

Lifestyle Buzz

Winter 2020



**Up to \$25,000* OFF YOUR NEW HOME

Experience even better living with up to \$25,000 off your new Tuart Lakes home.

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831 Mandurah Road, Baldivis | 9523 5000

Tuart
Lakes
Lifestyle
Village



CEO Update

"I am very proud of the way in which every person in our community has helped protect each other and how we have pulled together in each and every one of our villages."

**ROB NICHOLS,
CEO SERENITAS**

The last few months have been challenging for us all, and although it is wonderful to see restrictions beginning to be lifted, we are mindful that it will be a long time before life gets back to the way things used to be.

I am very proud of the way in which every person in our community has helped protect each other and how we have pulled together in each and every one of our villages. Our musicians have sat on their balconies playing to neighbours to keep their spirits high. Our village social committees have organised buddy systems ensuring that everyone has a friendly voice checking in on them. Our Village Managers have delivered Easter Eggs, Anzac Day candles and organised Mother's Day raffles to help celebrate those special moments in a new way.

Over the past few weeks our villages have been a hive of activity. We are very excited to have launched our new Virtual Clubhouse where homeowners can learn a new hobby, join an online exercise class with our Exercise Physiologist, read an e-book or practice meditation. The clubhouse is a great resource that is available to our homeowners and showcases how NLV is leading the way in connecting lifestyle communities.

We have also launched a range of virtual tours, so you can look around our villages from the comfort of your couch. You can take a 360 degree tour of our amazing clubhouses, swimming pools, bowling greens and gyms. Our helpful salespeople are more than happy to take you on a personal virtual tour answering any of your questions along the way. It's a great way to get to know our villages and our team without having to leave your own home.

At a time when many companies have had to stop building work, we are moving full steam ahead, laying the clubhouse slab at The Vantage at Vasse, installing new display homes at Tuart Lakes, building homes at Affinity Sheep Station Creek and planning a completely new greenfield site on the Fraser Coast. Our secure financial structure means we have not only been able to continue building but enhance our development plans, creating the next level of resort-like facilities to support our communities over the coming years.

The one thing this period has shown us is that at the end of the day people choose to live in our villages not just for the facilities and affordable homes, but for the people who live here and the wonderful community spirit that is so abundant. We hope you too will join us soon.

Stay safe and happy.

Warm Regards
Rob Nichols
CEO Serenitas

SALES OFFICE *Update*



"We are also excited to announce the arrival of our brand new display homes. They look absolutely amazing."

DEBBIE

The optimism and social community spirit is alive and well here at Tuart Lakes. Enquiries continue to be of a good quality, with word of mouth enquiries increasing. Recently completed was our interactive virtual clubhouse and display homes tours, you can find these on our website. Customers have found these as an amazing way to tour the village facilities even from interstate, there are no regional boards on our website and these tours are available 24 hours a day for self-navigation. Or call us and we will present the tour personally to you via Zoom, it's such a fun way to interact and find out more about the village.

We are also excited to announce the arrival of our brand new display homes. They look absolutely amazing and once these are furnished, we will open them up for viewing early June. They consist of 5 new display homes, 2 on stilts with views. The mix is a Hapuka, Eagle, Jacques and a Breaksea home design.

As we head into Winter, we are looking forward to life returning to the new normal. We are excited to return to organising and attending events both outside and within the Village. If you would like to be one of the first guests on the invite list, please send an email to tuartlakes@nlv.com.au or call the number below. Once events are up and running, we will be sure to send you an invite.

For more information, please call Debbie on 08 9523 5003.

VILLAGE MANAGER'S *Update*



"It was wonderful to see so many lovely smiles, during what has been a challenging time."

MONIQUE

Life at Tuart Lakes has been quite eventful during this period of isolation for our homeowners and the Serenitas Management Team. We've been busy delivering Easter Eggs as we travelled around on the buggy wearing our bunny ears, tails and whiskers while playing 'Mr Whippy' music. It was wonderful to see so many lovely smiles, during what has been a challenging time.

Anzac Day was quite emotional for some, homeowners honoured our Anzac's with a driveway salute with the lovely candles delivered by the Village team. There were a couple of Ceremonies in the village – all socially distanced of course!

But that's not all, we received so many thank you messages for making Mother's Day special to all the mother, grandmothers, aunts and women who take on a mothering role in our village. We decorated the landscaping in the village and our social club helped us select the raffle winner of a delicious hamper. The gift went to the mother of 2 fur babies and she was very chuffed.

The mood in the village has been mixed but mostly positive, especially since activities are starting back up and lives are beginning to get back to normal.



THE
\$25,000*
LIVE IT UP
SALE



Up to \$25,000 OFF YOUR NEW HOME

Experience even better living with up to \$25,000 off your new Tuart Lakes home.

