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Welcome to your Winter 2025 community newsletter

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Construction update



Stage 190A Wetlands Render
Artists Impression

Aided by favourable weather conditions over recent months, construction work has kept moving on the ground in The Village precinct, including The Village Wetlands.

1	Stage 204 Maywood Road	Construction along Maywood Road continues on schedule and is taking shape. Workers are finishing the kerb and channel, with the base layer of the pavement going down over the next few weeks.
2	Stage 205	Stage 205 civil works have now been awarded, continuing on from Stage 204. The construction crew has set up all environmental protection measures and begun bulk earthworks.
3	The Village Wetland corner of Ison Road and Maywood Road	<p>Construction of the Stage 190 Wetlands on the corner of Ison and Maywood Roads is progressing.</p> <p>Boardwalk infrastructure has completed balustrades with the finishing touches to be done over the next few weeks. Once complete, the wetlands will feature perimeter walking paths and a 115-metre boardwalk. The majority of the terrestrial plants are in, water is now sitting at approximately the natural water level and crews have nearly finished planting both deep and shallow marsh areas. Total investment: approximately \$5.7 million. The Village Wetlands are expected to open to the public in August/September 2025.</p> <p>A variety of native shrubs will be planted in the garden beds including Rock Correa, Black Anther Flax-lily, Spiny-Headed Mar-Rush, Woolly Tea Tree, Ruby Saltbush, Knobby Club-rush, Kangaroo Grass, Common Tussock and Austral Indigo. Along with a collection of Trees including Australian Blackwood, Black Wattle, Drooping Sheoak, Silver Banksia, River Red Gum and Australian Blackwood.</p>
4	Manor Lakes North Reserve Holyoake Parade	Under construction by Wyndham City Council, Manor Lakes North Reserve is progressing quickly. The oval has now taken shape, with the kerb and fencing in. Garden beds have been shaped with mulch ready for planting to continue. Cricket nets are in place awaiting finishing touches. Tennis courts have commenced construction.
5	In the months ahead expect to see	Completion of the overall wetland and the removal of temporary fencing to allow access to the public.

Whether you're starting to think about buying a home, or actively looking, here are some pointers that can clarify the process and minimise any stress.

Getting started on your home buying journey





“Three key professionals every homebuyer should have on their team: a financial planner, a mortgage broker, and a real estate agent,”

Nazeem Hussein

Comedian and host of The Pineapple Project, speaking at the Manor Lakes Homebuyer Head Start Series.

Engage with a mortgage broker early

Mortgage brokers do this for a job. They have access to multiple lenders and can help you find a loan that best fits your circumstances. Brokers can also explain grants and schemes available to home buyers.

Budgeting is essential

Spending less than you earn is the foundation of saving for a deposit and securing a mortgage.

Create a realistic plan for your finances to avoid overcommitting to a mortgage that could become unmanageable in the long term. Lenders may want to see three months of “genuine savings”.

Don't assume you need a big deposit

First-time buyers may think they need a full 20% deposit. This isn't always the case. It's possible to buy a home with a much lower deposit.

Check with a mortgage broker or lender to see what options or government schemes are applicable to your personal circumstances.

House and land packages can offer price certainty

Sales consultants for either the land developer or the builder will be able to give you more information about the packages available where you'd like to purchase.

Government help

The Australian and Victorian Governments both have programs to help eligible people buy homes.

[Home Guarantee Scheme](#) ↗
(Housing Australia)

[First Home Owner Grant](#) ↗
(State Revenue Office Victoria)

A mortgage broker or your lender may also be able assist with finding suitable government assistance.

It's essential to check the eligibility criteria early on in your research.

Run the sums

MoneySmart is a personal finance website from the Australian Government with [calculators](#), free tools, tips and guidance.

For homebuyers, calculate the cost of repayments, borrowing capacity and find out how to repay your future mortgage sooner.

moneysmart.gov.au ↗

Please note

Everyone's circumstances are different! The information should not be used as individual financial advice, it's general information only.

