
MANOR TALK

AUTUMN EDITION 2022



Manor Lakes

ANOTHER DENNIS FAMILY COMMUNITY

TIME FOR A SEASON CLEAN?

There's nothing like a change of seasons to spur us into cleaning mode. It is always a good idea to clear out any old, redundant, or unused items to help make space for new ones and think about how they can be repurposed.

If you have any broken or unusable items, here is some information to help you plan your next hard waste collection.

The Wyndham City Council provides three free services for hard or green waste collection each financial year. The service needs to be prebooked at least two weeks in advance.

What to do before you book?

Before you book, please check if anything can be recycled or donated. Sometimes scrap pieces can be a great inspiration for

some DIY craft & home décor revamp. If you cannot salvage it, then check the Council's instructions for what type of waste is accepted and the right ways to dispose of them [here](#).

How to book a hard waste collection?

- [Request a collection online](#). If you are a tenant, please make sure to have a current utility bill with your name and current address on it for uploading.
- All items need to be included in your booking and put out for collection a day prior. Items will be collected between 6 am and 6 pm on your booking day.
- For smooth collection please neatly sort/stack your items in 3 separate piles close together within your property boundary.
- Ensure each item does not weigh more than 55 kgs.
- In case you need to cancel, make sure to do so before 9:30 am one business day prior to your collection day by either calling the Council helpline 1300 023 411 or emailing H&G.Inquiry@wyndham.vic.gov.au.

CONTEMPORARY TOWNHOME LIVING AT ITS FINEST AT MANOR LAKES



Manor Lakes has partnered with Sienna Homes to bring you the Arcadia Release, the latest collection of beautiful townhomes now selling from \$462,900*.

These spacious three and four bedroom designs have modern open plan living and dining and a double garage. Behind the stunning facade, these premium homes are both beautiful and functional with a light filled spacious living zone downstairs and bedrooms upstairs, making it a perfect space to relax and unwind.

Located within Manor Lakes' newest precinct The Village and close to everything that this modern signature village neighbourhood has to offer, the Arcadia Collection is the perfect choice for those looking for a low maintenance home without compromising on space and comfort. The future Village Green, Town Centre, community dog park, wetlands and walking trails will be just a short walk away from your new home, allowing you to live, shop and play locally

These homes are a full turnkey offering and include:

- Fixed price, no surprises.
- Turnkey inclusions with high quality materials from trusted brands.
- Interior styling at your fingertips with your choice of two stunning colour schemes.
- Laminate floating flooring on the ground floor hallway, kitchen, living and dining along with carpeting on all other floor areas.
- Architecturally designed facades.
- Low maintenance landscaping.
- LED downlights to the main living areas, hallways and external covered areas.
- Stone benchtops in the kitchen with European stainless steel appliances.
- 1800 mm side and rear fencing along with landscaping on both front and back.
- 2550mm high ceilings for single storey and ground floor of double storey designs with 2400mm for upper levels.

With only 10 available, these ever popular homes are sure to sell fast, so get in touch today on 1300 334 524 to find out more.



PLUM DELICIOUS! (SERVES 4)



Plums are plentiful this time of year and are rich in antioxidants helpful in reducing inflammation and having a positive effect on bone health. They are a good source of Calcium, Magnesium, Potassium and Vitamins A, C and K, so feel free to indulge guilt free!

As the nights start to get darker earlier and the cold air begins to creep in, here is a delicious, easy dessert that is

ready in minutes. The combination of plums and the perfect accompaniment of vanilla infused rice pudding is sure to be a favourite across the whole family.

Plum compote:

- 400g plums
- 1 cinnamon quill or ¼ teaspoon of cinnamon powder
- ¼ cup caster sugar
- 1 teaspoon vanilla extract
- ¼ cup water

Rice pudding:

- 1 cup white medium grain rice, cooked to packet instructions
- 2 tablespoons cornflour
- 1 cup milk
- 300ml thickened cream
- 1 egg, beaten
- 1 teaspoon vanilla extract

Method:

1. For the plum compote, place water, cinnamon, vanilla and caster sugar in a pan with ¼ cup water, stirring gently until well combined, add plums.
2. Bring to the boil over medium-high heat, then reduce heat to low and simmer for 8-10 minutes until the plums are soft and the liquid has turned to a syrupy consistency. Turn off the heat and set aside.
3. To make the rice pudding, combine cooked rice, cornflour, milk, cream, vanilla and beaten egg in a saucepan over a low to medium heat.
4. Cook for 5 minutes, stirring gently until thick and creamy. Divide evenly into 4 bowls and serve topped with plum compote.

EASTER ON THE GREEN AT MANOR LAKES

A big shout out to all the Manor Lake residents for making this year's Easter celebrations a huge success.

The enthusiasm and the community strength this event brings every year was evident, with well over 1500 residents, family and friends in attendance! Split into age groups to ensure participants received their fair share of tasty treats, the children were all geared up for the Easter Egg Hunt and certainly received their fair share of tasty treats, with ample amounts of chocolatey goodies taken home.

