

LIVING TODAY

Winter 2017 | Issue 11

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Everyone needs good neighbours

First residents move into Manzeene Village



Manjit and his family are looking forward to meeting their future neighbours.

Earlier this month, Manjit and Amandep began building their new home at Manzeene Village in Lara. The couple who run a transport business in Geelong together, are both looking forward to their new life in the community.

"It's going to be really good, we like having access to the freeway. We both work in Geelong which is 20 minutes away, having access to the freeway will make it easy to run our business," said Manjit.

"Manzeene offers us a really good lifestyle. We can easily visit our friends who are living in the West, commute to Melbourne and visit the coast on our weekends."

After months of searching for a place to build their home, the couple were referred to Manzeene Village by their builder at Carlisle

Homes. They instantly fell in love with the lifestyle Lara had to offer.

"It is the perfect place to raise our family, there's plenty of parkland in the community for our children to play and activities nearby for us to do as a family on weekends," said Manjit.

"The price was very reasonable and we were able to build a spacious home for our growing family."

Manjit and Amandep have built a single storey home, with four bedrooms and two bathrooms allowing for spacious family living.

Being closer to family and friends is a priority for the couple, who have just had a baby boy.

"We regularly catch up with friends on the weekend, to play cricket and listen to the music we like. Raising our family close to family and friends is a priority for us," said Manjit.

"We are looking forward to becoming part of a tight knit community, and getting to know our future neighbours as they begin to move in as well."

"We can easily visit our friends who are living in the West, commute to Melbourne and visit the coast on our weekends."

—
Manjit,
Manzeene purchaser.



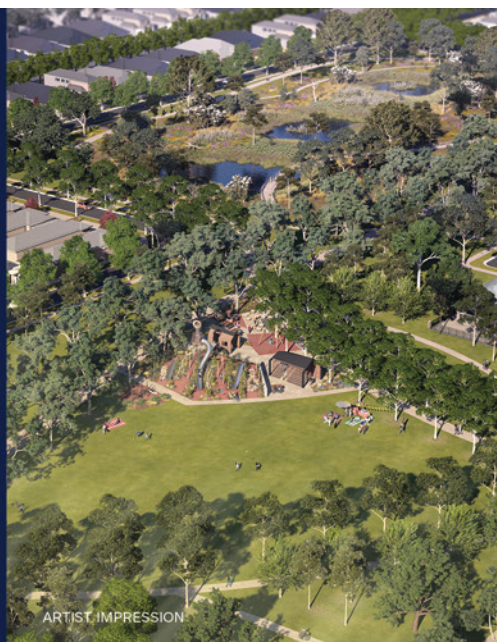
Manzeene Village

LARA

BY DACLAND

manzeenevillage.com.au

SALES OFFICE LOCATED AT 5 MANZEENE AVENUE, LARA



ARTIST IMPRESSION

An easy choice for first home buyers.

- A MASSIVE **\$20,000** FIRST HOME BUYER GRANT
- PAY **ZERO** STAMP DUTY
- LAND FROM **ONLY \$181,000***

*PRICES CURRENT AS AT 23/06/2017. SUBJECT TO CHANGE AND TO SRO ELIGIBILITY CRITERIA. IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND FINAL PRODUCT MAY DIFFER FROM THAT DEPICTED. PURCHASES ARE SUBJECT TO CONTRACT TERMS. BUYERS SHOULD MAKE THEIR OWN ENQUIRIES.

Dacland's connected communities

At Dacland we create communities where people love to live. Our communities are in locations that are connected to transport links, local amenities and parks offering purchasers a unique lifestyle where they can easily enjoy the excitement of the Melbourne CBD, as well as the perks of living in a friendly, tight knit community where neighbours know each other's names.

Not only are our communities in connected locations for commuters, but each Dacland community has its own neighbourhood character offering residents a safe and friendly place to live, in a neighbourhood they can be proud of. Dacland Managing Director, John C. Dwyer believes that Dacland communities offer diversity to buyers.

“Our communities offer a unique lifestyle with transport connection to local business hubs and established community centres. No matter what stage of life, buyers are looking for a community that supports their everyday activities and the way that they want to live. There's a huge amount of choice for buyers at each of our communities,” said John.

“Dacland's in-house design team creates neighbourhoods that residents can be proud to call home. We use thoughtful design to enhance the lifestyles of residents, and ensure that local amenities are within walking distance of each home.”

Each of our communities' hero beautiful streets, parks and gardens that enhance the natural environment, and encourage active recreation. At Manzeene Village in Lara, a botanic wetland stretches across the community, providing beautiful parklands within reach of every home. Similarly, at King's Leigh in Werribee a central park has plenty of space for neighbours to gather and play.

“Our communities are diverse, and so are the needs of our buyers. Whether you are a first home buyer, professional couple, family or empty nesters looking for a new place to call home, Dacland communities offer a lifestyle that will suit your individual needs and desires.”



At Dacland we are happy to help, please contact us at customercare@dacland.com.au and like us on Facebook to stay updated with local events and news.



