
MANOR TALK

WINTER EDITION 2020



Manor Lakes

ANOTHER DENNIS FAMILY COMMUNITY

MANOR LAKES CENTRAL SHINES AS IT DOUBLES IN SIZE

Ranfurlie Asset Management, Dennis Family's retail and commercial division, opened the Stage 2 redevelopment of Manor Lakes Central on Thursday, 7 May 2020, which was well received by the Manor Lakes community. The redevelopment doubles the centre's size to approximately 20,000m² of gross lettable area.

Costing more than \$60 million, the expansion includes a state-of-the-art Kmart, Best & Less, a new concept Anytime Fitness gym, medical and dental practices, large format fruit and vegetable store, along with other fresh food retailers and specialty stores. It has generated around 300 construction jobs and, moving forward, stands to create 400+ ongoing full and part-time retail positions.

Mark Wilson, CEO Ranfurlie Asset Management, stated, "the contemporary architecture, colour scheme and look and feel of the development has been wonderfully accepted by the local community and immediately embraced. The natural light-filled mall is a safe, inviting and pleasant place for the community to fulfill their everyday needs of goods and services."

In addition to the increased retail offer, the new Manor Lakes Central will deliver greater convenience for the fast growing neighbourhood and the strong local family market.

The development of the Manor Lakes Central activity centre takes into account the proximity of local education facilities, community groups and the Wyndham Vale train station leveraging engagement and ease of access to the proposed increased retail and service offer.



The centre opened in line with all current COVID-19 safety and social distancing restrictions, ensuring the safety of staff, customers, retailers and the community at all times.

Under the current social distancing restrictions, there was a delay in opening some stores along with some additional areas such as children's play areas, alfresco dining spaces, a community centre and a community garden. As we continue to see a lift in restrictions more and more stores and areas will be open to the public.

Mark Wilson said, "This project meets Ranfurlie's objective of improving the local area's town centre, in delivering an active centre experience where people can work, live and shop everyday.

"Our sincere thanks must go out to the Manor Lakes and surrounding communities who have not only been extremely supportive whilst the centre was brought to fruition, but have also been patient and complied with the current government safety and distancing measures ongoing throughout the centre, to enable us to further extend our supply of services to the community as effectively and safely as possible."

So you don't miss the latest information regarding stores, community news and opening hours, please like Manor Lakes Central on Facebook and continue to visit the website.

THEY'LL BE DANCING, DANCING IN THE STREET

"All we need is music, sweet music. There'll be music everywhere. They'll be swinging, swaying, records playing. Dancing in the street*"

And that's exactly what happened recently as the Manor Lakes community came together under social restrictions to join together for the first Dancing in the Street event.

The sun was shining and the tunes played as the streets were filled with people of all ages who came out of their homes to sing and dance their cares away in the front yards. The Manor Lakes team pumped out the music as they drove through the streets for all to enjoy. Neighbours who didn't join in the dancing happily encouraged those who did and sang along.

The event was a huge success and residents went to a great deal of effort, dressing up and choreographing their routines. We even had a few special appearances from Batman and Catwoman, Lugi, a rainbow princess, policeman and a couple of dancing gardeners. Not only did residents join in the fun - we also had some construction workers joined in the fun on some of the home sites.

Thank you to everyone for making this event such a fun and memorable day. Stay tuned for the next event, however, in the meantime you can watch all the fun here:

www.manorlakes.com.au/blog/dancing-street-manor-lakes-video

(*Dancing in the Street /David Bowie, Mick Jagger)



INVESTING FOR THE LONG TERM IN A 5-MINUTE COMMUNITY

Mr. Suraj calls Manor Lakes a “5-minute community”. Why? Because it only takes 5 minutes to get anywhere.

Accessibility is just one of the many benefits Mr. Suraj cites as leading him to invest in four properties in this thriving estate over the past decade.

“Manor Lakes has everything a family needs,” he enthuses. “The community, the train station, shopping at Manor Lakes Central and it’s close to Werribee Plaza.”

As well as investing in property in Manor Lakes, Mr. Suraj and his family are proud to call Manor Lakes home and have enjoyed living here since they purchased their first property in 2009, just after their daughter was born.

They now have a young son as well and, when they decided to sell their original property built in 2009, the family wanted to stay in Manor Lakes.

“We sold our original property last year because we wanted to build a bigger home for our growing family and needed a bigger block of land to do so,” explains Mr. Suraj. “Manor Lakes has a variety of different block sizes, so we were able to find exactly what we needed.”

The range of lot sizes also holds strong appeal for Mr. Suraj as an investor.

“I’ve found that larger blocks are desirable for capital improvement, whereas smaller blocks are good for rental return,” he continues.

For investors considering building their property portfolio in Manor Lakes, Mr. Suraj strongly recommends taking the time to sit down with the Manor Lakes sales team to discuss their needs.

“The Manor Lakes team is amazing. Four of the eight properties I have purchased along with a business partner, have been in Manor Lakes, and this is thanks to the team, particularly Annetha. She understands our aspirations, is very proactive in providing all of the information we require and gives us the opportunity to purchase exactly what we want.”

