

# SANCTUARY LAKES RESORT NEWS

September 8, 2020



## SANCTUARY LAKES PROPERTY ANALYSIS

We've had some queries regarding Sanctuary Lakes property prices so we conducted some analysis and have found some impressive figures!

According to sale prices obtained from Pricerfinderdata from March 2019 – February 2020 inclusive, it was found that the median house price in Sanctuary Lakes was \$680,000. The median house price for broader Point Cook between March 2019 – February 2020 inclusive was \$591,250. The data suggests that an average of \$88,750 more (or 15%) is paid for properties in Sanctuary Lakes, by comparison.

The moving line on the charts below show this trend across the last 12 months for Sanctuary Lakes (1st graph), by comparison to others in our neighbourhood (Point Cook - 2nd graph).



### SANCTUARY LAKES

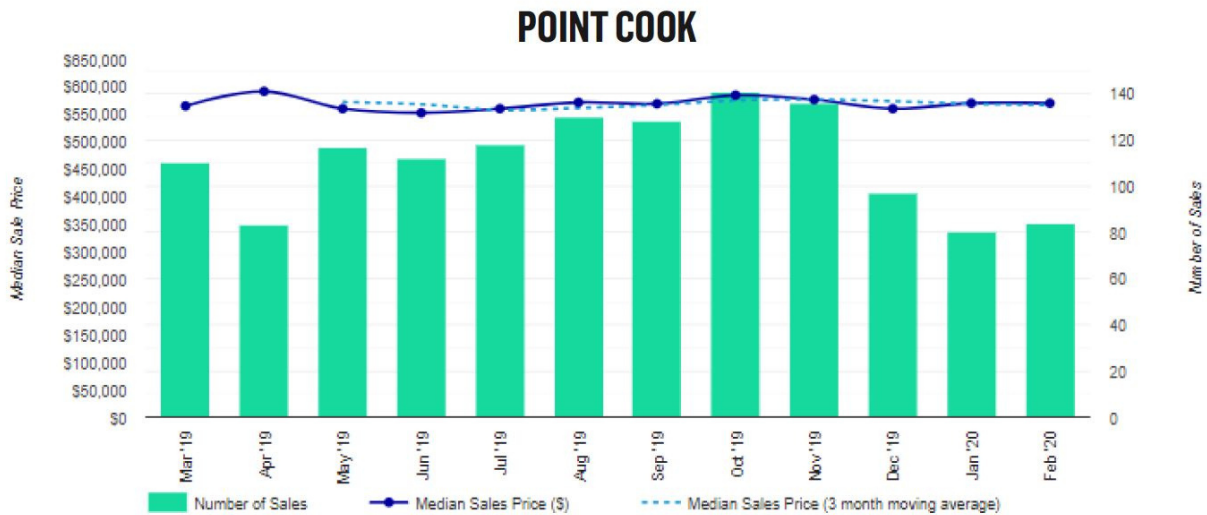




# RESORT NEWS



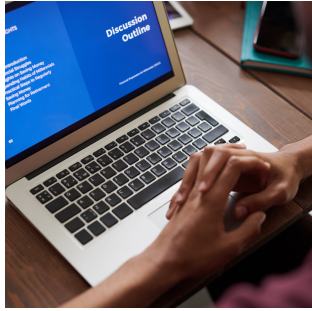
## SANCTUARY LAKES PROPERTY ANALYSIS



Pricefinder data also suggest that homes in a well managed OC see an underlying location premium compared to those homes which are not (from 2.1 to 14.4% for a typical home). The price premium varies considerably based on home type, but also suggests that in general, larger and superior quality homes are constructed on OC managed lots.

Many factors contribute to house prices but major factors like presentation, security and available services as seen in Sanctuary Lakes through OC managed lake quality, green open space, home monitoring and mobile security patrolling all contribute to this positive premium.





## AGM MEETINGS FOR 2020 HAVE COMMENCED

It's that time of year again!

Annual General Meetings have commenced, if you have not yet received your Notice of Meeting and Agenda it won't be far away.

This year due to Covid-19 restrictions we have been forced to try a new meeting style and hold the meetings via Zoom. The registration link is noted on the Notice of Meeting, to register for the meeting please click the link – if you received your correspondence via mail and would like us to email you the link please send us an email to [ocmanager@sanctuarylakes.com.au](mailto:ocmanager@sanctuarylakes.com.au). Given the meetings are being held via Zoom we hope a lot more of you are able to attend this year.



