

**2019/20
PORTFOLIO**





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Disclaimer: All plans and figures are in accordance with approved D.A. and are correct at date of print, they are subject to change

GROUP SNAPSHOT



23 OUR TEAM



RESIDENTIAL COMMUNITIES
10 RELEASED TO MARKET **6** PIPELINE



4 COMMERCIAL OFFICE SPACES

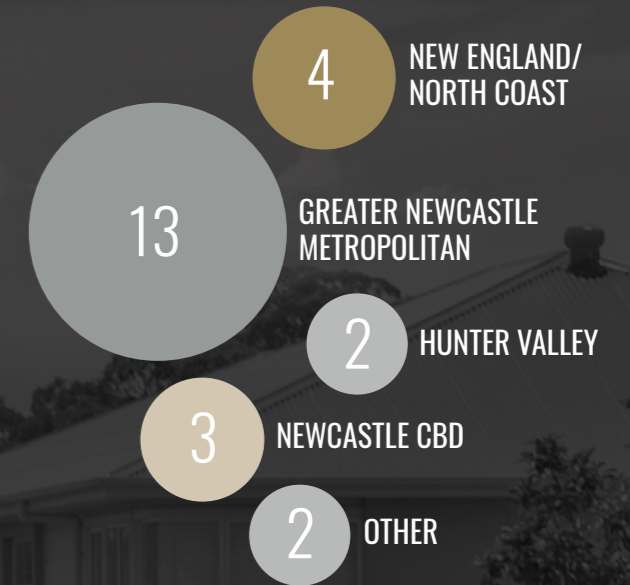


RETIREMENT LIVING COMMUNITIES
2 RELEASED TO MARKET **2** PIPELINE

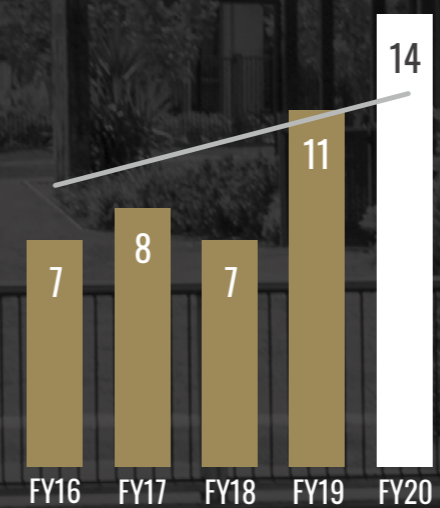
PORTFOLIO SECTOR BY PROJECT



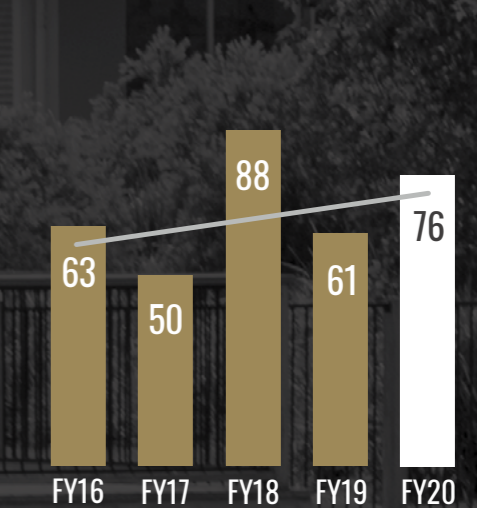
PORTFOLIO LOCATION BY PROJECT



RESIDENTIAL COMMUNITIES RELEASED TO MARKET



PORTFOLIO REVENUE BY YEAR



OUR STORY

Building is in the McCloy blood.

Francis McCloy was a builder who “reared 11 kids, survived the Depression, never took a cent on the dole, ran his own chooks and pigs and fished Lake Munmorah”.

In 1961, one of Francis’ sons, Don, started a Belmont based construction company specialising in commercial buildings, schools and hotels. Don’s son, Jeff, who is now the Chairman of McCloy Group, joined his father in the mid-seventies, taking over the reins in the mid-eighties after ten years working together. One of McCloy’s early successes was the construction of the \$150 million John Hunter Hospital, the region’s largest, delivered a year ahead of schedule. In the 1990s, the McCloy Group diversified considerably, reflecting Jeff’s innovative approach and business acumen. Today the McCloy Group’s interests include:

- Creating outstanding masterplanned residential communities;
- Owning, redeveloping and managing commercial office complexes;
- Owning, developing and operating state-of-the-art retirement living villages.



ABOUT US



POTTER'S LANE, RAYMOND TERRACE

OUR PROCESS

We acquire, deliver and manage residential communities, commercial office and retirement living projects from initial market research and acquisition through to marketing and sales. Each and every aspect of the project is overseen by us, enabling our desired outcomes to be achieved and results to be delivered beyond market expectations.



OUR CAPABILITIES

The McCloy Group management team possess an unrivalled collective of experience which we apply to every project we take on. Meet our team and see for yourself how their diverse skills and expertise together facilitate a powerhouse focus that enables the full development cycle to be achieved in house.

Our skill sets encompass every aspect of the development cycle, including:

- Feasibility modelling and market research
- Planning and approvals
- Project management and construction superintendency
- Contract administration, legal counsel and conveyancing
- Sales, marketing and customer relationship management
- Cost control, financial reporting and management reporting

COMMUNITY ENGAGEMENT

At McCloy Group, we are proud of our long association with various charitable organisations in the Hunter region. As Newcastle has grown, so have we, sharing our humble beginnings with many of the people and organisations we have worked with is core to our group. We believe it is important to give back to the community that supports us.

McCloy Group Chairman, Jeff McCloy has shown strong continued support for various charities and organisations both locally, nationally and internationally. 2018 was kicked off with the charity project 'Build for a Cure' at The Bower Medowie. This was a major fundraising initiative in which a house was built from the ground up in 21 days. Every aspect of the land and home was donated and each dollar was put towards lifesaving research for children with cancer. The final bid sold \$650,000 with each dollar donated to the Children's Cancer Institute. This was McCloy Group's second year of support for the cause, having also completed the project at Billy's Lookout, Teralba in 2016 where \$700,000 was raised. McCloy Group also joined forces with the Hunter Aspect School donating \$100,000 toward new facilities to enable better care and learning for the students, plus helped alleviate drought-stricken farmers by sending three McCloy Group semi trailers of hay to Tamworth.



Sportsman's Day for University Of Newcastle Rugby Seahorses.

We are also proud to continue our ongoing commitment as major sponsors of the University of Newcastle UON Rugby Union club and Belmont based Lakes United Rugby League



Buy A Bale Donation: Three McCloy Group semi-trailers were sent to Tamworth to help local farmers.

Club in which McCloy Group has been actively involved in since 2016.

In past years Jeff has been known for his generous commitment to giving back, in 2015 Jeff kick started the Salvation Army's Vanuatu Disaster Appeal with a \$1 million donation to help repair the devastation caused to the nearby island nation by Cyclone Pam. In 2011, he also donated \$1 million to the Salvation Army's Red Shield Appeal.

His work over the years saw Jeff honoured in 2009, as one of five graduates from University of Newcastle respected by their peers with a prestigious alumni award for their inspiring achievements. Jeff was awarded the inaugural Alumni Award for Leadership (Regional) for his contribution to property development and infrastructure in the Hunter region. A significant supporter of research at the University, Jeff was the first Chair of the University of Newcastle Foundation. He was pivotal in establishing the University Foundation Scholarship scheme and active in developing sporting partnerships and facilities for the University.

He has held a number of community positions including committee member of the Salvation Army Red Shield Appeal (Hunter), Patron of the Redhead Surf Life Saving Club and member of the Newcastle Knights Player Retention Committee. In the same year, Jeff was presented with the City of Newcastle medal in honour of distinguished service to Newcastle and its citizens. Jeff was recognised as an outspoken advocate for bringing development and prosperity to the city. His generous monetary donations, and guidance and support of charities, education and welfare groups, medical research, sports teams and clubs were recognised.

Jeff also received the honour of Hunter Business Person of the Year in 2008 for his contribution to business in the Hunter region. Other organisations McCloy Group has supported include the Neonatal Intensive Care Unit (NICU) at John Hunter Hospital, Autism Spectrum Australia, Oz Harvest, National Breast Cancer Foundation, Immune Deficiencies Foundation of Australia, MS Australia, the Royal Institute for Deaf and Blind Children and Redhead Surf Life Savers. McCloy Group also made a donation to the Newcastle Art Gallery Foundation for the Public Art Partnerships program.

