

Meet Matthew Kendall, Heartford's new Development Manager



A lifelong Western Bulldogs supporter, Matthew Kendall's sporting allegiance is firmly within Melbourne's western suburbs but much of his working life has been spent in Melbourne's northern corridor - an area he believes has a great sense of community.

Matthew joined Satterley at the start of this year after accepting the role of Development Manager at Heartford. He started his professional career as a Civil Engineer and transitioned over into Project and Development Management approximately 8 years ago.

With experience across land, residential and commercial sectors, Matthew described the first six months at Heartford as challenging and highly rewarding. The key highlight has been issuing construction contracts for the initial project stages.

"Heartford has obtained a suite of engineering and planning approvals this year which has allowed us to issue multiple construction contracts for the initial project stages, Donnybrook Road intersection and the one kilometre long branch sewer."

"The next six months will be heavily focused around the delivery of the initial stages, so we expect a lot of activity out on site."

When asked about Heartford's most appealing aspects, he said it's difficult to ignore the location and amenity offered at Heartford.

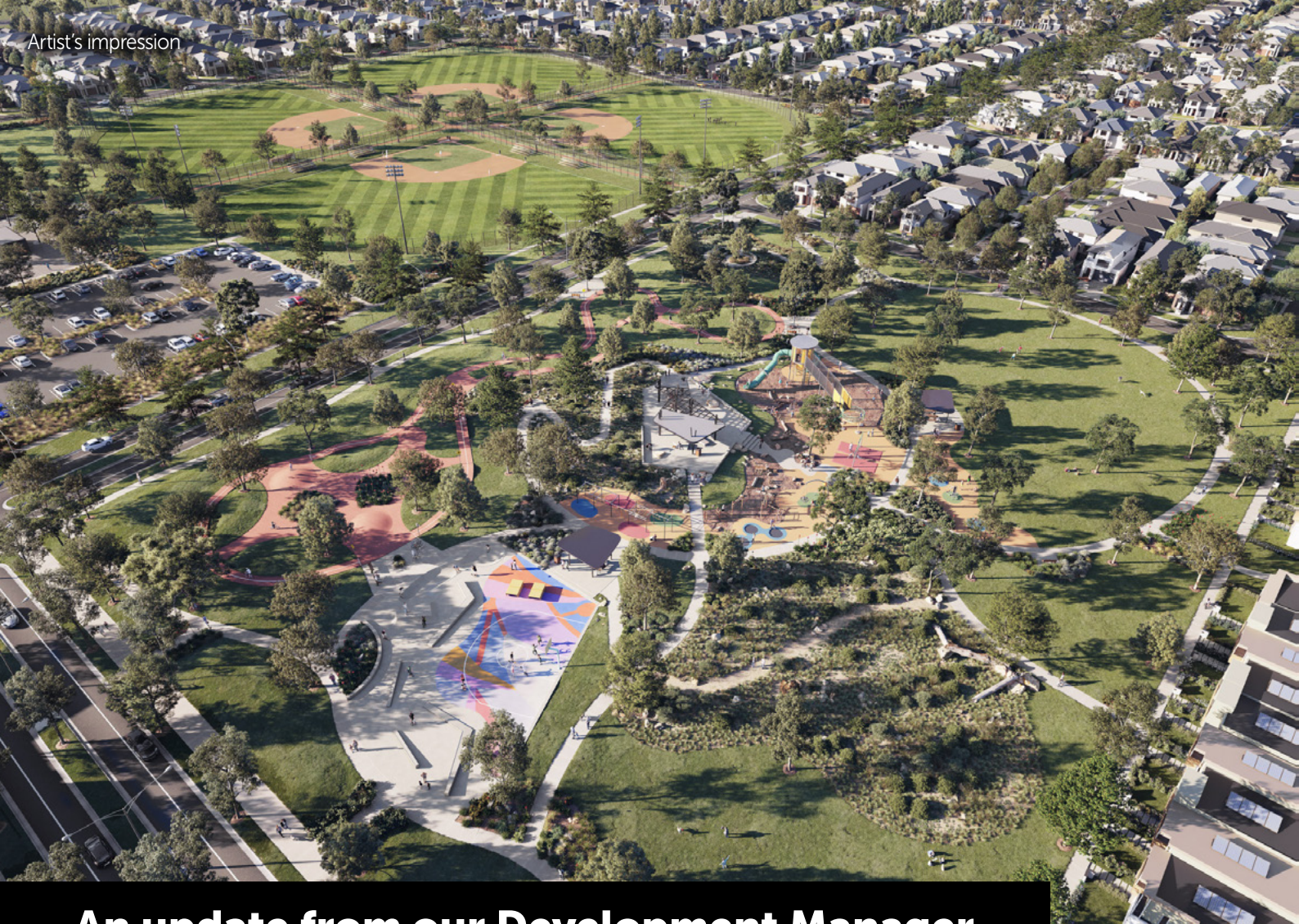
"The estate will deliver over 19 hectares of active open space, a local park and provide direct access to an adjacent local town centre, schools and public transport.

