

# CLOVER PARK



## COMMUNITY UPDATE

DECEMBER  
2020



# Summer IS HERE!

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

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# CONSTRUCTION UPDATE

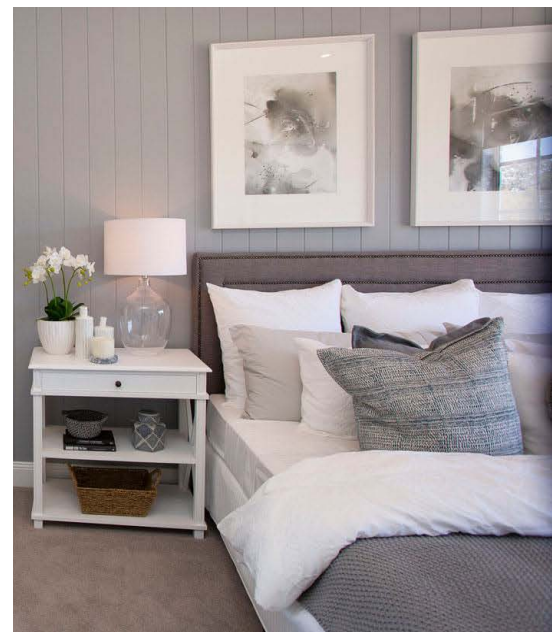
While 2020 has been a challenging year, it brought with it the rollout of the Federal HomeBuilder stimulus. This new grant helped to deliver record sales at Clover Park...

It's been a busy year at Clover Park, with lots of construction on site and a record number of sales! And although the global pandemic created some uncertainty, 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 a record number of people decided to make Clover Park home.

We're thrilled to welcome an unprecedented amount of new homebuyers to Clover Park this year! This volume of sales has helped to fast track amenities at Clover Park, and 2021 will be a busy year on-site.

In addition to record sales, we're also due to commence construction on our Central Park, having welcomed 5 display homes to our village.





# LANSER LIVING LAUNCHES THE PINES

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



The Pines is a collection of stylish terraces built by Rivergum Homes at the heart of Clover Park. With elevated reserve-facing views, these HomeBuilder eligible homes offer a lock-up-and-go laneway lifestyle at the heart of the Adelaide Hills.

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 Pines terraces please call **0452 131 923**.

# GOING GREEN!

We are thrilled to announce that our long-awaited Central Park precinct at Clover Park will take shape in the new year!

One of our 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.

This space will be home to lush lawns, gorgeous views and established trees – a fantastic Hills picnic destination!

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 strengthen the sense of community at Clover Park.

Gerald Ward, Senior Project Director, announced *“Clover Park is an address surrounded by the natural beauty of the Adelaide Hills, and we know green space is important to our community. This Central Park precinct will be linked to our network of trails, parks and play spaces so that residents of all ages and abilities will be able to enjoy outdoor activities at Clover Park. The park will also perform important water management functions that keeps the water clean and community safe.”*







# HILLS NEWS

It's been an eventful year for all South Australians. But pandemic related restrictions haven't slowed down progress, and lots of things have been happening in the Hills!

## **HUBdate**

Mount Barker's Regional Sport Hub has taken shape in 2020, and is on track to open in 2021! With turf laid on the premier oval, lighting poles installed, the football building near completion and a naming competition underway... watch this space!



## All Rise!

The Adelaide Hills is home to countless gourmet destinations, and a beautiful new bakery has opened its doors in Nairne. Rise Artisan Bakery is a charming space with a menu that showcases seasonal produce and supports local farms and small business. Pop by to pick up a loaf of their incredible sourdough, or stay for a croissant and coffee.



## The Kindness Pandemic

This year we have seen the Clover Park community thrive during challenging times. We've watched this new community come to life online and in the streets as neighbours have supported each other throughout 2020. We've seen new neighbours lend a helping hand and help brighten each other's days by sharing lockdown tips and sunset pics, with plenty of updates on the Clover Park kangaroos!

We even welcomed a brand new baby to the estate – welcome Henry John and congrats to Meg & Joel!



# 5 minutes WITH BRAD

We caught up with Brad Robinson, our Lanser Realty Sales Consultant at Clover Park. We asked him his tips for a stress-free property settlement and how the HomeBuilder grant can be accessed at Clover Park...



## **Hi Brad! Tell us a little bit about your job...**

*In a nutshell my job is to help people select the right block to suit their budget, design and requirements!*

## **What is your favourite part of the land sales journey?**

*I love that I can help someone's dream become a reality.*

## **What is your best tip for homebuyers?**

*I think having pre-approval for your financing is probably the most important step so you know what you can spend! I recommend doing this early in the process.*

## **What do you love most about working in Mount Barker?**

*The fresh air, the local bakery and most of all the friendly people.*

## **What is your favourite feature of Clover Park?**

*You truly feel like you are in the hills when you are at Clover Park, you can hear the kookaburras most days!*

## **What are you busy doing when you're not at work?**

*Hopefully going for a surf, motor-bike ride or taking my dog Buster to the beach!*

To find out more about securing a block at Clover Park, please give Brad a call on **0452 131 923**.