This month on site



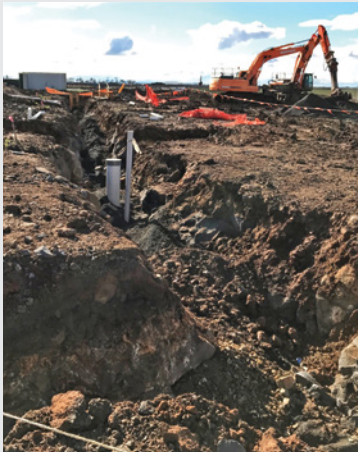
Aruni and her family are the first residents to begin construction on their new home in Lochaven.



At Rothwell construction has commenced on Stage 14 marking the first stages of construction in Rothwell's west.



Stage 2 at Manzeene reached Titles.



Stage 4 site works have commenced at Wynbrook.



We welcomed the first residents to the community at King's Leigh.

AT DACLAND WE CREATE COMMUNITIES THAT PEOPLE LOVE TO CALL HOME.

 Manzeene Village LARA Lara manzeenevillage.com.au 0419 914 637	 WYNBROOK® WYNDHAM VALE Wyndham Vale wynbrook.com.au 0487 888 353	 KING'S LEIGH Werribee kingsleigh.com.au 0457 822 637	 Rothwell Tarneit rothwell.com.au 0417 516 937	 LOCHAVEN Cranbourne lochaven.com.au 0425 814 646
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Register your interest today! – dacland.com.au/communities

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REGISTER YOUR INTEREST
WYNBROOK.COM.AU







It's an exciting time at Wynbrook in Wyndham Vale, with purchasers in early stages due to receive titles on their land, in the coming weeks.

Dacland Senior Development Manager, Lewis Cormie said the Dacland team is looking forward to titling the first stages at Wynbrook and welcoming new residents to the community in the coming months.

"We're looking forward to seeing purchasers in our first couple of stages reach titles and begin organising a home of their own at Wynbrook," said Lewis.

Wynbrook is destined to become a thriving connected community. Purchasers at Wynbrook will not

only benefit from the perks of living in a quiet and secluded community, but will have rail connection to the CBD and access to several well-established schools, parks and amenities in the local area.

At Wynbrook there are plenty of opportunities to engage with your community. Here is a guide with some local places for you to try:

1. Wyndham Vale Health Care Centre
Having easy access to medical centres in your new community offers comfort and relief to future residents. Wyndham Vale has several existing medical facilities including GP's and dentists. The Wyndham Vale Health Care Centre is located 4 minutes away from the community on Ballan Road.

2. Wyndham Vale Soccer Club
Supporting your local sports club is a wonderful way to get involved with the Wynbrook community. The Wyndham Vale Soccer Club, is a great activity for kids and easy to get to from the community. This is also a fantastic way to meet new people in your community.

3. Wyndham Community Centre
The Wyndham community centre on Synnot Street is a wonderful way to get to know people in your community. Here you can find classes, events and information on local activities that match your interests.

4. Wyndham Cache
The local area has some fantastic cafes that the whole family will

enjoy. Indulge in brunch, catch up with friends or pick up your café fix at Wyndham Cache. This café is the perfect place to start your weekends.

5. The Wyndham Vale Presidents Park
There are some beautiful parks both in and around the Wynbrook community. The Wyndham Vale Presidents Park, not only boasts a large off-leash dog park but has plenty of slides, climbing walls, ladders, swings and spaces for everyone to enjoy.

6. Shadowfax Winery
The perfect place to visit on weekends. Soak in the picturesque views of Werribee from the cellar door restaurant, whilst sipping

on a local minnow or shiraz. Try the roasted lamb shoulder with eggplant puree, mint and pine nuts- it's delicious.

7. Shop til you drop!
Wynbrook is within easy reach of excellent shopping. There are a range of services close to the community including Watton Street Shops, Woolworths and Wyndham Village, offering easy supermarket access, boutique shops and dining experiences. You will also be able to shop 'til you drop at the transformed Pacific Werribee, which will house 120 shops including international brands, Myer and David Jones.

More train services on the Werribee line

Commuters at Rothwell in Tarneit, King's Leigh in Werribee and Wynbrook in Wyndham Vale will soon benefit from additional services, during peak times and on the weekend.

PTV recently announced that Wyndham Vale and Tarneit train station would get 44 extra services along the regional rail link, starting on August 27. Commuters along the Werribee line will soon benefit from an additional morning and afternoon peak service.

This new service is part of the State Government announcement to add additional metropolitan train services across the network during peak times, including 10 additional Werribee train line services.

This is great news for residents in Dacland communities which are strategically placed near rail

connection and established local amenities.

"This is a big win for future residents in our community, who will have more services available to help them get home sooner and safer," said Dacland General Manager of Delivery, Marc Akkerman.

"Residents at Rothwell and Wynbrook not only have a train station close by, but will have more options available to them on their daily commute."

The new services will begin on August 27, train timetables will be available in July from ptv.vic.gov.au



The state government recently announced additional services to Wyndham Vale and Tarneit.

Lochaven, the perfect location!

