



Purchasers meet neighbours-to-be at first community event

At the end of November we hosted our first get-together - the Purchasers & Friends Event - for the St Helena Place community.

It was wonderful to meet face-to-face, building back social connections post-pandemic and enjoying delightful company. The joyful moments were many and memorable, and we were delighted to celebrate among new neighbours in this masterplanned community.

Eighty percent of those who've purchased a home in St Helena Place will be our future residents - first home buyers, upgraders or downsizers - and we were excited to share with them an update on our progress. The first stage release of 47 homes will be completed by early 2024.

Each purchaser was treated with a gift box comprising a bottle of Chandon, champagne flutes, a picnic blanket, as well as a cheese board and knife set. It was an expression of our gratitude to those who've decided to make our community their home, and we were glad to know they were so well-received.

Conversations were varied, but one topic that came up often was how much of a difference the upgraded Greensborough Bypass would make for those who travel by car. The Bypass upgrade is part of the North East Link, a state government project that aims to improve the way people move around Melbourne. It will include new tunnels connecting the M80 Ring Road to the Bypass, while also adding more than 30 kilometres of walking and cycling paths in the local area and taking 15,000 trucks per day off local roads.

It was a great joy to host our purchasers, as well as their family and friends. Thank you to everyone who made the event such a lot of fun.

If you'd like to keep up to date on civil construction progress, build timelines and other important community information, keep an eye out for our twice-annual newsletters, and [follow us on Facebook](#) and on [Instagram](#).

St Helena Place sponsors Greenhills Primary School Trivia Night

Getting to know your neighbours and community stays true to the Australian culture of mateship. And this includes nurturing connection by participating in events that bring these communities together. So when we were presented the opportunity to be part of the Greenhills Primary School Trivia Night, we were thrilled, and provided a Vue de Monde dining voucher among other prizes.

Loving a brain workout ourselves, we also decided to send a team along so that we could test ourselves against the school's best and brightest.

There's no need to go into details or even mention results...
...Oh, all right. We came last.

We like to think it says more about the intelligence of the Greenhills teachers and parents than it does about our own general knowledge. But whatever caused our somewhat underwhelming showing, it didn't dampen our delight to be there. We saw for ourselves what a success the evening was and how important events like this are to the local community.

We've just begun intense training to prepare for next year's showdown, so... watch out.



A warm welcome from our Development Manager



Kat Klau
Development Manager

Hi everyone and welcome to our first ever St Helena Place newsletter. It's a publication we will circulate twice a year. Be sure to look out for it, as it's a great opportunity to find out what is happening in the community and the progress of the development.

We launched St Helena Place in March this year and the response has been quite overwhelming. In fact it continues to be. We sold the first houses in just nine weeks and it was fantastic to meet our first purchasers at our November event - I was delighted to put faces to names and observe such excitement among everyone who attended. You can read all about it in our cover story.

Construction update

Civil works on the first stage are nearing completion. Until now, much of the work we've done has been below the ground (connecting services like drainage and electrical to lots) and so not always obvious. But we are gaining momentum and starting to see the project come to fruition, including the construction of Lacebark Drive.

I'm delighted to say that Metricon will commence building in February 2023. Those who've been in Melbourne over the last four or five months would know we've gone through terrible weather conditions, but it hasn't held us back. Thanks to good planning, hard work and the development's natural topography, we've overcome obstacles. Yes, there have been

setbacks, but we've made up for lost time and my appreciation goes out to everyone involved, many of whom worked weekends to ensure we remained on track.

Metricon's work to date has involved preliminary soil testing and survey work. The next step is obtaining building permits. After that, in January, they will set up the site compound and should be able to hit the ground running in February.

The houses will be built in what's known as separable portions or groups. What that means is we don't start all houses at once. Instead, Metricon's building team will move through the stage they're completing construction in, working on groups of between five and ten homes at a time. It's a rolling construction process and

it enables multiple homes to be built sooner while retaining a high level of quality control.

Look out for the next release of houses for sale in 2023.

Before I sign off, a quick shout out to Far East Organization, the developer of St Helena Place. This is their first residential project in Australia and it certainly holds a special place in the company's history. I want to give a huge thanks to them for all their support.

Wishing everyone a safe and very happy holiday period.

Kat Klau,
Senior Development Manager, St Helena Place



Have a happy festive season!

From everyone at Satterley to all who make up our delightful St Helena Place community, we wish you happy holidays and a joyful New Year.