access from Hume Hwy adjacent to the Amaroo off ramp it is intended that a range of retail uses including a service station, car wash, convenience store and fast food restaurants.

The typical benchmark for the major fast food operators is one store per 10,000 residents. The Craigieburn market could support around 7 stores under this benchmark so there is at least market support for another 5 major chain fast food outlets in Craigieburn area.

Fast food outlets on the site would benefit from the high volume of passing traffic along the Hume Highway, the subject site could support at least two and potentially up to four fast food pad site uses.

The leasable site area for each lot includes the building areas (NLA) and carparks and fuel bowsers for the service station. It has three internally illuminated signage zones.

Lots 4 & 5 Available Tenancies		
Tenancy no.	Area (NLA)	Use
Tenancy 401	277 m ² 332 m ²	Service station Shop & restaurant (Total area inc. 55 carparks 4,039 m ²)
Tenancy 402	435 m ²	Convenience restaurant (Total area inc. drivethrough 2,891 m ²)
Total	1,045 m²	55 carparks



Precinct 2

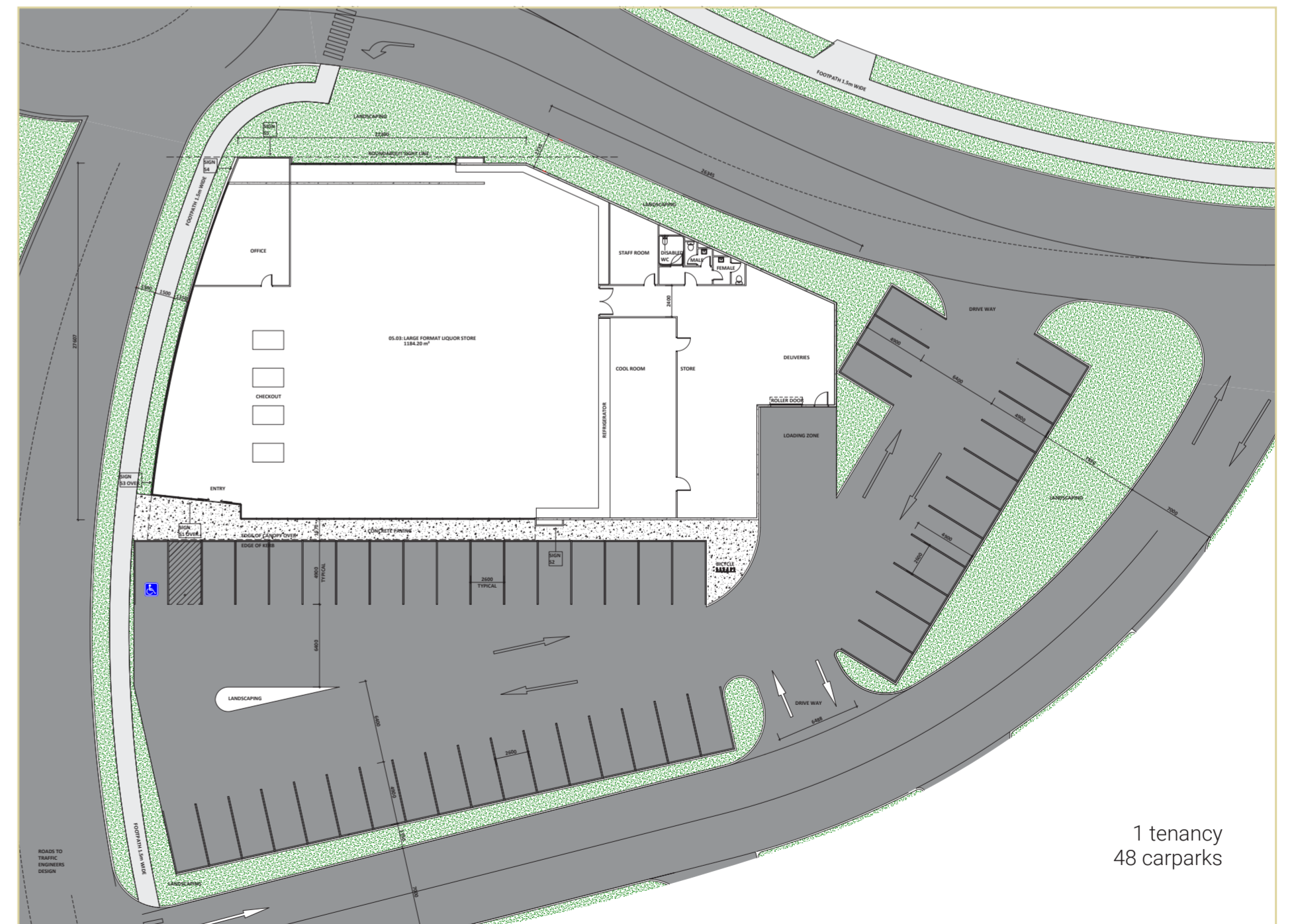
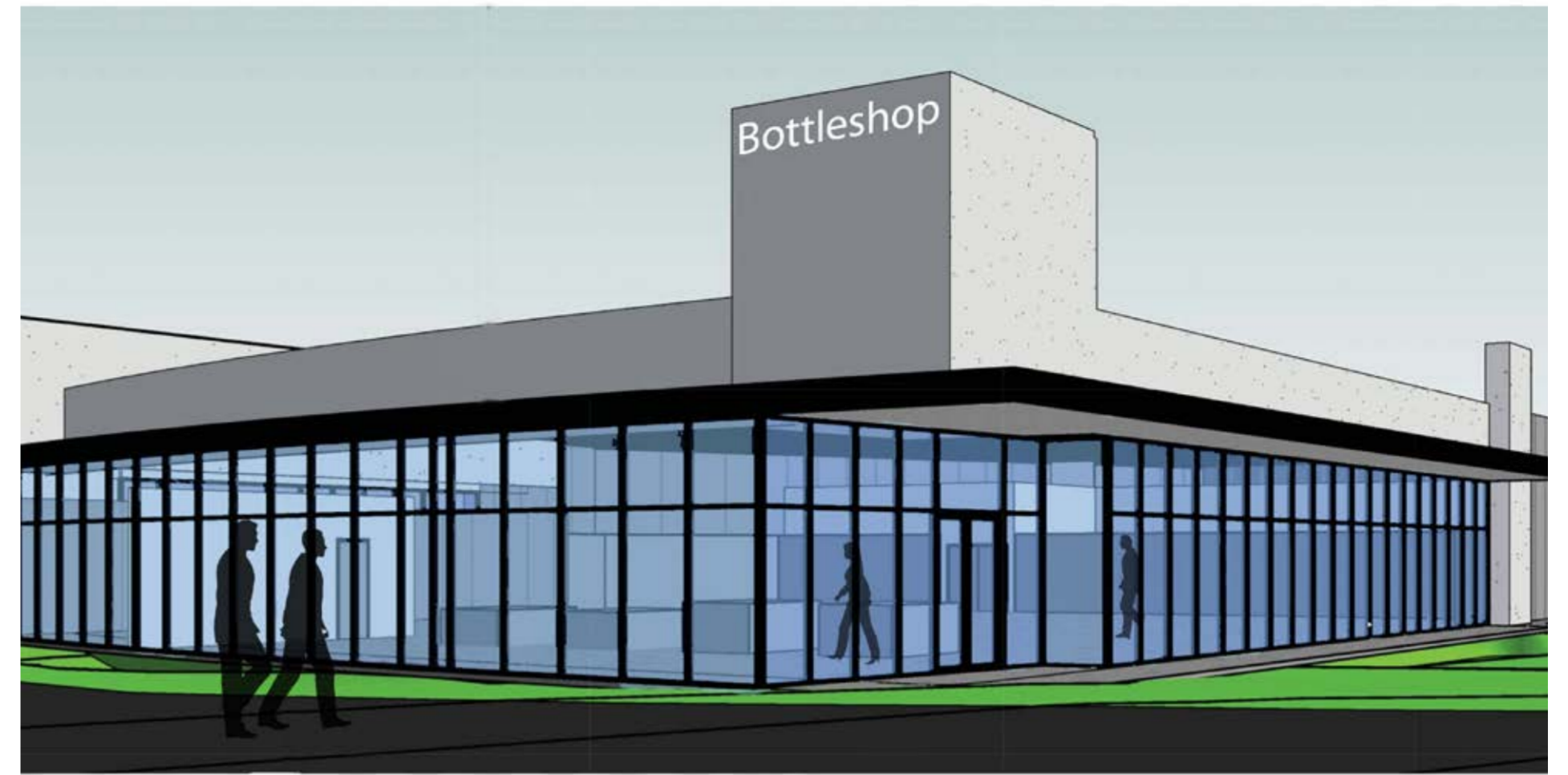
Lot 6 Large Format Liquor Store

Lot 6 1,184 m²



With a ground floor foot print of 1,184 sq/m it is envisaged that this quadrant will provide a large format liquor store. Located centrally to the site, the liquor store provides an ideal facility to compliment the residential hotel in precinct 3 as well as the supermarket/restricted retail located in precinct 1. It has five internally illuminated signs.

Lot 6 Available Tenancies		
Tenancy no.	Area (NLA)	Use
Tenancy 1	1,184 m ²	Bottle Shop
Total	1,184 m²	48 carparks



1 tenancy
48 carparks



Demand for health services in the Northern Growth Corridor is substantial and will benefit from a Medical centre the size of a hospital



Precinct 2

Lot 7 Elle Chic Medical Centre

Lot 7 **6,121 m²**



The four-storey Elle Chic Medical Centre occupies a premier position within the Humex site.

The Elle Chic Centre is a pioneering, state-of-the-art medical and wellness hub serving the residents of Melbourne's Northern suburbs, and rural Northern Victoria who would otherwise have to travel to the centre of Melbourne to receive specialist medical services.

Everything made easy:

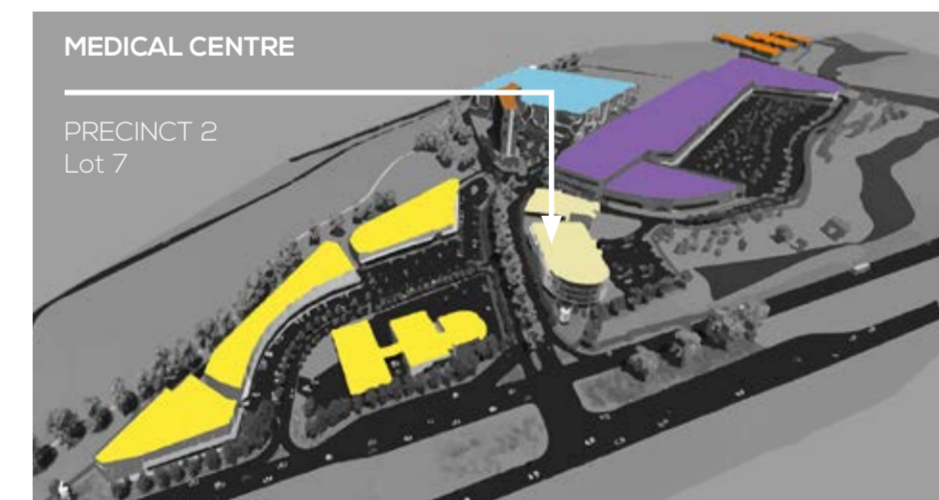
- Four floors of state-of-the-art surgical and allied healthcare space
- All-in-one location for smooth internal referrals
- Innovative design plan which enhances patient centred workflows and patient care
- Central waiting areas that maximise the scope for advertisement within the premises and maximum utilisation of clinical space
- On site cafe
- Large floor plates available and flexible layouts

- Flexible lease terms
- Bespoke design and build opportunities
- Turn-key space and construction management services
- Move-in ready tenant suites
- Internally illuminated signs each 6 metres x 2.1 metres
- Dedicated on-site parking including 51 carparks on the ground floor and 120 underground.

