

Residents get ready to start their homebuilding journey

Every masterplanned community has its own set of special milestones to celebrate but first titles are hard to beat, and for a group of Bluestone purchasers from Stage 1 that moment has finally arrived.

Dan Ho, Development Manager for Bluestone said Stage 1 titles are a landmark event for Bluestone and an exciting time for those purchasers who saw the value from day one.

"This is a huge milestone for our future community and for residents."

"It signals the next exciting chapter of their homebuilding journey, and Bluestone evolving as a community."

Dan said residents in Stage 1 will be keen to commence construction of their homes, and they expect the majority will start their builds within four to eight weeks following settlement.

"Civil construction activity at Bluestone has been in full swing over the last twelve months with no less than six stages under construction. We're now focused on closing out Stages 2 and 3 with titles expected in August this year," Dan said.

Interest in Bluestone remains high. While Stage 1 residents get set to commence building their homes, Bluestone's Sales Professional, Jeremy Grahame said sales activity over the last six months remains positive.

"Tarneit is a very competitive corridor, with plenty of options when it comes to buying land, but Bluestone has been a stand out project right from the launch, consistently outperforming similar communities as far as monthly sales go."

Jeremy believes the reasons behind Bluestone's strong sales showing is location, Satterley's reputation and its diverse lot mix.

"New and existing amenity is incredibly important to any masterplanned community and we're fortunate to have Tarneit Train Station 4-minutes drive away and the future Truganina Train Station within 2kms. There's also easy access to existing shopping facilities and a range of schools from prep to year 12."

Jeremy said Bluestone's diverse mix of buyers include first homebuyers, investors, empty nesters and repeat Satterley buyers.

"Bluestone is the third masterplanned estate the company has developed in this part of the city and the second in Tarneit. People can see our completed communities and really understand the quality projects the company delivers."

Jeremy said the majority of buyers for Bluestone come from the local catchment, but they also get a number from other regions such as the south east, and Geelong, looking to move to Tarneit due to the infrastructure and amenity – and proximity to the city.

Lots in Bluestone are currently available in Stages 5a and 6; both stages are perfectly located within the project, with parks, waterways, sports ovals and the town centre just a short walk away.





An update from our Development Manager



Dan Ho
Development Manager

Hello and welcome to our mid-year Bluestone newsletter. There's plenty of excitement at Bluestone with the announcement of first titles for Stage 1. I hope you enjoyed our story on that very subject and the first Stage 1 builds kicking off in the near future.

Bluestone remains a hive of construction activity across five stages. In this edition of the newsletter, I'll give an overview of work completed and in progress, plus there's an interesting article on keeping your home and community safe with expert tips from Neighbourhood Watch Victoria.

Thanks for reading!

Construction, stage and title update

Stage 1: Stage 1 subdivision works complete with titles being issued in June 2023.

Stage 2: All services are installed with concreting works for the footpaths and crossovers underway. Asphaltting of roads to commence in the coming weeks. Owners in Stage 2 can expect titles in August 2023.

Stage 3 (Display Village): Internal subdivision works are complete and clean up works are underway. Titles

are forecast for August 2023 following Stage 2 completion.

Stage 4: Bulk earthworks and sewer reticulation is now complete. Drainage works are progressing and water and gas works have commenced. Titles for Stage 4 should be ready from December 2023 - February 2024.

Stage 5A: Bulk earthworks are complete, sewer reticulation is progressing and drainage works have commenced. We're expecting titles around January-March 2024.

Stage 5: Bulk earthworks are complete

and sewer reticulation works are underway. At this stage we're forecasting titles mid-next year.

Parks and greenspaces

Bluestone's Central Park design has been approved by Council. The tender process for the construction of the park is underway with works forecast to commence by late 2023.

Derrimut Road

The Derrimut Road Intersection which provides vehicular access to the west of Bluestone is now complete.



Plans for a new shopping centre in Tarneit

In February this year, Melbourne-based developer, Oreana Property lodged a permit application to Wyndham City Council for a new village shopping centre and vibrant piazza at 800 Derrimut Road, Tarneit.

The planned village centre will include a 1,000 square metre supermarket, gym, medical centre, shops, restaurants and childcare centre alongside 23 townhouses delivering contemporary, convenient living.

It is anticipated to commence construction in the first quarter of 2024 following council approval, with completion earmarked for early 2025.

The town centre will include a village piazza connecting abutting waterways on the site's western side and new parkland to the east, creating a central hub for residents.