For Seena and her husband Joy Joseph, Lochaven was the perfect location to build a home that would suit their families’ individual needs.

The couple first discovered the community when they were visiting a friend’s house nearby, upon visiting the sales office they fell in love with what Lochaven had to offer.

“Lochaven is close to everything our family may need. There are schools, shopping and parks, and plenty of places where I can go for a jog,” said Seena.

“Access to the local freeway and train station, will also make it so much easier for my husband and I to commute to work each day.”

Seena who works as a nurse in Clayton, and her husband Joy Joseph who works in a factory in Dandenong believe that Cranbourne is a central location that will make their commute a lot easier. To secure an appointment at the release day, Seena took time off work just to ensure she did not miss the release email.

“We really liked the community and were determined to secure land near the local school and Woolworths town centre,” said Seena.

The couple who are currently living in a town house in Noble Park with their three sons; Nikhil (16), Nevin (13) and Naethan (3), this will be the couples third home and they are determined to create a home that would serve their family for many years to come.

“We can’t wait to build a home of our own, we have visited many display homes to find out what does and doesn’t work,” said Seena.

“We are hoping to build a single storey home, that’s energy efficient and has plenty of space for our family to live.”

The couple are looking forward to raising their family in a community that will suit all of their needs, and meeting their future neighbours.

“We are looking forward to joining a tight knit community with many of our friends living nearby.”

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“Lochaven is close to everything our family may need.”

Seena,
Lochaven Purchaser



Seena and her family are looking forward to raising their family in a community close to everything they may need.

Great gardens are our promise

Dacland recently launched a website for purchasers to help them plan their front landscaping and apply for our great garden promise incentive. This incentive is embedded in Dacland’s commitment to delivering exceptional communities by ensuring that your property and those around you, help build the character of the community you call home. Dacland General Manager of Marketing, Sara believes that the website will help make the process easier for purchasers.

“At Dacland we want to make sure this process is as easy for purchasers as possible. The great garden promise website has a host of information for purchasers and even offers some help with planning their landscaping. Once purchasers have settled their land we encourage them to visit the great garden promise website,” said Sara.

To manage the program Dacland has teamed up with Eseo, our preferred contractor for front garden installations and maintenance. By partnering with a like-minded contractor such as Eseo we are creating a united vision for better, healthier and ‘greener’ communities. Eseo founder and manager, Seth Ferwerda believes

that this unique partnership will help create and sustain ‘greener’, well-presented communities.

“Eseo is excited to be an integral part of the delivery of Dacland’s great garden promise; we’re determined to assist at each step of the process,” said Seth.

“Purchasers planning their front landscaping are encouraged to use Eseo’s packages on the great garden promise website for inspiration. Eseo can install any one of these four designs on offer.”

Once your front garden has been completed, Eseo will inspect the garden to ensure that it complies with the design guidelines. Upon approval, Eseo will commence front garden maintenance services for those eligible purchasers. Eseo will communicate with purchasers using an online portal to keep them up to date on the maintenance services provided at each visit.

If you have just settled your land, it’s time to turn your attention to your front yard, amongst a host of other things. To help you create a front garden that meets the design guidelines here are some tips provided by Eseo, our preferred contractor for landscaping and garden maintenance.

1. Choose grass that’s easy to maintain

Yes, turf requires maintenance but its qualities and benefits cannot be under estimated. Did you know that grass is a natural filter of dust, pollutants and that it reduces the heat island effect? Having a tough turf species that handles extended periods without water is important. Eseo prefers Kikuyu turf for its hardiness, tolerance of a range of soils and its ability to go without water for extended periods of time.



Settlement Drive at Rothwell recently had it’s landscaping completed by Eseo.

However, Kikuyu is very vigorous and will need to be maintained. Other suitable options to consider include buffalo species, couches, fescues etc.

2. Select plants which complement each other

Choosing suitable plants that are adaptable to your local climate and the orientation of your garden is important. Selecting a range of plants that complement each other or focus on a theme can help ensure that the garden has a consistent look and feel. You may choose to focus on a flowering garden theme or on contrasting foliage types and colours. Finally selecting plants that are going to attract native birds, butterflies and bees will help make your garden vibrant.

3. Don’t underestimate the value of trees!

“At Eseo, we see trees as the most essential elements to a streetscape. We are thrilled to see Dacland’s guidelines include the requirement for 2 trees to each front yard. This will have a lasting benefit to Dacland’s communities,” said Seth. The value of trees cannot be underestimated- their benefits include absorption of harmful gases; reducing temperatures by shading our streets; they reduce the need for air conditioning by shading our homes; reduce water pollution and are known to increase the value of our homes.

Planting the right tree is also important. Please refer to your design guidelines for a list of appropriate species.

4. Use Organic Mulch

Mulch looks good, supresses weeds and allows moisture to reach the soil. This will assist in keeping moisture locked in the ground, making water accessible to plants and trees. As mulch breaks down, it adds vital nutrients to the soil. “At Eseo we prefer using organic mulch such as pine bark bush mulch, lucerne and pea straw mulch.”