The advice, opinions and insights of this article are general in nature. This article does not take into account your personal financial circumstances or objectives and may not always be entirely accurate, complete or current. We recommend speaking to a financial advisor or mortgage broker before making any financing decisions with respect to your existing home loan or any new home loan.

Gardening Guide



As winter winds down and spring approaches, now is the perfect time to refresh your garden. Whether you're starting or ready to plant your next crop, here are four simple tips to help your garden grow. Brought to you in partnership with local experts All Green Nursery & Garden.

Plant cool-season crops

August is great for sowing veggies that love the cold. Try peas, spinach, lettuce, potatoes, Zucchini, carrots and hardy herbs like parsley, coriander, and spring onions.

You can also grow cool-tolerant Asian herbs such as mizuna, garlic chives, and Vietnamese mint in sheltered spots. These will set you up for a fresh, flavour-packed spring harvest.

Improve soil with Organic Booster

If your soil is tired or heavy with clay, enrich it with [Organic Booster](#).

All Green's locally produced blend adds organic matter, improving the quality of clay-rich or heavy soils, which gives your plants the best start as the weather warms.

Treat clay soil for better water flow

Many gardens in Manor Lakes have clay soil, which can make watering a challenge.

Break it up with [gypsum](#) and use a soil wetting agent like [Ground Breaker](#) to help water reach the roots more effectively.

Mulch to protect your garden beds

Now's a great time to apply mulch. It helps retain moisture, reduce weeds, and keep soil warm through the final weeks of winter.

Choose organic options like [pine bark](#) or [Water Saving Mulch](#).

Get what you need locally

All Green Nursery & Garden has all the soils, plants, and advice you need to grow with confidence.

Visit in store at 130 Old Geelong Road in Hoppers Crossing or browse online at allgreen.com.au [7](#)



Community Fund helps Spartans bat on through Winter

Cricket is normally a sport most associated with summer, but a \$1,500 grant from the Manor Lakes Community Fund in 2024 enabled the Wyndham Spartans Cricket Club to field a team in a local social competition this Winter for the first time.

“We were able to create a mixed team which combines teenagers with adults, some of whom are dads with their kids, which makes it extra special,” Club President, Lohit revealed.

“This could not have been possible without the grant given to us by Dennis Family. Some of our players come from low socioeconomic status families, so the funding is extremely important.”

The current winter competition continues until September and the club uses various grounds around the Wyndham region as it searches for its own permanent base.

The Wyndham Spartans field two teams – one playing on Saturdays and the mixed team with juniors and seniors taking the field on Sundays.

Sport is often a great way of uniting people and breaking through cultural barriers.

“A big focus for us is fostering camaraderie between Indian and Pakistani players as a result of playing cricket games for our club,” Lohit explained.

“Players of all abilities and nationalities are welcome. However, we are actively looking for players from an Indian or Pakistani background who are looking to build friendly relationships.”

Find out more on the [Wyndham Spartans Facebook page](#)



Did you know eligible local not-for-profit groups can apply for financial grants of \$1,500 through the annual Manor Lakes Community Fund?

Each year the funding given to recipients helps make many wonderful community projects and programs possible.

Applications for this year's grants open on Monday 1st September and will close on Tuesday 30th September 2025.

To be eligible, not-for-profit groups must operate in any of the following Wyndham suburbs: Manor Lakes, Wyndham Vale, Werribee and Hoppers Crossing.

All successful applicants will be invited to the Community Fund presentation evening.

Since its inception in 2004, the Manor Lakes Community Fund has awarded over \$400,000 in funding to a variety of worthy recipients across all facets of the community, including sporting groups, schools, cultural organisations, senior citizens groups and health services.

The Community Fund initiative was inspired by the vision of Dennis Family Corporation Founder, Bert Dennis, as a way of giving back to the communities that the company creates.

