

News & Community

ISSUE THREE





Welcome to Windermere.

Community infrastructure is an integral part of Windermere's masterplanned community, surrounded by a 23-hectare natural environment. Earlier this year, the Department of Education Victoria opened Windermere's first school Laa Yulta Primary School with over 220 students enrolled.

Our flagship playground, Twain Road Park is nearing completion and expected to open next month. The creative design follows the overall Windermere master planning vision, focused on engagement for users with the intent to offer a unique sensory and playful experience with nature.

Twain Road Park will offer spaces for people to engage in various leisure activities such as walking, jogging, cycling, picnics and playing sports with the aim of promoting physical health, mental well-being and social interaction.

Pleasingly, Stage 19 settlements are now complete, 162 lots in Stages 20-21 will be handed over to homeowners within the next few months following completion of Twain Road Park.

Kind regards,

Stone Shi

Vice President, Risland Australia



Strong community vibe.

Software Engineer Naren and Ramya, both first home buyers thought Windermere would be a great place to raise their family. “Windermere is one of the best estates in Melbourne to fulfill all of our needs with a strong community vibe. Schools, transport links and other facilities are all on our doorstep with more to

be built. Mambourin is a new suburb with great neighbouring estates and plenty of open spaces. We plan to build a four-bed double storey home with a pool and BBQ area in the backyard and beautiful sculpture garden in the front area.”



Naren, Ramya and daughter Jerishika



*"The fresh produce offering, café,
and deli adds delicious food choices
for the thriving Wyndham city region."*

Three generations feed the community.

Wyndham Cache was built as an extension of the business' farm (LT's Egg Farm) located in Werribee South and owned by the Ahmed family.

The deli and cafe gave us a direct consumer link to continue producing and providing local food for our community in Melbourne's west, according to Renay Ahmed, third generation family member and functions/catering manager at Wyndham Cache.

"Wyndham Cache is over 12 years old and we continue to grow through catering, functions and community engagement. Wyndham Cache offers a direct outlet from the farm to consumers. We stock not only our fresh eggs but local produce from neighbouring farms."



Danyel Cucinotta (3rd generation) and Brian Ahmed (2nd generation)



Renay Ahmed and Danyel Cucinotta (3rd generation)

"Clients can also enjoy time out in the market gardens. Refreshed catering options allow us to continue to supply the community through local events and milestones. The fresh produce offering, café and deli adds delicious food choices for the thriving Wyndham city region," Renay added.

"My grandparents from Cyprus started the farm in 1969 to enable them to build a small business and contribute to the community whilst feeding and growing their own family. Fast forward a few generations and we are now a third generational family farm with diverse elements that continue to serve our core purpose of feeding our community."

Locals visit Wyndham Cache not only for fresh local produce, but to enjoy the drive through the market gardens of Werribee South and view the treasures this little region still has.

View Wyndham Cache at:
www.wyndhamcache.com.au



Capturing moments.

Meet Imran Abul Kashem, a local creative entrepreneur based in Werribee who has a passion for creating and making things work and knows no bounds. Imran's journey is one of determination, innovation and community building.

From starting multiple successful businesses to establishing himself as an acclaimed photographer and author, Imran's story is an inspiring testament to the power of perseverance and collaboration. We delve into Imran's motivations, his work in the local community, influences shaping his photography and notable achievements.

Imran Abul Kashem's journey exemplifies the transformative power of creativity, resilience, and community engagement. As a multifaceted entrepreneur and photographer, Imran's commitment to storytelling and cultural exploration has not only shaped his own success but has also inspired others to pursue their passions and make meaningful contributions to society.

Whether through his businesses, photography projects or community initiatives, Imran continues to demonstrate that by working together and never giving up, we can use creativity to explore moments and make a big difference.



1

Q: Why did you move to Melbourne's west?

In my earlier days, I lived in country Victoria, then decided to move to Melbourne, where I sought a place that I could easily access the CBD, while still enjoying the tranquility of the countryside. Wyndham perfectly 'fit the bill'. I've thoroughly enjoyed living here. Werribee South is one of my favourite spots in the area.



2

Q: What motivated you to establish a photography business?

