
MAY 2020



ANOTHER DENNIS FAMILY COMMUNITY

ASHBURY

AUTUMN NEWSLETTER



ISSUE N°10

AUTUMN IS WELL UNDERWAY!

Leaves are falling, days are getting cooler, the nights a little longer, but things are definitely heating up at Ashbury. Here is our round up of all the latest happenings at the estate, along with some great suggestions for things to do and see in and around the Bellarine Peninsula and Surf Coast region in the coming months.

ASHBURY CONSTRUCTION UPDATE

In Stage 12 all underground works – electrical, drainage, sewerage and optical, are now finished; also complete are kerbing, concrete works, roadworks and final topsoil having been laid and grass now sown. We anticipate land titles to occur in June 2020 and settlements to follow shortly thereafter. Stage 15 works are scheduled to commence prior to the end of June 2020.

In other good news, civil works and upgrades to the nearby Surf Coast Highway intersection are now complete and the signalised intersection is now fully operational.

For lovers of the great outdoors, the new Ashbury Wetlands Reserve has already established itself as a popular walking track, with plenty of residents making the most of the space. In addition, we have received positive feedback on the neighbourhood park off Ashbury Boulevard.

Stay tuned for more updates!



\$20K REGIONAL FIRST HOMEOWNER GRANT EXTENDED UNTIL JUNE 2021

Great news for first home buyers looking to purchase land in Ashbury – the State Government has extended its \$20,000 regional first homeowner grant (FHOG) until June 30, 2021!

According to RealEstate.com.au, the Greater Geelong area has been the most popular area for the grant since it was introduced in 2017.

Due to expire at the end of June this year, the regional FHOG has been extended in response to the coronavirus pandemic.

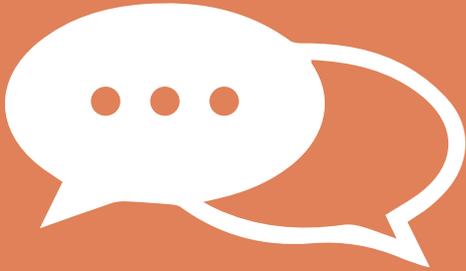
Victorian State Treasurer, Tim Pallas, said: “We know the coronavirus pandemic is making it even tougher for young people to achieve their dreams of home ownership — that’s why we’re extending the grant which has helped so many regional Victorians.”

More than 8800 regional FHOGs have been provided since they were introduced, saving purchasers \$176 million.

For more information about the FHOG for regional Victoria, visit: www.sro.vic.gov.au/regionalFAQs

HOME, SWEET HOME

It's time to check in with our two couples – the Collier family and Jess Young and her partner, Tom Cummins, to see how construction of their dream homes is progressing.



JAMES AND SAM COLLIER

A Purchasing Officer in Geelong, James Collier, is married to sales assistant, Sam, and they are the proud parents of two teenage boys, aged 15 and almost 18 respectively. They purchased their block in Stage 10 back in December 2017 and are delighted to have recently moved into their new home!

Are you in your new home yet?

We are in! Handover occurred mid-February 2019! The slab was only poured early October, so we were really happy with how the build progressed. The boys are loving their new rooms and living in a brand new house. Now our landscaping has begun in earnest!

What are the biggest challenges that you have encountered in building your new home?

We were pretty lucky in that there were very few issues that arose during the build and any that did were pretty minor or easily fixed. One of the hardest things we had to endure was the anticipation of moving in as the build neared completion. It was really frustrating seeing a mostly completed house that we couldn't move in to, but as the saying goes, "good things come to those who wait!"

Any tips for anyone thinking about building their own home?

It's important to consider how rooms on your selected plan will be used. We had considered this, but even still are now wishing we had added a few more power points and lights in some areas. We will get an electrician to sort that for us, but much easier to do during the build.

The current challenge now is landscaping, calculating topsoil requirements, plants etc. I can highly recommend a friend with a bobcat to help spread the soil as a shovel and wheelbarrow is hard yakka!

Fencing is another thing that is good to organise well in advance. Most fence builders are very busy and can take some time to get to you. We booked our fencer in December and the fence has only just gone up at the beginning of March.

What's it like now you are in?

Our builder handed over the house to us on Valentine's day! Since moving in we have met many of our new neighbours who have also recently moved into the street and there is a great friendly vibe amongst everyone. There is still a lot of construction happening and we all look forward to more people moving in and meeting new neighbours.

JESS YOUNG & TOM CUMMINS

Having lived in Darwin for 8.5 years, Jess and Tom decided to switch careers and relocate to Geelong last year. As parents of two young children, they chose to build at Ashbury because they were attractive to the estate's family-friendly lifestyle.

How is construction of your new home progressing so far?

We are getting there! Our house is currently at lock up stage, with cabinetry in place and internal painting and tiles going in this week. I still can't quite believe we are almost at the end of the process!

What are the biggest challenges that you have encountered now that building has started in earnest?

