

WHAT'S GOING ON AT MODEINA



ANOTHER DENNIS FAMILY COMMUNITY

WINTER 2021 NEWSLETTER



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Land Sales Centre - COVID-19 Update

The health and wellbeing of our staff and customers are always our number one priority and the Modeina Land Sales Centre continues to operate within current restrictions and COVID Safe guidelines.

As restrictions can change quickly, we advise checking our website for the latest updates.

Our team is always available to assist you via email, phone, SMS and video calls, and you are welcome to arrange private appointments.

Call 1300 724 723 or Email: info@modeina.com.au for more information.

Construction Update

In exciting news for landowners in Stage 25A, we have received the Statement of Compliance from Melton City Council and titling of this stage is imminent.



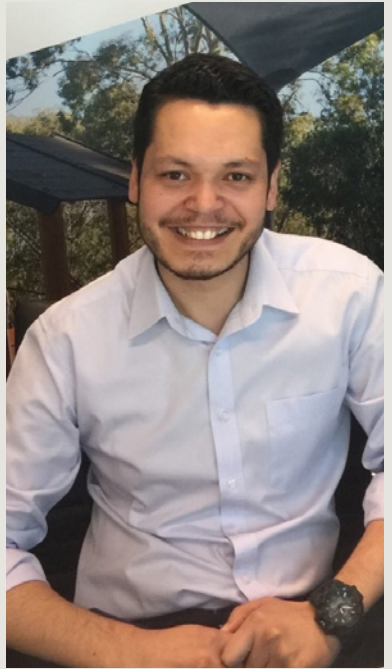
With civil construction progressing well, we anticipate land in Stages 20, 21 and 22 will title in the first half of 2022. Stage 20 concrete kerb and channel works are advancing. Sewer and water reticulation works are underway in Stage 21, and drainage works have commenced in Stage 22.

Landowners are reminded that plans for all homes need approval from the Design Review Panel (DRP) before construction can commence. While the DRP will only issue approvals once the land is titled, submitting applications early ensures these can be processed promptly.

Design Guidelines benefit everyone by encouraging visually appealing and cohesive streetscapes that create the unique Modeina 'look'. For more information about Modeina Design Guidelines, including some great new videos that explain some of the key concepts, visit modeina.com.au/design-guidelines

As always, do not hesitate to get in touch with Boran Rusinovic and the team at the Modeina Land Sales Centre if you have any questions or would like more information.

Meet Ali Haidari Sales Associate



Ali started his career at Dennis Family Corporation (DFC) as a Marketing Intern through the Doxa Youth Foundation, Doxa Cadetship Program. Doxa is a charitable organisation the Dennis Family Corporation has supported for many years.

Combining his Doxa Cadetship with his third-year university placement requirements at DFC, Ali commenced working full-time as a Marketing Assistant at DFC on the completion of his Bachelor of Business Marketing (Applied).

Whilst working for the Developments Marketing team, Ali had several opportunities to assist in the sales centres at the DFC residential estates across Melbourne. This process helped Ali realise his passion and interest in the sales process, and when an opportunity presented itself in the Sales Team for a Sales Associate, he immediately put his hand up for the role.

In his Sales Associate capacity Ali loves that he has the opportunity to assist and support customers with their land or house and land purchase, and understanding that for many, especially first home buyers, it can be a very daunting process. He finds the chance to help customers through their home buying journey and support them to achieve this substantial, and unforgettable milestone extremely rewarding.

Always up for a chat, Ali works across the Donnybrae, Manor Lakes, Modeina and Westbrook Sales Centres, answering phones, greeting and supporting customers, so be sure to pop in and say hello to Ali next time you pass by the Modeina Sales Centre.

Super v Mortgage? Where should you put surplus cash?



The last 18 months have highlighted the importance of future-proofing your financial security. But if you're lucky enough to have a little cash left in the bank at the end of each month, working out the best place to put it can be confusing.

Aside from depositing it into a savings account, most of us will choose to pay down our home loan or top up our superannuation.

So, which is the better option? Well, the short answer is... it depends. There's no one-size-fits-all answer to this question. Both options have their pros and cons, and a lot depends on your personal situation.

Check out the [Modeina Blog](#) for an insightful discussion about the considerations when weighing up where to put your extra cash.

Decorating and Organising tips for Winter

As the days get shorter and colder and we embrace the idea of being warm and cocooned inside, here are some essential winter decorating and organising tips for your home that might inspire.

