

What's up at



Inside our new SPRING NEWSLETTER 2015:

- Gearing up for construction start
- Your choice of builder
- Train saves time
- Howzat for support
- Grand finish for Suns
- Meet Annetha Gunawan
- Land in demand
- Tarneit Central permit approval

Gearing up for Construction Start

These are exciting times at Westbrook, as preparations continue towards the commencement of civil construction works in the near future.

An important landmark for the project will be reached when the initial construction begins on Stages 2, 3, 4 & 5 in the southern section of the estate. Machinery is scheduled to be on the ground in late 2015 and all works for these first stages of the development are expected to be completed by mid 2016.

Regular updates on the progress of construction works will be provided via the Westbrook website, Facebook page and this newsletter.

As we approach the completion of each stage of civil works, land purchasers will be contacted with specific information about the likely timing of approvals by the various authorities and an estimate of the expected date for the issuing of titles will be provided.

When purchasers receive that information it is recommended that they should lock in their finance arrangements with their preferred lender. Once titles are issued, purchasers will be given 14 days to settle, so it is important to be prepared.

It is also important to note that whilst blocks are under construction it is not permissible for land purchasers to enter the site.

Tarneit Central Permit Approval

The developers of the future Tarneit Central Shopping Centre adjacent to Westbrook have been successful in their application for a planning amendment on Stages 1 and 2 of the complex.

With approval having been received from Wyndham City Council, the project has now commenced the design development process and is expected to progress to tender stage by early next year. It is currently anticipated that building construction will begin on site soon after Easter 2016.

Updates will be provided via this newsletter and our website at WestbrookEstate.com.au as the project progresses towards commencement.

Your Choice of Builder

When planning your future home at Westbrook, you are welcome to use the builder of your choice.

Although the Westbrook development project is under the Dennis Family's management, Dennis Family Homes is just one of the many builders that will be active at the estate. There is no condition attached to land purchases dictating which home builder must be used. Westbrook's future display centre will also feature homes from a range of different builders.

If you need assistance in selecting a builder for your home, product information from several leading builders is available from Westbrook's Land Sales Centre.

Howzat for Support

Westbrook continues to support the local community, having recently commenced a three-year major sponsorship of the Tarneit Cricket Club.

“We are proud to begin this association”, says Westbrook Marketing Executive, Irene Najdecki.

“The Tarneit Cricket Club involves players of all ages and shares the family-oriented values that our Westbrook development is founded upon”.

Saturday morning competition, having previously operated only a Milo Cricket program for youngsters.

“We are very grateful for the sponsorship support from Westbrook, which has allowed us to kickstart our junior cricketing platform”, states Tarneit Cricket Club President, Vinny Sharma.

“We are utilising the funds to purchase equipment and to help meet the many other associated playing costs while also



Established in 2011, the club competes in the Williamstown and District Cricket Association and Western Region Junior Cricket Association. Its home base is Goddard Street Reserve in Tarneit.

The Tarneit Cricket Club offers opportunities to adult/senior players but focuses heavily on junior development.

This summer, in the 2015/2016 season, the club plans to field two senior sides and two junior teams at Under 11 and Under 15 level. It will be the first season that the club has fielded junior teams in the

continuing our active involvement with Milo Cricket”.

As part of the sponsorship, Westbrook logo branding will feature on ground signage, playing and training shirts, caps and hats which are worn by players throughout the season.

The Tarneit Cricket Club welcome any interested new players at senior or junior level at any time. Further information can be obtained from the club's Facebook page (www.facebook.com/tarneitcc) or email tarneitcc@hotmail.com.

Train Saves Time

Since the Tarneit Railway Station opened on Westbrook's doorstep in June, patrons have been appreciating the convenience and time-saving benefits of having train services available in the local area. Trains to the city take less than 30 minutes from Tarneit.

The views of the following train users at Tarneit typified the positive feedback patrons have been giving the new service.



