

ASX & MEDIA RELEASE

AVJennings increases land holdings in Melbourne's north

Melbourne, 16 July 2007: Residential property developer AVJennings Limited (ASX:AVJ), today announced the acquisition of a 91-hectare parcel of land at Wollert in Melbourne's northern growth corridor. The AVJennings offer to purchase the property was accepted by KordaMentha, the administrators to the Fincorp Group of Companies.

The land, on Epping Road, will yield more than 850 lots and construction is expected to start in late 2008. Sales are forecast to start in 2010.

AVJennings' Managing Director, Mr Louis Milkovits, said the \$300 million project strengthened the Company's portfolio in one of Melbourne's fastest-growing areas.

"AVJennings has three residential developments under way in the expanding City of Whittlesea, Lyndarum at Epping North, Bellevue at South Morang and Riverdale on Plenty at Mernda. The site is immediately adjacent to the Company's highly successful Lyndarum site and will provide continuity of sales as the existing Lyndarum project approaches finalisation in about 18 months."

"This acquisition increases the Company's land holdings in Victoria to more than 3500 lots."

"The new site will provide lots suitable for townhouses and integrated housing as well as traditional vacant lot sales. It also includes sites suitable for development as commercial precincts and neighbourhood activity centres".

"This recent acquisition, takes AVJennings' land bank to around 8,500 lots either owned or under control, which is over four years of supply at present sales rates," said Mr Milkovits.

AVJennings has 38 residential development projects across Victoria, New South Wales, Queensland and South Australia.

Media Enquiries:

Louis Milkovits (03) 9210 9836.