To view Eseo’s landscaping packages or find out more about Dacland’s Great Garden Promise, visit greatgardenpromise.com.au

How to organise your fencing

This year purchasers in the first few stages of King’s Leigh in Werribee, Rothwell in Tarneit, Lochaven in Cranbourne and Manzeene Village in Lara have all commenced building their homes. This is a very exciting time for residents in each community, but also a valuable time for future residents to plan their fencing. Dacland customer care officer, Crystal Perry suggests that there are some things to consider when organising your fencing.

“Planning your fencing may involve several parties. Purchasers planning their fencing, may need to consider the requirements of their community design guidelines, neighbours and various fencing contractors,” said Crystal.

At Dacland we want to help future residents organise their fencing. Here are some simple steps to follow that may help make the process easier.

1. Understand your requirements

In some cases, Dacland may stipulate some guidelines for your fencing, which you may need to consider. Check your sales contract and design guidelines for information regarding your fencing.

2. Get a quote:

Once you are clear on the type of fence you would like to build, it’s time to find a contractor and gain a quote for the portion of boundary the fencing will be shared on, to send to your neighbours. You may like to get more than one quote, so that you and your neighbours can compare prices and products.

3. Contact your neighbours:

Getting in touch with your neighbours is the first step to building your fence. The easiest way to do this is to apply for a fencing notice on your local council’s website. Your quote and contact details will then be sent to your neighbour on your behalf, and they will contact you with

either another quote to consider or to accept the quote that you have provided.

Attending a Dacland purchaser event may also provide an opportunity for you to exchange contact details with your neighbours, this may make the process easier.

4. Build the fence:

Once you and your neighbours have agreed on a contractor, it’s time to build the fence. Ensure that you know what is required of you by the contractor, whilst you may not need to present during this time you may need to organise access for the contractor to build the fence.

5. Split the bill:

Once your new fence is complete, it’s time to split the bill between you and your neighbours. This is something that can be organised at the discrepancy of you, your neighbours and your contractor.

For further information visit your council website, review your sales contract and community design guidelines or contact customer care.



Dacland’s handy tips may help you get a head start with organising your fencing.

Dacland release premium Soho Living town homes



Soho Living town homes are now available at Wynbrook & Lochaven.

Dacland has teamed up with Soho Living to release several premium town homes at Lochaven in Cranbourne West and Wynbrook in Wyndham Vale.

These exclusive packages are offering luxurious, low maintenance, 3-bedroom town homes, in a premium creek fronting position. Dacland General Manager of Delivery, Marc Akkerman suggests that purchasing a town home can

have many benefits. “Purchasing a town home can have a number of benefits including convenience, certainty on the design and aesthetic of surrounding homes, modern and considered colour palettes, included landscaping, simplified purchase process and access to a community that will suit all your needs,” said Marc.

For further information about our exclusive Soho Living Town homes please contact your dedicated sales representative.

LOCHAVEN

CRANBOURNE

Luxury Townhomes from \$492,291*

Premium creekside location. Quality inclusions.

LAND SALES OFFICE 665 HALL ROAD, CRANBOURNE WEST

3
Bed

2
Bath

2
Car

SOHO
LIVING

*Prices current as at 12/7/2017, subject to change. Images are for illustrative purposes only and final product may differ from that depicted. Purchases are subject to contract terms. Buyers should make their own enquiries.

ARTIST IMPRESSION

Register for VIP Release at lochaven.com.au

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Your guide to Enviro

Recently the Villages of Rothwell in Tarneit and Lochaven in Cranbourne West by Dacland were accredited as Envirodevelopment communities by the UDIA, achieving all six sustainability leaves.

Envirodevelopment is a scientifically based assessment scheme that independently reviews and awards certifications to communities, that excel in sustainability, and go beyond the minimum compliance standards to further benefit future residents living in the community.

Dacland communities are designed to ensure that the places we create will continue to evolve and serve the people that live there over the decades to come. In all our design work, we consider sustainable design principles that add value both today and in the future. Dacland General Manager of Design, Jonathon Fetterplace, believes that the envirodevelopment award will benefit purchasers across Dacland's communities.

"We're very excited to receive all six category leaves under the Envirodevelopment criteria. This award is evidence that residents in both The Villages of Rothwell and Lochaven will be living in a community with minimal environmental impact, one that encourages safe, healthy and active lifestyles and results in lower household energy and water costs," said Jonathon.

"Dacland's planning and design efforts from acquisition right through to supporting our residents upon their move into the community saw our communities well positioned when it came to the stringent Envirodevelopment criteria. In-house design and planning ensures that attention is paid

to every detail, and that every opportunity to benefit the community, the environment and the future can be considered"

The UDIA evaluates communities based on a developer's considered design process and the provision of re-usable sources to determine the community's ability to provide wellbeing for future residents, both now and into the future.

The 6 pillars help produce sustainable greenfield developments, and green homes. Purchasers in Rothwell and Lochaven may also reap the benefit of financial savings as they are encouraged to help shape a sustainable community.