For more information and to apply, visit the [Manor Lakes website](#) ↗

- 1 Elevated Earth Tones
- 2 Middle Green
- 3 Future Dusk
- 4 Retro Waves

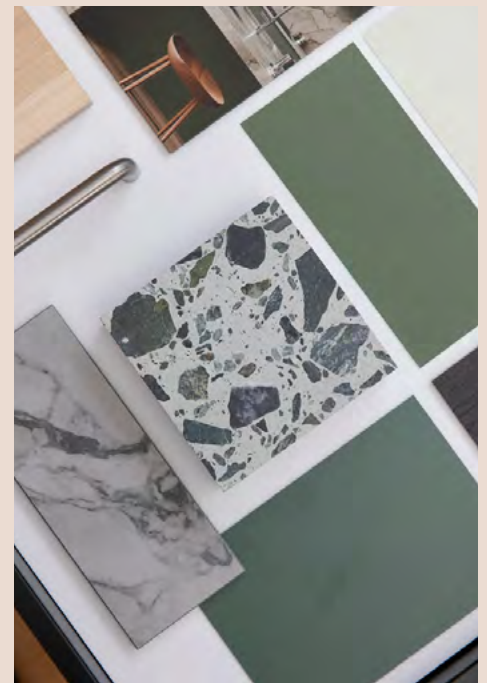
Warmth & Whimsy for Winter



Manor Lakes' interior design expert Amy Saward shares her insights on four of the latest trends—Elevated Earth Tones, Middle Green, Future Dusk and Retro Waves.

This season's interior trends embrace rich colours, tactile textures, and nostalgic shapes that bring comfort and individuality into the home. From the grounding calm of **Elevated Earth Tones** and **Middle Green** to the moody sophistication of **Future Dusk** and playful curves of **Retro Waves**, these styles reflect a shift towards interiors that feel both personal and stylish.

Visit the Inspiration Hub at the Sales Office
218 Manor Lakes Boulevard,
Manor Lakes VIC 3024
Open daily from 10am—5pm



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1 Elevated Earth Tones

The interior design trend Elevated Earth Tones brings a luxurious and grounded aesthetic to the home, and is particularly well-suited to creating warm, cocooning bedroom spaces. This trend builds on the popularity of warm neutrals and browns, and Pantone's colour of the year, Mocha, but with a refined edge.

2 Middle Green

A key interior trend this year is Middle Green—a rich, balanced shade that sits comfortably between light sage and deep forest green. Not too dark and not too pale, this versatile hue is fast becoming a favourite in modern homes, thanks to its timeless appeal and the calming, grounding energy it brings to a space. Green has been steadily gaining popularity across interior design spaces, and we're now seeing more green options in laminates, tiles, and stone finishes than ever before.

Middle Green is making a bold statement in kitchen cabinetry, and pairs beautifully with a variety of stone benchtops. A versatile colour, Middle Green can easily pair with lighter woods, as well as walnut, dark wood and even black, allowing it to suit almost any flooring, and coordinate with other existing finishes or freestanding furniture.

Green in interiors has a certain staying power in trends as it has a calming and refreshing energy, flexibility coordinating with other colours, and ability to give a casual or sophisticated look depending on what materials it's used on and with.



3



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By mixing tones, textures and shapes that speak to you, you can bring this season's trends to life in a way that suits your style.

3 Future Dusk

Already seen in fashion, Future Dusk, WGSN's 2025 Colour of the Year is now gaining momentum in home furnishings and décor. This moody hue sits somewhere between blue and purple, its tone leaning either way depending on lighting and the colours it's paired with, making it a flexible and intriguing choice for a variety of interiors.

Despite its futuristic name, Future Dusk is equally at home in traditional interiors, complementing period features like decorative cornices, architraves, and skirting boards. Whether used as a bold statement or a subtle accent, this versatile shade brings a sense of elegance and quiet drama to any living room.

4 Retro Waves

The Retro Waves trend is bringing a playful sense of nostalgia back into our homes, celebrating the curvy, organic shapes and warm tones of the mid-70s and 80s. At the heart of this trend are scalloped edges, flowing lines, and soft curves, which are making a comeback in everything from cabinetry profiles and statement mirrors to sofas, headboards and even rugs. These curvy lines add a whimsical, relaxed feel to interiors, softening the sharp lines often found in modern design.