“

As Newcastle has grown, so have we, sharing our humble beginnings with many of the people and organisations we have worked with is core to our group. We believe it is important to give back to the community that supports us.

JEFF MCCLOY | CHAIRMAN



BUILD FOR A CURE



“

To do all this because you want to help us cure every child – this is **REMARKABLE**. We are completely thrilled with the result and so proud that you are our partners.

ANNE JOHNSON | CHIEF MARKETING & FUNDRAISING OFFICER, CHILDREN'S CANCER INSTITUTE

Every year 950 Australian children and adolescents will be diagnosed with cancer. Every week nearly three Australian children and adolescents will die of cancer.



Cancer affects children everywhere and it's particularly heart wrenching to hear these stories in our local community, it really brings it all home and that's why the McCloy Group became involved in the Build for a Cure project for a second year.

The McCloy Group has a long history of supporting medical research and care in the Hunter, dating back to the 80's with the development of John Hunter Hospital. As a company we believe it's important to give back to the community that has supported us and working with the Children's Cancer Institute to bring childhood cancer to zero is imperative.

"We're in a position to be able to help, so donating land to the cause to help fight childhood cancer is something I'm proud to have our company behind" Jeff McCloy.

The project commenced in September 2018, International Childhood Cancer Awareness Month, McCloy Group and McDonald Jones Homes once again joined forces with the Children's Cancer Institute to launch Build for a Cure 2018, a major fundraising initiative in which a house was built from the ground up in just 21 days. Every aspect of the home was donated meaning that 100% of the money raised went towards lifesaving research for children with cancer.

The project was an extraordinary challenge, but it's nothing compared to what children and their families are forced to endure when they are faced with cancer.

Cancer is an insidious disease at any age, but childhood cancer is truly heart-breaking. No child should be forced to take on one of the biggest battles that life can throw at you. The community involvement, support and turn out at events held at The Bower was outstanding, the project was able to gain national media coverage and bring broader awareness to the root of the cause, curing childhood cancer.

"I know you make it look so easy, and that it is simply not easy – your extremely generous donation of the land was an extraordinary foundation to the campaign, your personal commitment to the campaign Jeff and support for it all was really amazing, and to do all this because you want to help us cure every child – this is **REMARKABLE**. We are completely thrilled with the result and so proud that you are our partners" Anne Johnson Chief Marketing & Fundraising Officer at the Children's Cancer Institute.

Across both the 2016 build at Billy's Lookout, Teralba and 2018 at The Bower, Medowie, the McCloy Group have helped raise over \$1.35 million for the cause.

Build for a Cure holds a special place in the hearts of families affected, communities involved and the tradesmen and supporters that joined the project. McCloy Group are proud to have been one of the 2018 major donors and are eager to continue the project in the Hunter again soon.



FROM LEFT: Jeff McCloy, Mitchell Pearce, Matt Edwards, Graeme Becroft and Scott Peachey on Build Day One at The Bower, Medowie 2018.

SUPPORTING THE HUNTER & BUILDING COMMUNITIES

We believe that supporting the community in which we operate goes above and beyond charity donations and social work. We endeavour to give back to those families who've joined our communities and locals in the wider areas that we operate which is why we're long known for supporting and enabling community days.

The McCloy Group have been core supporters in a variety of events to bring new and exciting opportunities to the community. On a local scale we've hosted several free cinema under the stars events, especially around the holiday season for families to enjoy. We were the major sponsor of Port Stephens event 'Street Food Social' which saw over 1200 locals band together for a night of great food, good tunes and great times!

"We loved running Street Food Social! We were thrilled with the community and trader response from the January trial and hoped to continue running it but Street Food Social isn't financially sustainable. We weren't able to continue without additional support. We were thrilled to partner with award-winning Hunter-based developers the McCloy Group to bring new Street Food Social dates to the community" Jessica Rowarth, Street Food Social founder.

Form a team point of view the McCloy Group staff take a little time out of the office each year to better our community. From a day of 'Backyard Blitz' transforming the living environment of people in the community who're doing it a little tough to fundraising via charity competitions such as KO Classic Surf Competition raising funds for the Calvary Mater Hospital, Evolution Charity Cup for the Mark Hughes



Foundation, Ninja Warrior a obstacle course raising funds for 'Our Backyard – Car to Home' project to help the homeless find safe and comfortable places to sleep and the enduring Port to Port four day bike course.

"Having been with McCloy Group for near 10 years I've seen first-hand the charities Jeff and his family have supported and continue to support over the years. It's the extra mile the company takes to get our own team involved with events, support and giving back at the grass root level that make McCloy Group a company we can be proud to be part of." Shane Boslem, Senior Project Director.

CLOCKWISE FROM TOP: Mitchell Pearce with locals at The Bower's Street Food Social. McCloy team at Port to Port ride. McCloy team at Backyard Blitz. McCloy team at Ninja Warrior challenge.



PUBLIC ART

Carefully selected public art installations are a prominent aspect within all McCloy communities.

Viewed as a key element of any community's cultural foundation, public art is something that's long been important to McCloy Group and our Chairman who notes "It's truly an uncompromising quality that makes our award-winning communities stand apart from the rest."

"We want to ensure McCloy Communities are more than just somewhere to build, so each community is individually masterplanned to enhance public open space and the enjoyment of those who live there. The public art throughout McCloy Communities is an ever growing credit to this," explains Jeff McCloy.

Visit any of the McCloy Communities and you'll be greeted by statement entry features and installations that resonate with the community in which they live. Billy's Lookout in the lakeside town of Teralba is home to an abundance of art all tributed to the lakeside lifestyle. From a boastful cockatoo, two giant pelicans and nautical displays which include pieces titled 'Fish' and 'Anchor', the art demonstrates Billy's Lookout's relaxed lifestyle - where the sea meets the bush.

Likewise at The Bower Medowie you'll find a creative display of Australian wildlife from bower birds to koalas and large kangaroos, the pieces are incorporated into the playground for enjoyment of adults and children alike.

"The incorporation of statement art pieces has given the community even more to be proud of, our daughter absolutely loves the large koala and kangaroo sculptures in the park," says the Sharp family, residents at The Bower.

See the art dedications for yourself and the sense of community they install in McCloy Communities.



We want to ensure McCloy Communities are more than just somewhere to build, so each community is individually masterplanned to enhance public open space and the enjoyment of those who live there.

JEFF MCCLOY | CHAIRMAN



OUR TEAM



Our team provide a formidable skill set to deliver projects from start to finish

JEFF MCCLOY | CHAIRMAN



JEFF MCCLOY | CHAIRMAN

Jeff has built a reputation as a significant contributor to property development and infrastructure in the Hunter region. He was awarded the Hunter Business Chamber Business Person of the Year for his role in the revival of Newcastle's city centre and has been presented with the City of Newcastle medal in honour of distinguished service to Newcastle.



BRIAN SWAINE | MANAGING DIRECTOR

Brian is the Managing Director of McCloy Group, responsible for the performance of the property assets and future growth across the Group. Having been at the company since 1998, Brian is an effective leader in all facets of the business. Brian is qualified with a Bachelor of Construction Management from the University of Newcastle.



PAUL FEHLBERG | FINANCIAL DIRECTOR

As Financial Director, Paul has headed up the Finance area of the Group since he started in 1998. He has had a solid grounding in the manufacturing and contracting industries in and around Newcastle for 20 years prior to joining McCloy Group. Paul is a Fellow of CPA Australia and is qualified with a Bachelor of Commerce from the University of Newcastle.



SHANE BOSLEM | SENIOR PROJECT DIRECTOR

Shane is a qualified registered surveyor with a Bachelor of Surveying from the University of Newcastle. Shane's experience spans the property development industry in a range of roles from field surveyor to senior development manager. As Senior Project Director, Shane is responsible for the delivery and sales of several residential projects in Lake Macquarie and the Hunter region.



JAMES GOODE | SENIOR PROJECT DIRECTOR

As a qualified surveyor, James has a solid background in property development and construction. James has worked on a range of infrastructure, construction, urban growth and planning projects in Newcastle, Sydney and London. As Senior Project Director, James holds a principal role in the delivery of the Group's residential communities.



JON HINES | PROJECT DIRECTOR

Jon is a qualified civil engineer with over 18 years' experience in the engineering and building industry across the disciplines of superintendent, contractor and design consultant. Jon's dedication to the industry was honoured by the Urban Development Institute of Australia (WA) in awarding him Young Professional of the Year in 2005.



SAM ROWE | PROJECT DIRECTOR

As a qualified town planner with tertiary qualifications in Architecture and Urban and Regional Planning Sam has an extensive understanding of the NSW planning approval process and the various phases of development delivery. Sam has worked on a range of large residential developments across the Hunter and New England in planning and project director roles.