# HELP US KEEP CLOVER PARK LOOKING BEAUTIFUL!

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

## Understanding our Urban Design Guidelines

If you’re new to Clover Park, 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 Clover Park looking lovely. If you see any illegal dumping or tradies working in a way that negatively impacts the presentation of Clover Park, please email our team on **[info@cloverpark.com.au](mailto:info@cloverpark.com.au)**.

# Home SWEET HOME

We caught up with Grace and Ross who built their dream home at Clover Park...



**Hi Grace and Ross! Welcome to Clover Park and congratulations on your gorgeous new home. Are you both originally from the Adelaide Hills and if not what made you choose to live here?**

*Grace: Thank you so much, we are absolutely over the moon to finally be able to call Clover Park home. Ross grew up in the Adelaide Hills, and I'm from the UK originally but have kept my horse in Mount Barker for years. So it was a natural progression for us to move here. We both love living up here amongst the beautiful scenery and being away from the busy city.*

**How did you discover Clover Park and what made you choose to build here?**

*G: We drive by at least a few times a week to feed the horses. Ross also works for an earth moving company*

*and happened to lay some of the top soil in the very first stages of the development here - including on our block so we had been watching things unfold.*

*We looked at a few developments but decided that the position of Clover Park was by far our favourite. We love the fact that Clover Park is right on the edge of Mount Barker which makes it feel that little bit more secluded than some of the other developments around.*

**Are you both first home buyers? If so - what made you choose to build your first home as opposed to buying an existing home?**

*G: We are both first home buyers, and we loved the idea of being able to design our house as we wanted it. When we looked into it, it was much more achievable than we first thought it would be financially.*



*We also decided that the risk of not knowing what you may find in an older house was also a factor, and we were excited to embark on this journey together.*

*It was a big step for us as we started the process when we were both 22, but we are so glad that we made the choice to build. It's been such an exciting journey!*

### **How did you choose your builder?**

*G: We went to a few different display homes and I think you get a good feeling about some builders and not so much about others. We felt that Metro homes would look after us almost straight away, and we went with our gut feeling. I think we could have spent years researching, there are so many builders, but chatting to the consultants and seeing the different display homes was really what helped us make the choice.*

### **What tips do you have for other first home buyers?**

*G: We did encounter some issues along the way, although I think it's uncommon for it to be all smooth sailing and it's important to remember that. Make sure you check how things are going if you can, and usually you can pick up on things before they really become an issue. Good communication with your builder is key.*

*Remember that getting stressed won't solve any problems – anyone who knows me will laugh reading that, I certainly didn't abide to that rule.*

*Work out what your additional costs will be pretty early on, this helped me to create a budget and stick to it. Don't forget the extra non-exciting stuff like fences and retaining walls, which can be very costly. Also make sure you go into selections with an idea of how much you are willing to spend on upgrades. You are fooling yourself if you think you will get through without at least upgrading something!*

*Most importantly, make sure to enjoy the process, I can't stress that enough. Although it feels like forever while it's happening, be patient, a fast build doesn't always equal a good one.*

### **What do you love most about your new home – are there any special features that you guys selected that you love the most?**

*G: We love everything about our new home, so that's a hard question! Our kitchen and walk in pantry has to be my favourite, we have lovely stone bench tops, window splash backs and the sink is in the pantry leaving us with room for entertaining.*

*Our big shower in the master bedroom is also something we both love, it's nice to come home to after a long day.*

*I think for Ross the spacious double garage is up there, we have a roller door out the back so you can bring things straight through which is great for doing things in the garden.*

**How far away from home do you work, and what is your commute like?**

*G: I work in the city and Ross works in Meadows, it's about 25-30 minutes for both us so not too bad. The freeway is a nice easy drive for me, and it's quite a nice drive to work for Ross too.*

**What did you enjoy most about decorating your new home?**

*G: I think I drove Ross mad all year talking about decorating the house and coming home with things I had found to style our home. I have just loved being able to start from scratch and really make the space ours really.*

*You have so many choices when you go through the selections process and that is super exciting as you can really make the space unique to you. The little touches make a big difference and it was nice to make those choices together.*

*I am very excited to get stuck into the garden, we chose to do the landscaping ourselves so I can't wait for some dry weather so I can get planting!*

**What are your favourite spots in the Hills to visit?**

*G: Our favourite spot is probably the Laratinga Wetlands, I like to run there and we take our dog for walks frequently. There are so many beautiful trails and hikes to explore, we have only been here a month so this is something I am still trying to find time to do. The great thing about the Hills is all of the wineries and local farmers mean that there's always fresh produce to try which is also a plus!*

**What would you say to people thinking of building at Clover Park?**

*G: It's a wonderful place to live. We absolutely love the fact that we are just across the road from the cows and kangaroos yet so close to everything we need. We think it's a lovely place to call home.*







# *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).*