"Purchasers are encouraged to contribute

to creating sustainable communities in their build. Having an energy efficient home creates more comfortable indoor environments, reducing the purchasers need for air conditioning or heating. This could reduce power bills by about 20%. Purchasers in our communities may also be eligible to apply for "green home loans" and rebates for incorporating water tanks or re-usable energy sources in their home," said Jonathon.

To help you contribute to creating a sustainable community in your new home here are some simple guidelines that may reduce your environmental impact.



The Dacland team are proud to call the Villages of Rothwell and Lochaven accredited envirodevelopments.



Ricki Hershburgh
Manager Sustainability and EnviroDevelopment
Urban Development Institute of Australia
(Victoria)

"EnviroDevelopment is a scientifically-based assessment scheme that independently reviews development projects and awards certification to those that achieve outstanding performance across several areas, these are; ecosystems, waste, energy, materials, water and community.

EnviroDevelopment assists homebuyers to recognise and select more environmentally sustainable developments and lifestyles. By purchasing a home at the Villages of Rothwell or Lochaven, you know that you are living in a community with minimal impact on the environment, one that encourages safe, healthy and active lifestyles and results in lower household energy and water costs.

The Urban Development Institute of Australia, implemented the EnviroDevelopment program in 2006 to recognise developments across Australia that protect the environment and use resources responsibly. The Villages of Rothwell and Lochaven by Dacland not only meet the stringent EnviroDevelopment criteria, but offer a range of benefits to home owners, industry and government.

By choosing to live here, you are contributing to creating a holistic community that will serve both you, future residents and the environment, in the years to come."



Environmental development



Materials

Selecting environmentally responsible materials and construction methods will help lower environmental impacts of material usage. For example, using low emission paints and sealants on surfaces in your home will help lower your environmental impact. Similarly selecting light-to-medium roof colours will help minimise heat absorption, and keep your house nice and cool during the summertime.



Eco-systems

Planting native plants, will not only help protect the native ecosystem and ecological function of degraded sites but will help with the establishment and growth of your garden. If you're not sure where to start, our design guidelines include a list of native plant species that are carefully selected by a landscape architect.



Energy

Implementing measures to optimise energy reduction in your home, will not only dramatically reduce your carbon footprint but may also have financial benefits as well. Selecting energy efficient appliances with good star ratings such as lights, gas ovens, air-conditioning and gas heating will reduce the amount of carbon your household produces. Similarly installing a solar system with 3kW, will not only provide a natural power source for your home, but will help you save money on electricity bills.



Water

Implementation of measures which reduce the use of potable drinking water in your home, may also have some financial benefits. Using recycled water in your garden and purchasing water-efficient fixtures and appliances will help you reduce your water consumption and maximise savings on your water bill.



Community

At Dacland we encourage residents to live healthy and active lifestyles and engage in community spirit. You can reduce your environmental impact by considering alternative transport modes to get around your community such as walking, cycling, or car-pooling with a friend.



Waste

Implementing waste management procedures and practices to reduce the amount of waste sent to landfill and recycling efforts, is a wonderful way to start reducing your environmental footprint. During construction, you can reduce waste by using skip bins to collect rubbish, ensuring that your builders transport all waste to a licensed recycling centre and by selecting materials that incorporate recycled packaging or are of standard sizes in your design dwellings.

Once you have moved into your home, you will need to understand your local council's waste collection schedule as well as local tip and recycling facilities. At this point, adding recycling practices to your routine, will help reduce the amount of waste your household produces.



From Finland to King’s Leigh



Elias and Seraphina are looking forward to building their first home.

When Elias first met his wife, Seraphina he had no idea that he would end up buying land at King’s Leigh in Werribee.

The couple who both have Finnish backgrounds, met whilst travelling overseas and kept a long-distance relation until Elias made the decision to move from Finland to Australia. Elias and Seraphina established their life together in Melbourne’s west, where Elias worked in sales and his wife, as a primary school teacher in Tarneit. When it came to purchasing their home, the couple were looking for somewhere where they could commute to work with ease. “King’s Leigh is close to everything we need. The freeway access will make it very easy to get

to work each day, and we are near our family and friends,” said Elias. The couple were first introduced to King’s Leigh through their builder, with whom they plan to build a one storey three-bedroom, two-bathroom home. “We started looking at homes, when a builder suggested we visit King’s Leigh. The price was very reasonable and we were able to build a home with everything we need,” said Elias. “We aren’t in a rush to move into our home, so purchasing land was a good option for us.” Determined to add their Finnish culture into their new home, the couple have hinted at installing a Finnish sauna in their backyard. This may make them very popular with their neighbours during the wintertime. “We look forward to meeting our neighbours, and building in a tight knit community.”

More for first home buyers

The State Government of Victoria recently announced changes to the First Home Owner Grant (FHOG), effective as of July 1, 2017. The FHOG is a payment available to first home buyers, who meet the eligibility criteria and who buy or build their new home, valued up to \$750,000.

