

# WestWood Bound

COMMUNITY NEWSLETTER – SPRING 2023



## Message From The Developer



### To our new residents who have joined Westwood Fraser Rise since our last newsletter – Welcome to our community!

Spring is the season of renewal and rebirth. Delicate buds burst into vibrant blossoms, painting the landscape with a myriad of colors; flowers of all varieties bloom, filling the air with their sweet fragrance; chirping birds and buzzing insects all create a soothing backdrop to our daily lives. Spring is a time to celebrate life, beauty, and the promise of brighter days ahead.

And it's a time to step outdoors under the brilliant blue skies, from picnics in our Westwood Park to leisurely walks on the trails in our Westwood community.

We are pleased to inform you that the Westwood estate continued to achieve great results over the past few months. For Westwood Walk, one of the exciting news stories is that the construction of Infinity Park has commenced and is expected to be completed before the year ends – an amenity that the residents of Westwood Walk will look forward to. The details of Infinity Park can be found on page 4 of this Newsletter. Furthermore, for Westwood Walk, the construction of Stages 16 & 17 is expected to obtain the Statement of Compliance in October with other stages progressing well. As for Westwood Place, Stage 1 Practical Completion has been achieved. Stage 2A and 8 Practical Completion and Statement of Compliance are also expected to be achieved

this year. The detailed construction updates can be found on page 3.

In early September, we had a very successful catch-up with our builder partners. We shared with them Westwood's progress and opportunities for them to work with our buyers on building their dream homes. The ongoing strong partnership with these leading builders is one of the key factors that create the foundation of Westwood's maturing community.

Like the flower buds that bloom in Spring, both precincts of Westwood have released new land and home options that suit our community requirements. Check out our Choice of Home section on page 7, together with an attractive "Springtime Savings" promotion for some selected lots – there has never been a better time to build your dream home in Westwood. The sales office is open 7 days a week and you are more than welcome to visit and have a chat with our friendly sales team to check how Westwood is progressing and learn how we can assist you, your friends, or your family.

Lastly, in this newsletter, you'll also discover the best family outings within 30 minutes from Westwood and what's on in the local arts scene.. We trust you will enjoy the outdoors and take in the fresh Spring air.

The Westwood Team

## Springtime Savings

Spring into action; selected premium lots on sale while stocks last.

\*Terms and conditions apply.

UP TO  
**\$35K**  
REBATE\*

PLUS ONLY  
**\$10K**  
DEPOSIT\*



**DAHUA GROUP**

## Brekky, Builder Partners Catch-Up & Project Updates: Westwood's Spring Builder Breakfast

The Westwood team (Dahua and RPM) had the pleasure to catch up with our builder partners recently. Insights on the property market and Westwood's project progress were shared, all over a delicious breakfast.

We had more than 70 builder partners attend the Spring breakfast, including Sherridon Homes, SOHO Living, Metricon, Maple Living & Simonds Homes, amongst others.



There were three presentations shared throughout the morning, including the announcement of an exclusive builder's incentive only available to the builders in attendance.

Over breakfast, RPM presented on Westwood's continued strong sales performance over the last few months, reinforcing the strong ties to community that Dahua has instilled in the estate.

Key takeaways from RPM's market outlook were positive, with market growth driven by factors such as:

- Increase in population, especially from growth in migrants with the opening of international borders
- Tight labour market underpinning wage growth
- Stabilising of interest rates
- Melbourne's reputation as one of the most liveable cities in the world

Meanwhile, with Westwood Place Stage 1 titles expected soon, Finnis Architecture presented on build and design guideline requirements in Westwood Place, including tips on how builders can best submit their build applications to mitigate the need to resubmit. Finnis has previously approved most of the designs within Westwood Walk.

Lastly, Piotr Rutkowski, Dahua Associate Development Director, presented the update on construction progress across Westwood. For Westwood Walk, the construction of Infinity Park has commenced and is expected to be completed before the year ends – an amenity that the residents of Westwood Walk will look forward to.