Per-capita benchmarks of market demand indicate that in Melbourne, there are 19 GPs, 5 dentists and 7 physiotherapists for every 10,000 residents. This means current demand in Craigieburn can support 97 GPs, 26 dentists and 38 physiotherapists.

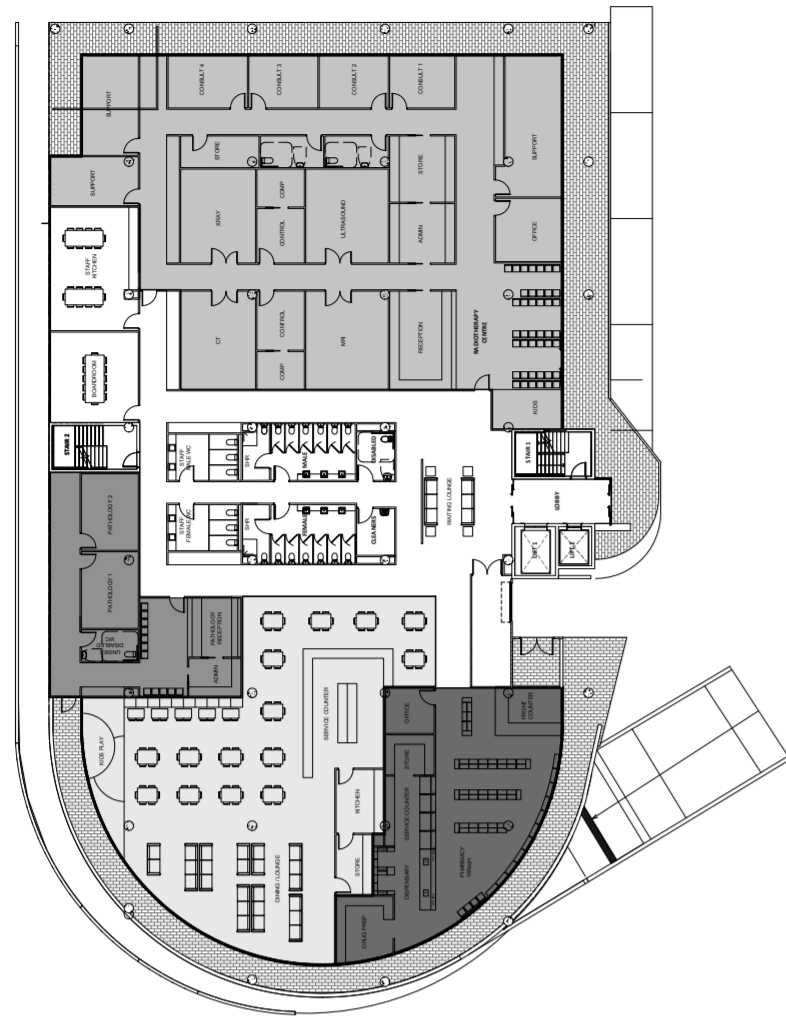
In addition, areas with a higher than average proportion of young children or older aged residents usually generate greater levels of demand for medical practitioners. Craigieburn has a relatively high proportion of young families with 44% of households having children less than 15 years of age.

Lot 7 Available Tenancies		
Tenancy no.	Area (NLA)	Use
Tenancy 701 Ground Floor	165 m ²	Cafe
Tenancy 702 Ground Floor	235 m ²	Pharmacy
Tenancy 703 Ground Floor	123 m ²	General practitioners, medical specialists, radiology, pathology, dental, obstetrics, psychologists, physiotherapy, sports medicine, acupuncture, dietician, rehabilitation, naturopathy, health centre, optical, gym, dialysis centre, day procedure clinic, allied health centre, chemotherapy centre, blood donor centre,
Tenancy 704 Ground Floor	609 m ²	
Tenancy 711 First Floor	221 m ²	
Tenancy 712 First Floor	205 m ²	
Tenancy 713 First Floor	197 m ²	
Tenancy 714 First Floor	208 m ²	
Tenancy 715 First Floor	890 m ²	
Tenancy 721 Second Floor	221 m ²	
Tenancy 722 Second Floor	205 m ²	
Tenancy 723 Second Floor	197 m ²	
Tenancy 724 Second Floor	208 m ²	
Tenancy 725 Second Floor	303 m ²	
Tenancy 726 Second Floor	180 m ²	
Tenancy 727 Second Floor	195 m ²	
Tenancy 731 Third Floor	825 m ²	
Tenancy 732 Third Floor	519 m ²	
Tenancy 733 Third Floor	415 m ²	
Total	6,121 m²	171 carparks

