
MANOR TALK

SUMMER EDITION 2019




Manor Lakes
ANOTHER DENNIS FAMILY COMMUNITY

JUSTIN SLOAN TESTIMONIAL



Currently building their second home at Manor Lakes, long-time residents Janelle and Justin Sloan have discovered that the buying and building process is less stressful this time around.

Join us as we chat to Justin about tips and hints he has picked up along the way.....

The couple built a beautiful home in Manor Lakes as a young family of three and put down roots in the area.

Seven years and two more children later, Justin says he and Janelle knew the house would not accommodate their family of five as the kids grew older.

“Fortunately, we weren’t in a massive rush and we knew from experience that buying a block of land and building is not a speedy process,” Justin explains.

“A couple of years ago we paid a deposit on a block of land at Lollipop Hill in Manor Lakes and started to plan for the move, knowing that we had time on our side.”

“It’s in a great location with Lollypop Creek at the end of the street and a proposed school planned nearby.”

Justin and Janelle’s new Simonds four bedroom, two living area home is now under construction and due for completion in a few months.

According to Justin, already knowing that the process would take time and that there would inevitably be delays has made for a stress-free building process.

“There have been delays here and there but, we started this journey expecting that, so it’s been much easier to deal with,” he explains.

“In the end, we have been pretty lucky really, as our build is actually ahead of schedule!”

CONSTRUCTION UPDATE

Civil construction in Lakeside and Lollipop Hill is progressing at pace, with seven stages due to title by the first quarter of 2020.

Those looking for some relief from the hot summer days ahead will be excited to hear that the Lakeside playground, Splash Park and viewing structure are all moving along well and are anticipated to be open over the summer months.

Also nearing completion are the Lollypop Creek beautification works along Stage 136 and 147, where the huge undertaking of the planting of 120,000 plants is due to be finalised over summer. Other projects taking shape in this region are the installation of two fitness stations and the extension of the cyclist and pedestrian path due to be finalised by the end of the year.

Works on the construction of the new intersection that will open Spearmint Boulevard to Ballan Road, which started in September, are continuing well and scheduled for completion in the new year.



LAKESIDE CONSTRUCTION



LOLLIPOP HILL CONSTRUCTION

MANOR LAKES CENTRAL SHOPPING CENTRE UPDATE

Civil works are progressing well around the Manor Lakes Shopping Centre extension. The external pavement areas are near completion as the kerbs and walkways take shape.

The carpark area is well underway with the final base grade laid. When finished this area will accommodate 500 new parking spaces, taking the total parking capacity to more than 900 cars to support increased traffic to the area.

Internally the new mall area sees the floor slabs completed, along with the structural steel walls, panelling and skylight frames now in place. The framing for the individual retail shops has also commenced. This space will be the home to a major fruit and vegetable outlet plus a further 23 specialty retailers.

Construction to the Anytime Fitness gym area is in the final stages of completion, and Best & Less and Kmart roughing in of services and flooring are well underway.

To date the following retailers are taking up tenancy with further announcements to be made in the coming months.

- | | | |
|---------------------------|----------------------------|-----------------------------------|
| • Kmart | • Pearl Dentist | • Hair Vision |
| • Coles | • Tobacco Station | • Pizza Kings |
| • Large Fruit & Veg | • My Place Massage | • Studio One Nails |
| • Anytime Fitness | • Kesari Indian Restaurant | • Chat time |
| • Phone Tech | • Kebab House | • Lux Barber |
| • Food Ease Indian grocer | • Tash X | • One Star Variety Discount Store |
| • The Tax Store | | |



MANOR LAKES BLOG PAGE LAUNCH

Be sure to check out the newly launched Manor Lakes blog page on the website.

Fully of handy design tips, information about events and happenings in and around Manor Lakes, construction updates including fascinating drone video footage plus interesting stories about people in your neighbourhood – there is sure to be something for everyone.

Blog categories to look out for include;

- | | |
|-----------------------|------------------------|
| • Construction | • Meet Your Neighbours |
| • Design Inspiration | • Money Matters |
| • Events & Local Area | |

We would love to hear your feedback about topics or stories, feel free to email us at info@manorlakes.com.au

TOWNHOME LIVING



The Dennis Family Corporation and its home-building division Dennis Family Homes recently collaborated on a Townhome Living pilot project at Manor Lakes.

Two adjoining townhomes were constructed on the corner of Honeyblossom Street and Elderflower Street in the Lollipop Hill precinct at Manor Lakes as turnkey products, ready for immediate occupation with completed landscaping.

Both three-bedroom townhomes were sold through the Manor Lakes Land Sales Centre and construction was completed in November. We look forward to welcoming our new residents soon.

HALLOWEEN EVENT A THRILLER

The annual Halloween event at Manor Lakes has grown from modest beginnings seven years ago to become a monster hit with over 3,000 people attending this year's haunting event.

The initiative was started by local Manor Lakes couple Andrew and Maria Price, who moved into their home in Dalrymple Boulevard in late 2011 after emigrating from Canada two years earlier.

"Our first Halloween here at Manor Lakes was in 2012," Andrew recalls.

"Our neighbours Steph and Hadyn Pettingill saw us decorating for Halloween, so they in turn decided to decorate as well. Steph is originally from Wisconsin. That's how it started, and it really just grew from there."

Interest in the annual Halloween displays at Manor Lakes spread quickly via social media and general word of mouth around the estate.

"Most houses were only getting up to about a dozen trick or treaters, whereas we were getting several hundred," Andrew says. In recent years, the Manor Lakes team has partnered with the community-minded organisers to help take the event to the next level. This year's support was extended to a wide range of logistical and operational aspects surrounding the event.

The Halloween celebrations took place primarily along Dalrymple Boulevard and adjacent parklands, commencing at 5.30pm and concluding at around 10.30pm. Highlights included a flash mob "Thriller" street dance by members of

the Dance Nation Academy – DNA before sunset, along with spectacular lighting displays and special effects later in the evening. Food trucks were on site to ensure nobody went hungry or thirsty.

An estimated crowd of around 3,000 people ebbed and flowed throughout the area across the evening, with this year's event raising more than \$5,000 for the Starlight Foundation through gold coin donations and an online fundraising campaign.

Andrew Price believes the event can continue to get even bigger in future years.

"We'd like to incorporate more of the Ellenborough Crescent and Amadeus Street loop and get more neighbours on board," he says.

"Halloween at Manor Lakes is something we enjoy doing. A lot of work and effort goes into it each year, but it's the community response that makes it all worthwhile."



Embrace Australia Day celebrations by the lake.

Join your local community at Manor Lakes on Australia Day on Sunday, 26th January, for what has become an annual social highlight and celebration.

This year we've changed the time from 4 pm to 8 pm, but it'll be in the same location beside the lake and it'll come alive with a sustainability-themed event with entertainment, rides and activities for people of all ages. Everyone knows it's important to look after the world and we're going to introduce some fun and quirky ways to look after our local environment and ideas on what we can do around our own homes.

The event will include fun, child friendly messy science experiments, a world dance spectacular where children can dress up and try out some new dance moves and fully

immerse themselves into cultures from all over the world, sustainable Olympics running activities, roving performers, interactive shows, rides, face painter, petting zoo, pony rides and an extra special performance by some incredible prehistoric animals – you will not want to miss this!

A gold coin donation upon entry will be donated to a local environmental group.

To keep with the environmental theme, reusable water bottles will be provided, and residents can take home a native plant for their garden.

Bring a picnic rug to enjoy a delicious range of foods available from the food trucks on-site or bring a picnic to enjoy.