The State Government’s announcement to increase the payment to \$20,000 first-home buyers is applicable when someone builds their new home in regional Victoria. Welsh Homes sales consultant, Sami Kulafi believes that this payment will be of benefit to purchasers at Manzeene Village in Lara. “The doubling of the first home buyers grant will benefit purchasers at Manzeene Village in Lara, which is classified as Regional Victoria in the State Government’s proposal. The grant may provide further incentive for first home buyers to purchase in greenfield development areas because it is limited to newly built homes and house and land packages in regional areas,” said Sami Kulafi. “Lara offers a unique lifestyle, with existing transport connections to the CBD which is only 50km away. The grant doubling will make purchasing in Lara, even more affordable for first home buyers.” The legislation that is double the first home buyers grant will be applicable to home building contracts entered between 1 July 2017 and 30 June 2020. This means that the date you sign your contract



to buy or build your new home is key to securing the \$20,000 grant. The contract must be signed by the owner of land in regional Victoria, and building work must commence between 1 July 2017 and 30 June 2020. Welsh Homes have recently started construction of a Display

Home at Manzeene Village in Lara. If you require further assistance understanding the first home buyer grant in Regional Victoria or would like information on house and land packages available at Manzeene please contact Sami Kulafi on 0438 103 032.

“The grant doubling will make purchasing in Lara, even more affordable for first home buyers”
Sami,
Welsh Homes Sales Consultant

DACLAND
> Get Started Guide.com.au

A screenshot of the 'Get Started Guide' website on a laptop screen. The website has a blue header with the Dacland logo and navigation links. The main content area features a house icon and text about the guide.

A PLACE OF YOUR OWN STARTS HERE

A photograph of a young man and woman smiling and looking towards the camera. The man is wearing a grey t-shirt and the woman is wearing a pink shirt.

Our new Get Started Guide brings you what you need to know. Visit getstartedguide.com.au



First home buyers at Manzeene have reason to celebrate.

It's party time for first home buyers, with the State Government of Victoria announcing changes to stamp duty concessions for first home buyers, effective as of July 1, 2017.

The State Government's announcement to remove stamp duty costs for first home buyers is applicable when someone purchases a home for under \$600,000. Dacland Project Marketing Manager, Petra Lauko believes this will provide extra incentive for purchasers to buy in greenfield areas.

"The removal of stamp duty on properties below \$600,000 for first home buyers may make a property purchase more achievable. The capping at \$600,000 may also

provide incentive for first home buyers to consider buying house and land, with many greenfield areas able to offer a brand new four-bedroom home for under \$600,000," said Petra.

This incentive may benefit purchasers across Dacland communities, however purchasers looking to maximise benefits from the State Government's first home buyer incentives may consider purchasing at Manzeene Village in Lara, where they may be eligible for both stamp duty savings and double

the first home owner grant.

"Manzeene Village in Lara is one of Melbourne's best kept secrets offering a unique lifestyle, with existing transport links to both Geelong and the Melbourne CBD which is only 50km away. The community is close to the well-established Lara community, offering easy access to everyday conveniences," said Petra.

"First home buyers, who purchase at Manzeene may be eligible for both stamp duty savings and double the first home buyer grant."

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"Manzeene Village in Lara is one of Melbourne's best kept secrets"

Petra,
Dacland Project Marketing Manager

Three reasons for first home buyers to be excited

We won't mention avocados or café lattes in this article, because we want to help. At Homebuyers Centre, we're passionate about the freedom that home ownership offers and we don't believe you have to suffer to get there.

What you should know is that Melbourne's outer suburbs offer affordable housing to help you enter the housing market, and there is finance help out there to make it possible. Owning your home in Melbourne can be possible with Homebuyers Centre, and you might be surprised at what you can afford!

If all you've read about property in Melbourne is disheartening, here's some food for thought:

1. #Trending now suburbs for first homebuyers:

Geelong: Lara. The Geelong region is trending right now with the recent government boost for the First Home Owner's Grant (now \$20,000 in regional areas). Lara, 18km north of Geelong, has been trending over the past 12 months

– with existing schools, its own train station and convenient access to the Avalon airport.

Melbourne's West: Tarneit. The growth in Melbourne's Western suburbs in recent years have enabled many first homebuyers to enter the market already, but as more infrastructure is scheduled to service the Wyndham corridor, now is a great time to buy. The outer western suburbs such as Wyndham Vale, Werribee, Tarneit and Truganina still provide affordable entry in to the current property market. The population of Truganina is forecast to double to 40,000 by 2036 while that of Tarneit will almost triple to 89,417 in the same period, according to Wyndham City Council data.

Melbourne's South East: Cranbourne. Cranbourne has a strong family demographic supported by significant service provision such as sporting facilities, a train line into Melbourne and over 20 public and private schools in the surrounding areas. To back this up – Property Investor and best-selling Author Margaret Lomas told Money Magazine that with a median price of just \$380,000 and a rental yield of over 4.5%, Cranbourne is an area to invest in 2017. (<http://moneymag.com.au/suburbs>).

2. Parent Assist

Are you a parent wanting to help your Millennial offspring into a house of their own?

If your children choose to build with Homebuyers Centre, you can make the most of Resolve Finance's 'Parent Assist' solution, which won't involve risking your home just for trying to help your family out.