"The beauty of Donnybrook is the amount of transport connections. You're so close to V/Line services that take you to Southern Cross. And then there are the bus services, the easy access to Hume Highway, and a good range of schools close by."

Matt has worked on a number of projects in Melbourne's North, an area he believes "has a great sense of community" - an aspect he'll be keen to achieve with Heartford.

When not at work, or the footy, Matt's an avid music fan and can mostly be found with a guitar in his lap.

Welcome to the team Matthew.



An update from our Development Manager

Welcome to our first ever Heartford newsletter. What an absolute pleasure to be giving details on this exciting new community after such early success with the launch of the project.

In this mid-year edition, I'll update you on construction, greenspaces and titles at Heartford. We also spoke with Cheryl Pearson, our sales professional about the last twelve months of sales and there's an interesting story on staying safe in new communities with expert advice from Neighbourhood Watch Victoria.

Thanks for reading.



Matthew Kandall,
Development Manager

Stage Titles

Our first Titles for Heartford aren't expected until the second half of next year. We'll continue to update purchasers on key developments. Our latest forecast for Titles are:

Stage 1 - 3rd Quarter 2024

Stage 2 - 4th Quarter 2024

Stage 3 - 3rd Quarter 2024

Construction

Construction delays due to authority

approvals have resulted in the project team and our civil partners resequencing activities to reduce further construction delays.

Satterley has awarded contracts for the Donnybrook Rd Intersection, Stage 1 and the Yarra Valley Water Branch Sewer. All works have commenced onsite.

Parks and green spaces

Satterley is exploring options to try and expedite the delivery of Heartford's first local park and bring

the delivery forward. This is subject to relevant authority approvals.

New releases

Our next land release at Heartford is Stage 4. We expect the first lots to be released in the coming months. Stay tuned for more information.

Thanks for reading!

Heartford notches up one year for land sales

Land sales at Heartford officially launched 12 months ago, yet enthusiasm for the masterplan community remains high. Since lots went on sale June 4 2022, the team has sold more than 135 lots across stages one, two and three.

Heartford Estate Sales Professional Cheryl Pearson said the community regularly features as one of the top selling projects in the immediate corridor.

“Heartford might be the new kid on the block but it’s quickly building a strong reputation as a quality masterplan community with genuine lot diversity that’s attracting first home buyers, investors and upgraders.”

“Importantly, the community is centrally located on Donnybrook Road, so we offer easy access turning left to the Donnybrook Station and Hume or turning right to Wollert and Epping.”

“The Donnybrook Train Station and the sought after Hume Anglican school are within a walkable distance and the

new Donnybrook Primary School - zoned for Heartford - opened this year.”

Cheryl said most purchasers are from the local catchment, however there are several repeat Satterley purchasers who know the quality of the projects they deliver.

“It’s still a very good time to secure land thanks to low deposits, competitive prices and there’s time to save while waiting for land to title. Land is always the entry to the market, so it’s the perfect starting point.

For land sales enquiries please contact Cheryl Pearson, Heartford, Sales Professional on 0482 180 661





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 Heartford 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](#).