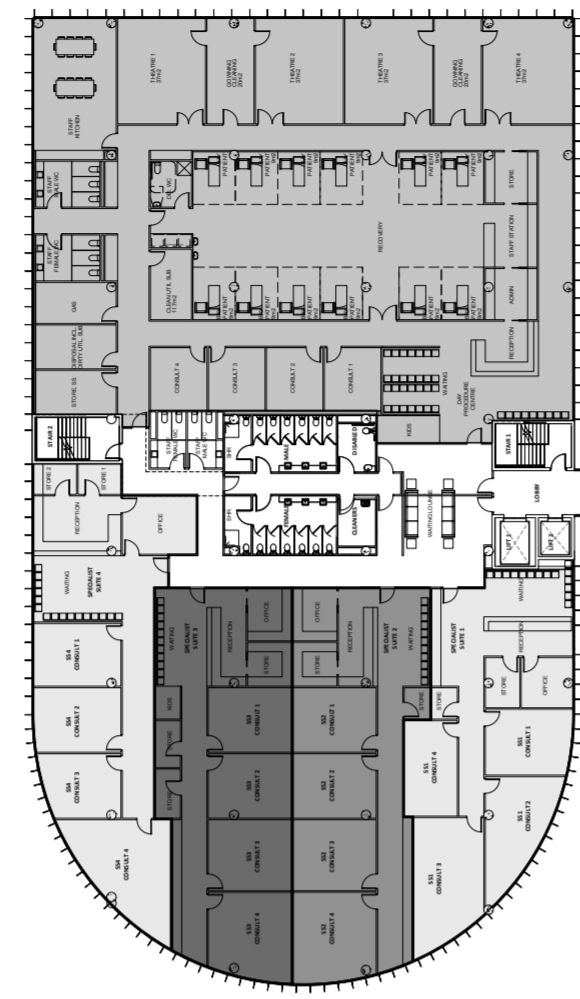


South elevation

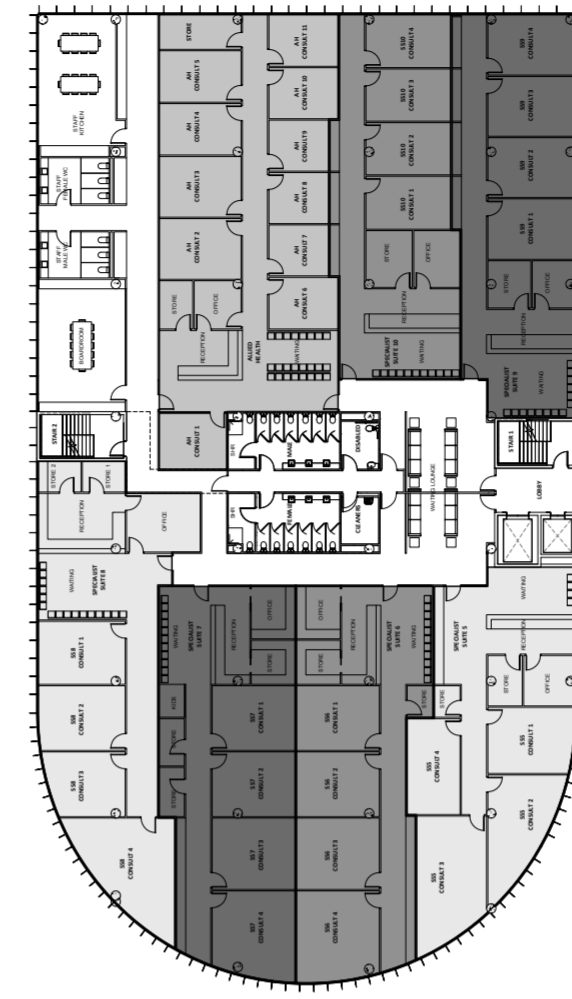




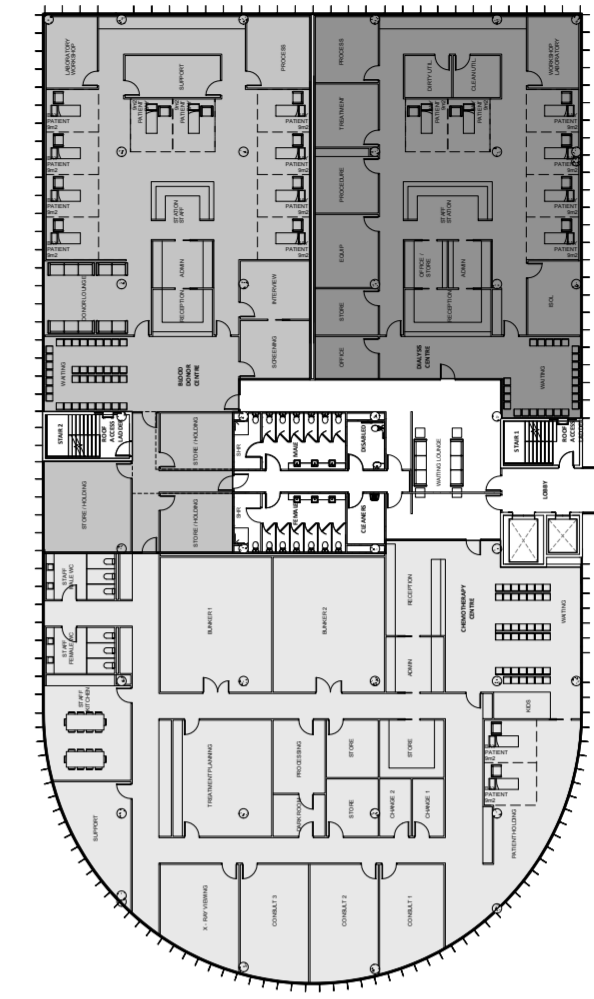
Floor plan - Ground floor



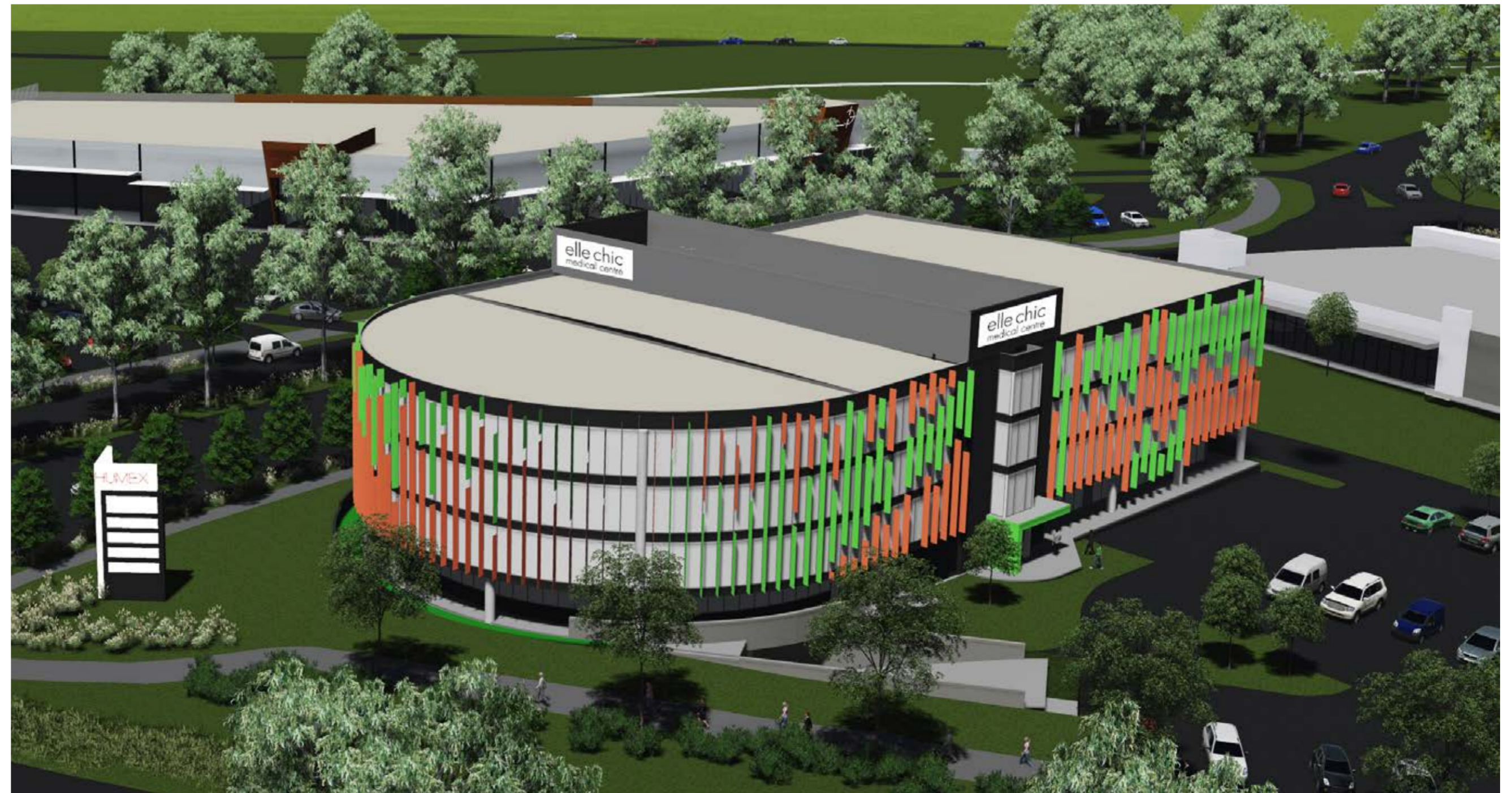
Floor plan - First floor



Floor plan - Second floor



Floor plan - Third floor



Childcare

A new purpose built childcare facility will be provided on the site. It will be located with ample access to outside play areas and with suitable and safe drop-off locations. Childcare facilities will provide support to shoppers and workers nearby. Given a significant number of households in the area have children less than 15 years old, demand for these facilities will be high.

Changing work and study requirements on families has increased the demand for appropriate child care facilities.

In Australia this financial year, roughly 1.6 million children aged 12 and under are expected to attend some form of government-approved or government-funded childcare service. According to IBIS World, in 2015-16, the industry is expected to generate revenue of \$10.6 billion, up 12.2% on the previous year and is expected to grow at an annualised growth of 6.1% over the next five-years.

A rise in the maternal workforce participation rate over the past five years has reinforced demand for childcare. According to the ABS's 2014 Childhood Education and Care survey, work-related reasons were the main reason for children attending formal care, with 60% of families with two working parents relying on childcare.

Clearly, quality childcare services provide an important contribution to work and economic activity attracting residents, businesses and investors to the Humex project.

Our analysis of childcare facilities in the area shows an increase in the supply of childcare places can satisfy unmet demand and increase underlying demand. An increase in the availability of flexible session times is also important, given changing workplace requirements including an increase in the number of non-standard hours worked.

JTX has already secure a commitment from Total Childcare Solutions Australia Pty Ltd (TCSA) to deliver consistent high quality childcare and early learning services immediately on completion of construction.

With 40 years experience and more than 30 centres, TCSA assists owners and investors in managing operations effectively with a comprehensive service that transforms passionate carers into successful owners.

The company's core belief is that managing relationships is the key to a successful childcare business - happy staff make for happier children, and happy children means happier parents, this makes it easy for everyone. The TCSA team is made up of a group of talented people with proven skills and experience in managing long day childcare centres around Australia.

Specifications

Capacity: 90 – 120 places

Rooms: 4 activity rooms plus staff room, toilet, changing room, laundry and kitchen facilities.

Foyer & Reception Area: Staff, parents and children entering or exiting the building do so via a code locked door from the

foyer/waiting area serviced by door and child proof gate set up to the external environment with double pram access.

Playground: Outdoor and undercover outdoor play area of 8.5 m² per child. Double access maintenance gates to the playground with soft fall areas, landscaping, emergency services, secured power points, taps and storage.

Operating hours: 6 am - 10 pm Monday - Sunday

TCSA complies with the established Regulations and Quality Frameworks for the provision of consistent high quality child care services and are independently audited against the regulations including:

- Education and Care Services National Regulations 2011
- Education and Care Services National Act 2011
- National Quality Framework
- National Early Years Learning and Development Framework
- Victorian Early Years Learning and Development Framework.

A Heads of Agreement is already in place with TCSA for a 10 year lease, with a further 3 x 5 year options.

The ability to attract local support is a critical success factor. TCSA has the marketing skills are important in filling places at childcare centres. Maintaining TCSA's good public reputation will ensure ongoing business.



I believe the children are our are future
Teach them well and let them lead the way

Precinct 3

Lot 12 Hotel Accommodation

Lot 12 **8,484 m²**

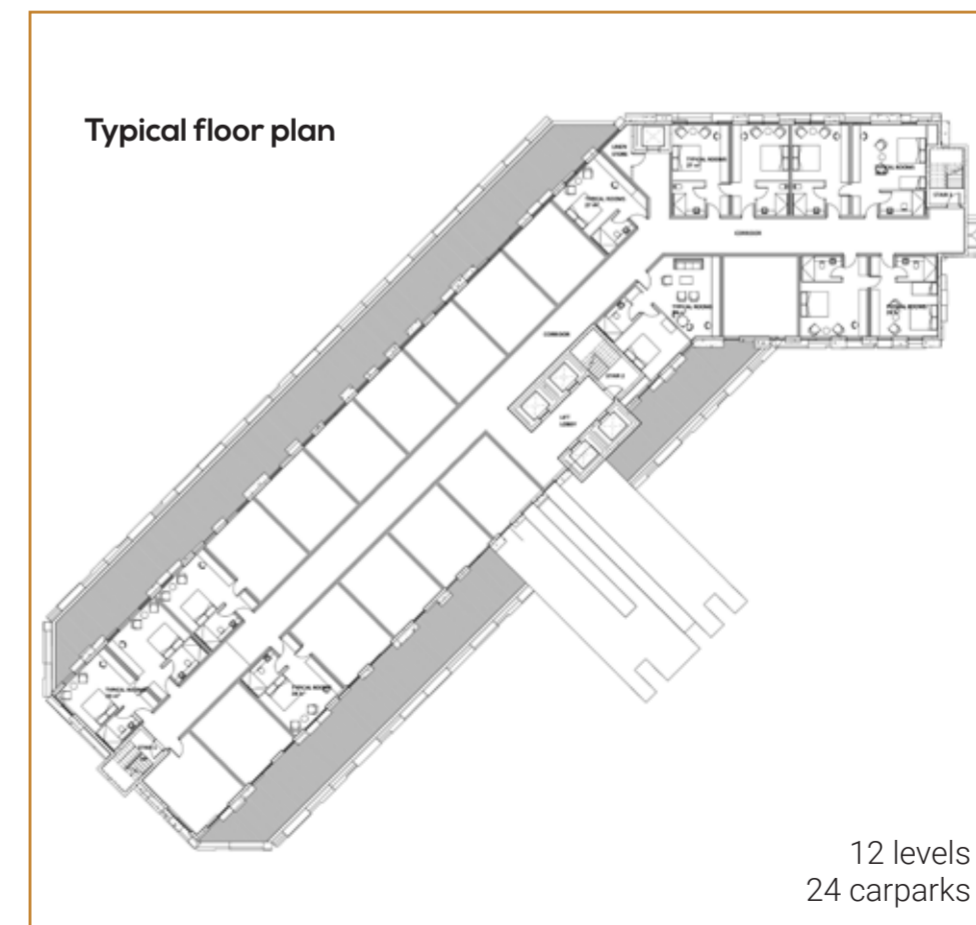
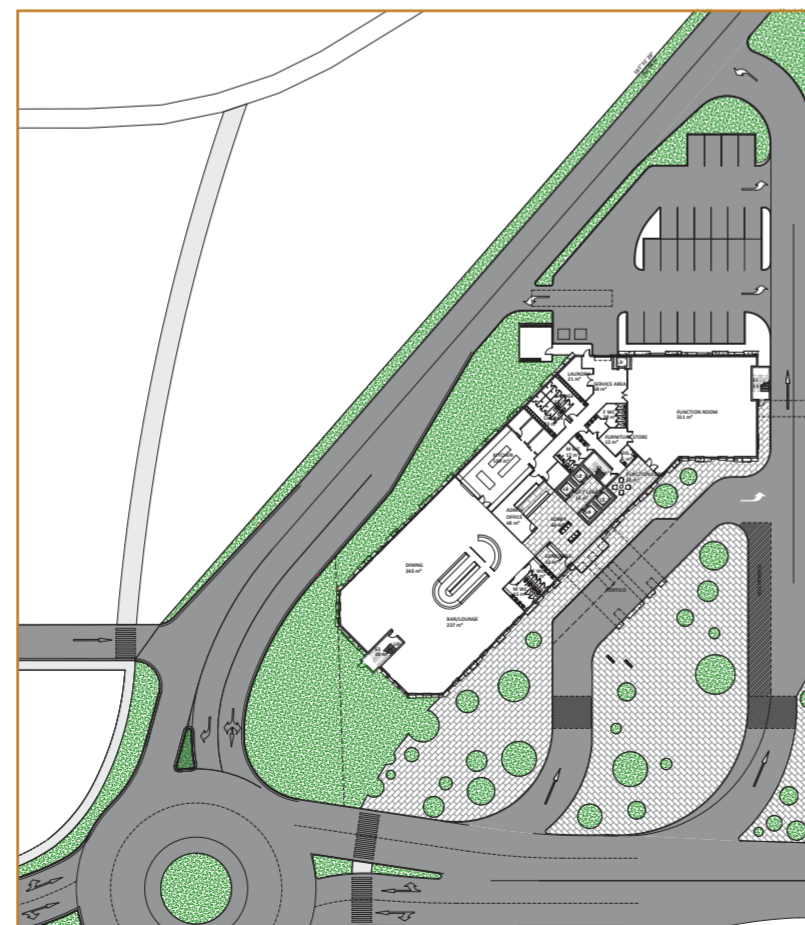
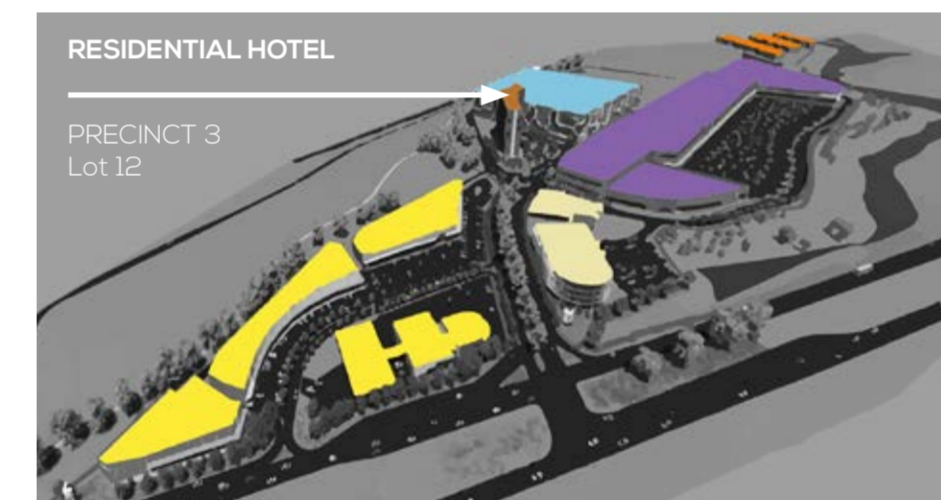