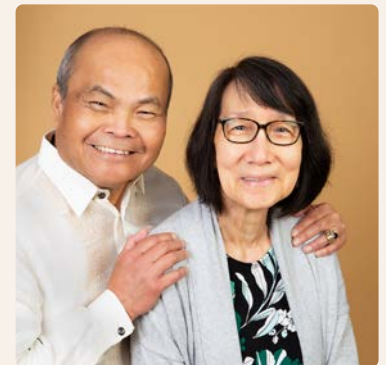
As a former journalist, storytelling has always been my passion. However, after relocating to Australia from Bangladesh, I encountered language barriers that hindered my ability to effectively convey stories. Photography became my medium of communication, allowing me to bridge cultural gaps and share narratives visually. This led me to study photography further and embark on various projects, including exhibitions and publications, which ultimately culminated in the establishment of Westend Photography.



3

Q: What type of work do you do?

At Westend Photography, based in Werribee CBD we specialise in capturing headshots, personal branding, corporate imagery and events. We're passionate about portraying people authentically and helping businesses enhance their brand identity through impactful visuals. Our clients range from large corporations to budding entrepreneurs, and we take pride in delivering high-quality images tailored to their specific needs.



4

Q: What influences your work?

In addition to commercial photography, I'm deeply involved in personal documentary projects centred around the people in my community. These projects, whether short-term or long-term, serve as a platform for storytelling and cultural exploration. From teaching photography to organising exhibitions and workshops, my work is fuelled by a desire to connect with others and capture the essence of human experience.



5

Q: Notable business achievements?

Over the years, I've been honoured to receive recognition for my contributions to the community and the arts. From being awarded the 'Lalor Local Hero' accolade to being nominated as an 'Emerging Cultural Ambassador', each recognition serves as a testament to the impact of my work. Additionally, my projects, such as 'Same/Different' and the 'Green Wedge' project, have garnered attention for their innovative approach to storytelling and cultural documentation. Through my work, I remain committed to pushing boundaries, fostering collaboration and making a positive difference in the world around me.



View Westend Photography at: www.westendphotography.com.au





"Living in Melbourne's west has given me the ability to have a studio space in my house to record my own music."



Entertaining crowds.

Local acoustic guitarist and number 1 iTunes selling country music artist Daniel Reeves has entertained in the Wyndham area for several years and moved to the region to further his music career.

“Living in Melbourne’s west has given me the ability to have a studio space in my house to record my own music, which was made possible by the affordability aspect in the area. From a young age I knew music was what I wanted to do,” Daniel said.

“I grew up listening to the Beatles and really connected with the excitement they brought to the music scene. I’ve always described music as more of a feeling than sound.”

Essentially Pop describes Daniel as ‘sounding like a cross between Lee Kernaghan and John Williamson, with more than a touch of Keith Urban’.

Throughout the years Daniel has shared his musical talent playing alongside Lee Kernaghan, Boom Crash Opera, Amanda Palmer (Dresden Dolls) and Stonefield. Since May 2020, Daniel has achieved two #1 singles and a #1 album along with three singles.

“The ability to grow, explore and change continues to drive my interest in music. Entertaining crowds is a buzz that I still feel today. Being creative on stage and in the studio gives me a free licence to just be in the moment,” concluded Daniel.

Find Daniel at: www.danielreevesmusic.com





Protecting local waterways.

The Werribee River Association is an active community environmental organisation that is working with a growing and diverse group to support communities to connect and protect the waterways in Melbourne's west.

Lisa Field, Development Manager at Werribee River Association said, "The community led association continues to grow and is one of the largest local environment groups in the Wyndham region. We now have a small team of professionals supported by hundreds of members and volunteers, and dozens of partners and stakeholders.

"Building a biodiverse waterway ecosystem as well as protecting the iconic platypus is a focus. The last financial year was our biggest yet with 550 activities and events, 13,000 attendees, 3,100 volunteer hours, 4.5 tonnes of litter removed to improve water quality and amenity and 20,000 plants were planted to enhance biodiversity."

Established in 1981, Werribee River Association is led by a group of vocal community members who were concerned about the degradation of the Werribee River.



"Building a biodiverse waterway ecosystem as well as protecting the iconic platypus is a focus."

The Werribee River and western waterways are under great stress with litter, poor quality stormwater and low flows compounding difficulties for the endangered platypus, stopping people enjoying the waterways for outdoor recreational pursuits.

Celebrating 42 years of work to address these concerns, the Werribee River Association has been a consistent voice for the river and community helping to educate about how the waterways can best be protected.