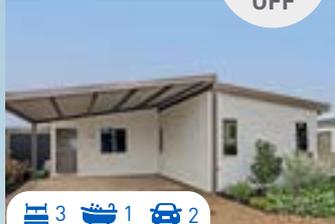
Tuart
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THE ~~\$25,000~~ LIVE IT UP SALE

Upsize YOUR LIFESTYLE AT TUART LAKES LIFESTYLE VILLAGE

Designed for over 50s, when you buy a home in Tuart Lakes Lifestyle Village you maintain your independence and gain access to resort style facilities, an active social club and so much more.

<p>SITE 153 \$25k OFF</p>  <p>2 1 2</p> <p>A cleverly designed two bedroom home with a central alfresco entertaining area connected to an open plan kitchen, dining and lounge room.</p> <p>NOW ONLY \$374,000 WAS \$399,000</p>	<p>SITE 158 \$25k OFF</p>  <p>3 1 2</p> <p>This three bedroom home creates a seamless living experience with an open plan kitchen, dining and lounge opening onto the alfresco area.</p> <p>NOW ONLY \$354,000 WAS \$379,000</p>	<p>SITE 154 \$25k OFF</p>  <p>2+ 1 1</p> <p>Stylish two bedroom plus study home with fabulous kitchen that flows into lounge and dining areas.</p> <p>NOW ONLY \$344,000 WAS \$369,000</p>	<p>SITE 150 \$25k OFF</p>  <p>2 1 1</p> <p>This two bedroom home makes clever use of space with a large lounge area flowing through to the dining, kitchen and rear alfresco entertaining areas.</p> <p>NOW ONLY \$297,000 WAS \$322,000</p>
<p>SITE 148 \$25k OFF</p>  <p>2+ 1 1</p> <p>One of our most popular home designs featuring two bedrooms with built-in robes, plus a study, open plan kitchen, dining and lounge areas.</p> <p>NOW ONLY \$364,000 WAS \$389,000</p>	<p>SITE 142 \$25k OFF</p>  <p>2 1 2</p> <p>With a generous sized kitchen and dining area, this two bedroom home with semi-ensuite includes an alfresco, making it a haven for entertaining.</p> <p>NOW ONLY \$334,000 WAS \$359,000</p>	<p>SITE 172 \$25k OFF</p>  <p>2 1 2</p> <p>Lovely two bedroom home with a generous kitchen and dining area, includes a fabulous alfresco space perfect for entertaining.</p> <p>NOW ONLY \$334,000 WAS \$359,000</p>	

Make yourself at home WITH THESE BENEFITS

- No stamp duty
- No strata fees
- Join a community
- Active social club
- No council rates
- Free up the capital in your home
- Access to resort style facilities
- Homes are ready to move into now

*Promotion Terms & Conditions: Promotion Period: 1/6/2020 to 10/8/2020. Participating Homes: For the full list of participating homes and offers available please visit www.nlv.com.au/liveituptandc. The Offer: Participating Homes will be marked with either a \$20,000 or \$25,000 reduction on the home price. Maximum value of offer available is \$25,000. A home deposit of \$500 must be received within Promotion Period to be eligible for The Offer. Full settlement of home must be completed in full by 30/10/2020. No other offers, discounts, incentives or promotions apply. The Offer applies to full price of home only. National Lifestyle Villages reserves the right to alter, extend or remove the offer at any time.

SECURE YOUR PROPERTY WITH A \$500 FULLY REFUNDABLE DEPOSIT

To find out more about this limited time offer visit nlv.com.au/liveitup or call **08 9523 5000** today.

KNOW YOUR

Neighbour

A man's shed. It's a place where a person can disappear for hours and sometimes produce amazing handcrafted items or sometimes, just nothing at all. It's a place to retreat to, where after a week of chaos, it provides an oasis of calm.

When Clive and Anne moved into their new home at Tuart Lakes Lifestyle Village in mid-2017, Clive had discovered the Workshop. So, from day one he wasted no time and wandered down to the shed and introduced himself around. "We had a two-storey house in Ascot, on a small block of land. I had my shed out the back and I used the garage for finishing woodwork projects. I enjoyed working with wood especially the bits and pieces I collected while out prospecting," said Clive. "I made walking sticks out of the wood and I put gold nuggets in the handles of them. They have been sold all over the world."

"There were a few men down there who were actively doing things, repairing or building items. It was a great atmosphere. I had always used my shed in Ascot as a place of solitude, but now I am not at work it is great to have other people to work alongside and chat to. Now we have a group of around ten to

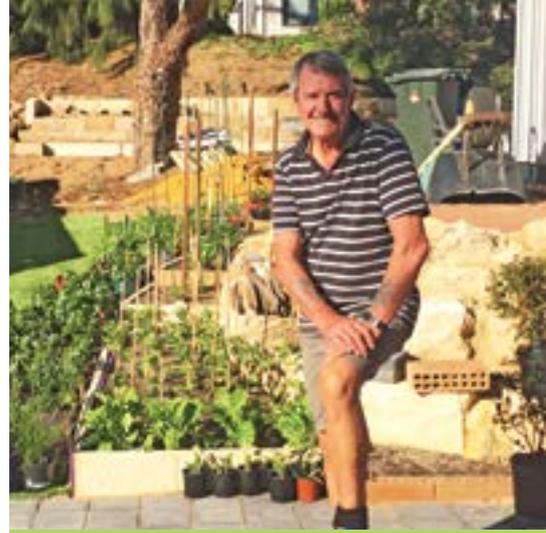
fifteen people but not everyone is there to work. Some just come down to listen and have a coffee, and some are actively involved. It's an outlet for anyone who is interested in working with metal or wood or just want to socialise."

