

Ashbury Summer Newsletter

January 2022

The sun is shining, the beach beckons, and there is simply no better place to be than Ashbury this Summer.

Here's our round up of all the latest happenings at Ashbury, 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.

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Ashbury Construction Update



Existing and future residents will have noticed plenty of changes taking place at Ashbury lately. Heading into 2022, there is already so much happening as we prepare for another year of exciting milestones!

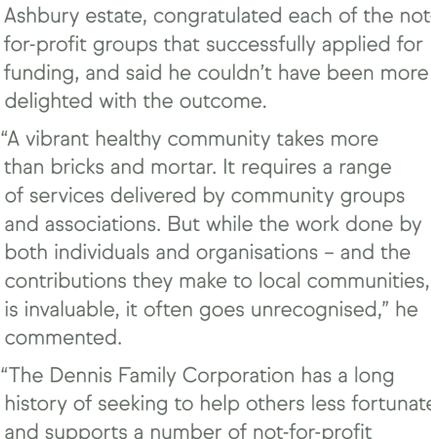
Stage 14a has now been completed, with titles issuing back in November 2021. Likewise, the plan of subdivision for Stage 18 registered in January 2022 and Stage 19 has also recently been lodged with the Titles Office with titles expected to issue over the coming days – which means we're getting ready to welcome some new residents to the community very soon.

Elsewhere on the estate, purchasers of land in Stage 20 will be happy to hear that civil construction works are well underway, with drainage completed and kerb and channel works expected to commence shortly. It's a similar story over in Stage 21 where sewer has now been installed, drainage works have begun, and water reticulation and gas installation are about to kick off. Earthworks and sewer have also been completed in Stage 16A, with drainage and water reticulation now underway.

And of course, all residents will be delighted that Horseshoe Bend Road is once again open to the public as of December 2021!

Stay tuned for more updates.

Home, Sweet Home



For the past few months, we've been following the journey of future Ashbury residents, Taylah Neil and her partner, Dylan Ellis who purchased land at Ashbury.

Building their own home is one of the most exciting and challenging journeys they have ever embarked upon. And we're lucky that they've agreed to share it with us.

We caught up with them recently to find out how construction of their new house is progressing and some of their biggest decisions and challenges so far.

How is construction of your new home progressing so far?

Everything is going well with our build and its currently on schedule, despite the odd curveballs and delays caused by Omicron! Now the house is past lock-up stage, all the internal features are starting to come together, and we can also see all our interior colour-room choices coming to life, which is fantastic.

The only downside of the house being at the lock-up stage right now is that we can only peek through the windows and glass doors! We're super excited to see the outside coming together as well. All the brick work is complete, and now we're just waiting for the pillars to be tiled, aggregate flooring to be laid in the driveway and the porch, and for the garage door to be installed.

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

Not currently being able to access the house is a bit of a challenge right now as we can't visit and visualise spaces for furniture as well as we previously could. As the build moves closer to completion, we're desperately trying to purchase furniture and appliances as early as possible because the current wait times are astronomical and we really want things like white goods to arrive in time for move-in, or very shortly after.

We'd also be lying if we said our impatience isn't simply critical levels. For us, this is more than simply about moving into our new home – it's the start of a new stage in our lives. And we can't wait to begin!!

Any tips for anyone thinking about building their own home?

As far as tips go, we strongly recommend anyone thinking about building their own house seek out advice as soon as possible, and from as many different sources as possible including builders, land sales, brokers, family and friends. You'd be surprised at the amount of valuable guidance you can get from all sorts of people who have experienced the journey. At the same time, in the current market, with prices continuously on the rise, there's a lot to be said for taking the plunge and getting a foot in the market as soon as you can.

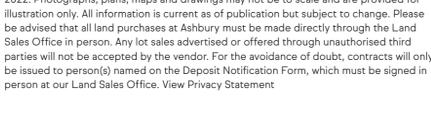
For us, this involved a delicate balance between taking our time and make sure we were as prepared as possible but also not being afraid to act without hesitation – which seems like a total contradiction!

And always collect your inspirations. There are many, many decisions to be made throughout the process and gathering examples of what you are after to show tradies and builders can make it less overwhelming.

When do you expect to move in?

Our site supervisor has told us we should hopefully be able to move in, in April as an expectation, but if things go well, hopefully this can happen a little sooner!

2021 Ashbury Community Fund Presentation Evening



Late last year 18 happy community and not-for-profit groups from Armstrong Creek and surrounding areas receive grants totalling \$30,000 at the 2021 Ashbury Community Fund presentation evening.