Werribee's River Guide provides a wealth of information about the local rivers and now features Wirribi Yaluk and its surrounding environment, which has helped to elevate the status of this natural heritage area to greater prominence.

"A large range of new community environmental programs in the field and classrooms involving traditional owners, targeting diverse communities using the arts has garnered strong support with school groups, sponsors and volunteers," added Lisa.

None of the organisation's work is possible without the assistance of generous community supporters, donors and funding partners.

Find out today how you can help.

View Werribee River Association at:
www.werribeeriver.org.au



Lifestyle opportunities.

Windermere is all about lifestyle opportunities. First home buyers, growing families, downsizer and investors have all found the perfect lot to meet their needs. Land lots range from 246 to 718m² with prices starting at \$274,000*.

Just 38kms from Melbourne's CBD, Windermere in Mambourin has already evolved to become a sought-after destination of modern comfort amidst stunning surrounds. Call today to secure your dream home and lifestyle.



VIEW
LAND
FOR SALE



New education facility.

In welcome news for residents, the Department of Education Victoria has opened Laa Yulta Primary School in Mambourin. Families are now enjoying the opportunity to walk or cycle to school. Over 220 students are enrolled with this number growing quickly. Mark Zahra was appointed as the first principal of the school.

Laa Yulta (pronounced la yule-ta) are Wadawurrung words meaning many stones. An administration and library building, three learning neighbourhoods, a community hub with indoor multi-use courts, sports field, carpark and kindergarten are now in use at the school. Students have great modern learning areas with air conditioning and heating, while outside shade sails provide sun protection.





Melbourne is running out of land.

“Buy land. They’re not making it anymore.”

This famous quote attributed to Mark Twain was not directed at property buyers living in Melbourne in 2024, but it is probably the best piece of advice they will ever get. Because Melbourne is indeed running out of land, according to Oliver Hume.

A new analysis by Oliver Hume shows that by the early 2040s, around 20 years from now, metropolitan Melbourne will have effectively no more new residential land available.

On current policy settings, most if not all of the broader market’s large-scale, planned future land releases are expected to have been absorbed by a rapidly growing population.

Robust population growth is expected to continue indefinitely, notwithstanding recent changes by the Federal Government to migration policy.

For example, the Victorian State Government’s recently released population projections (Victoria in Future 2023) suggest that the state’s annual population growth could average over 127,000 people from 2023 to 2051. ¹

The local government area of Wyndham, home to Windermere, is a key area set to benefit from the increasing population. The Victoria in Future 2023 projections suggest that Wyndham’s population is expected to grow significantly from around 296,000 in 2021 and exceed 472,000 in 2036.

"We could see significant growth in land values over the coming decade, given Australia's record housing shortage and affordability crisis, which when reviewing current trends is expected to deteriorate."

George Bougias, National Head of Research at Oliver Hume comments, "On current policy settings, most if not all of the broader market's large-scale, formally planned future greenfield land releases are expected to be absorbed by a rapidly growing population.

"Our modelling of current and future greenfield land supply releases from residential Precinct Structure Plans (PSPs) vis-à-vis underlying demand shows that the amount of land available steadily declines over the next two decades."

George added, indeed our forecasts could be interpreted as quite cautious, given our conservative assumptions.

"One of these assumptions is that all the unprogrammed PSPs in our study area are eventually approved and included in the supply pipeline.

"Current policy settings, including the Victorian Government's recent Housing Statement, suggest this will not happen as policymakers attempt to force densification."

Another belief is that all PSPs are prepared and delivered relatively quickly after approval, according to George.

"Previous experience suggests, however, that we can expect considerable delay. This is especially the case where complex issues must be addressed and resolved.

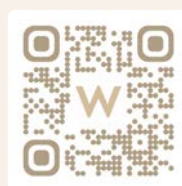
"Our analysis suggests that, as we enter the second precarious decade of dwindling land supplies, the market will become increasingly (and spectacularly) tight."

George contends, the amount of stock available, relative to the total pipeline, will continue to decline. "It is likely that, in this second decade, we could see sharp increases in land and property prices over and above what we have seen in previous cycles.

"We could see significant growth in land values over the coming decade, given Australia's record housing shortage and affordability crisis, which when reviewing current trends is expected to deteriorate."