AMARJIT

"I only use the train occasionally, but it's a good service for getting into the city. Previously, I had to go to either Hoppers Crossing or Werribee station. Having a station here makes it very easy and saves time".



TEASHA

"It is now faster for me to get to uni, saving 40 minutes in my travel. The train station is also easily accessible".



GABRIEL

"I use the train to travel to the city for work and uni. I used to take the train from Hoppers Crossing and it took 40 minutes, but now from Tarneit station it only takes me 20 to 25 minutes".

Grand Finish for Suns

Congratulations to the Wyndham Suns Football Club, which celebrated a premiership victory by their Senior Reserves team in September.

Competing in Division 3 of the Western Region Football League, the Suns Reserves were decisive winners in the Grand Final, defeating Albanvale by 58 points – 15.13.103 to 7.3.45.

"Overall, we had a quite successful season", said Club President Graeme Clark.

"The Reserves premiership was a highlight and the Seniors went close but lost their Preliminary Final and we were also competitive across our five junior teams", he added.

Wyndham Suns players also figured prominently amongst the WRFL's individual award honours this season. Hayden Iannacone finished third in the League Best and Fairest award in the Senior grade, whilst



Grant Jones was the winner in the Reserves section and John Cott finished third.

Westbrook commenced a three year sponsorship arrangement with the Wyndham Suns this season and looks forward to building on the relationship with the club in the coming years.

In turn, Graeme Clark acknowledged the assistance provided by the sponsorship.

"Without the support of our sponsors we wouldn't be able to reach as widely into the community as we are able to do. It has been a good year, but things are only going to get even better for our club", he pledged.

Meet and greet - Annetha Gunawan

Annetha Gunawan joined the Westbrook team in April this year in the dual role of Sales Associate/Office Manager at the estate's Land Sales Centre.

As a mother of three young children who have now all reached school age, Annetha is enjoying helping clients make a start towards a new life for their own families at Westbrook.

"I am loving being part of the team here at Westbrook and find dealing with our customers to be interesting and rewarding", Annetha says.

"It is exciting to have been here from the start of the project and hopefully I will still be here right through to the end of the development. I am really looking forward to watching the growth unfold over the next decade", she adds.

Having lived within a young, growing community in Point Cook for the past ten years, Annetha can appreciate the sense of excitement and anticipation that is building around Westbrook.

"It is not surprising that there has been such interest in Westbrook and I think its popularity will be sustained", she states.

"We are constantly busy fielding enquiries about our upcoming land releases".

Annetha says having Tarneit train station already operating within the estate is undoubtedly Westbrook's most popular drawcard.

"The train station is a major point of difference for us", she comments.

"It is rare for an estate to have rail infrastructure already in place before soil has even been turned on the project".

According to Annetha, land purchasers at Westbrook are also attracted by the development's proximity to the city and its affordability.

"We're seeing a great mix of customers, from first home buyers to people ready to expand and some who are purchasing as investors. The people who come here know what they want".

"It is great to be able to help people who are renting make the step up to owning their own home. We see customers from around the western suburbs who know this area, but are even getting people from the outer south east who recognise that they will be closer to the city by living here. They haven't been able to purchase their own home anywhere near as close to Melbourne in the south eastern suburbs, but here it is possible for them".

Away from work, Annetha cherishes every opportunity to spend time with her family, including supporting her children's sporting activities.

"I am looking forward to the better weather that accompanies summer and enjoying every spare moment with my family", she says.



Land in Demand

The appetite for land at Westbrook shows no sign of slowing. Every stage release since the project was launched in May has sold out quickly.

To enquire about current availability and pricing, or for information about upcoming stage releases, visit the Land Sales Centre on Leakes Road. Our friendly team will be pleased to assist and make sure you don't miss out on the perfect block for your future home at Westbrook.

Phone **1300 303 420** or visit **WestbrookEstate.com.au** for more information.



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