Here's how it works: Your parents loan you up to 20% of the purchase price. The bank provides the rest. You repay them with interest like any other official loan but at half the rate of your home loan and your parents don't have to go guarantor for you. Another benefit is that you can still enjoy the First Home Owners Grant and stamp duty concessions and save on mortgage insurance as a first homebuyer.

3. My Home Plan

Been unlucky with finance in the past? Homebuyers Centre have partnered up with Resolve Finance to offer My Home Plan to help you save. You'll be assigned a finance coach, who will conduct a full analysis if your current financial situation, consider your goals and create a personal finance plan for you. You can update and track

your progress through our secure website and will be rewarded for reaching your goals along the way.

So, don't give up.

At Homebuyers Centre, we've helped over 30,000 Australians build their own homes in the past 25 years with first homebuyers

firmly in our hearts. Try us – even if you don't think you can afford a home in Melbourne, a phone call to a New Homes Consultant might be just what you need. 131 751



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Dacland’s pop-up clinic; a great success!

Dacland recently joined forces with the Western Bulldogs to host a pop-up clinic for children at local sporting clubs and in our communities.

Nearly 70 children attended the clinic where they got to have a kick to kick with their favourite players and brush up on their skills. The children were taken through several drills by Western Bulldogs players Jack Macrae, Jake Stringer and Jason Johannisen. They then had the opportunity to get photos and autographs with the players, and snack on some delicious party pies. Western Bulldogs player, Jake Stringer believed the clinic was a wonderful way to encourage kids to get active.

“It’s great to so many kids get involved in the clinic this year. The Dacland pop-up clinic is a wonderful way to encourage kids to get active and learn some new skills,” said Jake.

The clinic hosted by Dacland is part of our partnership with the Western Bulldogs to promote healthy and active lifestyles in the west. Dacland managing director John C. Dwyer, said that the clinic is a fantastic way to encourage kids to get active.

“It’s important for kids to live healthy and active lifestyles. At Dacland we make it our priority to create outdoor recreational spaces and inviting streetscapes that are close to resident’s homes and encourage kids and adults to get out and about together,” said John.

“We host clinics with the Western Bulldogs and other likeminded organisation to further support healthy and active lifestyles for residents in our communities.”

The children were taken through several drills by Western Bulldogs players, Jack Macrae, Jake Stringer and Jason Johannisen.

Safety tips for your new home

It’s an exciting time at Dacland with residents at King’s Leigh in Werribee, Manzeene Villages in Lara and The Villages of Rothwell in Tarneit all beginning construction on their new homes and several residents already living in the communities.

Dacland General Manager Delivery, Marc Akkerman said the Dacland team is looking forward to welcoming new residents to our communities in the coming months.

“We’re delighted see so many people beginning their new life in many of our communities. The strong demand for new homes across Melbourne’s growth corridors is providing great opportunities for Dacland to produce quality communities that become places where people feel a sense of belonging and connection,” said Marc.

“At Dacland we want to support these first residents by ensuring that they feel safe living in the

community, whilst they wait for the rest of their community to be built.”

If you are one of the first residents living in your community, it can be daunting. That’s why we are offering to help residents in each of our communities start their own neighbourhood watch groups and provide basic security in each community. Here are some helpful safety tips that may help you increase the safety of your home.

1. Keep all doors & windows secured

Keeping the entry points to your home secure, will help reduce the likelihood of a break in. This may mean keeping hinges on the inside of your home, using stronger materials or ensuring doors and windows are locked overnight and when you aren’t nearby.

2. Get to know your neighbours

Your neighbours are the key to making you feel safe in your new home. Leaving a spare key with a trusted neighbour, rather than hidden somewhere near your home may reduce the likelihood of an intruder. Similarly, intruders are less likely to go after a home if they think they are being watched.

3. Keep your garage and sheds locked

Garages and sheds should be locked to prevent that the theft of tools which could be used to break into your home.

4. Maintain the outside of your house

Home maintenance keeps your home looking like it’s occupied. Regularly mowing your garden and trimming trees not only looks good, but can deter intruders.

5. Add outdoor lights for extra safety

Adding lighting to the outside of your house means that your neighbours can see a suspicious person approaching your home. Lights can be placed on a timer or motion detector to help detect movement and provide additional safety at night.

6. Get a Dog

Not only are dogs a great family pet, but they can deter intruders from breaking into your home. A barking dog in your backyard will more than likely make intruders think twice before breaking into your home.

7. Be wary of your rubbish

Often intruders will ‘window shop’ your home to check for new cardboard boxes. Cut up boxes and ensure they fit in your recycling bin. If you are throwing out bills or bank statements make sure you shred them first.

8. Install a home security system

Homes without security systems are three times more likely to be broken into then homes with one.

Not only can security systems monitor your home for breaches when you aren’t there and allow you to respond to intruders in a timely manner. For a more affordable option, consider installing alarms that emit a loud noise whenever someone opens a door or breaks a window.

At Dacland we would like to help residents feel safe in their new homes. If you would like to get involved in Neighbourhood Watch please contact customercare@dacland.com.au and we will help you get in contact with your community group.

Keeping doors secure will help reduce the likelihood of a break in.