The proposed 12 storey hotel provides accommodation of 285 rooms for local and international visitors to Melbourne and the Humex site.

Directly adjacent to the impressive Building Materials Display Centre the hotel provides an ideal complementary facility to largely support visitors to both the Building Materials Display Centre and medical day procedure clinic. This component also makes provision for conference facilities within the residential hotel.

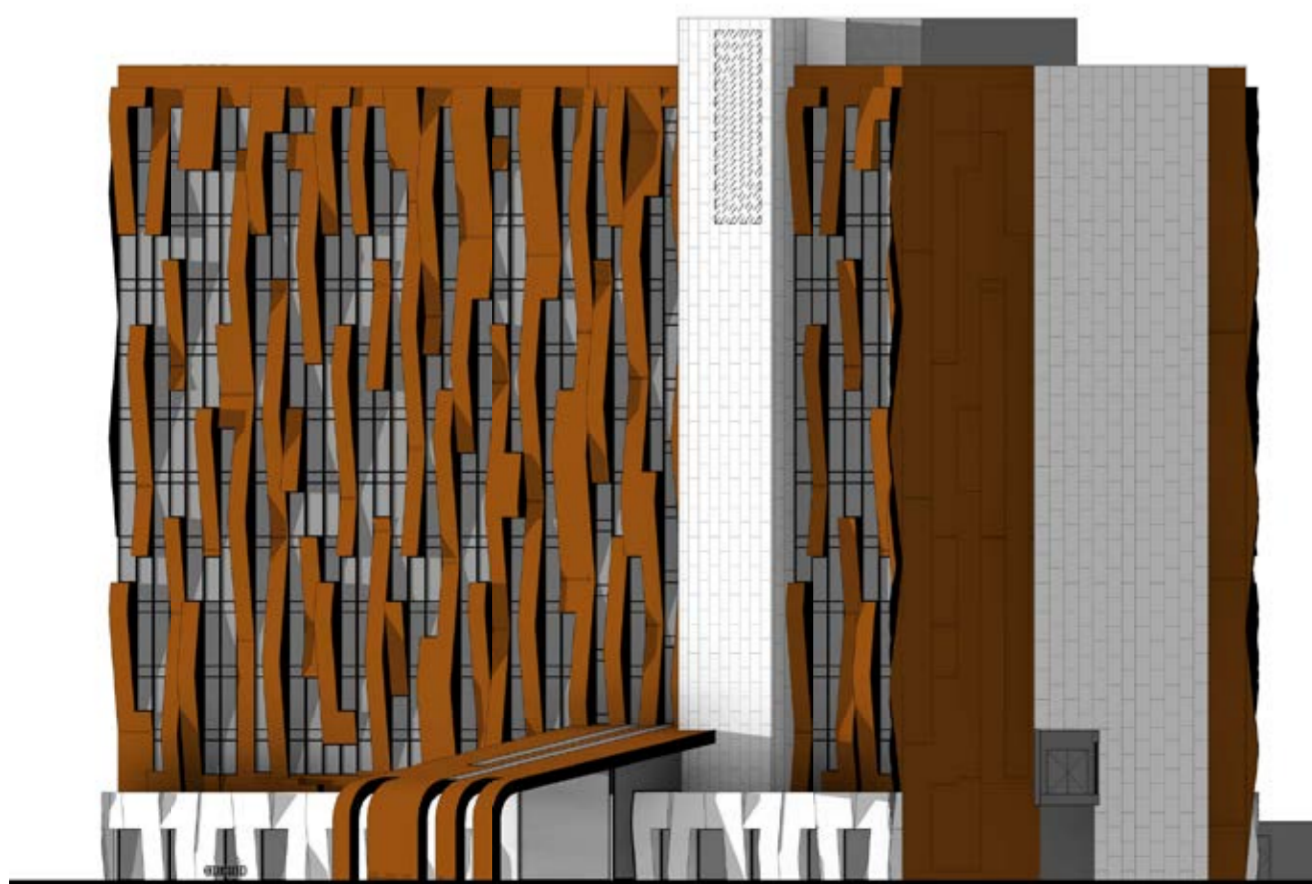
- World class 4.0 star business hotel
- Includes restaurant, lounge bar & function room on ground floor.
- Includes 285 keys over 12 levels with views to the CBD.

Lot 12 Available Tenancies		
Location	Area (NLA)	Use
1200001 Ground Floor	735 m ²	Resturant & Bistro
1200002 Ground Floor	160 m ²	Reception
1200003 Ground Floor	572 m ²	Function room
Levels 1–11	7,752 m ²	Hotel rooms, serviced apartments, 26 keys per level
Total	8,484 m²	24 carparks

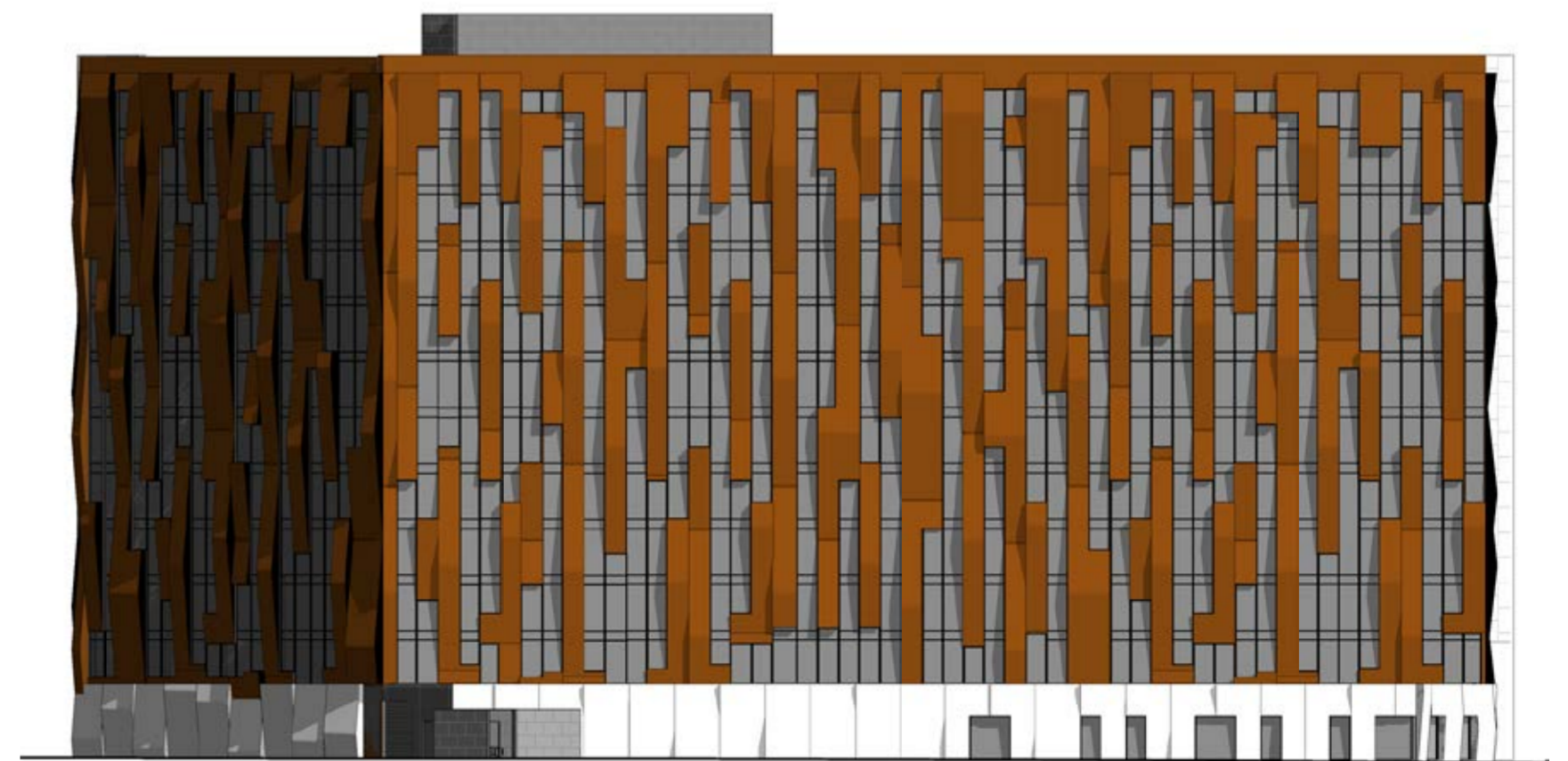




Proposed West elevation



Proposed South-East elevation



Proposed North elevation



The largest building materials display centre in the Southern hemisphere.