Our builder has been fantastic at dealing with issues promptly, which has been great and we have had one less thing to worry about. This has freed us up to start focusing on post-handover things including landscaping ideas and decisions and making contact with our new neighbours about fencing.

Any tips for anyone thinking about building their own home?

Having now been through this process, Tom's top tip is to "Definitely make the most of each site visit with your building supervisor as it's very reassuring and also helps to better understand the building process. It's also really worthwhile taking pictures at each visit as it is astonishing how quickly everything moves once the frame is up. Lastly, if you are thinking about any upgrades to your design and build, make sure you press the button on these in the pre-build stage, as there are a few we regret not making in retrospect.

When do you expect to move in?

We hope to be in our house by the end of May 2020, fingers crossed. Every time we walk through it, we are incredibly excited to think we are building the home of our dreams, and one which we believe will be the perfect place to bring up our growing family – there are now four of us following the arrival of our new baby late last year!

"...Since moving in we have met many of our new neighbours who have also recently moved into the street and there is a great friendly vibe amongst everyone."

ARMSTRONG CREEK'S IONA SECONDARY COLLEGE IS NOW OPEN FOR BUSINESS!

In just a few short years, Geelong's newest suburb of Armstrong Creek has transformed from grassy paddocks to a thriving community, including the development and opening of some fantastic new schools just a short hop, skip and jump away from Ashbury.

One of these is Iona College, a catholic co-educational secondary college, which opened at the start of February this year, just across the road from Ashbury.

The College features a three-story multi-disciplinary learning area catering for 600 students, along with the very best play areas, sporting facilities, a hall and food technology space. According to Principal, Damian McKew, sport, fitness and wellbeing are a major focus for the School and he is delighted students will have access to an AFL-standard football oval the size of the MCG on campus.

The first cohort of Year 7 students commenced at the new facility on 3rd February, with a total of 155 students enrolled to attend Iona College's first classes in 2020 – well above the enrolment target of 130 set by the School in its foundation year!

At this stage, students are coming to the school from as far afield as Little River to the east and Meredith in the north, although the majority of the 2020 intake hail from Torquay and the Surf Coast region. Local enrolment from the Armstrong Creek/Charlemont area is anticipated to experience a huge increase as Ashbury and other nearby communities continue to develop.



ASHBURY FAMILY AND FRIENDS REFERRAL PROGRAM



We all know that families and friends form the backbone of any community. So, Dennis Family Corporation is offering a great incentive to existing Ashbury purchasers and residents to encourage their friends and family to join them in calling the estate home.

Until 30 June 2020, you can be in the running to share \$6,000 with anyone referred by you who purchases land at Ashbury. All you have to do is refer a family member or friend to purchase land at the estate and when you both settle, you'll each receive a \$3,000 debit card.

HERE'S HOW IT WORKS:

Step 1 – Visit www.ashburyestate.com.au/family-and-friends-referral-program and enter your details. Once you've done this, copy the link and choose your preferred method of sharing with friends and family. Just make sure the person you are sending it to hasn't already registered their details with Ashbury.

Step 2 – Share the link with your family and friends via social media or email

and they'll be invited to enter their details and join the Ashbury Family and Friends Referral Program.

Step 3 – An Ashbury team member will contact your family or friend and keep them updated on all the latest news and releases at Ashbury.

Step 4 – When they purchase and settle on a lot at Ashbury, you'll each receive a \$3,000 debit card!*

But be quick! The Family and Friends Referral Program finishes on 30 June 2020, or when the maximum number of allocated referrals is reached, whichever comes first. So, make sure friends and family waste no time visiting Ashbury for the chance to secure a home alongside yours in one of the area's most sought after residential developments. *T&Cs Apply.



SPOTLIGHT ON... OCEAN GROVE

If you're looking for a great day out with the family after isolation has eased, it's hard to go past the enchanting seaside town of Ocean Grove, just down the road from Ashbury.

Families have been visiting Ocean Grove for generations and it's not hard to understand why. The roar of the surf, the ocean breezes, the coastal town vibe – and all surrounded by the food, wine and attractions of The Bellarine, make this one of the Bellarine's most popular destinations.

The largest town on the Bellarine Peninsula, it's the ideal spot for a beach getaway where you can feel the salt-air in your hair while still be near the shops and eateries of The Terrace, Grubb Road and Shell Road. Plus it's big enough to offer a wide great selection of shopping including major supermarkets, plenty of boutiques and speciality

shops, but small enough to still feel like a relaxed holiday town.

Coastal attractions include some of Victoria's best surf beaches, plus several walking tracks with fantastic views along the beach. Explore the unbroken stretch of sand that reaches out to the mouth of the Barwon River, wander along the beautiful, wide surf beach or sign up for surfing and bodyboarding lessons. The Barwon River, near the river mouth, offers safe and sheltered swimming along its sandy shoreline, while further upstream is a jetty and boat ramp. Or for a slow, relaxing afternoon, take a stroll in the flourishing nature reserve or pick up local art pieces and gourmet produce in the vibrant shopping district.