Published On Behalf Of Dacland Pty Ltd

Everyone needs good neighbours

Recently Dacland hosted ‘meet your neighbours’ events at Manzeene Village in Lara and Lochaven in Cranbourne West so future residents could meet each other and get to know the local area.

“It’s an exciting time when you move into a freshly built home in a brand-new community. We hope these events will help get people talking to each other and checking out the fantastic area they will be moving into,” said Dacland customer care officer, Crystal Perry.

Dacland has designed both Manzeene and Lochaven with the aim of connecting people by promoting pedestrian and cycle friendly roads and providing plenty of open space for people to gather within walking distance of each home.

At Manzeene Village botanic parklands run throughout the

community offering easy access to open space where people can walk, run and play. Similarly, at Lochaven, community amenities offer residents plenty of space to gather and meet, allowing for a comfortable and convenient lifestyle within the reach of every home.

“We used the science of design to encourage community interaction. By providing residents with access to open space and safer streets, we are encouraging them to get out and connect with their neighbours,” said Dacland Urban Designer, Jacqueline Yuen.

Dacland staff enjoyed sharing these events with purchasers hearing their plans for their soon to be build homes. At these events, we teamed up with the Lara community centre, the Lara heritage museum, neighbourhood watch, the Cranbourne football club and NBN to provide valuable information to purchasers about the community that they will soon be moving into.

“We look forward to meeting our purchasers and hearing more of their plans for their new homes and communities over the year to come,” said Crystal.



MEET THE DACLAND TEAM

How will Dacland communities benefit future residents living in the west?

“Dacland communities are carefully designed for the future community. Roads that favour pedestrians and bicycles; local amenities within walking distance from homes; and parks near every home are just some of our design features. It’s all about creating a better place to live.”

Travis Deans,
Dacland Chief Executive Officer



What's on in our communities



Wyndham City Pet and Animal Expo

17 September 2017,
10:00am - 4:00pm

Join the Wyndham community at the Pet & Animal Expo. This fun day will be full of information, activities and entertainment for all the family, including your pet.

Wyndham Civic Centre,
45 Princes Hwy, Werribee

wyndham.vic.gov.au/petexpo



The Bellarine Railway

6 August -
22 October 2017

Take a day trip down the coast with the Bellarine Railway. Experience the scenic journey on a heritage train from Queenscliff to Drysdale, travelling alongside swan bay and through bush and farm land.

Queenscliff Station,
20 Symonds Street, Queenscliff

bellarinerailway.com.au/



The Community Grocer Wyndham

17 August - 19 October 2017,
3:00 - 6:00pm

Wyndham is getting its own local fruit and vegetable market! The initiative ran by The Community Grocer, aims to provide the community with fresh, affordable food and will run on a weekly basis.

Youth Resource Centre,
86 Derrimut Road,
Hoppers Crossing

thecommunitygrocer.com.au/wyndham



Raising Green Kids

7 September 2017,
6:30 - 8:30pm

Join the City of Casey at their discussion on how to reduce the environmental and hip-pocket impact of having children. Learn ways to encourage your children to be "greener" too.

City of Casey, 20 Magid Drive,
Fountain Gate

casey.vic.gov.au/environment-waste/environment/green-events



Lara Kindergarten's 50th Anniversary Fete

16 September 2017,
11:00am - 3:00pm

Past, present and future families and friends are all welcome to join Lara Kindergarten to celebrate their 50th anniversary. There'll be face painting, balloon sculptures, show bags, raffles, food and so much more!

Lara Kindergarten,
10 Waverley Road, Lara

enquiries@laracommunitycentre.org.au

Information and Images courtesy of Wyndham City Council and event organisers

Dream home planning at Rothwell

Manovikas and his wife, Naveena were delighted to find everything they need to raise their growing family at Rothwell.

The couple first discovered Rothwell a couple of years ago and instantly fell in love with what the community had to offer.

"We live local to the community, and drive past Rothwell every day. Rothwell is our favourite estate in the area because it's well located and so easy to get around," said Manovikas.

"The vision is well balanced and offers us a quality lifestyle. We have bought a massive creek facing lot with natural parks nearby."

Manovikas is a consultant in the building industry who has introduced many of his clients to Rothwell too. He plans to build his dream two-storey home in the community. This will be the couples

third home and one that they plan to live in for many years to come.

"We are building near many of our family, friends and clients. Dacland has created an award-winning community and there are so many benefits," said Manovikas.

"I work in custom house designs. The blocks at Rothwell are the perfect size for my clients and the sales reps, Chris and Hayden, are fantastic to work with."

Manovikas and Naveena, believe that Rothwell is the perfect location to raise their two sons, Vedh (5) and Viven (1 1/2). The community has many local amenities, with additional future developments set to create a quality standard of living for their growing family.

"The development of Tarneit Town Central will be the icing on the cake when it comes, we will be close by to everything we need," said Manovikas.

"Rothwell has the perfect balance of culture, location and natural habitat. We cannot wait to build our home here."



Manovikas is looking forward to building his family's dream home at Rothwell.



Did you know Rothwell is an accredited EnviroDevelopment?

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