To embrace the Retro Waves aesthetic, consider a colour palette that includes warm wood tones, taupe, peach, and terracotta. Accent pieces in burnt orange and burgundy add richness and contrast, while a warmer-toned olive or pale sage bring freshness and balance. These colours work beautifully together, creating a cohesive and comforting retro-inspired look.

Incorporating this trend doesn't require a full renovation, small touches can make a big impact. Wavy patterns can be introduced through wallpaper, decorative mirrors, or accessories like lamps, vases, and candlesticks. The Retro Waves trend is a fun, expressive way to add character, charm, and a little flair.

Not-for-profit consultancy Yarra Energy Foundation (YEF) recently secured funding from the Australian Government to install community batteries in three Victorian locations – Manor Lakes, Altona and Torquay.

Project funding came through the Community Batteries for Household Solar program, which aims to install 400 battery energy storage systems nationwide.

As part of the future rollout at Manor Lakes, Altona and Torquay, households in each of the three suburbs will be eligible for a special retail offer from Diamond Energy, with details to be developed through the project.

The batteries will be installed as front-of-the-meter (FTM) systems, directly connected to the local grid where nearby residential properties are also connected.

In broad terms, the project also aims to support the benefits of the Australian Government's program to:

1. Lower electricity bills
2. Support more households to install rooftop solar
3. Allow households who cannot install solar panels to enjoy renewable energy
4. Reduce pressure on the electricity grid
5. Absorb excess energy that might cause voltage spikes in the electricity grid
6. Lower emissions

To learn more, visit [YEF Community Battery](https://yef.org.au/Community-Battery) or share your feedback by emailing information@yef.org.au

Manor Talk will follow the progress of the project and keep residents informed of anticipated timeframes for installation when known.

Community battery for Manor Lakes



Bunnings taking shape at Manor Lakes Park Hub

Construction of the new Bunnings Warehouse at Manor Lakes Park Hub continues to make solid progress and the store is on track to open later this year.

Fun fact: The appointed builder for the Bunnings project, H. Troon, excavated approximately 12,000 tonnes of rock from the site, which was then crushed and repurposed to be used as the sub-base for the car park.



Engagement brings rewards at Manor Lakes Central

Manor Lakes Central Rewards is celebrating another highly successful year of engagement with the local community.

Introduced in 2022, Manor Lakes Central's innovative, award winning digital engagement microsite just keeps growing in popularity each year.

Over the 12 months between July 2024 and the end of June this year, members of the community used the Manor Lakes Central Rewards microsite on close to 60,000 occasions!

Manor Lakes Central Rewards connects users with a variety of useful information and benefits including exclusive retail offers, competitions, quizzes, fun facts and a monthly Spotify playlist.

It's a great way to win big and save by staying connected with Manor Lakes Central.

Use your mobile phone to scan the QR code on the accompanying image or visit mlcrewards.com.au to get started.

Manor Lakes Central
REWARDS



Family & friends referral program

Love living at Manor Lakes? Make the community truly yours by inviting friends and family to live in the neighbourhood. Refer a friend or family member to purchase land at Manor Lakes, and once you both settle, you'll each receive a \$1,000 debit card*.

Here's how it works

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|---|--|
| 1 | Enter your details at manorlakes.com.au/family-and-friends-referral-program . Once you've completed this, share the link via email or text message to your friend or family member. |
| 2 | After you've shared the link, your friend or family member will be invited to enter their details and join our friends and family referral program. |
| 3 | A Manor Lakes team member will contact your friend or family member and keep them updated on the latest news and land releases at Manor Lakes. |
| 4 | <p>After purchasing and settling on land at Manor Lakes, you and your friend or family member will each receive a \$1,000 debit card*.</p> <p>It's our way of saying thank you and welcome to the Manor Lakes community.</p> <p>Offer ends 30 September 2025, or when the maximum number of allocated referrals has been reached, whichever comes first.</p> |

For more information, head to the Manor Lakes Sales Office at 218 Manor Lakes Boulevard.

Open	10am—5pm daily
Call	1300 334 524
Visit	manorlakes.com.au

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Manor Lakes

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