



# COMMUNITY UPDATE

DECEMBER  
2020



# Summer **IS HERE!**

As the holiday season approaches, it is time to update everyone on the latest happenings at Miravale...

## CONTENTS

### 1. **CENTRAL PARK GETS THE GREEN LIGHT!**

*Our Central Park takes shape...*

### 2. **LANSER LIVING LAUNCHES**

*The Botanic introduces laneway living to Angle Vale...*

### 3. **CONSTRUCTION UPDATE**

*2020 milestones at Miravale...*

### 4. **ANGLE VALE NEWS**

*Updates from the Main Street*

### 6. **HELP US KEEP MIRAVALLE LOOKING BEAUTIFUL!**

*Miravale's Urban Design Guidelines*

### 7. **HOME SWEET HOME!**

*Making Miravale home...*



# CENTRAL PARK GETS THE GREEN LIGHT!

Miravale's exciting new Central Park is taking shape, with construction underway onsite!

Plans for this central open space include everything from BBQ facilities, a basketball half-key and fitness trails to a skateable landscape, playground, landscaped waterway and outdoor fitness equipment.

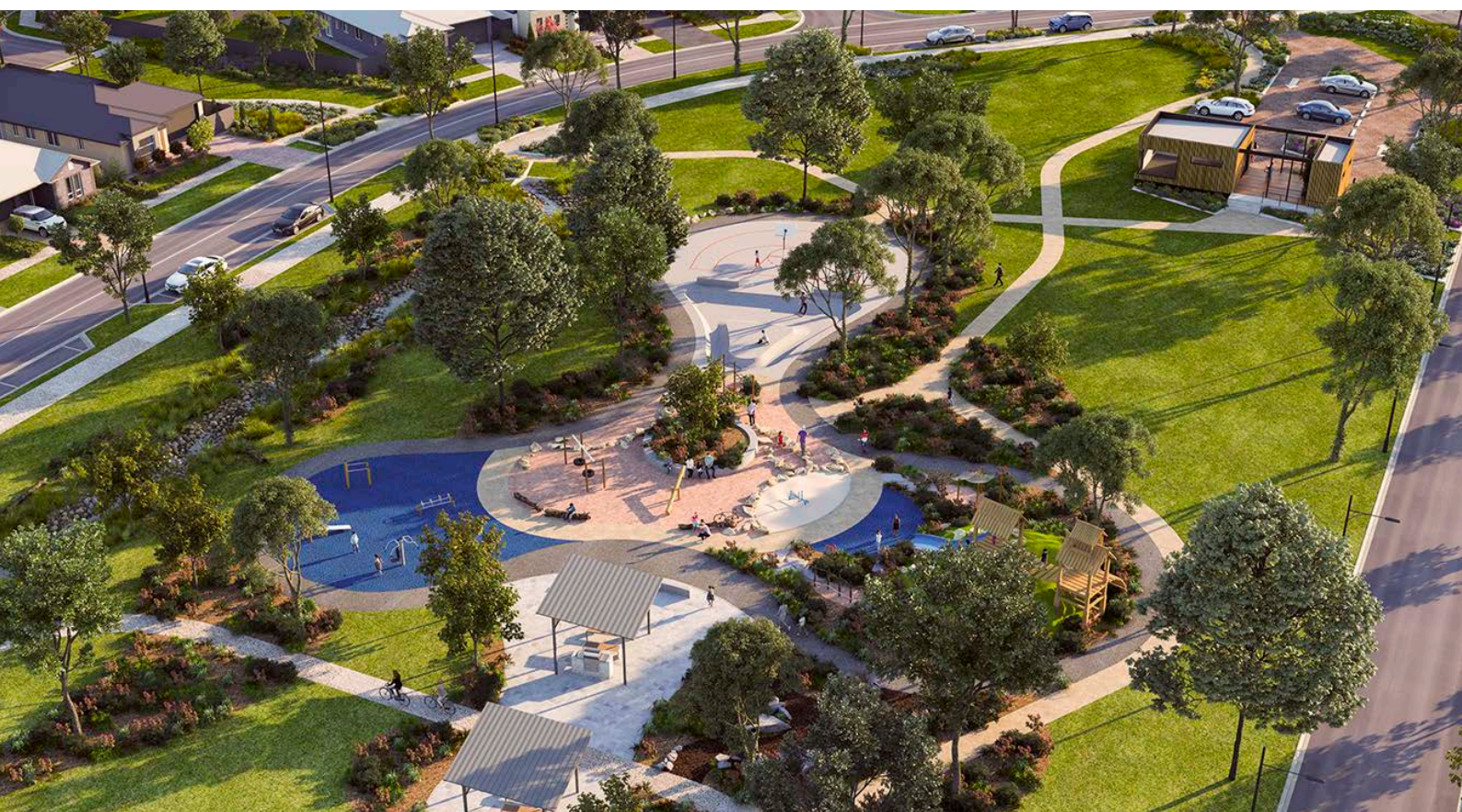
With play equipment installed along with some key landscaping underway – the park is due for completion in 2021 and will allow residents to exercise in the great outdoors.