## SWOOPING MAGPIES

Magpie season is here and we encourage residents to be aware of swooping areas (where birds nest). If you are swooped you can report it to the Victorian Government's Department of Land, Water and Planning at: <https://www.wildlife.vic.gov.au/managing-wildlife/swooping-birds>

If you have a swooping magpie nearby try to avoid the area. The best way to protect yourself from a swooping bird is to avoid venturing into their territory.

If you must pass through the area – move quickly – do not run.  
Cover your head, wear a hat or carry a stick or umbrella above your head.

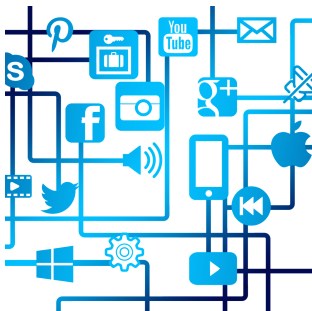
Cyclists should wear a helmet, dismount and walk through the area.

Don't interfere with or throw stones at birds. This gives them added reason to see humans as a threat and may increase swooping behaviour.

## IMPORTANT NOTICE - NBN - 6 WEEKS TO GO!

Have you upgraded to NBN yet? If so, you should have upgraded your alarm system too.

Old alarm communication systems are NOT compatible with NBN and in most cases will stop reporting back to security which includes smoke alarm monitoring. If you would like to upgrade your alarm system, or to find out more information please visit our website. Due to COVID-19 the new disconnection date of the copper network is October 23rd 2020.





## SNAKE SEASON

Melbourne snake season has started off slowly this year. Temperatures have been inconsistent and readings above 18 degrees have been uncommon. However, it won't be long before this all changes, once we have some more sunny days, snakes around Sanctuary Lakes will become active.

Snake season in Melbourne runs from September to April, when temperatures are consistently above 18 degrees.

Australian snake hibernation is different to the hibernation patterns of other animals. Their hibernation may not have a definitive end point. Snakes simply shut down for most of the really cold months and become largely inactive, but they can emerge and then retreat back into their winter shelter, at will, depending on the weather conditions.



On warm days snakes will come out to bask in the sun, usually not very far from where they spent their winter slumber. Once charged up by the sun they will be keen to feed.

During this time cats and dogs are most at risk. It is recommended that you clear out any hiding spots in your yard and keep grass low. Snakes are attracted to shelter, such as piles of rocks and timber, sheets of metal, or building materials.

Snakes are protected under the Wildlife Act 1975 and it is illegal to capture, kill or harm them.

Wyndham City Council provides a professional snake catching service to remove snakes from residential properties within Wyndham.

If you find a snake on your property:

- Watch it from a safe distance and do not touch the snake;
- Safely remove any people or pets from the area where the snake is;
- If the snake is visible, a qualified professional snake catcher engaged by Wyndham City can attend and remove the snake from the residential property.

This service is free of charge to residents and can be accessed by phoning 9742 0777.

It's important to note that if you choose to contact a snake removalist independently, without going through Council, you will be responsible for any cost incurred.





## SHARED PATHWAYS / CYCLISTS

During the lockdown period we have had an increased number of queries as to cyclists using footpaths. Here at Sanctuary Lakes we have a shared pathway (inner circle larger path of the Boulevard) and a footpath (external smaller path of the Boulevard).

Shared paths are areas open to the public that are designated for use by both pedestrians and bike riders. Whereas a footpath is for the use of pedestrians only or bike riders under the age of 13.

A shared path can be identified by the image of a pedestrian and a bike on the pavement or a post. Refer to the image below for an example of a shared path. They are usually always larger than a normal walking footpath.

While using a shared pathway bike riders must give way to all pedestrians on shared paths. Pedestrians include people using wheelchairs, and mobility scooters. Bike riders using the shared path must keep to the left of the path unless it is impractical to do so.

All bike riders are required to have a bell or similar warning device on their bicycle. When overtaking other path users they should use this warning device or their voice to warn others.