Over the next 20 years, a range of factors (including policies, demographics and buyer preferences) could change, averting a land and broader property market crisis.

George concluded, "Until the required changes are made to ensure demand and supply are better matched, we need to operate on the assumption that we could be in for several years, if not decades, of growing pressures on the greenfield residential property market."



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¹ <https://www.planning.vic.gov.au/guides-and-resources/data-and-insights/victoria-in-future>





Future proofing your home.

For most people the family home will be their biggest investment and asset. To ensure the home stands the test of time over several decades there are many factors to consider prior to building.

As new home build prices and cost of living pressures increase, more purchasers are factoring in longer periods to comfortably live in one family home, according to Ky Huynh, Design & Drafting Manager at Hermitage Group.

“Selecting a block within budget that has good orientation is one of the first considerations. Ideally east or west facing lots suit a wide range of home plans. At Kingsbridge Homes we have over 50 single and double storey layouts to choose from that would easily fit on one of Windermere’s land lots.



“Selecting a plan that has most of the living areas facing north to minimise energy use and allow for good natural light is important. The Wellington 40 layout is an excellent example of this and has received positive feedback from clients seeking to minimise energy use.”

“Energy and water efficient appliances, solar panels, LED lighting and better insulation all help reduce energy consumption and save on heating, cooling and electricity bills,” he added.

“Sustainable features and certifications also improve home resale values and make them more

appealing to future generations, especially young people focused on decreasing their carbon footprint and choosing to live in a healthy environment.”

Functionality and practicality are cornerstone principles to think about in home designs.

“Space (type of rooms), growing families, multigenerational living, privacy, entertaining, pet habits and personal routines such as how do you entertain, types of cooking appliances used, kids routines and laundry use are some of the questions I ask every family when they start the home design building journey,” added Ky.

The idea of multigenerational living continues to garner interest as the population ages and cost of living pressure increases.

Ky added, “There are more aspects to consider when planning for two or three generations living in one abode. Every person’s individual and changing needs should be incorporated into the final design to achieve a cohesive living environment for everyone.”

“After finalising the floor plan a façade design is next on the priority list. Personal preferences, budget and a timeless design that will last for decades are all deliberations. Most importantly the final choice needs to put a smile on your face as it is what you will leave and return to each day.”

“Planning for the future to accommodate lifecycle changes is an integral design component in all home layouts. Design and drafting experts are suitably placed to help make this process a very easy one to future proof your next home and ensure it spans several generations,” he added.

Kingsbridge Homes:

40 Elementary Rd, Mambourin



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Where is the Victorian property market heading?

Since May 2022, when the Reserve Bank of Australia (RBA) first raised interest rates and set in motion one of the most challenging periods in decades for the property development sector, the industry has been waiting for signs that stability and growth are returning.

There is finally some light at the end of the tunnel. George Bougias, Oliver Hume's National Head of Research, forecasts that 2024 will be a year of consolidation and transition with a return to more solid and sustainable growth in 2025.

"Our bold prediction is that by the end of 2024, we would anticipate market conditions to have improved markedly, with volumes steadily returning, although still below long-term historical averages and around double current levels."

"Once volumes start to increase, we would also expect land prices to stabilise and subsequently edge higher. Our expectations are that this might occur by sometime in the second half of 2024," he added.

George continued, "In positive news for property buyers, inflation continues to decline and interest rates appear to have peaked. Although we will have to wait for more data this year, it increasingly appears likely that the period of rising interest rates is coming to an end. One cannot exclude the possibility of more interest rate increases but our base case is that the RBA will hold interest rates around current levels before beginning to cut rates sometime in 2024."

The surge in construction costs in recent years also appears to be over with construction cost growth slowing from recent highs.



"Our bold prediction is that by the end of 2024, we would anticipate market conditions to have improved markedly..."

Julian Coppini, Oliver Hume's Chief Executive Officer of Project Marketing, notes that the established residential property market recovery is continuing.

"The performance of the established residential property market is important to the new residential property sector, given the many direct and indirect linkages between the two."

One of the key linkages is through prices and relative affordability. As the established market becomes more expensive, purchasing a new house in a masterplanned community, such as Windermere, becomes increasingly attractive.

A September 2023 KPMG Economics Report suggests Melbourne could outperform Sydney over the next two years with Melbourne prices rising by 12 per cent by mid-2025.²

The report highlights Australia's population growth also remains at record highs and is underpinned by strong levels of overseas immigration.