One of Lanser's key values as a developer is to build healthy communities, and this space has been designed to inspire connection with the outdoors and active living for all ages and abilities.

Our team hopes that this addition of open space will bring an opportunity for enjoying the great outdoors closer to home for our residents and strengthens the sense of community at Miravale.

Shaun Bowden, a Lanser Director, announced *“Lanser firmly believes in creating spaces that nurture our residents’ wellbeing, which is why we masterplan all our projects with healthy living in mind. ‘Green exercise’ - exercising outdoors in nature - has been proven to benefit mood and mental health.”*

*“The design and various amenities in this new space at Miravale reflect Lanser’s vision for the wellbeing of residents of all ages and we hope this space will bring people together as a focal point for family and community life.”*



# LANSER LIVING LAUNCHES THE BOTANIC

As we celebrate 20 years in business, Lanser is thrilled to launch Lanser Living at Miravale. Our team is excited to extend our business from land development to architecturally designed built form products.



The Botanic is a collection of townhomes overlooking our lush Central Park at the heart of Miravale. These HomeBuilder eligible homes offer a luxurious lock-up-and-go laneway lifestyle.

Jason Green, Managing Director of Lanser and President of the Urban Development Industry Association SA, said that building was a natural extension for Lanser.

*“We’ve been in the business for some time now and a lot of the feedback we receive is that building can be a stressful experience for our customers. Although we masterplan our developments and sell the land, we don’t traditionally offer homes. With Lanser Living we are offering a selection of pre-approved, turnkey homes that have been designed in conjunction with our team. Our team is design driven and we’ve done a lot of the legwork already – we want the home building journey to be simple. It should be fun and creative.”*

Lanser’s pre-approved home designs means shorter build times for homebuyers and a streamlined selections process means your brand new Lanser Living home won’t blow the budget. And purchasing turnkey means that all homes will come with options of fencing, paving, flooring and appliances which are not normally included with home and land packages.

*“We know people are busy and it can sometimes come as a shock to homebuyers that their new home isn’t fully complete. Then people struggle to find the time and money to finish off their fencing or paving. We think it’s important to offer a package that includes all of these things. Plus we will be building at our own developments and we are familiar with the sites, the soil and the orientation of the blocks which means we can get you into your new home quickly and efficiently without too many surprises,”* Green said.

To find out more about The Botanic townhomes please call **0452 128 952**.

# CONSTRUCTION UPDATE

While 2020 has been a challenging year for everyone, it brought with it the rollout of the HomeBuilder stimulus. This new grant helped to deliver unprecedented sales at Miravale...

It's been a busy year at Miravale, with lots of construction milestones being met. As the global pandemic created uncertainty for everyone, the Federal Government HomeBuilder grant was introduced to incentivise homebuyers to build brand new homes. This stimulus, coupled with the disruption in our collective working and schooling habits, meant that lots of people decided to make Miravale home. We're thrilled to welcome you all to Miravale this year!