Precinct 4

Lot 13 Building Materials Display Centre

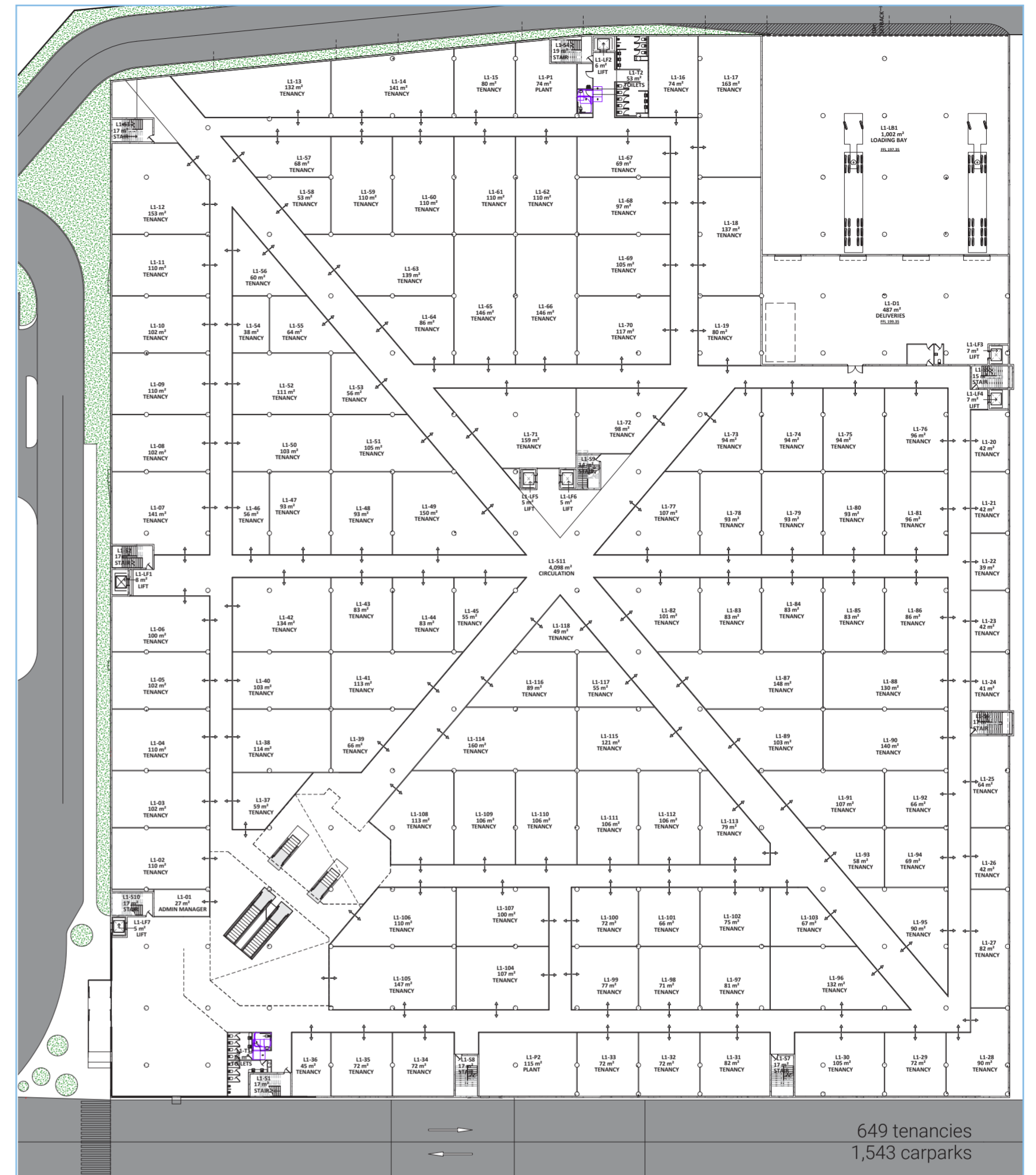
Lot 13 **56,311 m²**



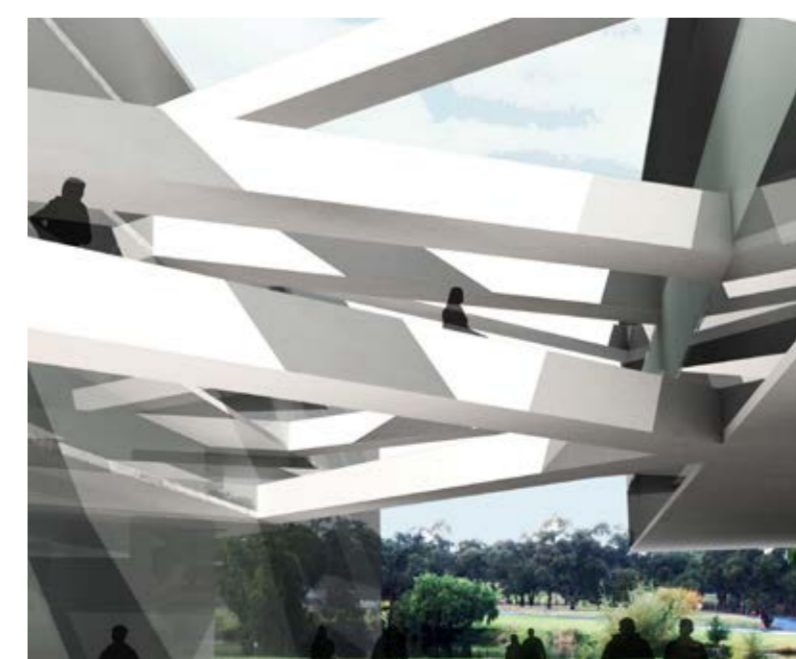
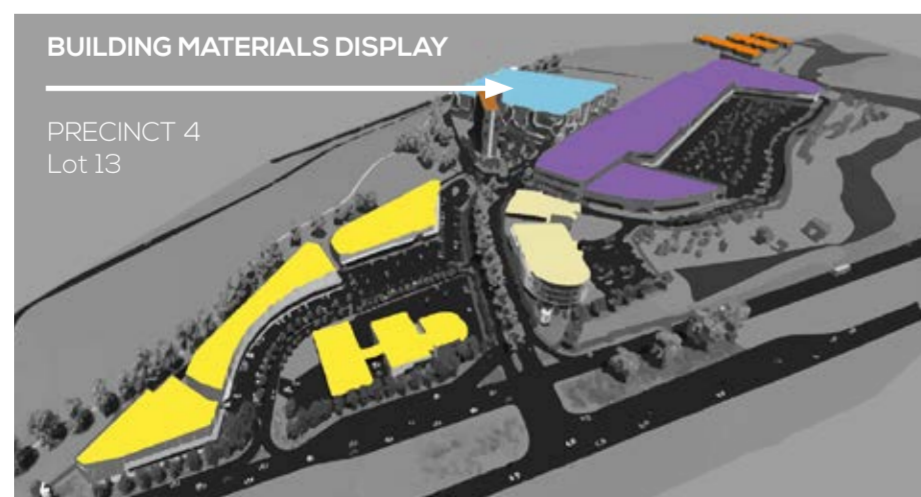
The Humex development incorporates the Building Material Display Centre, which will be the largest of its kind in the Southern hemisphere for home fixtures & fittings, furniture, interior & exterior finishes & materials.

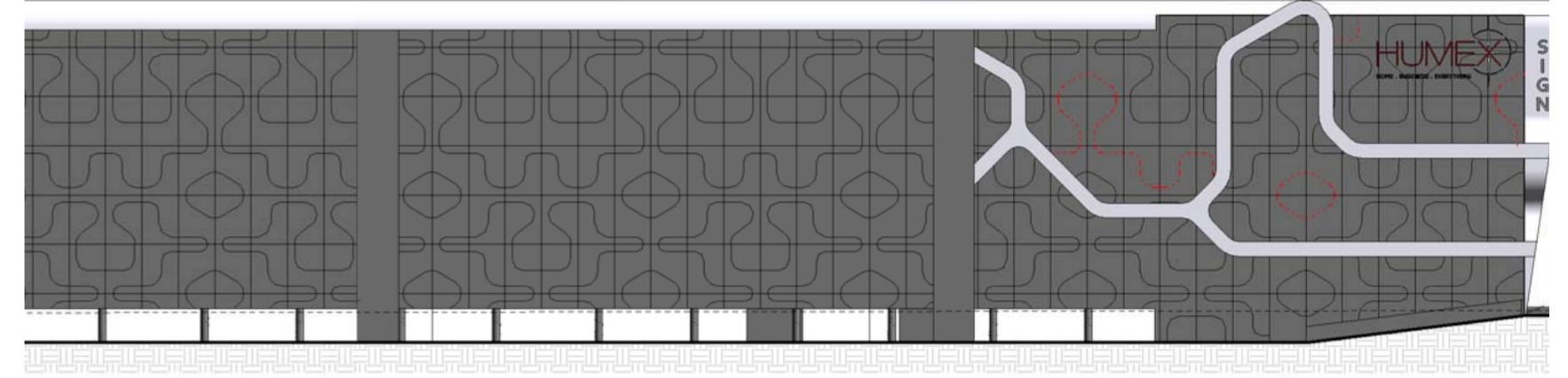
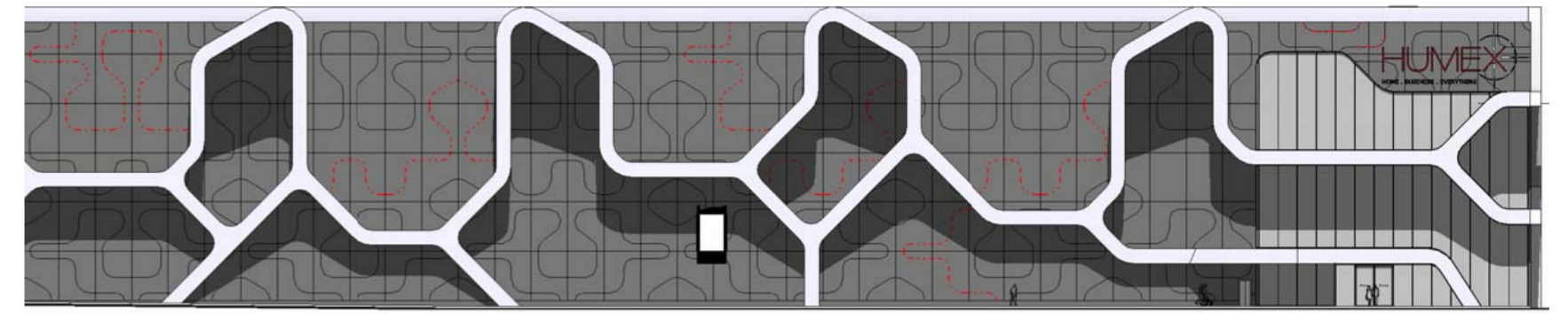
Consisting of 5 levels of retail display suites, the facility has the potential to accommodate over 661 suppliers. Signage is available on all levels and a trail of red LED lighting on the east, west and north facades and part of the south façade adds further interest.