MICHELLE COLLISON | LEGAL COUNSEL

Michelle is a qualified lawyer with a Bachelor of Laws (Hon) and a Bachelor of Science (Forensic) from the University of Newcastle. Michelle has extensive experience in property and development law having acted for private developers, resource companies, government and state owned corporations in the Hunter Valley since 2005.



LAHNEE O'BRIEN | MARKETING MANAGER

Lahnee has a rich history in marketing, event management and sponsorships having worked on local, national and international campaigns. Lahnee is responsible for the strategic direction and implementation of the Group's marketing initiatives, whilst infusing new ideas into the projects. Lahnee is qualified with a Bachelor of Business (Marketing and International Business).



HARRY THOMSON | PROJECT MANAGER

Harry is a qualified Landscape Architect from the University of NSW. He has also completed his graduate diploma in Property Development. He has an extensive understanding of urban and environmental design. Harry has experience working on a range residential and public space developments across NSW.



RYLAN GIBSON | DEVELOPMENT OFFICER

Rylan has a broad range of experience having worked on residential and commercial construction sites as a sub foreman as well as government housing initiatives. He is currently undertaking his final year of a Bachelor of Civil Engineering, at the University of Newcastle and assists the Project Directors on residential communities and commercial property projects.



GREG MCHARG | PROJECT MANAGER

Greg comes with a history in development research and analysis. He started his career as a planning engineer redesigning regional infrastructure then progressed into the property and development industry implementing evidence based research and analysis to investment decisions. As a trained engineer, Greg brings an advantageous perspective to projects.



ANN MURRAY | FINANCE MANAGER

Ann's experience spans many roles in the financial sector from Director of Finance in Residential Aged Care to over 15 years' experience in senior finance positions having worked at both private and ASX listed companies. Ann has also held key roles in Chartered Accounting firms including Price Waterhouse & Bird Cameron.



JADE CURREY | SENIOR ACCOUNTANT

Jade is a CPA-accredited and qualified with a Bachelor of Management (Accounting) from the University of Newcastle. Jade's accounting as a tax accountant has given her a solid foundation for her key role in the Group's finance area.



MICHELLE BOWE | ACCOUNTANT

Since completing her Bachelor of Business (Accounting) at Southern Cross University in 2014, Michelle has gained a broad skill set in financial and management accounting. She is currently completing the CPA Australia program and is also qualified in book keeping and information technology.



JUDITH WALKOM | ACCOUNTS CLERK

After successfully running her own business for many years and working as a book keeper, Judith joined McCloy Group as Accounts Clerk. She is responsible for managing the accounts receivable function of the business. Judith is qualified with a Certificate IV in Book Keeping.



HAYLEY EVANS | EXECUTIVE ASSISTANT

Hayley is a confident and energetic person who brings professionalism and dedication to every aspect of her role. As Executive Assistant, Hayley provides high-level administrative support across all facets of the business to the management team.



RACHAEL SCOTT | EXECUTIVE ASSISTANT

Rachael is an experienced Executive Assistant with a demonstrated history of working in the fast paced, hands-on environments. Her previous Executive Assistant positions include Commercial Real Estate, the Not for Profit space and Motorcycles and Powersports.



KATE DARWEN | RECEPTION & ACCOUNTS CLERK

Kate has over 20 years experience in accounts and administration across property development and real estate sectors, giving her a solid foundation for her key role in the group's finance area. Her knowledge in office management, book keeping and accounts payable makes her an essential part of front of house management.



JENNIFER MORONEY | LAND SALES CONSULTANT

Jennifer is a proven real estate professional with a track record of going the extra mile for future residents. She has been with the McCloy Group since 2015 and specialises in land sales within the Maitland area. With a prior background as a business owner and extensive administration experience she brings a formidable approach to McCloy Group sales.



BRIAN POBJE | LAND SALES CONSULTANT

Brian is an integral part of the McCloy Group sales team with experience in the real estate industry spanning over 20 years. He is both a licenced real estate agent and has completed a Diploma of Business. Having owned his own real estate company, sold off the plan and developed properties as well as a history in Project Home sales and retirement living Brian's knowledge of the industry is as asset to the group.



ERIN SHARP | LAND SALES SUPPORT

Erin is a licenced Real Estate Agent and Auctioneer with extensive experience in the industry. She possesses a relentless work ethic and strong builder knowledge to ensure purchasers are easily guided through the purchase process. Erin specialised in sales within Port Stephens and has a history working internationally in the Property Management sector and large scale commercial buildings.



FRANK FRASCA | LAND SALES SUPPORT

Having worked in sales roles for over 50 years and successfully run his own business for 40 years Frank is an asset to the McCloy Group sales team. He provides support to the Land Sales Consultants and is well versed in real estate across the Hunter and Port Stephens regions.



We feel that McCloy's have lived up to their high standards and excellent reputation, and have met each target date. We feel comfortable investing our savings into such a highly anticipated development.

MARTIN FAMILY | RESIDENTS AT BILLY'S LOOKOUT



BILLY'S LOOKOUT, TERALBA

OUR PARTNERSHIPS

Partner with us, partner in confidence! We have a proven track record of successful, mutually beneficial joint ventures and public-private partnerships with an extensive array of individuals, organisations and government bodies.

Property owners can partner with McCloy Group and be confident that you'll receive the best possible outcomes. With a team of experts working to achieve a mutual goal, you can expect to be part of a quality project, leading with efficiency and strong market communication to provide desired results for all parties. Rely on the expertise of our management team as they work with councils, consultants, government departments, contractors and banks to create residential communities that families love to live in.

We currently enjoy successful partnerships with:

- The Fisher family in Precinct 2 at Brush Creek, Edgeworth
- The Moxey family at Potter's Lane, Raymond Terrace
- The Webber family at Ironbark Ridge, Muswellbrook
- The Nesbitt family at Lampada, Tamworth
- Singleton Golf Club at The Fairways, Singleton
- Stevens Group at Radcliffe, Wyee
- Stevens Group and Mann Group in Principle Living

We understand that every partnership is individual, so our approach is tailored to meet our partner's requirements on each and every project. Make us your development partner and reap the rewards!



CAROL MOXEY
Potter's Lane,
Raymond Terrace

“ McCloy Group proposed a Joint Venture which enabled me to retain ownership of the land whilst bringing in their expertise to manage the project. Since entering into the Joint Venture in April 2015 the McCloy Group have dealt with the construction agreements, council legislation and other negotiations to make Potter's Lane run smoothly.

Over the past four years the McCloy Group have kept me thoroughly informed with regular visits by the Project Director to provide ongoing updates as well as meetings for financial, sales and outcome reviews.



MIKE NESBITT
Lampada, Tamworth

“ From the onset, this project has been very positive with the McCloy Group being extremely respectful of our desire to be actively involved.

The level of professionalism and attention to detail that McCloy's provide is second to none. The high standard of all their subdivisions sets their land apart from its competitors and we have enjoyed very open and honest communication with all McCloy Group team members.



**JOHN STEVENS
STEVENS GROUP**
Principle Living
& Radcliffe, Wyee

“ We have always known the McCloy Group as industry leaders who have set residential standards within the real estate industry. Both Stevens and McCloy's, in their own rights, have been multi-awarded developers within the residential, construction and retirement industries. We both have a vision for excellence.

The new partnership was a very logical progression where experience and passionate companies, with similar ideals, could come together to combine our expertise in order to create the very best projects possible across our industry.



**RICHARD &
RHONDA DREW**
Aquilo, Bonnells Bay

“ As our joint project comes to a successful conclusion, we would like to express our appreciation of the spirit of McCloy's involvement and of the manner in which the McCloy Group conducted the venture.

We found the joint venture model of this project ideal, and the combination your company's project development and management skills with our land asset delivered a mutually beneficial result, which was above our initial expectations.

BRAND AMBASSADOR



As a home-grown Hunter based business it was fitting to collaborate with Hunter football legend Mitchell Pearce as a Brand Ambassador for our residential communities.

Mitchell Pearce whilst relatively new to the Hunter has earned his stripes amongst the community from the onset. He has an eager approach to Novocastrian culture, community and traditions as well as helping to drive awareness of charity causes such as the 2018 Build for a Cure at The Bower Medowie.

He is an Australian professional rugby league footballer and captain for the Newcastle team. The halfback has an array of achievements to his name including NSW State of Origin halfback, NRL Premiership and NRL All Stars representative.