In addition, Piotr provided further updates on the sales status of both Westwood Walk and Westwood Place, the expected completion of each stage and the upcoming settlements.

We look forward to the next catch up with our builder partners and we thank them for their continuous support.

## Construction Update

### Welcome to our October Construction Update!

#### Westwood Place

We are excited to announce that practical completion for Stage 1 has been achieved, as favourable weather conditions have allowed us to resolve key challenges at the entrance to Stage 1.

#### Stage 1

##### Phase 7 (Completion & Inspection of Works)

- As PC has been achieved, auditing processes have commenced: council and service authority works inspections and sign-off constructed works including roads and services. Provision of final documentation to council to facilitate a statement of compliance for the development stage.

**Anticipated title date:**  
November 2023

#### Stage 2A

##### Phase 5 (Electrical & Communications)

- Kerb, channel & base asphalt works have been completed. We are in the process of trench and installation of electrical and telecommunication services.

**Anticipated title date:**  
November 2023

#### Stage 2B

##### Phase 2/3 (Earthworks, Sewer & Drainage)

- We are approaching the completion of Stage 1 works, which will enable us to resume works on Stage 2B. Works to be awarded this month and re-commence in September 2023.

**Anticipated title date:**  
February 2024

#### Stage 8

##### Phase 5 (Electrical & Communications)

- Kerb, channel and asphalt works have been completed. We are in the process of trench and installation of electrical and telecommunication services.

**Anticipated title date:**  
November 2023

#### Westwood Walk

Construction works at Westwood are marching along at full steam. Stage works continue to progress well and remain on track, with only authority approvals and compliances proving to be time-consuming. Infrastructure works are now fully functional. Landscaping works for the Infinity Park have been awarded and have now commenced, although we are still negotiating Walk access with the Gas Authority APA.

#### Stage 1-12, 14, 19 & 20

Complete

#### Stage 16

- Authority inspection and approvals.

**Anticipated title date:**  
October 2023

**Anticipated settlement date:**  
November 2023

#### Stage 17

- Authority inspection and approvals.

**Anticipated title date:**  
October 2023

**Anticipated settlement date:**  
November 2023

#### Stage 15 & 13

- Electrical & Communications.

**Anticipated title date:**  
January 2024

**Anticipated settlement date:**  
February 2024

#### Stage 18

- Earthworks.

**Anticipated title date:**  
Q3 2024

**Anticipated settlement date:**  
Q3 2024

Please Note: As previously advised, given the wet weather, all timeframes are provided as a guide and based on our best information at hand. Delays due to weather, site conditions, and authority output are being experienced and are outside of our control. We will continue to provide updates as new information arises.

# Construction has Commenced on Westwood Walk's Infinity Park!

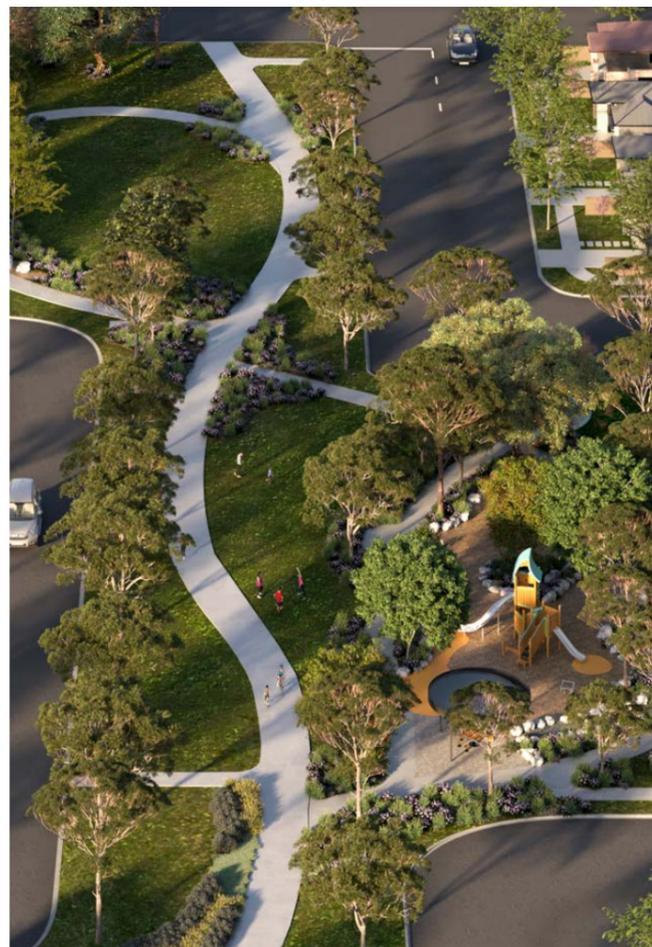
Spring has fully arrived in Melbourne and construction has kicked off for Infinity Park, with completion expected by the end of the year – just in time for the summer holidays!