Located on the north west corner of the site on the high side (embankment) of Hume Fwy this building presents a strong presence as the gateway to Melbourne.



Lot 13 Areas		
Location	Area (NLA)	Use
Ground Floor Tenancies x 118	10,991 m ²	Building materials, home renovation, trade tools, safety equipment, trades equipment, hire equipment, green energy, home garden, light machinery, cleaning equipment, materials handling, automotive,
Level 1 Tenancies x 143	11,846 m ²	recreational, processing, drainage, water storage, recycling,
Level 2 Tenancies x 134	11,288 m ²	electrical, transport, primary production, outbuildings, machinery,
Level 3 Tenancies x 135	11,094 m ²	manufacturing supplies, communications, computers, temperature control, export/import, environmental, husbandry, textile processing
Level 4 Tenancies x 132	11,092 m ²	
Total	56,311 m²	1,543 carparks





Precinct 5

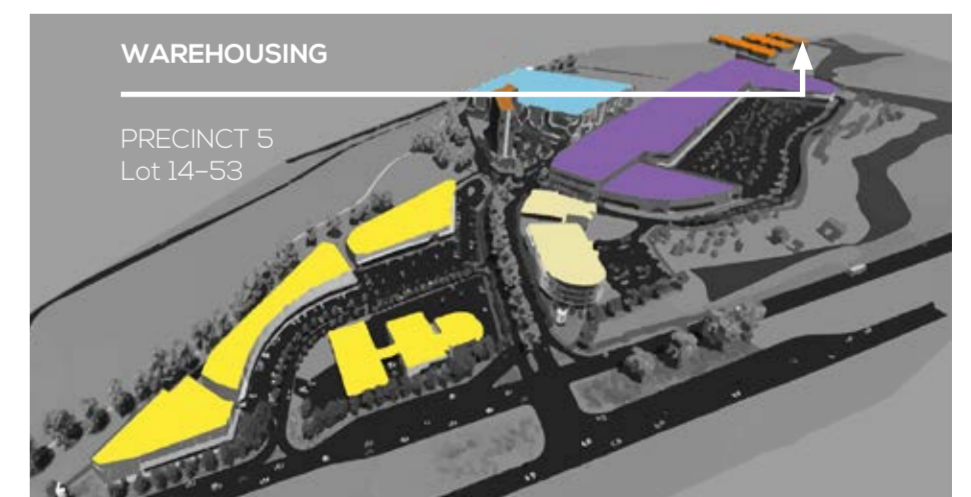
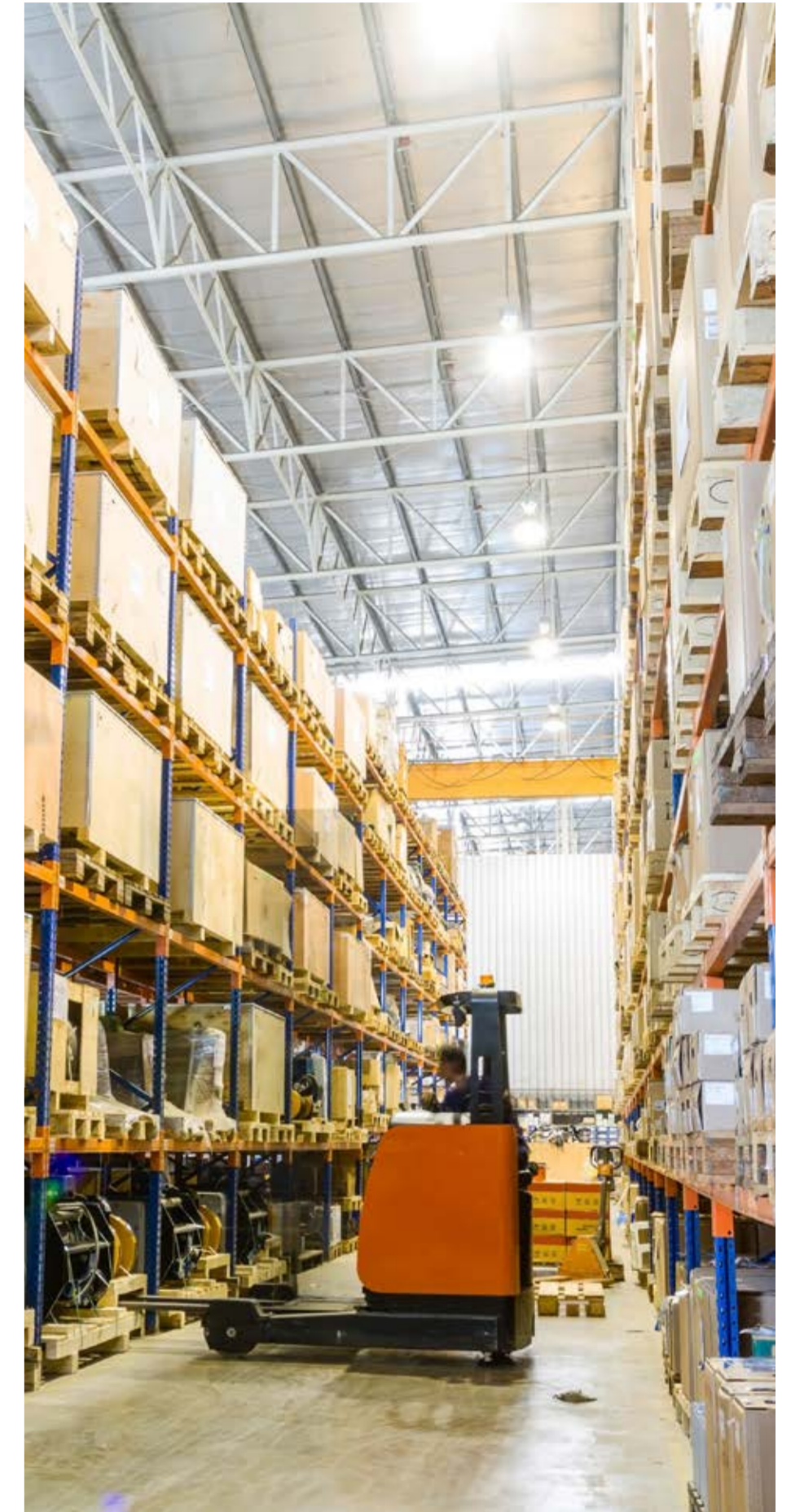
Lot 14 - 53 Warehousing

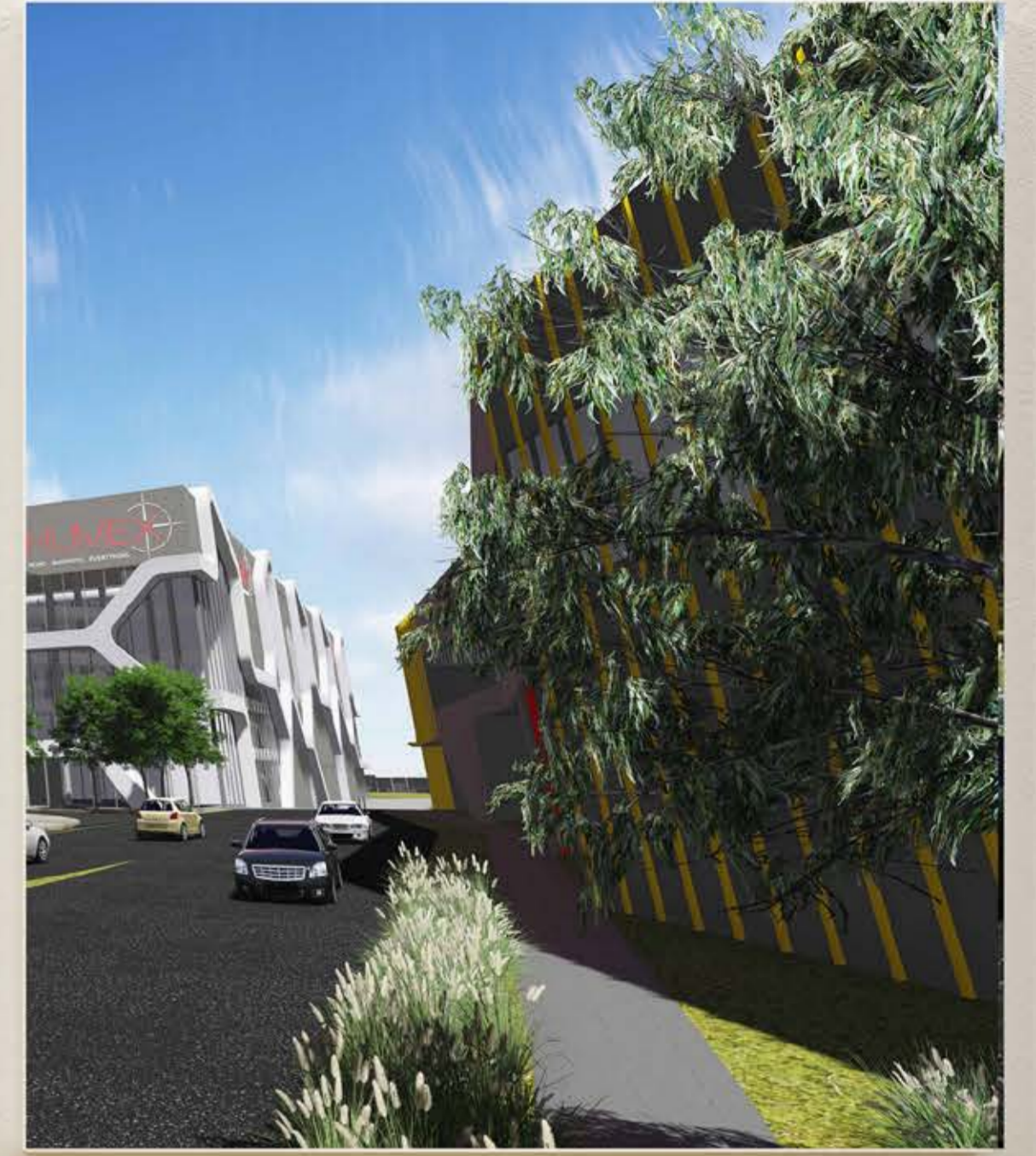
Lot 14-53 **4,492 m²**

Precinct 5 of the Humex development will incorporate warehousing. It is envisaged that this precinct may support five to eight warehouses or provide additional warehouse capacity for the Building Materials Display component.