Settling into Newcastle, he has shown his support for local feeder clubs such as Lakes United, whom McCloy Group are proud to be major sponsors of. His determination, passion and personable approach on and off field made Mitchell Pearce the perfect personification of the values McCloy Group. Come and meet Mitchell at one of our many community days!



McCloy Group have a strong history in Newcastle and the Hunter, not just in property development but also in giving back to the local community. Take a look around the Hunter and you'll see time and time again communities, charities and events that they've been part of.

MITCHELL PEARCE | BRAND AMBASSADOR

A handwritten signature of Mitchell Pearce in black ink.

PROPERTY PORTFOLIO



HERITAGE PARC, MAITLAND

PORTFOLIO SECTORS

McCloy Group have three core divisions, which categorise our projects.



We pride ourselves on creating neighbourhoods in which people love to live, uncompromising quality is what makes our award-winning residential communities stand apart from the rest. We place a strong emphasis on creating exceptional living environments through vibrant public art, aesthetic streetscapes, lively children's playgrounds, active shared pathways, landscaped parklands and native open space.



Efficiency, productivity and output are core considerations in all commercial endeavours. Our commercial office space encompass a strong focus on enabling maximum functionality for occupants in convenient and leveraging locations.

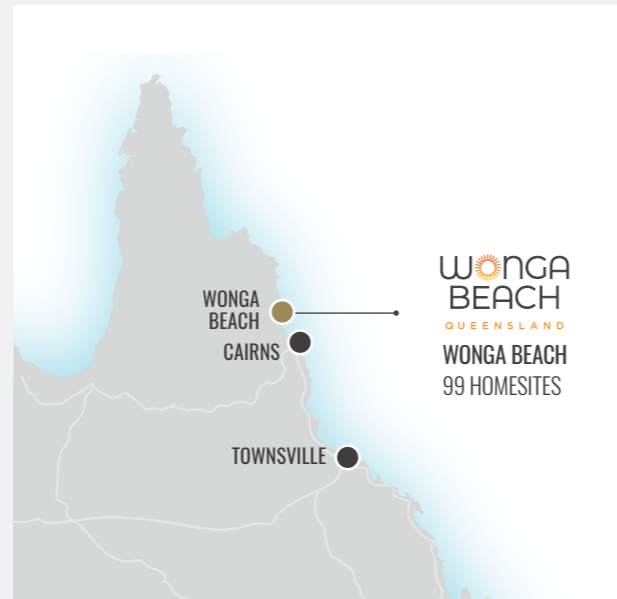


McCloy Group is a partner in a new joint venture named Principle Living to own, develop and operate state-of-the-art retirement living facilities. We develop unique and innovative concepts to produce commercial offerings that are leaders in their fields.