In addition to record sales, we've also completed our entrance boulevard landscaping, connected Miravale to Curtis Road, built **287 new allotments**, welcomed **18 new homes** to our growing display village, had planning approval for a medical centre on-site and celebrated as Where We Grow Early Learning opened their Miravale childcare centre to the public.



# MIRAVALE NEWS

It's been an eventful year for everyone in Angle Vale. But pandemic related restrictions haven't slowed down progress, and lots of things have been happening in town!

## Riverbanks College Update

The name for Angle Vale's new super school has been announced – Riverbanks College B-12 was selected as the winning name after consultation with the local community. The new school will open with progressive enrolments from 2022 (preschool to year 8)! For families wishing to apply to enrol in 2022, applications will open in Term 1, 2021. For more information please visit [education.sa.gov.au](http://education.sa.gov.au).

## Where We Grow

We were thrilled that Where We Grow opened their Early Learning Centre to the public this year.





Located on Heaslip Road at the entrance to Miravale, this beautiful new facility will be located within walking distance to all homes at Miravale, offering tailored learning and child care for ages 0-6 years.

To find out more please visit [wherewegrow.com.au](http://wherewegrow.com.au).



### **Sneaky's – making us smile!**

Throughout a year of ups and downs, openings and closures, Sneaky's has been keeping a smile on everyone's faces this year. From live music and 36 Short gin paddles when we needed them most to their incredible takeaway and delivery service that kept us all fed during various lockdowns – the team at Sneaky's has done an incredible job keeping spirits up. We're so lucky to have this venue right across the road from Miravale, and we want to say a big thank you to the team for their help in 2020 – especially providing pizzas to some of our overnight campers during land releases!



## Miravale Moments

2020 has been a rollercoaster year – but amongst it all we have our favourite Miravale moments, and we wanted to share them in case you missed any throughout the year!

Congratulations Michael & Tarryn – we hope you're enjoying your new home at Miravale!

We loved seeing future neighbours camping out to buy their dream allotments. Congrats to everyone who braved the weather and was successful in securing their blocks!

A big thanks to Luke's dad Rodney who cooked pancakes for all of our dedicated campers during the year's land releases!

We launched our \$1000 referral programme in 2020 and we've loved seeing friends become neighbours – including Fadhila and Joshua. Congrats guys!



# HELP US KEEP MIRAVALLE LOOKING BEAUTIFUL!

It takes a village – that’s why we’re asking everyone at Miravale to help us keep this a beautiful place to call home...

## **Understanding our Urban Design Guidelines**

If you’re new to Miravale, it’s important to know there are Urban Design Guidelines (or “encumbrances”) in place at all Lanser developments for building designs and landscaping. These are clearly marked in your contract or can be found on the development website, and it’s helpful to familiarise yourself with these before you commit to your build plans as doing so will speed up your approval times! We have dedicated advisers on our team that will help you with any enquiries you or your builder may have.

## **Neighbourhood Watch**

It takes all of us to keep Miravale looking lovely. If you see any illegal dumping or tradies working in a way that negatively impacts the presentation of Miravale, please email our team on [\*\*info@miravale.com.au\*\*](mailto:info@miravale.com.au).

# Home

## SWEET HOME

Welcome to Miravale Alicia and Alex! We chatted to this happy couple about building their first home at Angle Vale...



