

Form 603
Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme Ingenia Communities Holdings Limited
ACN/ARSN 107 459 576

1. Details of substantial holder (1)

Name The Vanguard Group, Inc.
ACN/ARSN (if applicable) N/A

The holder became a substantial holder on 26 September 2013

2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Ordinary	34,186,070	34,186,070	5.06%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
Vanguard Investments Australia Ltd	Beneficial Owner	Ordinary-33,169,064
The Vanguard Group, Inc.	Beneficial Owner	Ordinary-1,017,006

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
Vanguard Investments Australia Ltd	JP Morgan and various other Custodians	Vanguard Investments Australia Ltd is the manager of various superannuation funds, institutional investor portfolios and unit trusts and in that capacity can exercise the power to vote or dispose of the shares	Ordinary – 33,169,064
The Vanguard Group, Inc.	JP Morgan and various other Custodians	The Vanguard Group, Inc., is the manager of various US Mutual funds and in that capacity has the power to dispose of the shares	Ordinary – 1,017,006

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)	Class and number of securities
Vanguard Investments Australia Ltd	12/09/2013-26/09/2013	0.43-0.48 AUD	Ordinary – 33,169,064
The Vanguard Group, Inc.	19/09/2013-25/09/2013	0.44-0.47 AUD	Ordinary – 1,017,006

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	N/A

7. Addresses

The addresses of persons named in this form are as follows:

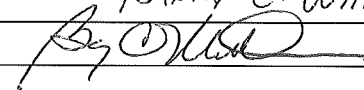
Name	Address
Vanguard Investments Australia Ltd	Level 18, 85 Castlereagh St, Sydney NSW 2000
The Vanguard Group, Inc.	P.O. Box 2600, V26 Valley Forge, PA 19482 USA

Signature

print name

Barry C. Whitaker

sign here



capacity

Principal

date

9.27.2003