Lot 14 - 53 - Available Tenancies		
Tenancy No.	Area (NLA)	Use
Tenancy 1401	102 m ²	General warehousing, self storage, automotive, small manufacture
Tenancy 1402	104 m ²	
Tenancy 1403	104 m ²	
Tenancy 1404	104 m ²	
Tenancy 1405	104 m ²	
Tenancy 1406	104 m ²	
Tenancy 1407	104 m ²	
Tenancy 1408	104 m ²	
Tenancy 1409	104 m ²	
Tenancy 1410	104 m ²	
Tenancy 1411	104 m ²	
Tenancy 1412	104 m ²	
Tenancy 1413	104 m ²	
Tenancy 1414	104 m ²	
Tenancy 1415	104 m ²	
Tenancy 1416	104 m ²	
Tenancy 1417	104 m ²	
Tenancy 1418	104 m ²	
Tenancy 1419	104 m ²	
Tenancy 1420	104 m ²	
Tenancy 1421	104 m ²	
Tenancy 1422	208 m ²	
Tenancy 1423	104 m ²	
Tenancy 1424	104 m ²	
Tenancy 1425	104 m ²	
Tenancy 1426	104 m ²	
Tenancy 1427	104 m ²	
Tenancy 1428	104 m ²	
Tenancy 1429	104 m ²	
Tenancy 1430	104 m ²	
Tenancy 1431	104 m ²	
Tenancy 1432	104 m ²	
Tenancy 1433	104 m ²	
Tenancy 1434	104 m ²	
Tenancy 1435	107 m ²	
Tenancy 1436	144 m ²	
Tenancy 1437	146 m ²	
Tenancy 1438	148 m ²	
Tenancy 1439	159 m ²	
Tenancy 1440	150 m ²	
Total	4,492 m²	149 carparks





Retail, leisure and recreation for a young growing community



Precinct 6

Lot 8-11 Retail, Leisure & Recreation

Lot 8-11 **46,221 m²**



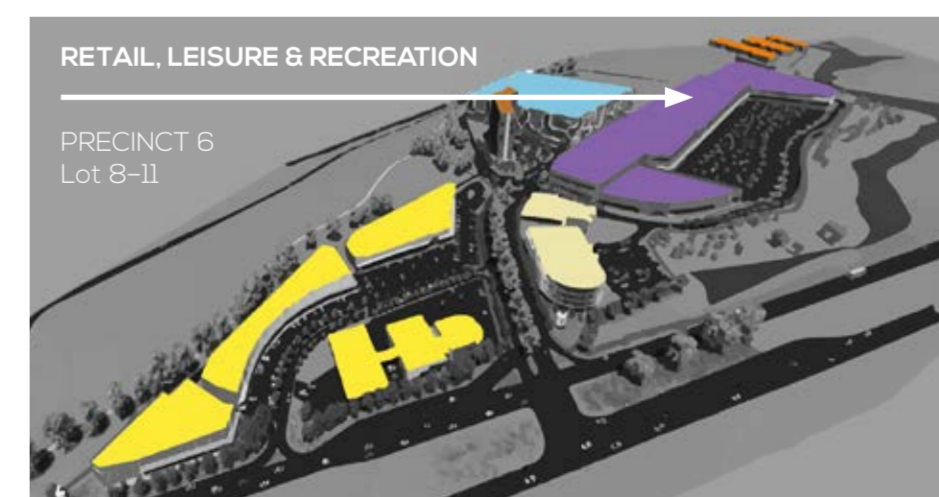
Precinct six proposes a two-storey building comprising retail, recreation and car parking facilities. The general building height is 12-13 metres.

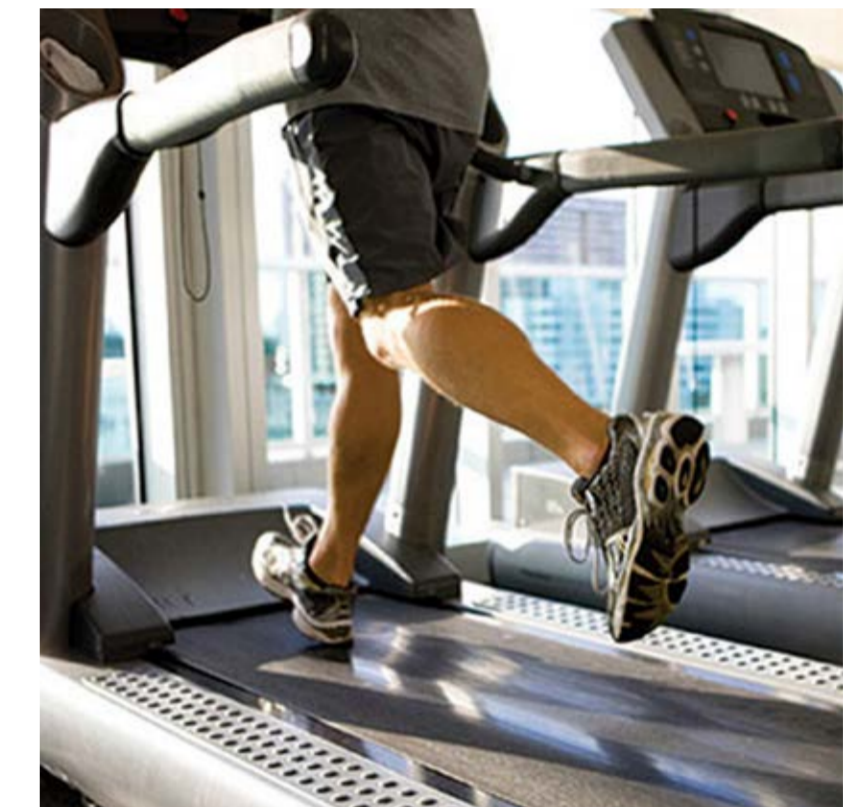
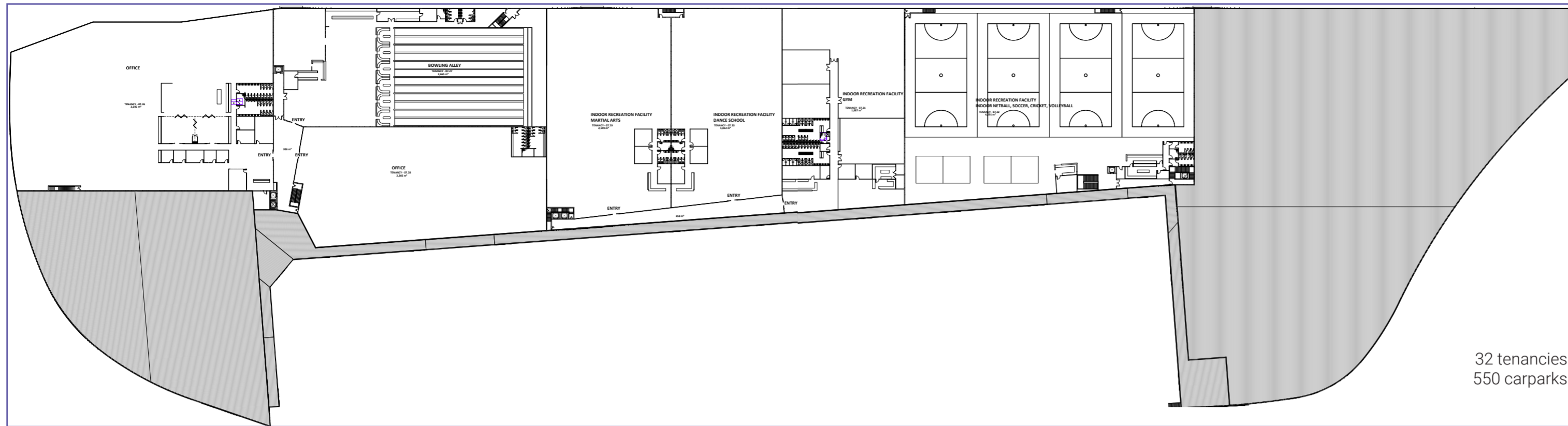
The first floor foot print of 16,400 m² provides an adaptable format that allows for use as, offices, gymnasium, yoga, dance studio, bowling alley and function centre as well as retail. It will be home to the largest indoor play centre in the Southern hemisphere.

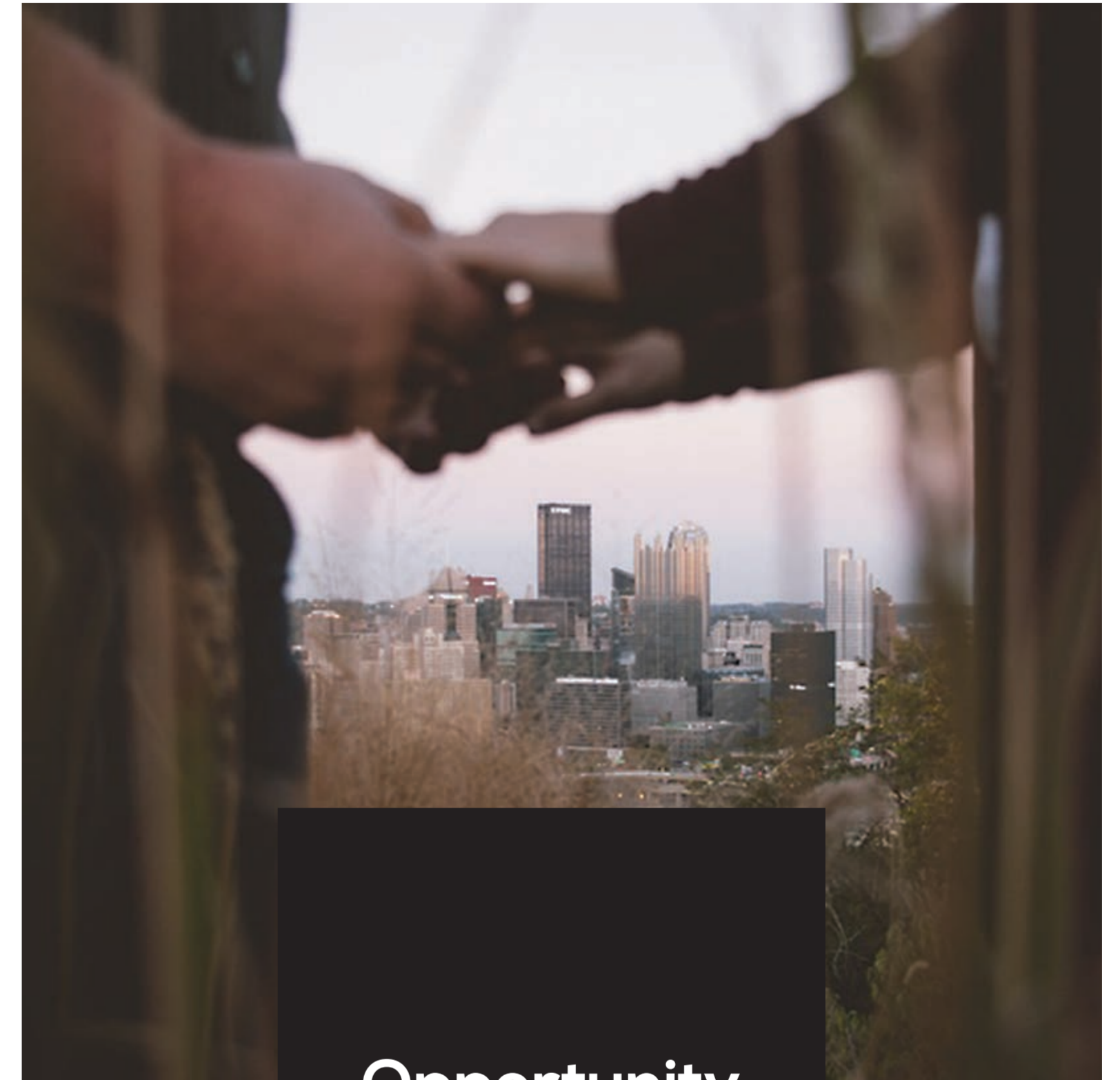
The high representation of young families in the area, with 63% of households occupied by families (Melbourne average is 46%) and 44% of households have children less than 15 years of age (Melbourne average is 28%) supports the demand and attraction to these facilities.