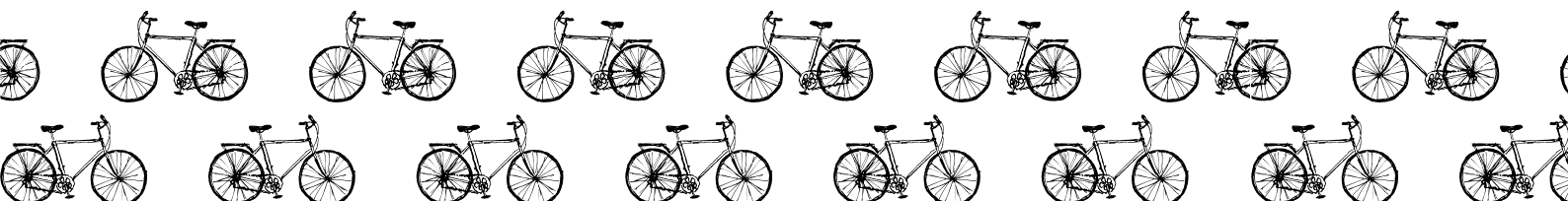
If you are listening to an MP3 player make sure you can still hear others, as bike riders may use a bell or their voice to warn when overtaking.

If walking when it is dark, wear bright visible clothing as some parks and paths may not be well lit. If walking with a dog, keep them to the left of you so they don't obstruct other path users.



For more information regarding shared pathways and cyclists please visit the VicRoads website [here](https://www.vicroads.vic.gov.au/safety-and-road-rules/pedestrian-safety/using-shared-paths).

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## SWIMMING POOL REGISTRATION

Changes to State Government building regulations means all pools and spas across Victoria need to be registered with Council and certificates provided confirming that they are compliant with safety regulations, **by 1 November, 2020**.

Owners need to ensure their barriers are inspected every four years by a building inspector.

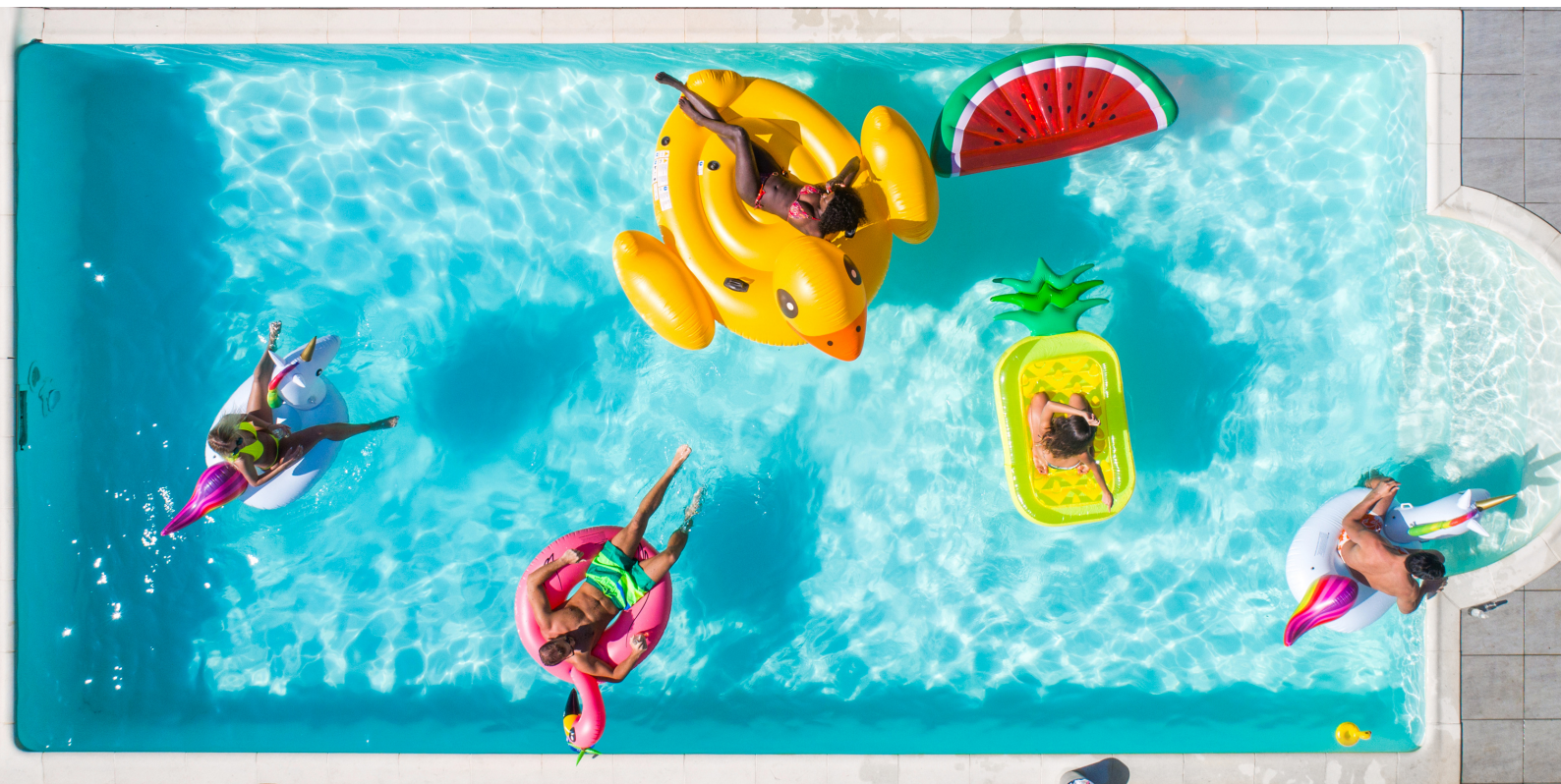
These changes are designed to keep young children safe.

