

SEPTEMBER 2024

# Officer Community Update



We are transforming land in Officer into a welcoming residential community. Read on for all the latest news....

### More residents welcomed to Olio

There's been plenty of activity at Olio since our last update, with construction of homes in Stage 1 well underway.

Olio will deliver around 200 townhouses, close to the future town centre and community spaces.

National builder, Sienna Homes, is building all 93 townhouses in Stage 1 and making great progress on site. Around 80 homes are already completed with many residents now moved in. The remaining homes will be finished by the end of this year.

We are also continuing to improve streetscapes around the area, with grassing and mulching of nature strips, general street cleaning and maintenance, and new tree planting taking place throughout the area.



Stage 1 completed townhouse

### Stage 2 Olio on sale now

Stage 2 Olio is now on sale, featuring over 100 new homes - all within walking distance to Gum Scrub Creek, Officer Train Station, the new One Centre Square Officer and the recently opened Olio Park.

Olio represents a fantastic opportunity for families and first home buyers to purchase a home in an emerging suburb, with convenient access to open space, schools, public transport and a wide range of future services.

Homes in Stage 2 are 7-star energy rated, all-electric and have been designed to maximise energy efficiency through a range of standard sustainable inclusions.

These include double glazed/laminated windows (depending on design and location), 3kW solar PV systems and heat pump hot water services.

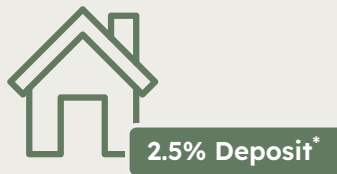
This means homes will require less energy to heat and cool, reducing residents' carbon footprints and, importantly, their energy bills.

A key feature of Stage 2 is our Priority Access program which offers eligible moderate-income earners an opportunity to buy homes before they're made available to the general public - with several purchasers already taking up this offer.



Artist impression of a Olio Stage 2 townhouses

## To help make home ownership even easier at Olio, we have some new opportunities we'd like to share with you.



- Start your home buying journey with only 2.5% upfront deposit on your land contract. \*Pay a 2.5% deposit today and a further 2.5% up to 6 months after signing your land contract.
- We also have our **Friends and Family Referral Program** at Olio. If you've purchased property in a Development Victoria project and know someone interested in buying at Olio, encourage them to visit our sales centre. If they go on to purchase at Olio, you may be eligible to receive a \$2,500 VISA gift card from us.

If you have any questions about these special offers, please visit our sales centre and speak to our friendly sales consultant, Vladimir. The office is on the corner of Bridge Road and Coxon Street, Officer, and is open 11.00am to 5.00pm Saturday to Wednesday.

For more information about homes in this stage, visit: [olioofficer.com.au](http://olioofficer.com.au)

### Project timeline

# 2024

**Mid 2024: Stage 1 homes construction progressing**

**Mid 2024: Stage 2 civil works underway**

**Late 2024: Stage 1 home construction completion and residents moved in**



# 2025

**Early-Mid 2025: Stage 2 civil works completed**

**Mid 2025: Olio Stage 2 townhouse construction commences**



# 2026

**Late 2026: Olio stage 2 townhouse construction complete and residents start moving in**

\*All dates are indicative only, and subject to change.

### Stage 2 Civil Works Update

Civil works started on Stage 2 at Olio in May 2024. Most of the earthworks have now been completed, with works on the sewer and drainage now underway.

Civil works are expected to be finished in early 2025, with townhouse construction to start soon after.

There may be some noise and dust associated with the civil works. We are working closely with our contractor to limit impacts as much as possible and thank you for your patience and understanding as the works are carried out.



An aerial view of civil works on Stage 2

### Keeping the community informed

We're committed to keeping the community updated as our work in Officer continues. Stay tuned for our next update early next year. In the meantime, follow us on Facebook and Instagram @OlioOfficer, visit [olioofficer.com.au](http://olioofficer.com.au) or reach out anytime via our contact details.



#### For more information

**Visit** [development.vic.gov.au/projects/officer-residential](http://development.vic.gov.au/projects/officer-residential)

**Visit** [development.vic.gov.au/projects/officer](http://development.vic.gov.au/projects/officer)

**Email** [officer.enquiries@development.vic.gov.au](mailto:officer.enquiries@development.vic.gov.au)



At Development Victoria, we create places for people.

We're a government agency partnering with industry leaders and local communities to transform ambitious ideas into reality.

We reimagine iconic places like the Melbourne Arts Precinct, Flinders Street Station, and Melbourne Park to transform them for future generations. We deliver regional projects like the Geelong Arts Centre, and Galkangu – Bendigo GovHub, utilising public land to create connected, sustainable places which will provide lasting benefits for regional communities.

We build homes in places people genuinely want to live, close to jobs, services, and transport - and we deliver infrastructure to support these growing communities, including new and upgraded sporting facilities, and public open space.

Together, we deliver places that make a genuine difference to the people of Victoria.



If you require information in another language, please call us on **9280 0755**

Development Victoria respectfully acknowledges the Traditional Custodians of Country throughout Victoria. We recognise their continuing cultural heritage and connection to land, and pay our respects to their Elders, past and present.