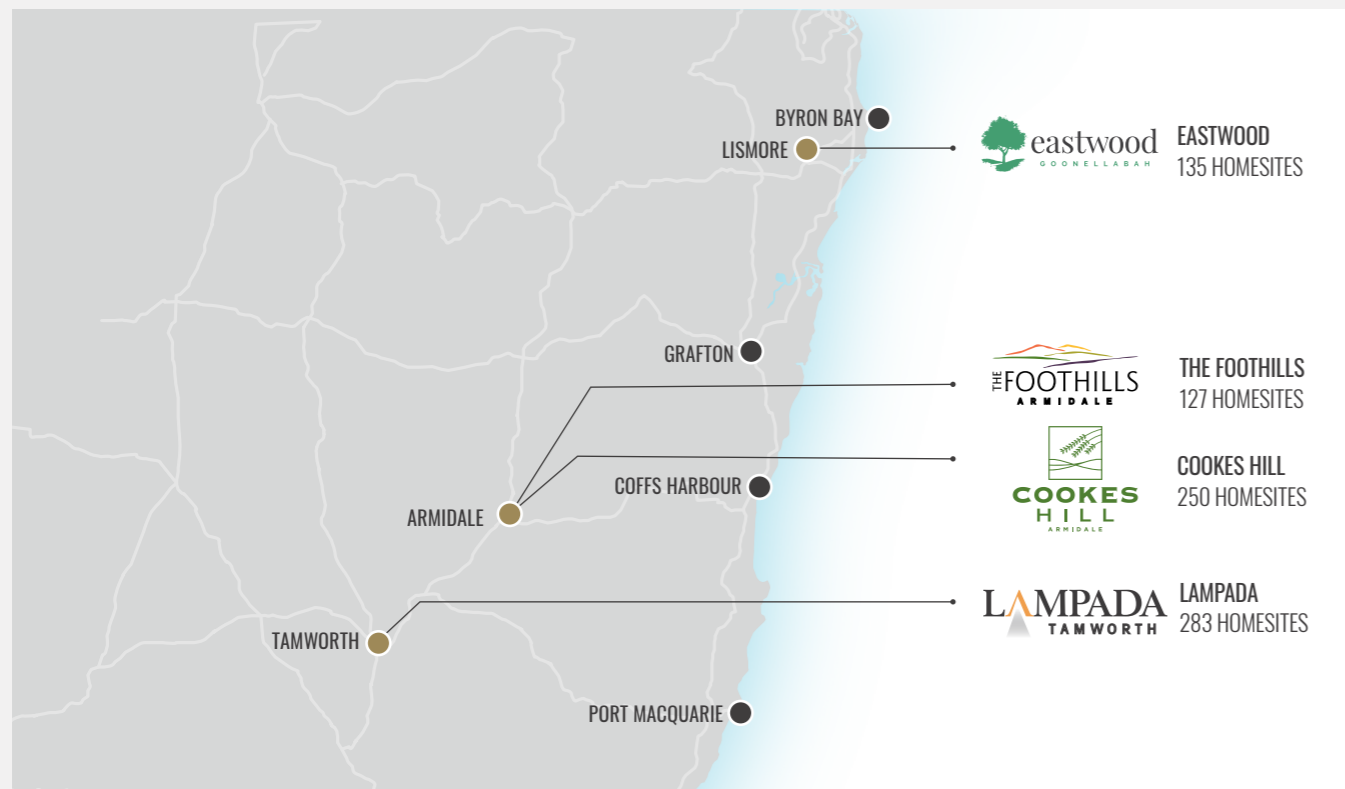
PORTFOLIO MAPS



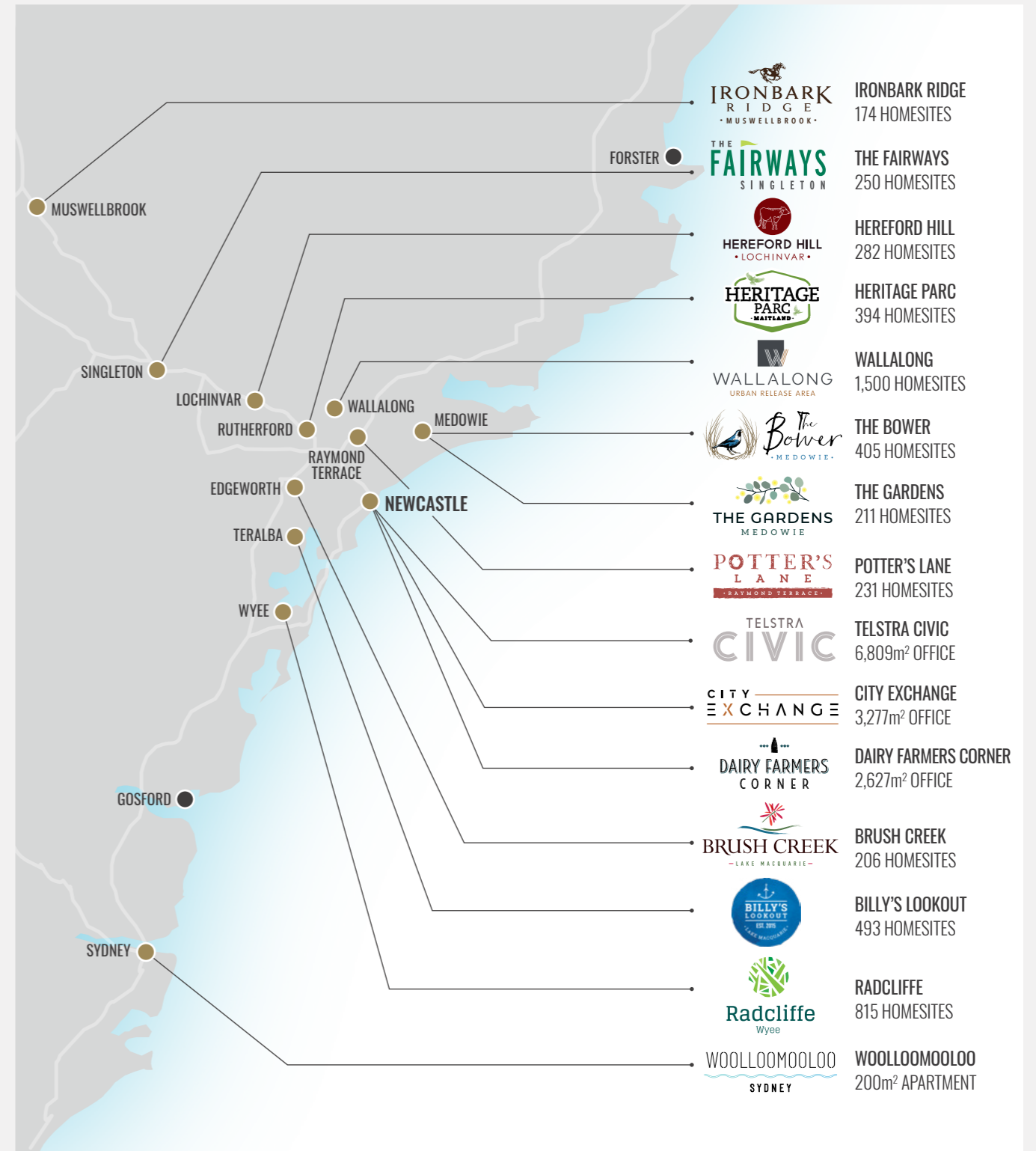
FAR NORTH QUEENSLAND



NEW ENGLAND/NORTH COAST, NSW



HUNTER VALLEY, NSW



FY19 PERFORMANCE HIGHLIGHTS

Over the past half a century the McCloy Group portfolio has displayed continual growth in both value and number of projects under management.

AQUISITIONS

FY19 saw the Group replenish its development pipeline in each of its core divisions.

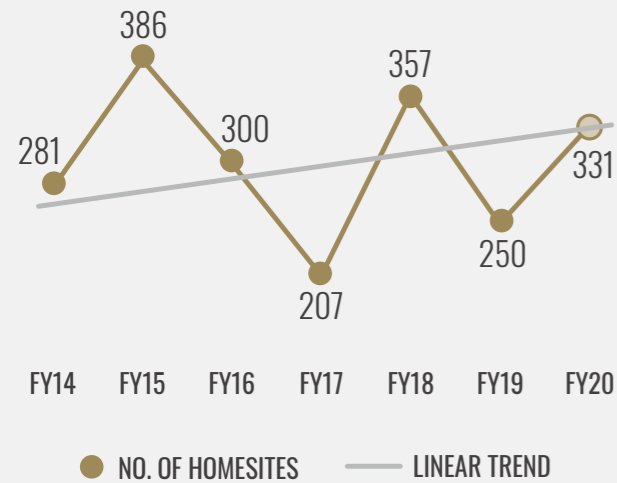
260 HOMESITES
RESIDENTIAL COMMUNITIES

2,827m²
COMMERCIAL OFFICE

209 VILLAS
RETIREMENT LIVING

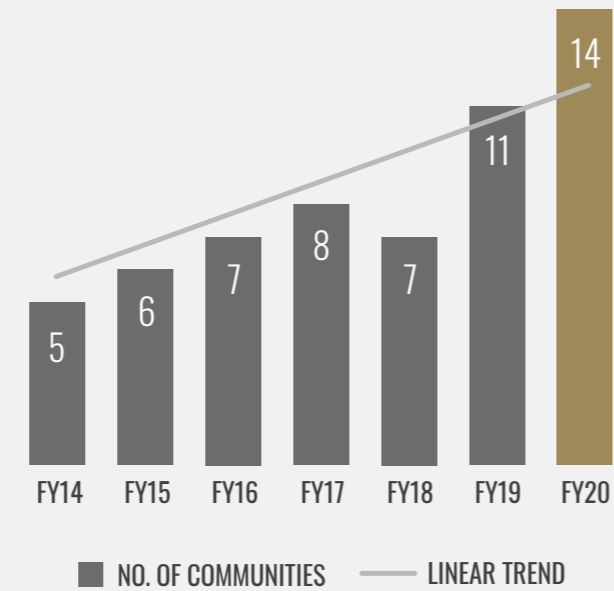
RESIDENTIAL COMMUNITIES LOT SALES

Our residential communities show strong year by year sales, with a clear trend displaying an increasing number of homesites expected to sell in the FY20 year.



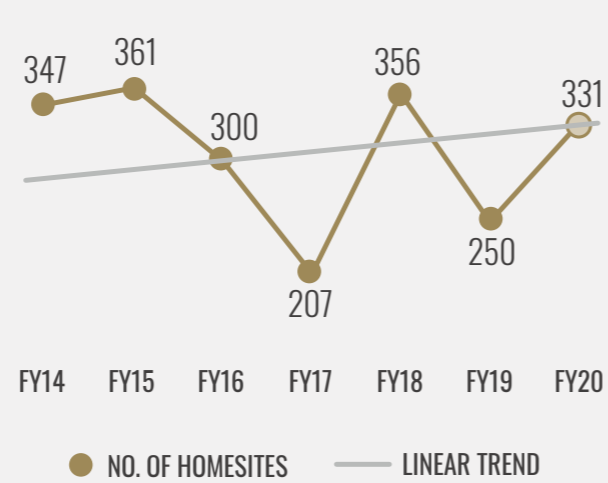
RESIDENTIAL COMMUNITIES RELEASED TO MARKET

Our number of residential communities released to market has grown year on year, with the FY20 forecast showing a continuation of the growth pattern.



RESIDENTIAL COMMUNITIES LOTS DELIVERED

Year on year we continue to bring more housing opportunities to the market, allowing a steady land registration program.



PROJECT PIPELINE

PROJECT	UNSOLD	PRE	FY20	FY21	FY22	FY23	FY24	POST
RESIDENTIAL COMMUNITIES								
Billy's Lookout, Teralba	160							
Brush Creek (P1), Edgeworth	47							
Brush Creek (P2), Edgeworth*	130							
Cookes Hill, Armidale	243							
Eastwood, Lismore	133							
Hereford Hill, Lochinvar	282							
Heritage Parc, Rutherford	148							
Ironbark Ridge, Muswellbrook*	74							
Lampada, Tamworth #	72							
Potter's Lane, Raymond Terrace*	153							
Radcliffe, Wyee*#	719							
The Bower, Medowie	267							
The Fairways, Singleton*	250							
The Foothills, Armidale	19							
The Gardens, Medowie	209							
Wallalong	1,500							
Wonga Beach	99							
SUBTOTAL	4,511							
COMMERCIAL OFFICE								
Telstra Civic, Newcastle	N/A							
City Exchange, Newcastle West	N/A							
Dairy Farmers Corner, Newcastle West	N/A							
Woolloomooloo, Sydney	N/A							
RETIREMENT LIVING								
Blueheath, Medowie #	110							
Stonybrook, Rutherford #	99							
Thornton Residences, Thornton #	157							
Vina, Pokolbin #	138							
SUBTOTAL	504							

* Development Management Agreement (DMA)
Joint Venture (JV)



RESIDENTIAL COMMUNITIES

Spanning over five decades of experience the McCloy Group is known for our award-winning masterplanned residential communities.

We have established a strong presence through the Hunter, New England and Northern Rivers regions and we are proud to be associated with some of the most popular residential communities in New South Wales.

Our mission is to achieve excellence through quality and innovation. That uncompromising quality is what makes our award-winning communities stand apart from the rest. We place a strong emphasis on creating exceptional living environment through vibrant public art, aesthetically serene streetscapes, lively children's playgrounds, cycleways and landscaped parklands.



BILLY'S LOOKOUT

Pitt Street, Teralba | billyslookout.com.au

PROJECT PROFILE

Billy's Lookout is a unique lifestyle opportunity on the doorstep of Lake Macquarie's natural wonderland. This lakeside haven is situated on 70 hectares of land within close proximity to Newcastle CBD and easy access to Sydney. Once complete this new neighbourhood will house 493 new homes with more than 1,000 residents. Billy's Lookout is surrounded by majestic parklands, waterways and nature tracks that give the area its distinctive natural beauty. Every day brings a new pursuit with a variety of activities just minutes away; boating, fishing, bushwalking and cycling just to name a few. Weekends can be spent at the popular Redhead Beach just a 20 minute drive away.