Layer it up!

Just like layering up our clothes during winter, we can also do the same with our homes. Adding an additional layer of soft furnishings during the winter months gives a space a sense of warmth and homeliness. Using a beautiful basket to hold some additional cushions or throws when needed will remove the opportunity for clutter.



Adding extra winter layers of soft furnishings like rugs, cushions and throws also help to soften hard surfaces, reduce noise, and add a warmer tone into the home.



Make it personal

Your home is a reflection of you, not the latest trends, so incorporate colours and patterns that make you smile and feel uplifted. A splash of colour via scatter cushions or a bright vase of flowers goes a long way to adding colour into a space on a dreary day, or moving some furniture around freshens up a space.

Check out the [Modeina Blog](#) for more decorating tips for winter.

Winter in the garden

Think there's nothing to do in the garden in winter? Think again. Winter is the perfect time to set the scene for a spring burst of colour, scent and flavour!

It's all about the preparation

Pruning, weeding and composting – winter is a great time to prune straggly trees and bushes into shape, clean up the garden and dig in some well-rotted compost to boost your soil's fertility and improve drainage.

Outdoor pot plants also benefit from soil being replenished or repotting, ready to maximise spring growth and keep them healthy. Replacing the top soil in pots containing fragile varieties can be enough to rejuvenate the plant.

Plant bare-rooted varieties

Dreaming of a garden filled with glorious deciduous and fruit trees and roses? They are best planted bare rooted, during their winter dormancy, which is right now!

Check out the [Modeina Blog](#) for more ways to garden in winter.





Winter vegetable and chickpea masala

Full of hearty vegetables and lentils, this warming stew is perfect for chilly winter nights - Serves 4.

Ingredients:

- ¼ cup extra virgin olive oil, plus extra for drizzling
- 1 brown onion, finely chopped
- 2 garlic cloves, finely chopped
- 2 tbs finely grated ginger
- 2 tsp curry powder
- 1/8 tsp cayenne pepper
- 1/2 small butternut pumpkin (about 700g), peeled, seeded, cut into 1.5cm pieces
- 400g can crushed tomatoes
- 2 cups salt-reduced vegetable stock
- 2 x 400g cans chickpeas, rinsed, drained
- 3 French shallots, thinly sliced
- 2 medium sweet potato, chopped into 1.5cm pieces
- 1 can lentils drained
- 2 teaspoons almonds (for garnish)
- 2 cups Jasmine rice

Instructions:

1. Heat half the oil in a large saucepan over medium heat. Add the onion and cook, stirring frequently, for 5 minutes or until onion begins to caramelize. Add garlic, ginger, curry powder, cayenne pepper and 1 tsp salt. Cook, stirring, for 1 minute or until aromatic.
2. Add the pumpkin, sweet potato, tomato, stock, lentils and chickpeas to the onion mixture. Bring to a simmer. Cover and cook, stirring occasionally, for 20 minutes or until the pumpkin is tender. Season.
3. Meanwhile, add rice and 1 tsp salt to a pot of boiling water. Cook for 12 minutes until tender. Transfer to a serving bowl. Sprinkle with almonds.
4. Serve masala with the rice.

Spotlight on Burnside Park Hub



Modeina residents are very fortunate to have a fabulous established retail centre just down the road at Burnside Hub.

Open 7 days a week, it has over 6,300sqm of retail space that is home to Coles and Aldi, along with 18 specialty retailers that cover fresh food, cafes, variety stores, beauty and medical & service outlets. Along with a great mix of stores, the centre features a large carpark for easy access and extended trading hours for major retailers.

In exciting news, Ranfurlie Asset Management, the retail and commercial arm of Dennis Family Corporation that manages Burnside Hub, is now reconfiguring the adjacent former Masters store into a large format retail offering to be known as Burnside Park Hub.

Home decorators and crafters alike will be thrilled that Spotlight has stitched up the first lease in this prized location and is set to open very soon!

The popular Guzman y Gomez restaurant chain will also open in Burnside Park Hub later in 2021.

The enormous 13,500 sqm building will accommodate multiple tenants, including large retail outlets, and Ranfurlie aims to have the entire Burnside Park Hub precinct completed by mid-2022.

Our Sales Centre is open by appointment only

Our team will continue to support our customers and residents with any enquiries they may have. We have a range of ways to communicate with you such as
Phone • SMS • Facetime • WhatsApp • Zoom • Email

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Regards, the Modeina Team

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