“They help you in two ways. Firstly, they help you to see what is possible – there are a lot of opportunities in Manor Lakes. Secondly, they run through a 10-question checklist with you to help you find exactly what you want. This is so helpful, especially for small investors and those who are new to the property market.”

Chances are, would-be investors will find Manor Lakes so appealing they may also choose to live here, just as Suraj, and his business partner have done.

“As well as having everything you need close by, Manor Lakes is a perfect option for people who think that they can’t afford to send their children to a private school, because it is affordable and it is an easy commute to good schools,” says Mr. Suraj.

“Our daughter attends Bacchus Marsh Grammar. The bus stop is close to our house and it only takes half an hour for her to get to school. My wife and I both work for NAB in Melbourne’s CBD, which is also a very easy commute via the train.”

Now that they are building their dream family home, they are enjoying researching together how to make their home more sustainable and investing in renewable energy and other sustainable options.

“Manor Lakes has given me the opportunity to do something that is good in this regard and my daughter is very happy about this!”

The Suraj’s ‘5-minute Manor Lakes lifestyle’ has indeed been a big investment in all their futures.



“The Manor Lakes team is amazing. Four of the eight properties I have purchased along with a business partner, have been in Manor Lakes, and this is thanks to the team, particularly Annetha. She understands our aspirations, is very proactive in providing all of the information we require and gives us the opportunity to purchase exactly what we want.”

— Mr. Suraj

CONSTRUCTION UPDATE

Subject to weather conditions, we anticipate this project to be completed by Summer 2020. Once complete, residents will enjoy a fitness station, walking/cycling paths and a boardwalk at the lake’s edge that connects with the existing network along Lollipop Creek.

Works on the new Lakeside playground in Stage 47 commenced late last year and are due to be completed shortly. The new playground includes a range of structures that are sure to keep kids of all age groups entertained. The area will be open to the public in the coming months.

Road works on Ison Road (from Manor Lakes Boulevard toward Greens Road) which began earlier this year are tracking well for completion at the end of the year, and those awaiting

the completion of the new intersection that will open Spearmint Boulevard to Ballan Road, which started in September last year, will be happy to hear it is scheduled to be operational by mid July.

Stage 174, 175, 176 & 178A in Lollipop Hill have all titled since our last newsletter and we look forward to welcoming those residents to Manor Lakes in the near future as they commence the building of their homes.

COMMUNITY FUND ANNOUNCEMENT

Since its inception in 2003, the Manor Lakes Community Fund has distributed more than \$300,000 to local community groups in the Wyndham area.

Last year 23 not-for-profit groups operating in the Wyndham area have shared in \$30,500 of financial grants distributed through the 2019 Manor Lakes Community Fund. Successful applicants received their grants at the presentation night held at the Manor Lakes Sales Office, with over sixty people in attendance.

Due to the current COVID-19 restriction we have decided to delay the opening of the fund applications to give local groups time to re-establish their community projects and engagement and see where their biggest funding needs may lie.

The grants are available to local not-for-profit groups that have been working in the local community for more than twelve months and, in past years, organisations as diverse as environmental action groups, sporting clubs and educational facilities have received financial assistance.

Look out for further information on the application process and opening and closing dates in the coming newsletters and on the website.

BUILD YOUR DREAM WITH A \$25K HOMEBUILDER GRANT

Great news for Australians dreaming of building their own home - the Federal Government's new HomeBuilder scheme offers eligible home owner-occupiers (including first home buyers) grants of \$25,000 to build or substantially renovate their home.

This will be a welcome relief to many Australians and the country's economy as we navigate our way out of the pandemic.

The program will run from 4 June until 31 December 2020. Contracts for work need to be signed within this period and construction must commence within three months of the contract date.



In more good news, HomeBuilder grants complement existing state and territory first home owner grant programs, stamp duty concessions and other grant schemes, as well as the Commonwealth's First Home Loan Deposit Scheme and First Home Super Saver Scheme. Our friendly Manor Lakes sales team can help you to access more information about grants and concessions that may be available to you.

Overview of the HomeBuilder grant and eligibility:

- The scheme will give \$25,000 tax-free grants to eligible home owner-occupiers (including first home buyers) to build or substantially renovate their homes, but recipients will need to spend at least \$150,000 of their own money.
- Recipients must enter into a building contract between 4 June and 31 December 2020.
- Construction must start within three months of the contract date.
- The grant is open to individuals who are Australian citizens aged 18 years and over (companies and trusts are not eligible).
- The grant is means tested - singles must earn less than \$125,000 pa and couples must have a combined income of less than \$200,000 pa according to their 2018-19 tax return or later.
- The new home build must be the principal place of residence, with a property value (house and land) that does not exceed \$750,000.
- Renovations must be on a principal place of residence, where the renovation contract is between \$150,000 and \$750,000 and the value of the existing property (house and land) does not exceed \$1.5 million.
- The scheme does not apply to investment properties or owner-builders.

For up-to-date information on the HomeBuilder grant please visit: www.manorlakes.com.au/blog/homebuilder-grant-your-questions-answered

DO YOU LOVE GARDENING? WE'D LOVE TO HEAR!

Manor Lakes Central Shopping Centre is exploring the addition of a community garden. Manor Lakes Central invites local residents to express their interest and ideas by the 20th July.

Please send an email to: info@manorlakescentral.com.au