**Welcome guys! And congratulations on your first home. What made you choose to build over buying an existing home?**

*Thank you so much! Yes this will be our first home and we are extremely excited for this next chapter of our lives.*

*When my partner and I first started talking about our first home we both agreed that we would prefer to build rather than buy, even though buying is a quicker and easier process, we really wanted the experience and think it's a great achievement to have especially when doing it young. We also wanted the freedom to choose and modify our own floorplan and design the interior/exterior how we want!*

**And what made you choose Miravale as the place to build?**

*We had actually never heard of Miravale until my mum mentioned it to us. We were so set to build at a different development but she recommended we check out Miravale as another option.*

*We visited the estate in June and instantly fell in love! Even though it was still only new at the time, we knew straight away it will be such a beautiful, thriving area and we were set on making it our home.*

*The team at Lanser have been incredibly friendly and welcoming, helpful and have gone above and beyond for us which we appreciate so much!*

**Tell us about your home building story – how did you select your builder and what process did you go through to make that decision? How did you choose your particular home design?**

*We were set on Statesman Homes as our builder from the start due to their affordable pricing, floorplan designs and finishes. They had a few different floorplans that we really liked so we visited the Building Consultant at the Statesman Virginia Grove display home, Yuki, as we had heard really great things about her.*

*We got a few quotes for the different courtyard designs we liked but due to having a certain budget we had to work with, we had to go for something smaller. So we found a Villa size home which was still a 3 bedroom, 2 living which was perfect for our first home build.*

*We explained to Yuki that we had a budget we had to stick with and she helped us modify the house design how we wanted it while keeping the price as low as possible, we couldn't thank her enough for all her help and patience with us!*

*“It may be hard for the time being but it will all be worth it!”*

**How hard was it to save your deposit and do you have any tips for people saving at the moment?**

*Once we were set on it all and had the official quote with our modifications and received quotes for things we chose to do external, we took it to our mobile banker and he told us what savings we needed to save for our deposit.*

*We worked hard, saved hard and were very strict on ourselves with our spending which was worth it as we managed to get our savings amount to where it needed to be in two and a half months. We then met with our banker again and he got us pre-approval within a few days and then it all started to happen, it was all real!*

*My tips for people saving at the moment, especially those that are wanting/planning to build sooner, save everything you can after paying your bills and groceries etc. It may be hard for the time being but it will all be worth it!*

**What was the process like as a first home buyer – did you have any problems along the way? And if so, how did you solve them?**

*Being first time builders, most of the time there will be problems along the way. There will unexpected costs that jump out of nowhere, you may get disappointed with some unexpected things, but as long as you find and go through the right people, do lots of research, be prepared for anything to happen, have close family and friends by your side... everything will be fine!*

**What are you looking forward to most about life at Miravale?**

*We look forward to everything about life in Miravale! Watching our future neighbourhood continue to grow and thrive, watching our house and all our selections come to life, knowing we have other friends and family also building in Miravale as well as meeting new people in the neighbourhood and knowing that we will have our first child in this house.*

**Did you use any grants or incentive schemes to buy your home? How did that work out?**

*To help us for our build process we will be using the First Home Owners Grant as we are first time builders. Our bank also got us a spot for the First Home Loan Deposit Scheme which will help us cover all of our costing fees and we are also applying for the HomeBuilder grant that the government released this year due to Covid, which we will be using for our flooring, paving, fencing and landscaping.*

**How far do you have to commute to work, and do you feel Miravale is close enough to Adelaide?**

*Neither of us will have to travel too far to our current jobs from Miravale as it's only another 10-15 minutes on top of where we are now, depending on traffic and definitely think that it's close enough to Adelaide, especially being able to access the expressway so easily.*

*I hope others enjoy reading about our process and experience so far and it can help or inspire other young couples that plan to build.*



# *Friendly* **TO NEIGHBOURS**

Inspired by the spirit of community mindedness this year, Lanser launched our first ever Friends to Neighbours referral programme. This means that you can now encourage your friends and family to move to a Lanser community, have someone close by when you've run out of milk or need a last minute babysitter, plus you get a little thank you from the Lanser team!

So as we all look out for each other – we'd like to look after you for recommending us! Refer a friend or family member to a Lanser development and you'll both be eligible for a **\$500 EFTPOS card\***.

For more information please visit  
**[lanser.com.au/friends-to-neighbours/](https://lanser.com.au/friends-to-neighbours/)**

*(\*T&C's apply).*