The new lush green space is conveniently located in the heart of Westwood Walk. Positioned adjacent to the future trail known as The Walk, which will run through the centre of this part of the estate, Westwood Walk Infinity Park is within easy reach of residents who can stroll, cycle or drive there. Residents can also take an easy stroll from the Infinity Park, via The Walk, to the larger Westwood Walk Park.

The space has been thoughtfully designed to cater for the community's various needs: kids can burn off energy in the playground, families and friends can gather at picnic tables and shelters, while cyclists can stop for a rest and leave their bikes safely at the bike rack.

Special attention has been given to the playground so children can enjoy a wide range of stimulating play: the equipment includes a Witch's Tower, Swing Combination, Wheelchair Carousel and Horse Springer.

Overall, construction works at Westwood Walk continue to progress at full steam. We are working with the relevant authorities and are preparing planting and landscaping that will add green spaces and walking trails to the community; this includes full landscaping of The Walk, once we have the all clear from the gas authority APA. Stages 16 and 17 are expected to settle in mid to late October, while Stages 13 and 15 settlements are expected in the first quarter of 2024. Works on other stages are also progressing as planned.



## Purchasing Guide

# How to Secure Your First Home or Investment at Westwood

Once you decide to buy your first home or investment property, taking the next step can seem tricky. Where do you start?

In this article, we'll take you through a step-by-step guide on each stage of purchasing your home or land lot and making living in the Westwood community a reality.



### First Home Guarantee

For first home buyers purchasing a brand new home with less than a 20% deposit, the remaining portion of that deposit will be 'guaranteed', so you don't need to pay Lender's Mortgage Insurance (LMI). Essentially, you can have only a 5% deposit without needing to pay LMI.

### Step 4 – Find your property and make an offer.

Once you have secured pre-approval, it's time to find a land lot or townhome in Westwood that fits within your budget and make an offer. Don't forget to consider hidden costs such as building/site costs, stamp duty and conveyancer costs.

If you are searching for an investment property, your broker can assist you with rental appraisals to help you select the investment that's right for you, and our friendly Westwood sales consultants can also provide some approximate rental ranges.

### Step 5 – Finalise finances.

Once your offer is accepted, your broker will finalise your home loan approval and hand over your deposit to the developer via the sales consultants.

### Step 6 – Settlement.

As construction at Westwood continues, our team will provide regular updates via email and through our website. Our team and your conveyancer will be in touch as your Title date approaches, so you can talk to your bank or broker and prepare for settlement.

Then it's time for the construction of your home to begin!

If you have any more questions about the homebuying process or are ready to find your dream home at Westwood, contact our friendly sales team.

### Step 1 – Work out what you can afford to borrow.

Also known as your "borrowing capacity", this is the loan amount that you can borrow and afford to meet monthly repayments for the next 20-30 years.