Hosting the virtual event, Nick Aubrey from Dennis Family Corporation, the developer of Ashbury estate, congratulated each of the not-for-profit groups that successfully applied for funding, and said he couldn't have been more delighted with the outcome.

"A vibrant healthy community takes more than bricks and mortar. It requires a range of services delivered by community groups and associations. But while the work done by both individuals and organisations – and the contributions they make to local communities, is invaluable, it often goes unrecognised," he commented.

"The Dennis Family Corporation has a long history of seeking to help others less fortunate and supports a number of not-for-profit organisations. In keeping with this philosophy of giving, the annual Community Fund concept was introduced in 2002 as a practical way of giving back to the communities we create. Since we first established the initiative in 2002, we have distributed more than \$750,000 in grants across our residential estates in Victoria and Southeast Queensland.

"Every year we allocate funding to assist a wide range of special activities and community programs, helping people of all ages. Over the years, we've provided grants to hundreds of different organisations to help make their projects possible.

"This is the fourth year the Ashbury Community Fund has been up and running and it's been fantastic for us to be able to provide financial support for so many worthy organisations in and around the local area where our Armstrong Creek development is located – especially given the extent to which COVID had impacted on the ability of community groups to support those in need."

Eligibility for funding extended to not-for-profit groups operating in the Armstrong Creek and surrounding areas, with an independent judging panel allocating grants to the organisations which were successful in their applications, including Geelong Mums, 3216 Connect, Uniting Vic.Tas, Connewarre CFA and the Grovedale Fire Brigade, as well as various local sporting clubs and organisations.

One organisation that was successful this time round was the not-for-profit Grovedale Toy Library. Representing the Toy Library at the presentation, President Erin Krusic-Golub was thrilled to accept a cheque for \$1,500, which will be put towards purchasing new toys.

"As the Toy Library is run completely by member volunteers and funded solely by memberships and fundraising, one of the biggest challenges we have is ensuring that we have enough toys to meet the growing demand of the local community. This money means we can now replace many of our older and most popular toys with new ones, and we can't thank the Dennis Family Corporation enough for helping us make this a reality," she said.

"Like many regions throughout Victoria, Geelong has hard hit by COVID," Erin added. "There are so many deserving organisations out there, doing amazing things in the local community, which have really struggled through all the successive lockdowns. Many of these have never been in more need of support. So, it's fantastic that Dennis Family Corporation, together with its land partners, is continuing to help others through the Ashbury Community Fund program."

More details about the Community Fund can be found on the Ashbury website at:

www.ashburystate.com.au

Stay Snake Safe at Ashbury this Summer

You don't have to be the Bush Tucker Man to know that with warm summer days now here, snakes are way more likely to be active – especially in the vegetation, wetlands, and open areas around Ashbury.

So, we're advising all residents to be aware of their surroundings and proceed with caution if they see a snake.

The City of Greater Geelong Council has a free professional snake removal service available which we strongly recommend residents use if they spot a snake anywhere within the Estate. So, if you do come across a snake on Council land or at your residential property, it's best to leave it alone and immediately contact Council on 03 5272 5272 and they'll arrange for the snake to be removed by a professional catcher and/or place warning signs in the area to warn others. Just follow these four simple rules and stay snake safe summer!

- Be aware, alert and do not approach a snake.
- Safely remove any people or pets from the area where the snake was sighted.
- Do not try to capture the snake.
- Call the Council or a local snake catcher to remove the snake.

For more information visit:

<https://www.geelongaustralia.com.au/pets/task/item/8cb0e34b56a4f6d.aspx>

Flying Brick Bellarine Sunset Run

Pull on your running shoes, grab your friends and family and join in for the 6th annual Flying Brick Bellarine Sunset Run from 4pm on Saturday, 12 February 2022.

With a card including the 21.8km Active Feet half marathon, the 10.5km Phillip Ferries Race and the 4km Bully Buster fun run, there's something for people of every age and ability. Even better, all distances can be walked, and no time cut-offs apply.

The course follows the picturesque Bellarine Coastal Trail between Portarlington and St Leonard's, with the track offering up spectacular views of the You Yangs and Melbourne's skyline across Port Philip Bay along the way.

But it's not just about staying active and drinking in the scenery, with all funds raised from the Bully Buster 4km event going towards the Bellarine Community Health Youth Services headspace program, raising over \$25,000 in the past 5 years.

So, why not challenge yourself to a run or a walk and celebrate stepping across the finish line with an icy cider from the guys from the Flying Brick Cider Co.

For more information and to register, visit:

www.bellarinesunsetrun.com