\$65m

PUBLIC INFRASTRUCTURE

70ha

TOTAL LAND AREA

493

HOMESITES

2015

YEAR ESTABLISHED



BRUSH CREEK

Transfield Ave, Edgeworth | brushcreek.com.au

PROJECT PROFILE

Brush Creek is a joint venture with the Fisher family to produce a boutique residential living opportunity in Lake Macquarie. First launched in 2018 the 21 hectare parcel of pristine land is situated in the suburban area of Edgeworth and offers 206 homesites ideally suited for all stages of life. Future residents can enjoy a relaxed lifestyle nearby the lively café precinct at Warners Bay as well as having Newcastle beaches and CBD within an easy half hour drive. Brush Creek was suitably named after the creek which flows through the land and is a tribute to the floral emblem of Lake Macquarie, the bottlebrush.



\$20m

PUBLIC INFRASTRUCTURE

21ha

TOTAL LAND AREA

206

HOMESITES

2018

YEAR ESTABLISHED



** Area subject to future Planning Proposal (STCA).
Area subject to future Development Application (STCA).





COOKES HILL

Cookes Road, Armidale | cookeshill.com.au

PROJECT PROFILE

Cookes Hill, Armidale launched in March of 2018 and was well received by the New England community with 50% of stage 1 sold on release day. The community offers purchasers a picturesque lifestyle in a convenient city fringe location, just 2km out of Armidale, where future residents will enjoy superb elevated views over the city centre. With 250 homesites to be developed the 45 hectare parcel of land holds an abundance potential for future residents to enjoy embellished parklands, playgrounds and homesites close to town conveniences. Homesites range in size from approximately 570 to 5,000 square meters. The community's name, Cookes Hill pays homage to the location on Cookes Road and the untapped value of the scenic views elevated over the city of Armidale, a real country delight.



\$15m

PUBLIC INFRASTRUCTURE

45ha

TOTAL LAND AREA

250

HOMESITES

2019

YEAR ESTABLISHED



COOKES HILL, ARMIDALE



HERITAGE PARC

Racecourse Road, Rutherford | heritageparc.com.au

PROJECT PROFILE

Located in the Local Government Area of Maitland, Heritage Parc represents a unique model of community-titled residential living. Surrounded by manicured green open spaces, this 394 lot recreational subdivision promotes healthy living for all ages. Over half the community is dedicated to natural open space with 11 parks and playgrounds and expansive waterways interconnected by cycleways and walking tracks. In its first year, Heritage Parc, attracted one of the industry's most sought-after accolades winning the Residential Development category at the 2014 UDIA (NSW) Awards for Excellence. We're proud to announce Principal Living has D.A approval of a 146 villa Retirement Living establishment named Stonybrook which will be developed in precinct 3 during this Financial Year.



\$60m

PUBLIC INFRASTRUCTURE

102ha

TOTAL LAND AREA

394

HOMESITES

2013

YEAR ESTABLISHED



IRONBARK RIDGE

Ironbark Road, Muswellbrook | ironbarkliving.com.au

PROJECT PROFILE

Ironbark Ridge is the only fully serviced rural residential community in Muswellbrook. The popularity of the community is due to the mix of features on offer. The spacious acreage homesites come with fully serviced underground power and sewer whilst the large blocks feature wide frontages and elevated northerly aspect. Ironbark Ridge is also just minutes from Muswellbrook's shops, schools, parklands and other town conveniences. Careful attention has to be paid to the aesthetics and amenities of the community. The selections that characterise Ironbark Ridge are deliberate, from the entry feature selection reflective of the cattle grazing past use; to the curves in the footpath creating a pleasant 'country meander' for residents to walk; to the selection of the street lights and placement of seating.



\$19m

PUBLIC INFRASTRUCTURE

104ha

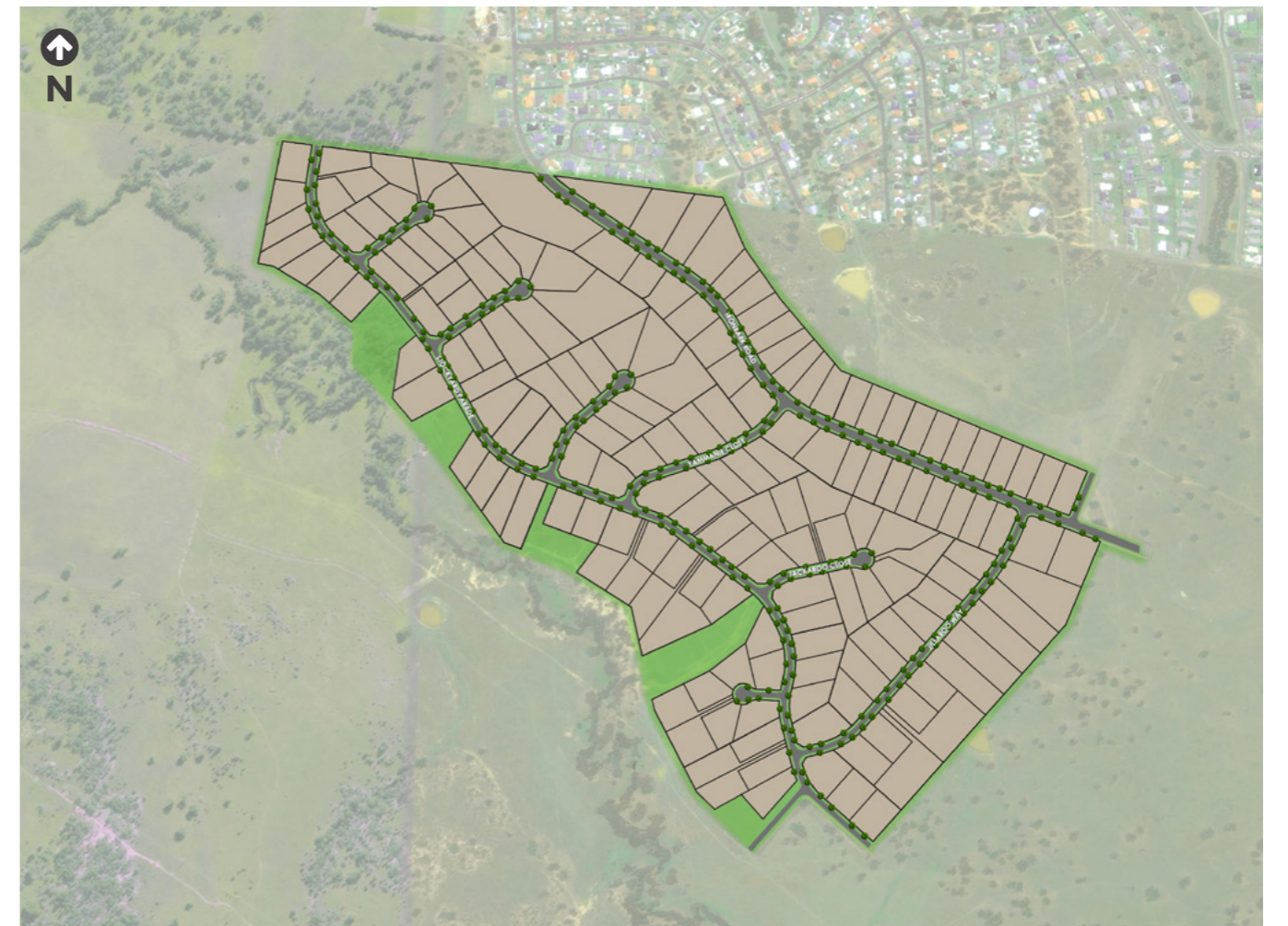
TOTAL LAND AREA

174

HOMESITES

2012

YEAR ESTABLISHED





LAMPADA

Calala Lane, Tamworth | lampada.com.au

PROJECT PROFILE

A joint venture with the Nesbitt family, Lampada is a 41 hectare residential and rural residential subdivision in Calala, just south of Tamworth, Australia's country music capital. Lampada offers the balance of being conveniently located close to everyday necessities but being far enough away for residents to enjoy the space and openness of the country. Lampada is also situated just minutes from some of Tamworth's premier sporting and entertainment venues. The site enjoys sweeping northerly views of the city and picturesque views of the New England mountain range. All homesites at Lampada come ready to be connected to town water, sewerage and high speed internet via the NBN network.



\$19m

PUBLIC INFRASTRUCTURE

41ha

TOTAL LAND AREA

283

HOMESITES

2013

YEAR ESTABLISHED



POTTER'S LANE

Rees James Road, Raymond Terrace | potters-lane.com.au



PROJECT PROFILE

Potter's Lane is a boutique 23 hectare residential community located off Rees James Road in Raymond Terrace and Joint Venture with the Moxey Family. First released in 2016 the charming new neighbourhood offers 231 homesites ranging in size from approximately 500 square meters to over 1300 square meters. The community's name honours the areas rich history as the first settler, James King, sought his fortunes in the beautiful pottery that he produced. There are numerous work opportunities located nearby such as the RAAF Base in Williamtown, Newcastle Airport and the business districts of Heatherbrae, Tomago and Hexham. Newcastle CBD and beaches are just 25 minutes away.