Banks will assess your ability to pay back a loan by looking at your current income, regular expenses, savings, debt, dependents, credit history and current assets. Online calculators will give you a ballpark figure, but for something more exact you can reach out to a mortgage broker for assistance, such as Mortgage Domayne. They'll consider the above factors and let you know how much you can expect to borrow.

### Step 2 – Organise your finances before pre-approval application.

For the best chance of a successful loan pre-approval, you will need to get your finances in order – this could mean taking more time to save for a deposit or pay off debt.

If you don't know whether you wish to purchase a townhome, freestanding house or apartment at this stage, you will have an

approximate idea of your budget and can start to research.

### Step 3 – Apply for pre-approval.

Pre-approval is when a lender confirms how much they will loan you, based on your application and current circumstances. Once you have this, you will know the exact budget you have to work with.

Your mortgage broker can help you with your application and ensuring you have the relevant documents (proof of income, credit card and loan statements, records of savings, identification and proof of residency, for example).

Your broker can also assist you with information on any grants you may be eligible for. These include:

#### Victoria First Home Owner Grant

This is a \$10,000 grant for those building or buying their first new home.

#### Stamp duty removed or reduced

There are stamp duty exemptions or concessions for first home buyers on properties priced \$750,000 or less.

## The Home of Choice

# House & Land Now Selling at Westwood

There's something for everyone at Westwood, whether you're looking for the perfect block of land, a premium house and land package, or a modern, low-maintenance townhouse. We work with some of Victoria's most trusted builders to create homes of exceptional quality, within an estate that offers all the essentials within easy reach.



### Glenvill Echo Bank 2 – Townhomes Release

This release of nine artistically designed 2 & 3 bedroom townhomes are from Glenvill's Echo Townhomes range. The timeless homes feature an open plan kitchen, living and dining with generous storage, a spacious balcony and stunning streetscape.



### The Sereno Collection – Homebuyers Centre Townhomes Release

These eight townhomes from Homebuyers Centre are beautifully presented alongside natural greenery and are walking distance to a future Prep-12 school and sports reserve. With an open plan layout, ample storage, a spacious balcony, a beautiful streetscape and either two or three bedrooms, these homes are designed for comfort and functionality.



### The Icona Place Collection – Maple Living House & Land Release

Centrally located within Westwood Place, this exclusive house and land release is comprised of six architecturally designed homes by Maple Living. These thoughtfully crafted two-level homes feature three bedrooms including master with ensuite, two living spaces and a double garage.

### The Sylva Collection – Soho Living Townhome Release

Experience the ultimate in modern living in this new release. Floorplans boast smart and space-saving designs, with open plan living areas flowing seamlessly into backyards and master bedrooms featuring walk-in robes and ensuites.

The release is in a prize location within Westwood, facing the greenery of The Walk (a tree-lined boulevard that runs through the estate), and close to the soon-to-be-complete lush Infinity Park.



### Secure your preferred home today

We work with the leading builders to offer you a wide range of home options, along with premium land lots within our thriving Westwood community. Take a step closer to your dream home and see exactly what is available by visiting our website: [westwoodland.com.au/now-selling](http://westwoodland.com.au/now-selling).

Family Fun

## 5 Family Outings Within 30 Minutes from Westwood

Fill your weekends with family fun at some of these exciting destinations, all within just a half hour's drive from Westwood!

### 1. Animal Land Children's Farm

Located in Digger's Rest, Animal Land Children's Farm offers families a first-hand, authentic experience of a working farm. The kids will be able to feed and pat the animals, go on a hand-led pony ride, nurse baby animals, collect eggs from chooks and more! There is an on-site playground and picnic area, along with a café serving hot food, sandwiches and drinks.

15min from Westwood  
200 Duncans Ln, Diggers Rest

**Website:**  
[animalland.com.au](http://animalland.com.au)



### 2. Overnewton Castle High Tea

Visit an historic grand estate only 15 minutes from Westwood! Overnewton Castle is a Scottish baronial estate constructed in 1849 and surrounded by 4 acres of impeccable gardens. They host a high tea experience on Wednesdays and weekends, including savoury items, finger sandwiches, petit fours and scones, plus a glass of bubbly for the adults and a separate menu for children. Tours of the castle are also available for an extra cost.