Satterley's General Manager for Victoria and Queensland, Jack Hoffmann, said the proposed shopping village would put Bluestone residents within easy reach of, and in some cases a short walk from, everyday conveniences and important community services.

"Access to retail and community hubs are an important feature of any masterplanned community. We're delighted

to see the plans Oreana have developed; it's an exciting opportunity for Bluestone residents and the wider Tarneit community."

Oreana Property Managing Director Tony Sass said his team had worked closely with the project's architects, Clarke Hopkins Clarke, and the estate developer, Satterley, to create a vibrant mixed-use development that would become the centerpiece of the community.

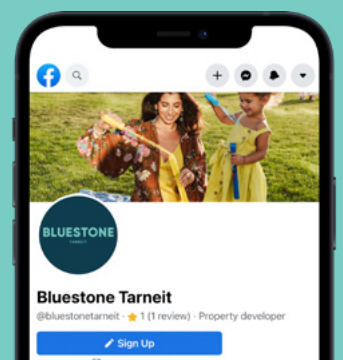
"We want to provide a space for the local community that is both beautiful and inviting, while also functional and convenient," he said.

"Our main focus has been on the design and on how we tie together the new with the old, paying homage to the area's heritage with the use of bluestone within the village centre, including within the building's façade and public spaces.

Keep up to date with all things Bluestone

As you might be able to tell from what you've read on these pages, lots is already happening at Bluestone. We intend to release a newsletter every six months and in the meantime, you can keep up to date by [following us on Facebook](#) and on [Instagram](#).

We'll update it every week with the latest, super-important information about the community - everything from land releases and development progress to opening hours for our sales office. Say hello in the comments!





Keeping safe in new communities

For more than 40 years Neighbourhood Watch has been a key part of keeping people safe and more connected to where they live. In fact, there are now Neighbourhood Watch groups servicing metropolitan, regional and rural locations in 55 of the 79 Local Government Areas in Victoria.

We spoke with Bambi Gordon, CEO of Neighbourhood Watch Victoria about the challenges residents face when they move into the early stages of their new masterplanned estate and how to stay safe.

According to Bambi the most important security tactic is to get to know your neighbours.

“Recognising who should – and shouldn’t – be in the immediate vicinity, and acting upon it, can help to avoid a possible theft. If you see someone acting suspiciously, call Triple Zero.”

“You don’t have to live in each others pockets but knowing your neighbours is the number 1 way to increase your sense of safety. For example, you can help your neighbours stay safe by bringing in their mail or their bin. If you are going on holidays you can ask your neighbours to do the same for you.”

Bambi’s other tips for Bluestone residents to minimise the risk of burglary at home include:

Keep your home locked even when you are home. “7 out of 10 cars are stolen with their own keys which a sneaky thief can easily grab from a hook inside your front door.”

Thieves are opportunistic. If they see a chance to get into a

property easily – such as an open window or an open garage door – and if they see something worth taking they’ll take it – in seconds.

A CCTV camera can increase your sense of safety (and obviously police value the footage in the case of investigation or prosecution) but often the criminal will simply cover their face. **Better to install sensor lights.** Crooks don’t like to be seen or to be caught. If a light switches on when they come near a property they don’t know if they have been spotted or not, and they will take off.

And lastly, if you see something happening now – such as someone peering into a car, or looking over a fence – call Triple Zero. Triple Zero is for suspicious behaviour that is happening now. It doesn’t have to be an emergency.

For those residents interested in starting a Neighbourhood Watch Group, contact Neighbourhood Watch Victoria and they’ll take you through a very simple process. The first step is to get 5 to 8 neighbours interested – and Neighbourhood Watch will visit and talk about the issues you want to address in your neighbourhood. For more information email members@nhw.com.au or visit <https://nhw.com.au/faq/>.

Expanding the First Home Guarantee

In last May’s Federal Budget, the Albanese government announced it will expand eligibility for several home buying schemes including the First Home Guarantee, the Family Home Guarantee and The Home Guarantee Scheme.

The First Home Guarantee (allowing eligible first home buyers to buy a home with a deposit as little as 5% without paying for Lenders Mortgage Insurance) is being broadened, beyond married couples, to allow any two people to purchase an eligible house. The change means friends, siblings, and other family members can undertake joint applicants starting from July 2023.

The extension to the First Home Guarantee has also been extended to buyers who have previously owned a home as long as their last ownership was at least 10 years ago.

The availability of all three guarantees is being expanded to include permanent residents in addition to Australian citizens.

The changes come into effect in July. To find out more and check eligibility visit the [National Housing Finance and Investment Corporation](#).