Since 2000, 27 young children have drowned in private swimming pools and spas and in at least 20 of those cases, the non-compliance of the safety barrier was a contributing factor.

While it is vital that children are supervised around backyard pools and spas, barriers will prevent children from falling into water and drowning.

Wyndham City Council has already counted 5000 pools in the district, but this number is likely to increase when it receives new registrations.

For more information, please visit [www.wyndham.vic.gov.au](http://www.wyndham.vic.gov.au).







## 2021 Sanctuary Lakes Calendar

In recent years we have produced three magnificent calendars using images of Sanctuary Lakes. It is clear that we have some amazingly talented photographers living here and all seem inspired by our unique location.

We are now preparing the 2021 Calendar and once again we invite Sanctuary Lake's creative camera people to join us and send in their photos.

This year our theme will be "Living in Sanctuary Lakes".

We hope that we can document some of the wonderful things going on in this most difficult of years. We'd love to see our neighbours exercising, walking, jogging, cycling, boating, even just kicking a ball. Our children playing on the beach or in the parks.

Capture our very special birdlife on the lake, in the wetland, by the creek and in our gardens. And of course, the magnificent flowers and plants that beautify our Boulevards, Parks and your Gardens.

We want to be certain that your photographs will reproduce perfectly so can you make sure they have a minimum 300 D.P.I.

Please send your pictures to [ocmanager@sanctuarylakes.com.au](mailto:ocmanager@sanctuarylakes.com.au) no later than October 17th 2020.

## Bendigo Bank - Altona, Laverton and Point Cook – 20 years supporting our Community



For the past 7-8 years, Sanctuary Lakes Resort Services has banked with the local community branch of Bendigo Bank.

This is a franchise operation owned mostly by residents of Altona, Laverton and Point Cook.

In fact, two of the founding directors were residents of Sanctuary Lakes Resort and members of Sanctuary Lakes Golf Club as well as participating on OC committees.

This year, our community bank is celebrating its 20th birthday, albeit in a restrained fashion due to the Corona Virus issues.

During those 20 years, the Altona, Laverton and Point Cook Bendigo Bank has given back \$4.9 million, supporting clubs, Community events and charitable organizations, including our own Christmas at the Lakes event and the Sanctuary Lakes Foundation.

You can contact the bank on [www.bendigobank.com.au/branch/vic/laverton-community-bank-branch/](http://www.bendigobank.com.au/branch/vic/laverton-community-bank-branch/).

# COMMUNITY NOTICEBOARD

To advertise contact: [communications@sanctuarylakes.com.au](mailto:communications@sanctuarylakes.com.au)

\*conditions apply



## Coronavirus (COVID-19)

### Protect yourself and others

- **Wash your hands** – cough and sneeze into a tissue or your elbow
- **Keep your distance** – a full arms span (1.5 metres) away
- **Stay home if you are feeling unwell** – if you have symptoms, get tested.

### What are the symptoms of coronavirus (COVID-19)?

- Fever
- Chills or sweats
- Cough
- Sore throat
- Shortness of breath
- Runny nose
- Loss of sense of smell
- In certain circumstances headache, muscle soreness, stuffy nose, nausea, vomiting and diarrhoea may also be considered.

**To find where you can get a test or for more information go to:**

**[www.dhhs.vic.gov.au/coronavirus](http://www.dhhs.vic.gov.au/coronavirus)**

For more advice, call the

**Coronavirus hotline 1800 675 398 (24 hours)**

Your local doctor or use our online self-assessment tool.

Please keep Triple Zero (000) for emergencies only

To receive this publication in an accessible format  
email [COVID-19@dhhs.vic.gov.au](mailto:COVID-19@dhhs.vic.gov.au)

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Health  
and Human  
Services