Clive and the others now spend time making handcrafted toys and planters for sale at open days and the local markets. They use the money for the upkeep of the shed and tools, and the balance goes to the social club.

"We've got a great group down there now, and we are productive. It's a great past time, and a supportive gathering place," he added.

"I had always used my shed in Ascot as a place of solitude, but now I am not at work it is great to have other people to work alongside and chat to."

CLIVE



CLIVE & ANNE, TUART LAKES LIFESTYLE VILLAGE

Ann was born in Scotland. I was born here in Perth and migrated to Scotland with my family when I was a 6 year old. I met Ann when I was 16, we got married at 19 and left Scotland to come back to Australia on our wedding day. We both worked hard to own our home and raise a family here in WA and later in NSW before returning to WA.

Ann and I have retired 3 times, the last time for good and made the move to Tuart Lakes in 2017. Two and a half years later we still love the feeling we get when we drive back up off Mandurah Road into our village, it's an "ahhhh" feeling of satisfaction.

Joke

I went to the bottle shop the other day on my bicycle, bought a bottle of scotch and put it in the bicycle basket. As I was about to leave, I thought to myself that if I fell off the bicycle, the bottle would break. So I drank all the scotch and then rode home. It turned out to be a very good decision, because I fell off the bicycle seven times on the way home!

CONSTRUCTION

Update

6 new homes (5 displays and 1 customer) from our new builder TR Homes arrived onsite in March and April. Landscaping works are underway on the new display homes and are expected to be completed very soon.

Northern Boundary retaining has been reworked to account for level differences brought about by the neighbouring development. Fencing on the northern boundary was installed

in April.

Bell Lane sewer pump was decommissioned on April 16th. All homes in the northern stages of the village will be connected to mains sewer. This will reduce potential health risks due to sewer pump failures caused by foreign objects.

Activity

SPREADING LOVE & HOPE WITH RAINBOWS

Lots has changed since COVID-19 but it hasn't stopped the love. Grandchildren made sure their love was shared with everyone at Tuart Lakes with a beautiful surprise for them at the gates.



Social

EASTER CHEER

The Easter bunny visited Tuart Lakes this Easter! All homeowners received a box of chocolate Easter eggs, but it was the delivery that was extra special. The Serenitas Village Management Team donned bunny ears, noses and tail costumes to deliver the eggs in their buggy.

Residents

MOTHERS DAY CELEBRATIONS

Self-isolation has been keeping many of us apart from our loved ones.

This Mother's Day the Serenitas Village Management Team wanted to do something a little special for our homeowners. Trees in the village were decorated and Mother's Day cards were distributed to all. Plus, a special mum won a gourmet gift hamper from our raffle draw.



Recipe

SLOW-COOKED CHICKEN, FENNEL AND RICE SOUP



Ingredients

- 1 tbs extra virgin olive oil, plus extra to drizzle
- 1kg chicken marylands
- 3 garlic cloves, crushed, plus 1 small garlic clove, finely chopped
- 1 onion, thinly sliced
- 1 fennel, thinly sliced, fronds reserved (substitute dill if no fronds available)
- 1 cinnamon quill
- 1 cup (220g) arborio rice
- 4 thyme sprigs
- 2.5L gluten-free chicken stock
- Finely grated zest and juice of 1/2 a lemon
- 1/2 cup (70g) pecans, roasted, finely chopped

Method

1. Heat oil in large saucepan over high heat. Add chicken and cook, turning halfway, for 6 minutes or until golden. Transfer to a plate. Reduce heat

to medium-high and add crushed garlic, onion and fennel. Cook for 15 minutes or until starting to caramelise.

2. Return chicken and any resting juices to fennel mixture with cinnamon, rice, thyme and stock. Bring to a simmer, reduce heat to low and cook for 2 hours or until rice has broken down. Discard cinnamon and any visible thyme stalks.
3. Transfer chicken to a chopping board and carefully shred meat from bones, discarding bones and skin. Return meat to soup (add extra hot stock or water, 1/4 cup [60ml] at a time, if you like, to reach desired consistency) and stir through lemon juice.
4. Combine extra garlic, reserved fennel fronds, lemon zest and pecans in a bowl.
5. Divide soup among serving bowls. Scatter with pecan mixture and drizzle with extra oil to serve.

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The logo for Lifestyle Village features the text 'Lifestyle Village' in a blue, sans-serif font. To the right of the text is a stylized graphic of two human figures in blue, one appearing to be in a jumping or dancing pose, with their arms raised.