



The Willows met with strong demand

The launch of The Willows, the third and final neighbourhood in Botanical, has been met with strong demand from homebuyers. The first ten lots in Stage 25, were all but sold out in 24 hours with one eager buyer camping out from 5:30am to ensure they didn't miss out.

The Willows is the largest of three communities in Botanical, acting as a crucial link between the well-established Neighbourhood 1 and the fast-developing Evergreen neighbourhood.

Botanical's Development Manager, Jeremy Hughes, said that The Willows will become a central hub, with the neighbourhood centred around local parks, open space areas and the proposed local convenience centre.

"The Willows is an enticing prospect for future residents, but it will also play an important role in the community as a whole. It will include the future Brossard Road connection that will link the three neighbourhoods, as well as providing future road connections to both Mickleham road and Mt Ridley Road. Brossard road will ultimately connect through to Donnybrook Road in the north and through Craigieburn to the south."

"And thanks to the neighbourhood's walking and bike paths, residents will easily be able to get to existing and planned amenities such as future sporting ovals, the future town centre, the local primary school, the soon-to-be-completed childcare centre in Neighbourhood 1 and more."

The Botanical team has also been busy meeting with Victoria's leading builders who will be part of the 22-home display village in stage 13. An information session was held last May at Marnong Estate Winery with 80 attendees representing the state's top builders including Boutique Homes, Home Group, Carlisle, Homebuyers Centre, Mimosa, JG King, Kincaid and more.

"The whole purpose of the information session was to communicate the vision for The Willows, how it ties in with the other neighbourhoods, discuss the market conditions and provide clear timelines for construction."

"When completed, the Display Village will demonstrate the high-quality housing options available to suit a wide range of budgets."

Satterley has also appointed key builder partner, Boutique Homes, to build the new sales office within the Evergreen neighbourhood. The ranch style home will feature four bedrooms on a premium 2963m² homestead style lot.

The new sales office is expected to open by mid-2024 and will feature a tennis court, landscaped gardens and an impressive fit out.

To stay up to date on the latest stages and next land release, [you can register your interest on the Botanical website](https://www.botanicaestate.com.au), or contact our sales team on 1800 200 800.





Update from our Development Manager

Hello and welcome to our mid-year Botanical newsletter. We hope you enjoyed our cover story on The Willows and the builder information session recently held at Marnong Estate Winery. Read on, and we'll tell you more about recent community events and there's an interview with Neighbourhood Watch Victoria on keeping new communities safe.

But before we get to that, here's what's happening at Botanical with regard to development.



Jeremy Hughes
Development Manager

Evergreen

It's been a big first half of the year for the project team with works progressing right across Stages 13 to 23.

Here's a snapshot of work either completed or in progress at Evergreen;

Construction, sewer and earthworks

Stage 13 and 14 asphaltting works now complete, with final compliance testing progressing.

Stage 15 base course asphalt works

are now complete, with concrete pours to footpaths and vehicle crossovers currently progressing.

Stage 16 drainage works are complete, with road boxing works and subgrade preparation underway. Stages 17 internal sewer works are complete and the outfall sewer works have commenced. Stage 18 sewer works are complete, with drainage works progressing.

In Stages 19 and 20 bulk earthworks are complete with sewer works to follow. While in Stages 22 and 23 bulk earthworks have commenced.

Titles

For those purchasers in Stage 13 to 15, first titles are anticipated to commence in August.

Willows

The May release of neighbourhood three, The Willows, was well received by the market with close to all ten lots selling on the day. The release provided a wide variety of lot types to the market which is proving popular for a range of buyers.

I hope you enjoy the newsletter.

A Very Special Mother's Day

There was plenty of love and appreciation in the air on Mother's Day at Botanical. Around 80 people turned up for the free coffee and cookies to celebrate their Mums and carers.

Our coffee cart favourites - Marstown - were kept busy from 10am - 1pm and it was lovely watching mums receiving their flower arrangements on their special day.

Thanks to all the Botanical mum's and their families that joined us.





New primary school zoned for Botanical residents

In case you missed our socials, we shared an update on what the future Merrifield South Primary School (interim name) will look like.

Located at 120 Ellscoot Boulevard, the school is within walking distance to Botanical and is expected to welcome students from prep to grade 6 in Term 1, 2024.

School facilities will include:

- Administration and library building
- Two learning neighbourhoods
- Community hub with indoor multi-use court, canteen and arts/music spaces
- Hard courts
- Sports field
- Carpark.

The primary school will be able to enrol up to 650 students when the first stage of the school is complete. For all enrolment queries, [please email Maree Moyle](#) who has been appointed principal of the new school.

Free soccer clinic gets kids moving

In June, we invited our good friends Roxburgh Park United Soccer Club to run a free soccer clinic for Botanical residents.

Satterley has been a proud sponsor of 'Roxy Park' since 2019 and it was wonderful to have Head Coach and Club President - Ayad Botres run the clinics.

More than 30 kids turned up at Botanical Park, some with their boots on while others were there to learn the basics of ball control and passing. There were plenty of skill based drills before an entertaining game at the end of the 45 minute clinic.

We received great feedback from the Club who were really impressed with the large turnout and enthusiasm. Due to the season already commencing, any future recruits need to be on a waiting list for next year.



Bootcamp on hold promises to be a HIIT

At the start of the school year, we partnered with Fit Academy and offered residents free 'bootcamp' at Botanical Park every Monday and Wednesday evening, starting at 5.30pm.

The sessions were a big HIIT (high-intensity interval training) and will return when the weather warms up at the start of Term 4 this year.

If you've never tried HIIT before, it involves short periods of

activity to get your heart rate up (that's the high-intensity bit) with rests in between (that's the interval part).

The classes are designed for everyone - it doesn't matter whether this is your first time training or you're a total fitness fanatic.

As the weather warms up we'll share more details on our socials including how to register, times and location.

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 Botanical 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/>.



Federal Budget 2022/23: Key updates for home buyers

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](#).