15min from Westwood  
51 Overnewton Rd, Keilor

**Website:**  
[overnewtoncastle.com.au/high-tea](http://overnewtoncastle.com.au/high-tea)



### 3. Organ Pipes National Park

Located at the eastern-most edge of one of the world's largest ancient volcanic lava flows, Organ Pipes National Park derives its name from the basalt columns formed about a million years ago from molten lava. Bordering Jacksons Creek, the site is perfect for a picnic and for exploring with the family.

10min from Westwood  
Organ Pipes Rd, Keilor North

**Website:**  
[parks.vic.gov.au/places-to-see/parks/organ-pipes-national-park](http://parks.vic.gov.au/places-to-see/parks/organ-pipes-national-park)



### 4. Picnic in Sunbury

Sunbury is only twenty minutes from Westwood and offers plenty of picturesque spots to take the family for a picnic. Head to the Sunbury Recreation Reserve for plenty of open space, plus a playground, skatepark and off-leash dog park; The Nook for a pocket of greenery by Jacksons Creek; and Roger Free Park for a playground with balancing and climbing equipment along with slides and swings.

20min from Westwood  
Sunbury Recreation Reserve: Cornish St, Sunbury  
The Nook: Vaughan St, Sunbury  
Roger Free Park: Neill St, Sunbury



### 5. Dingo Discovery Sanctuary

Set on 40 acres in the foothills of the Macedon Ranges, the Dingo Discovery Sanctuary and Research Centre is a unique conservation facility aiming to preserve the dingo population, facilitate non-invasive scientific research and educate the public. To visit, you need to book in a 1.5-hour Dingo Encounter Tour (kids must be aged 7+), where you can learn about the work of the sanctuary and meet some of their famous dingoes!

25min from Westwood  
366-400 Gisborne-Melton Rd, Toolern Vale

**Website:**  
[dingofoundation.org/dingo-encounter-tours](http://dingofoundation.org/dingo-encounter-tours)



Exhibitions

## What's On in the West's Local Arts Scene

Get in touch with your creative side at some local art exhibitions and a Christmas storytime near Westwood!



### Barely Wearable

This exhibition by Ruth Downes celebrates the intrinsic beauty of everyday objects by transforming them into wearable works of art. From aircraft headsets to coffee capsules, the reappropriation of these everyday materials questions our accepted values and how we award status, making us consider them in a new light.

This is not the first time Ruth Downes' work has focused on sculptural exploration; one of her previous exhibitions Tea Party in the Mayoral Garden (2001 - 2010) won the inaugural NGA Sculpture Prize 'People's Choice Award', and both that and her follow-up tour Lunch for the Trades toured extensively.

CS Gallery: 193-201 Caroline Springs Boulevard, Caroline Springs

Now – Sunday 29 October

**Website:**  
[melton.vic.gov.au/Out-n-About/Arts-culture-heritage/Art-Exhibitions/Current-exhibitions/Barely-Wearable](http://melton.vic.gov.au/Out-n-About/Arts-culture-heritage/Art-Exhibitions/Current-exhibitions/Barely-Wearable)

### Christmas Storytime 2023

Come join us at the Bowery Theatre for a free family-friendly Christmas Storytime with Brimbank Libraries and Toddler Tuesday.

This celebration includes art activities, music, and snacks. We will be reading some special Christmas stories, singing songs and spreading some Christmas cheer!

Suitable for children of all ages and their families. Light snacks provided and raffle prizes to be won.