Beautiful weather, refreshing cups of coffee and some yummy hot cross buns amped up the festivities, and the Manor Lakes Neighbourhood Watch team provided a delicious sausage sizzle for the residents to relish. The ever popular Easter Bunny was in attendance allowing some wonderful photo opportunities for all who wanted to capture some easter memories.

The residents loved the community support that the celebrations brought in. One resident was even quoted as saying,

“Manor Lakes has a great community feel, with residents gathering for celebrations every year. We love living here.”



CONSTRUCTION UPDATE



THE VILLAGE

It's exciting to see the rapid pace of our latest precinct, The Village taking shape.

Over the last few months in Stages 194 and 195 we have seen civil works continue with sewer, drainage works now complete and road boxing nearing completion. These two stages have also seen road pavement layers and kerb and channel works well underway which are expected to be completed in the coming months. The settlement process of Stage 182 took place in early April, with a seamless process over two days. All civil construction is now complete for this stage, with the only remaining milestone being the final electrical audit from Powercor. Stage 196 and 182B have been tendered with civil works on Stage 196 commencing in the coming weeks.

The new Manor Lakes sales office, which will be located at the prominent intersection of Manor Lakes Boulevard and Ison Road is continuing to take shape and landscaping works around the centre have commenced which will provide a stunning visual statement from the intersection as residents and guests enter The Village neighbourhood. Landscaping works have also started along Manor Lakes Boulevard in Stage 182, and the area in and around the future town centre.

A landscape contract has also been awarded for an area off Manor Lakes Boulevard which will be the home of a provisional reserve providing amenities for the neighbour until the area is fully developed and parks and reserves are completed over the coming years.

And finally, Stage 190 which also takes in the future wetland area has obtained design approval. This means that the tender for the works

LOLLIPOP HILL

Civil construction is largely complete throughout Stages 178, 179 & 174a, with the project team currently working through final authority auditing and compliance requirements.

In Stage 156 civil works are moving along well, with road pavement largely constructed, water main installed, and electrical works nearing completion.

Landscaping works have commenced in Stage 177 around Lollypop Creek with earthworks complete and the concrete hardscape works to commence imminently. This section of the creek is forecast to open to the public later this year.

LAKESIDE

We see a busy hub of activity for Stages 50,52,53, 62 and 63 in Lakeside.

In Stage 50 surrounding the Greens Rd and Rondo Drive entrance to the estate landscaping works have commenced and civil construction is now finished in Stage 52 with titles being issued on 14 April 2022 for this stage and landscaping work in the area well underway. Final authority approvals are currently being attained for Stage 53 with civil works forecast to commence in May 2022.

Civil construction is largely complete at Stages 62 and 63, with the project team currently working through final authority auditing and compliance requirements.

OTHER WORKS

The works on the Ison Road and Ballan Road intersection continue to progress well, which once completed will provide a key arterial route into the northern section of Manor Lakes estate. Ison Road construction works are largely complete, whilst the final section of Ballan Road works is nearing completion under traffic management. Final authority auditing and compliance audits are scheduled to commence in the following months, ahead of traffic signal energisation and the ultimate opening.

As reported in our last newsletter, the civil works for the internal access roads in the Wyndham Vale Station Precinct are largely complete, and we are awaiting the final auditing and compliance requirements to be finalised. The Ballan Road works, which will provide direct access to the station and this precinct via Commuter Boulevard are also nearing completion.



SIBLINGS FIND INDIVIDUALITY AMIDST COMMUNITY

Whoever says that siblings cannot agree on the same things. When the offerings are great, they grab them with open arms!

So, it is no wonder that siblings Mariana and Samir Zakharia recently became part of the Manor Lakes community when they decided to purchase not one, but two adjacent townhomes within Lollipop Hill. The popularity of Lollipop Hill continues to grow with young singles, couples and families discovering the affordability of the precinct.

Mariana and Samir were able to secure a turnkey, ready to move into solution whilst still having the ability to select colours and features based on their own style, all with the added benefit of having their own space and privacy, along with the reassurance that family and support were only steps away next door!

“We love that we can live next door to each other while having our own unique space. We were able to buy a home which came with the best of amenities while being affordable”, confirms Samir.

It is always wonderful to see new people join the vibrant Manor Lakes community as we welcome new residents who choose to make Manor Lakes their new home — we know that Mariana and Samir will love their Townhome Living at Manor Lakes.



NEW SALES OFFICE ON THE WAY

The Village neighbourhood is soon to be the new home for our brand new large scale Sales Office which is due to open in the middle of this year!

Located at the prominent intersection of Manor Lakes Boulevard and Ison Road, this new space will have a dedicated space for house and land packages, information from all our builder partners in the estate and also information on our Townhome Living products.

If that's not enough the centre will showcase design inspiration, plus the latest colours and interior design trends for you to fully immerse yourself in your home design selection process.

The new sales centre will also be home to *Good Manors*, a dedicated café run by an experienced team who have previously operated and owned cafés and restaurants, so why not sit and enjoy a refreshment whilst you look over your brochures and design inspiration materials.

Even better, attached to the café is a dedicated kids play area, so the kids can enjoy some creative play and a run around whilst you enjoy a break.