Tenants benefit from illuminated signage typically 9.76 metres by 3.3 metres for first floor parapet tenancy signage and 4.88 metres by 1.5 metres in size for ground floor tenancy canopy fascia signage.

Lot 8 - 11 - Available Tenancies		
Tenancy No.	Area (NLA)	Use
Tenancy 801	1,350 m ²	RETAIL
Tenancy 802	2,544 m ²	Furniture, bedding, camping, lighting,
Tenancy 803	799 m ²	homewares, auto parts,
Tenancy 804	1,190 m ²	window dressings, floor coverings, sporting equipment, electrical,
Tenancy 805	999 m ²	office supplies,
Tenancy 806	517 m ²	pet goods, toys
Tenancy 807	518 m ²	
Tenancy 808	651 m ²	CAFÉ
Tenancy 809	826 m ²	Cafés, eateries
Tenancy 810	369 m ²	
Tenancy 811	448 m ²	OFFICES
Tenancy 812	532 m ²	Large office tenancies, office suites,
Tenancy 813	654 m ²	serviced offices
Tenancy 814	587 m ²	INDOOR RECREATION
Tenancy 815	927 m ²	Dance, gymnasium,
Tenancy 816	591 m ²	martial arts, basketball,
Tenancy 817	1,611 m ²	netball,
Tenancy 818	1,358 m ²	badminton, volleyball,
Tenancy 819	581 m ²	soccer,
Tenancy 820	1,061 m ²	play centre, child minding,
Tenancy 821	671 m ²	trampolining,
Tenancy 822	1,484 m ²	laser tag,
Tenancy 823	1,630 m ²	billiard hall,
Tenancy 824	4,802 m ²	bowling,
Tenancy 825	456 m ²	golf,
Tenancy 8101	3,695 m ²	touch football, cricket,
Tenancy 8102	2,665 m ²	table tennis
Tenancy 8103	2,266 m ²	
Tenancy 8104	2,149 m ²	
Tenancy 8105	1,812 m ²	
Tenancy 8106	1,887 m ²	
Tenancy 8107	4,591 m ²	
Total	46,221 m²	550 carparks







Opportunity

Site Opportunities

The site of approximately 216,000 m² has frontages to the Hume Freeway, Amaroo Road and Hume Highway. This offers unparalleled opportunities for branding, signage and advertising.

Advertising and Signage

The site has 500 meters frontage to Sydney Road – a major thoroughfare directly linking the northern suburbs of Melbourne to the CBD. Road access to the Hume Freeway also provides easy access to Melbourne’s South and South East corridor, and uninterrupted access northward toward Sydney. It is bounded by Amaroo Road to the North, the Hume Highway to the west and the Craigieburn Bypass/ Hume Freeway to the east providing excellent exposure as well as access.

The site offers a total of about 216,000 m² frontages to the Hume Freeway, Amaroo Road and Hume Highway. This is an unparalleled opportunity for prominent signage and advertising are unusual providing exceptional branding and promotion for tenants.

Located just outside of Lot 1 on common property to the north of the building and adjacent to Hume Highway is a pylon sign which will display signage identifying the centre as Humex and also provide business identification signage for the main tenants of the site. This is to be one of two pylon signs at the site. The second of the pylon signs is to be located at the main entry, adjacent to the medical centre in Lot 7.

The pylon sign is to display signage to the north and west due to its 'L-shaped' configuration. The sign will stand 8.5 metres above ground level and is 4.16 metres wide on each side with a Humex sign at the top, a large tenancy sign below and four smaller tenancy signs below this. The sign is internally illuminated.

As shown in the illustrations below, there are significant signage and branding opportunities on the frontages and fascias of all precincts.

Traffic flows of 23,000 vehicles per day passing the site are estimated by GTA Consultants, (one of Australia’s largest and most respected transport consultancies). This combined with great visibility for advertising and signage will ensure excellent exposure for tenants and businesses located at Humex.



Landscape Design Features

To enhance site character, image and identity with a distinctive, high quality landscape, indigenous and native plant materials will be used. The landscaping will not only look good but will tolerate and perform well in the harsh site growing conditions and enhance environmental quality.

A wetlands is included into the overall design as part of an integrated water sensitive urban design solution. It will replicate 'natural' conditions providing amenity and potential habitat for native fauna.

The landscape plan on the following pages shows treed avenues to reinforce the vehicle and pedestrian circulation hierarchy strengthening connectivity with existing links.

Overall the design will provide a high level of amenity to car park areas and building settings, with shade trees, and soft landscape and reinforce the sense of arrival with an identifiable landscape entry treatment.

Outward Looking Views

Distant views of Mount Aitken and Mount Ridley outside the site are prominently visible from the Boulevard on the site, aligned with the main vehicular entry to the site. These views are important as they 'anchor' the site in its locale, and present a greater context than the suburban areas immediately adjacent to the west.

The Medical Centre also directly addresses these views, with its screened, curved west-facing facade.

The hotel, which is the highest building to be built on the site, will allow views not only to Mount Aitken and Mount Ridley, but also views of the towers of the Melbourne CBD above six or so levels. These views will allow visitors and guests to understand where the site sits in relation to Melbourne’s economic heartland.

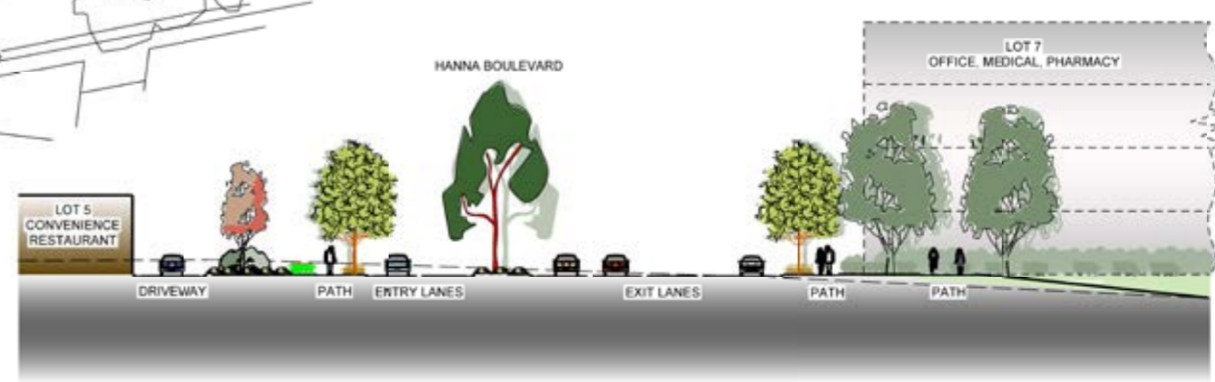


BOULEVARD - SKETCH PERSPECTIVE

Landscape Plan

LEGEND

- Trees to be retained (Eucalyptus cymatulus)
- Trees to be removed (8 x Eucalyptus cladocalyx 'Nana')
- Existing VicRoads plantations to be retained
- Proposed feature frontage trees
- Proposed entry road boulevard trees
- Proposed scattered native trees
- Proposed small native trees within carpark areas
- Proposed large native trees within carpark areas
- Proposed large native street trees
- Proposed small native street trees
- Proposed large feature trees in hotel precinct
- Proposed dwarf ornamental feature trees within footpath cutouts
- Proposed entry boulevard feature low planting (massed low shrubs and groundcovers)
- Proposed roundabout feature planting (massed low shrubs and groundcovers)
- Proposed feature frontage planting (massed drifts of contrasting shrubs and groundcovers)
- Proposed carpark traffic island planting (massed low shrubs and groundcovers)
- Proposed narrow strip planting (massed low shrubs, groundcovers and tussocks)
- Proposed formal geometric planting patterns in high profile precincts (massed low shrubs, groundcovers and tussocks)
- Proposed native shrubs screen planting (subject to agreement from VicRoads)
- Proposed Malcolm Creek native buffer/habitat planting zone (River Red Gum woodland underplanted with native grasses, sedges and flaxes and informal drifts of shrubs)
- Grass/Lawn
- Roads and carparks
- Paths
- Malcolm Creek Reserve
- Malcolm Creek 100 year flood zone



Rev	Description	Date	Approved
F	REVISED SITE PLAN - FOR TOWN PLANNING	17/01/15	JL
E	REVISED SITE PLAN - FOR TOWN PLANNING	27/02/15	JL
D	FOR TOWN PLANNING	11/12/14	JL
C	ISSUED AS DRAFT	28/11/14	JL
B	ISSUED FOR REVIEW COMMENT	31/07/14	JL
A	ISSUED FOR INITIAL COMMENT	22/08/14	JL

NOTE FOR TYPICAL CROSS SECTIONS ALONG MALCOLM CREEK INTERFACE (SECTIONS AA - DD) REFER TO LC03 AND LC04.

CLIENT
JTX GROUP
 HUMEX BUILDING DISPLAY PRECINCT
 650 HUME HWY, CRAIGIEBURN, VIC
 TITLE
LANDSCAPE CONCEPT PLAN
 HUME CITY COUNCIL
TOWN PLANNING ISSUE
 DATE: 17/01/15
 SHEET: 1 OF 1
 DRAWING NO: LC01
 SCALE: 1:500
 NOT FOR CONSTRUCTION



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