The Bowery Theatre: 33 Princess Street, St Albans  
Tuesday 5 December, 10.30–11.30am  
No charge, bookings required

**Website:**  
[creativebrimbank.com.au/christmas-storytime-2023](http://creativebrimbank.com.au/christmas-storytime-2023)

### Love Where You Are

Love Where You Are celebrates the diversity of the local community and the unique details that make our neighbourhoods home. Local emerging artist Tess Angala utilises vibrant paper art and collage featuring quirky illustrations, inclusive themes and abstract portraiture to explore her theme.

Tess began her creative journey began as a paper crafter in the 2000s back in Manila, Philippines, and now owns her own business What Tess Makes – an online artisan boutique of joyful, vibrant paper goods, homewares, and gifts.

Melton Civic Centre: 232 High Street, Melton  
Tuesday 8 August – Friday 23 February 2024

**Website:**  
[melton.vic.gov.au/Out-n-About/Arts-culture-heritage/Art-Exhibitions/Current-exhibitions/Love-Where-You-Are](http://melton.vic.gov.au/Out-n-About/Arts-culture-heritage/Art-Exhibitions/Current-exhibitions/Love-Where-You-Are)



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Uniti Group designs, builds and maintains world-class digital infrastructure, encompassing fibre networks, communication platforms, residential internet and voice services.

- » We are proudly owned by a consortium of highly regarded digital infrastructure investors, led by HRL Morrison & Co, Brookfield Asset Management and Commonwealth Superannuation Corporation.
- » With over 200 employees across Australia, Uniti is committed to delivering a superfast, future-ready network experience for the customers and communities we connect. It is this commitment that has seen us become one of the fastest-growing fibre infrastructure providers in Australia.
- » We are the No. 1 independent provider of fibre network infrastructure for greenfield housing developments.

### Our Businesses

Uniti Group consists of several market-leading businesses and niche brands that service:

#### Wholesale fibre infrastructure

Opticomm is a wholesaler provider and responsible for the fibre infrastructure that connects homes, buildings, people and things within our community footprint to the internet.

It's our mission to help Australians connect better and faster.



#### Residential and consumer

Via Uniti Internet, we deliver quality, affordable, and reliable internet services to consumers and small businesses across Australia.



[unitiinternet.com](http://unitiinternet.com)

#### Enterprise

Our Enterprise brands have an ongoing commitment to deliver intelligent voice and communication solutions so that they can provide a superior, data-driven and integrated customer experience.






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TYPICAL EVENING SPEED	TYPICAL EVENING SPEED	TYPICAL EVENING SPEED	TYPICAL EVENING SPEED	TYPICAL EVENING SPEED
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An additional once-off \$300 New Development Charge (NDC) or New Connection Charge (NCC) up to \$550 applies if your premises is identified as being within the site boundary of a new development or; if your premises requires the inaugural installation and connection, or replacement, of a multi-port Network Terminal Device (NTD) respectively.

Full T&C's available at: [unitiinternet.com/legal](http://unitiinternet.com/legal).



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## Refer a friend or family member and receive a \$2000 reward!

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### Do you wish your friends and family lived closer?

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With a fast-growing community beginning to take shape, the team at Westwood would like to make a special referral offer for all our current and future Westwood residents, as a way of saying thank you for your continued support.

Simply speak to our sales team to refer a family member or friend to join the Westwood community and receive a \$2,000 reward. The \$2,000 will be paid by EFT transfer once the new purchaser settles.

To find out more regarding this offers terms and conditions speak to one of our sales team at the Westwood Sales Office.



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## Share a Photo of Your Christmas Spirit and Win!

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We are getting into the festive spirit at Westwood and would love to see photos of festive decorations in your home, moments from your family celebrations, or any photos about your life experiences in this celebrated season in Westwood.

Simply follow us on social media:

Instagram: @westwood.land

Facebook: @Westwood Fraser Rise

Then share a photo of Your Christmas Spirit and tag us to win.

We're giving away:

- \$300 for first place
- \$200 for second place
- \$100 for third place

The photo submission closing date is the 15th of January, and the competition winners will be revealed in the next newsletter.