The Australian Bureau of Statistics (ABS) recently released new data showing that Australia's population growth increased by over 624,000 people (2.4 per cent) in the year ending 30 June 2023.³

ABS data highlighted net overseas migration accounted for 83 per cent of the nation's population growth (over 518,000 people) over the period, with the natural increase in the population accounting for the remainder (over 106,000 people).

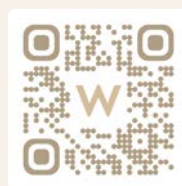
Julian added: "There is currently a record disconnect between housing demand and supply. Residential vacancy rates have fallen sharply in recent years across the nation and are either at or approaching record lows across our capital cities and several regional markets.

"Residential building approvals, commencements and other supply indicators suggest that the supply of new housing is forecast to remain below underlying requirements over the short to medium term. This will, unfortunately, further exacerbate Australia's housing shortages."

First-home buyers have been mostly sitting on the sidelines in recent years but are expected to gradually re-enter the market in 2024. There are tentative signs that this is already occurring in masterplanned communities, such as Windermere, partly due to the support of many parents who are helping their children.

Housing affordability is expected to remain a major challenge for first-home buyers. However, the residential development industry, especially across the nation's greenfield growth corridors, continues to innovate to ensure that more young Australians can enter the property market and live the 'Great Australian Dream'.

George concludes: "Our research and analysis, combined with many decades of experience and knowledge gained on the ground, give us tremendous confidence in the Melbourne property market despite recent challenges. The new residential land market's prospects continue to improve and we are confident that, while the recovery will not happen overnight, the foundations are being laid for a more solid and sustainable 2024 and 2025."



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² <https://kpmg.com/au/en/home/media/press-releases/2023/09/house-prices-to-surge-in-fy25.html>.

³ <https://www.abs.gov.au/statistics/people/population/national-state-and-territory-population/jun-2023>



Fast Facts.

- 1 Laa Yulta Primary School is now open.
- 3 Wyndham Vale Square is only a 3-minute drive.
- 3+ Over 3kms of cycling, walking and running trails.
- 4 Only a 4-minute drive to Wyndham Vale train station.
- 9 Less than 9km from the Princess Freeway.
- 35 Approx 35 hectares of outdoor facilities such as wetlands, parks, and sporting ovals.
- 134 Ubright Early Learning to open in 2024 and accommodate up to 134 children.
- 718 Land sizes are between 246 to 718m²*
- 2200 Approx 2,200 homes when complete.
- 274k Land prices start at \$274,000*
- 482k Home and land packages from \$482,085*
- <> Suburbs Manor Lakes and Werribee are next door.

Visit us.

- Opening hours are from 11am to 5pm Saturday to Wednesday.
- The sales gallery is located at 275 Greens Road, Mambourin.
- Visit our friendly sales consultants today or call 1300 008 555.

Upcoming events.

Wyndham's Fun Run & Werribee River Clean-Up.

When: Sunday 28 Apr 2024, 10.30am - 12pm
Where: Concorde Crescent, Werribee Federation Trail

This year the Werribee River team is collaborating with Wyndham Rotary Club and co-hosting a clean-up on the course of their 8km walk and 10km run along the Werribee River Trail.

This year's Fun Run is not just about fitness; it's about coming together as a community, supporting local charities and making a positive impact on our environment. Register today.



Yoga and Meditation.

When: Thursday 9 May 2024
Where: Cook Community Learning Centre
1-21 Cheetham Street, Point Cook

The importance of moving the body and stilling the mind as a means of deeper connection with ourselves can be achieved through yoga and meditation. Remembering that all we really need is the willingness to be with ourselves in breath and body. This is an invitation to explore your inner self with gentle movements, meditation, breath and postural awareness. Cost \$80.



Wyndham City's Annual Winter Street Party.

When: Friday 24 Jun 2024, 4 - 9pm
Where: Werribee City Centre

Werribee City Centre will come alive for an evening of wintry fun for the whole community. Businesses open late as the street festival style event lights up with a variety of family friendly activities and entertainment for all ages including music performances, food stalls and street performances.



* Windermere: terms and conditions apply. Prices and sizes as at time of publication. Lewis&Love.20240419.v0102