



TRUE NORTH
GREENVALE

CONNECT

WINTER 2023

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An update from our Development Manager



Dan Ho
Development Manager

Hi everyone and welcome to True North's mid-year newsletter.

In the newsletter I'll be giving people an update on construction, parks and greenspaces and titles. Keep reading and you'll find stories on the recent Federal Budget and there's an interesting story on staying safe in new communities with expert advice from Neighbourhood Watch Victoria.

But first, a quick update on how things are progressing at True North:

Construction, planning and stages

I'm pleased to announce that construction of Neighbourhood 3 is complete. The rezoning of Neighbourhood 4 is progressing; planning documentation is with the Victorian Planning Authority for review and we expect Public Exhibition to take place late 2023. All going well, the rezoning of Neighbourhood 4 should occur by late 2024. Our

team will keep purchasers across any updates on timing and approvals.

The My Room Charity home at True North has sold and settled in May. The Charity home was the fifth time Satterley has joined forces to raise money for children's cancer charity, My Room.

Parks and green spaces

While the weather wasn't on our side

for our planned open event of Mt Aitken Reserve, it's great to see plenty of kids and families enjoying the play equipment and open space to catch up with family and friends.

If you haven't already, make sure to check out the viewing platform at the reserve's highest point - the views towards the CBD and the Greenvale Reservoir are worth the effort.

Thanks for reading.

Keeping safe in new communities

For more than 40 years Neighbourhood Watch has been a key part of keeping people safe and more connected to where they live. In fact, there are now Neighbourhood Watch groups servicing metropolitan, regional and rural locations in 55 of the 79 Local Government Areas in Victoria.

We spoke with Bambi Gordon, CEO of Neighbourhood Watch Victoria about the challenges residents face when they move into the early stages of their new masterplanned estate and how to stay safe.

According to Bambi the most important security tactic is to get to know your neighbours.

“Recognising who should – and shouldn’t – be in the immediate vicinity, and acting upon it, can help to avoid a possible theft. If you see someone acting suspiciously, call Triple Zero.”

“You don’t have to live in each others pockets but knowing your neighbours is the number 1 way to increase your sense of safety. For example, you can help your neighbours stay safe by bringing in their mail or their bin. If you are going on holidays you can ask your neighbours to do the same for you.”

Bambi’s other tips for True North residents to minimise the risk of burglary at home include:

Keep your home locked even when you are home. “7 out of 10 cars are stolen with their own keys which a sneaky thief can easily grab from a hook inside your front door.”

Thieves are opportunistic. If they see a chance to get into a property easily – such as an open window or an open garage door – and if they see something worth taking they’ll take it – in seconds.

A CCTV camera can increase your sense of safety (and obviously police value the footage in the case of investigation or prosecution) but often the criminal will simply cover their face. **Better to install sensor lights.** Crooks don’t like to be seen or to be caught. If a light switches on when they come near a property they don’t know if they have been spotted or not, and they will take off.



And lastly, if you see something happening now – such as someone peering into a car, or looking over a fence – call Triple Zero. Triple Zero is for suspicious behaviour that is happening now. It doesn’t have to be an emergency.

For those residents interested in starting a Neighbourhood Watch Group, contact Neighbourhood Watch Victoria and they’ll take you through a very simple process. The first step is to get 5 to 8 neighbours interested – and Neighbourhood Watch will visit and talk about the issues you want to address in your neighbourhood. For more information email members@nhw.com.au or visit <https://nhw.com.au/faq/>

Expanding the First Home Guarantee

In last May’s Federal Budget, the Albanese government announced it will expand eligibility for several home buying schemes including the First Home Guarantee, the Family Home Guarantee and The Home Guarantee Scheme.

The First Home Guarantee (allowing eligible first home buyers to buy a home with a deposit as little as 5% without paying for Lenders Mortgage Insurance) is being broadened, beyond married couples, to allow any two people to purchase an eligible house. The change means friends, siblings, and other family members can undertake joint applicants starting from July 2023.

The extension to the First Home Guarantee has also been extended to buyers who have previously owned a home as long as their last ownership was at least 10 years ago.

The availability of all three guarantees is being expanded to include permanent residents in addition to Australian citizens.

The changes come into effect in July. To find out more and check eligibility visit the [National Housing Finance and Investment Corporation](#).