\$24m

PUBLIC INFRASTRUCTURE

17ha

TOTAL LAND AREA

231

HOMESITES

2016

YEAR ESTABLISHED





When we drove through the front entrance we immediately fell in love with the beautiful landscaped ponds and parkland. It is an upmarket community unlike any others in the area. This is exactly where we want to raise our family.

KIRSTY DAVIES | RESIDENT AT HERITAGE PARC



HERITAGE PARC, MAITLAND

RADCLIFFE

Hue Hue Road, Wyee | radcliffewyee.com.au



Radcliffe
Wyee

PROJECT PROFILE

Radcliffe is a joint venture community with The Stevens Group to create a masterplanned living opportunity in picturesque Wyee. This project is situated on 100 hectares of land, an hour south of Newcastle and only an hour and a half north of Sydney, providing an easy connection in either direction for future residents. Its location also offers residents easy access to the nearby train station. When complete Radcliffe will offer 815 new residential homesites to the Wyee area with convenient access to the Central Coast beaches and nearby shopping opportunities in both Tuggerah and Lake Munmorah. Radcliffe will bring a relaxed living environment, with family friendly amenities and a statement entry feature as you enter the new community.

\$110m

PUBLIC INFRASTRUCTURE

100ha

TOTAL LAND AREA

815

HOMESITES

2018

YEAR ESTABLISHED





THE BOWER

Boundary Road, Medowie | thebowermedowie.com.au

PROJECT PROFILE

The Bower is a 127 hectare residential subdivision which launched in 2016. Located off Medowie Road in Medowie, the site is on the western side of the Medowie township adjoining a small acreage subdivision and the Medowie State Conservation Area. The community offers 405 homesites currently ranging in size from 600 to over 5,000 square meters across 57 hectares. As a compliment to the beautiful forestry which encompasses The Bower, 70 hectares has been preserved as State Conservation Area and open space. A key focus has been to develop a community that is sympathetic to the surrounding area and complement the Medowie lifestyle. We're also looking forward to seeing the launch of Principle Living's Retirement Living, Blueheath onsite at the Bower in 2019.



\$55m

PUBLIC INFRASTRUCTURE

127ha

TOTAL LAND AREA

405

HOMESITES

2016

YEAR ESTABLISHED



THE FOOTHILLS

Link Road, Armidale | thefoothills.com.au



PROJECT PROFILE

The Foothills is a 19 hectare parcel of residential zoned land situated off the New England Highway in picturesque Armidale. First launched in 2014, The Foothills is at home in the popular northern part of Armidale, close to the town, university and airport. The community offers great access to schools and other amenities on large homesites.

All lots are suitable for slab construction and the range of sizes on offer attract a wide target audience from first home buyers as well as families upsizing and downsizing. The Foothills emulates the quality of other McCloy Group projects, offering people affordable, community focused living.



\$10m

PUBLIC INFRASTRUCTURE

19ha

TOTAL LAND AREA

127

HOMESITES

2014

YEAR ESTABLISHED





EASTWOOD

Invercauld Road, Lismore | eastwoodliving.com.au

PROJECT PROFILE

Eastwood is one of McCloy Group's newest residential communities, and our first in Lismore. Due to launch in 2019 Eastwood will bring a family friendly community offering to the area. It will feature mature street trees, quality streetscapes and statements public art pieces both at the entry and throughout the wider community. In total Eastwood will home 135 homesites idyllically set on a 21 hectare parcel of land. The land features a brook along the eastern border and is pleasantly sheltered by nearby rises in the land.

The name is a tribute to its location in Goonellabah, to the east of Lismore and the rich timber mill history of the region. We look forward to bringing Eastwood to the community.

\$5m

PUBLIC INFRASTRUCTURE

21ha

TOTAL LAND AREA

135

HOMESITES

2019

YEAR ESTABLISHED



LAMPADA, TAMWORTH



HEREFORD HILL

New England Highway, Lochinvar | hereford-hill.com.au

PROJECT PROFILE

Situated in a scenic location Hereford Hill is a new residential living opportunity coming to Lochinvar. The 25 hectare parcel of land off the New England Highway, will see approximately 282 new homesites created in the local community, proposed to range in size from 460 square meters to 1350 square meters. Future residents of all stages of life can look forward to enjoying the untapped potential these residential homesites offer. Hereford Hill's name ties back to its rich history in the local area as a Hereford cattle farm and how its picturesque location features rolling hills in the southern aspect of the site. 'Hill' also resonates with the prior owner's family history, so was a suitable tribute to their time on the land.



\$35m

PUBLIC INFRASTRUCTURE

25ha

TOTAL LAND AREA

282

HOMESITES

2019

YEAR ESTABLISHED



THE FAIRWAYS

Maison Dieu Road, Singleton | thefairwaysestate.com.au



PROJECT PROFILE

Partnering with landowners Singleton Golf Club, we're developing a boutique 40 hectare residential community located off Maison Dieu Road in Singleton. The Fairways has been named to pay homage to the site's former use as Singleton Golf Club and the land's beautiful landscape vista. It is proposed the new neighbourhood will offer 250 residential, rural residential and medium density homesites ranging in size from approximately 500 to over 2000 square meters. The Fairways will present buyers with a modern and sophisticated lifestyle option with parks, playgrounds and picnic areas. The community will appeal to workers in the area looking to establish a home close to their employment.



\$26m

PUBLIC INFRASTRUCTURE

40ha

TOTAL LAND AREA

250

HOMESITES

2019

YEAR ESTABLISHED





THE GARDENS

Medowie Road, Medowie | thegardensmedowie.com.au

PROJECT PROFILE

This new residential community is located at the heart of Medowie, its central location will offer purchasers a convenient stroll to the local shopping centre and community facilities whilst providing an easy 25 minute commute into Newcastle CBD. When complete this boutique new community will comprise of 211 homesites with an average size of 500m². Much like The Bower, another McCloy Community nearby, it will have a focus on development to complement the existing natural surrounds. A statement entry feature will be developed in line with the first land release and public art will continue to feature throughout the community. A key feature of this community is true to its name, future residents can expect manicured gardens and an abundance of Australian natives throughout the streetscapes.



\$25m

PUBLIC INFRASTRUCTURE

21ha

TOTAL LAND AREA

211

HOMESITES

2019

YEAR ESTABLISHED



WALLALONG

Clarence Town Road, Woodville

mccloygroup.com.au/residential/future-projects/

PROJECT PROFILE

The Wallalong project is proposed to include a mix of environmental, rural, residential, commercial, education, and recreation opportunities such as parks, playgrounds and playing fields. Located in the Port Stephens Local Government Area it is part of a broader development in the region. The Wallalong Urban Release Area is set on 630 hectares and has the opportunity to accommodate approximately 3,500 new homesites, which would alleviate significant pressure on land supply in the Lower Hunter. Over the life of the project, the local amenity would be managed through appropriate planning patterns and best practice design principles.



WONGA BEACH

Vixies Road, Wonga Beach

mccloygroup.com.au/residential/future-projects/



PROJECT PROFILE

Wonga Beach is a proposed residential community located in Far North Queensland, 90km north of Cairns. The boutique beachside community will comprise of 99 homesites ranging between 2,000 and 4,000 square meters in size. The nature of this site makes it unlike any other with the Great Barrier Reef bordering to the east. Large homesites offer ample opportunity for spacious family living, with plenty of room for large garages and additional storage. It will portray key elements of McCloy Communities, including a statement entry feature, public art and purpose-designed streetscapes boasting mature trees. The site is yet to be community named, which will come closer to its first release.





COMMERCIAL OFFICE

Our diversified portfolio of commercial assets holds more than 12,000m² of commercial space in the heart of Newcastle's CBD.

Projects include the award-winning City Exchange as well as the iconic Telstra Civic Building and Dairy Farmers Corner.

Other past commercial projects include the development of the John Hunter Hospital, The Lucky Hotel, the Mattara Hotel, the Jewellstown Tavern and other buildings in Newcastle CBD such as the Churchills building and other commercial office space on Hunter Street.

NEWCASTLE CBD





CITY EXCHANGE

426 King Street, Newcastle

PROJECT PROFILE

Situated in a high profile location the City Exchange enjoys frontages to the CBD's two main thoroughfares, Hunter Street and King Street and combines two buildings with a mixture of secure on-grade and basement parking. The City Exchange is home to the likes of SV Partners, Netko, Pegasus and Toshiba and underwent an internal refurbishment in 2019, with an external refurbishment planned for FY19/20. Once complete the façade will feature a three dimensional boat and wake, designed by international award-winning architect THERE Architects. This will be complemented by additional external public art as well as foyer and courtyard upgrades. The property is part of the 'City Exchange' complex that won the Urban Taskforce Australia 'Development Excellence Award for Adaptive Re-use 2011'.



3,277m ² NET LETTABLE AREA	51 CAR SPACES	10 TENANTS	2.2 W.A.L.E
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TELSTRA CIVIC

317 Hunter Street, Newcastle



PROJECT PROFILE

The Telstra Civic building is a 6 storey landmark building in the heart of Newcastle's business and Civic precinct. With 6,809 square meters of lettable area on large floor plates the building is home to Telstra Corporation, the Department of Public Prosecutions (NSW State Government) and McCloy Group head office. The highly visible location is close to all the conveniences of Darby Street, Honeysuckle, the Civic precinct and the new Justice precinct. In 2017 the building underwent a refurbishment including environmental upgrades to the lighting and HVAC systems, additional amenities including End of Trip facilities and an upgraded lift lobby. 2018 saw a sculpture garden incorporated into the Darby Street exterior, activating the space with public seating and an area allocated for a food and beverage outlet. At the rear of the building is multi-level secure parking with direct access to each floor.



6,809m ² NET LETTABLE AREA	102 CAR SPACES	8 TENANTS	4.8 W.A.L.E
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DAIRY FARMERS CORNER

4 Tighe Street, Newcastle West

PROJECT PROFILE

The McCloy Group secured the property famously known as Dairy Farmers Corner in early 2019. The site is located in Newcastle West and spans 5,100m². The property has 3 core spaces to be let and a Floor Space Ratio of 5:1 and a 74 meter frontage on Hunter Street. Its location nearby the Transport Interchange makes it a sought after gateway site for Newcastle. In the immediate the site will be used as commercial office space with future plans to modernise the area into a mixed use development. Offering a 90 meter or 30 story height limit the opportunity for growth of this site are plentiful. The McCloy Group does plan to retain the heritage elements of the site such as the 'milk bottle' a resonance with the sites historic use and name of Dairy Farmers Corner.



2,627m²
NET LETTABLE AREA

50
CAR SPACES



WOOLLOOMOOLOO

9/10 Lincoln Crescent, Woolloomooloo

PROJECT PROFILE

Location speaks for itself, this elegant residence is situated in Wharf Terrace, in one of Sydney's most impressive waterside neighbourhoods, Woolloomooloo. The apartment offers 200m² of internal living space with idyllic natural surroundings and a sought after waters edge lifestyle.

Tenants can take in the views from within the property through towering walls of glass, creating a space seamlessly connected to the outdoor. With open plan kitchen, living and dining not to mention the master suite inclusive of its own spa bathroom, dressing room and spacious walk-in robe opening to the alfresco deck with harbour views. This elegant apartment is the epitome of Sydney living in an ideal location for relaxing in the city in never-to-be-built-out luxury.



200m²
NET LETTABLE AREA

2
CAR SPACES

3
INTERNAL SUITES

3
BATHROOMS



RETIREMENT LIVING

PRINCIPLE LIVING

The McCloy, Stevens and Mann Groups have partnered to form a new joint venture entity to own, develop and operate both horizontal (villas) and vertical (apartments) retirement villages, providing a premium lifestyle offering for seniors. Our mission is to achieve excellence through quality and innovation. It's the uncompromising quality of our approach that make our villages stand out from the rest. Careful and well planned villages is part of our philosophy. Successful operation and management leads to happy and healthy residents which is core to our retirement projects. Principle Living is focused on creating retirement villages that foster integration with the wider community. Our approach and values are aligned with ageing-in-place initiatives of the Australian government with a focus on providing fit-for-purpose housing, onsite care capabilities, a sense of community and respect for ageing Australians.





BLUEHEATH

The Bower, Medowie

PROJECT PROFILE

Nestled in the bushland setting of The Bower, Medowie, this boutique village offers a luxury lifestyle at an affordable price. With the blue water playground of Port Stevens 30 minutes to the north and Newcastle CBD only 30 minutes to the south, Blueheath is ideal for active retirees, as well as those looking for a place to relax and enjoy the tranquillity and easy pace of Medowie. Blueheath's planned facilities include a luxurious community centre, a bowling green, an indoor heated pool and a workshop. Let our staff take care of the day to day maintenance and mowing while you get on with living the retirement you deserve.



\$45m
VALUE (M)

110
VILLAS

D.A. Approved
STATUS

H1, FY20
AVAILABLE



STONYBROOK

Heritage Parc, Rutherford

PROJECT PROFILE

Situated within the Heritage Parc residential, Stonybrook Village is the ultimate tree change for those looking for a change of pace, while still having the convenience of local shopping and amenities. Dedicated open public spaces and parkland are the hallmark of the Heritage Parc residential. The dedication to open space will continue within the gates of Stonybrook Village, with parklands, gardens and spaciousness rarely seen in retirement villages. Once completed, the village will comprise 146 modern villas, a lavishly appointed community centre, an indoor heated pool, a bowling green, workshop and enough open space for communal gardens and outdoor activities. Enjoy a carefree, low maintenance lifestyle among friends.



\$42m
VALUE (M)

99
VILLAS

D.A. Approved
STATUS

H2, FY20
AVAILABLE



THORNTON GROVE

Thornton North

\$75m VALUE (M)	157 VILLAS	Development Application STATUS	H2, FY20 AVAILABLE
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PROJECT PROFILE

Thornton Grove will be Principle Living's largest retirement village consisting of 157 homes at completion. The village facilities will include a luxuriously appointed community centre, an indoor heated pool, a village woodwork shop and a bowling green. Spacious grounds and landscaped gardens will complement the thoughtfully designed homes. Conveniently located just 30 minutes from Newcastle CBD and 5 minutes from the Stockland Greenhills shopping centre, Thornton Grove aims to impress.



VINA

The Vintage, Pokolbin

\$50m VALUE (M)	139 VILLAS	Concept Design STATUS	H1, FY21 AVAILABLE
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PROJECT PROFILE

Vina at The Vintage will be the ideal location for lovers of the finer things in life. The Vintage is famous for award-winning golf courses, but this prestigious location offers so much more. The Hunter Valley region is synonymous with fine wine, superb food and world class entertainment. Vina's facilities will include a lavish community centre, a heated pool and a covered bowling green. Vina will set a new gold standard in retirement living with 139 stylishly appointed, spacious villas set amongst beautifully landscaped grounds.



INDUSTRY RECOGNITION

2018

Master Builders Association Excellence in Building Awards Newcastle

Winner, Best use of timber
Project: McCloy Group Office

Master Builders Association Excellence in Building Awards Newcastle

Winner, Interior and shop fit outs over \$600,000
Project: McCloy Group Office

Lake Macquarie Business Excellence Awards

Finalist, Contribution to the Region

2016

Property Council Innovation & Excellence Awards

Finalist, Residential Development
Project: Heritage Parc

Property Council Innovation & Excellence Awards

Finalist, Heritage Development
Project: The Lucky Hotel

Property Council Innovation & Excellence Awards

Finalist, Tourism & Leisure
Project: The Lucky Hotel

2015

AHA Awards For Excellence

Winner, Best Redeveloped Hotel (Country)
Project: The Lucky Hotel

AHA Awards For Excellence

Winner, Best Redeveloped Hotel (Country)
Project: The Lucky Hotel

AHA Awards For Excellence

Winner, Best Pub-Style Accommodation (Deluxe)
Project: The Lucky Hotel

UDIA Awards For Excellence

Finalist, Retail/Commercial Development
Project: The Lucky Hotel

2014

UDIA Awards For Excellence

Winner, Residential Development
Project: Heritage Parc

2012

Urban Taskforce Awards for Excellence

Winner, National Masterplanned Communities
Project: Northlakes Estate

2011

Urban Taskforce Awards for Excellence

Winner, Development Excellence For Adaptive Re-Use
Project: City Exchange



We couldn't be more excited to build our forever home in The Bower. McCloy Group have given us a wonderful opportunity to raise a family on a large block of land in a beautiful, picturesque estate.

PHILLIP & EMMA LONGUET | RESIDENTS AT THE BOWER



THE BOWER, MEDOWIE



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