



helping new migrants land feet first...

Home2Home  
settlements

Welcome to our Newsletter. We'd like to thank you for taking time to register your details with Home2Home and wish you every success in your endeavours to migrate to Australia. We hope that you enjoy reading the newsletter and that you find its content useful.

June 2009

e-Newsletter

**Home2Home Settlements is a company set up five years ago to help new migrants to settle into Adelaide.**

Judy Donnelly, Principal Consultant, is an expat herself, having moved with her family to Adelaide from Britain.

Home2Home believes that the support starts before migrants leave their country of origin, so Judy and her team spend time getting to know clients in the UK before they make their move, and Home2Home provides a UK-based Help Desk to handle the myriad of small details involved in moving from the other side of the world.

The company also has links with UK and Australian based Migration Agents, finance and pension advisers, accommodation providers, car transportation and hire companies and even qualified counsellors to provide a "one stop shop".

As part of its service, Home2Home helps with information on the jobs market, schools, accommodation, and then looks after the new migrants and their family on arrival.

Because social isolation is one of the crucial factors that makes the difference between settling well in a new country, or giving up in the first few months and returning to England, Home2Home organises frequent social get togethers to make sure no member of the family feels left out.

If you know anyone who is thinking of emigrating to Adelaide, or you are looking to recruit skilled migrant staff, give Judy a call at Home2Home Settlements and see how she can help.

w: [www.h2h.com.au](http://www.h2h.com.au)  
e: [info@h2h.com.au](mailto:info@h2h.com.au)  
t: 0410 143 055  
Uk: 0800 781 3836



## Featured partner—Russell of Aussielife Rentals

As part of our Orientation and Welcome packages our clients benefit from personally selected on-arrival accommodation. Many have taken advantage of this service by renting from Aussielife, a local company run by ex-pat Russell Driver. Russell's property in Woodcroft has been 'home from home' for several of our clients who have arrived during this year.

Russell, Sheila and their daughter Jenna first visited South Australia in 1997 for a fact finding trip when they rented a friend's son's house, fully furnished to actually "try" the Australian lifestyle. It certainly worked as Russell, Sheila and Jenna moved to Adelaide permanently in 2000.

They never forgot how valuable their stay in an Australian home was and eventually thought it would be a good idea to offer fully furnished houses for migrants and potential migrants.



Using their experiences, Russell and Sheila set up and furnished their first house in the lovely suburb of Woodcroft. Included was everything to make a great stay including a broadband connection.

Russell and Sheila understood how it felt to be in a strange country and did their best to be available for their tenants with whom they could share their experiences. This undoubtedly contributed to the success of their first rental property and Russell and Sheila then set up their second rental property in Seaford, again a very popular area with potential migrants.

Russell and Sheila thoroughly enjoy running this business and delight in sharing local knowledge and comparing their 'moving' experiences with tenants. They are not just landlords but get real pleasure in being involved with their guests' move to Adelaide.



The large number of Russell and Sheila's guests who have happily settled here in South Australia are a real source of pride to them and serves to underline the positive benefit of being able to offer a personalised and friendly service.

Read [Russell's profile of the Onkaparinga Hills](#) area of Adelaide on Page 3 of this newsletter

# Tips on buying property in South Australia



**Alison, founder of Evenden says:**

When you look at properties to purchase, please remember the following:

- You put in an offer by signing a contract that becomes binding the minute it is accepted and signed by the Vendor. You must therefore ensure that the contract is subject to any conditions you require (e.g. subject to finance being granted by your lender).
- You have a 2 day 'cooling off' period from the time the contract is signed by both parties. During this time you can back out of the contract without penalty for any reason. Use this time to get the contract documents and title checked and building and/or pest inspections done (remember South Australia has a reputation for white ants that cause extensive damage).
- Settlement is commonly only 30 days from signing the contract!
- Choose your own professional to advise you in the transaction. The Agent may refer you a conveyancer but do NOT have the same person as the Vendor as it is a conflict of interest!
- Think about making a new Will once you have purchased property in a new country.

Evenden & Associates are both solicitors and conveyancers and have extensive experience in property conveyancing and estate planning matters.

I migrated here 22 years ago having practiced as a solicitor in the UK so I know the system in both countries.

I came to Adelaide from the UK with my husband in the late 1980s as a result of him being employed for an Adelaide defence company. We knew within a couple of months that we loved it here and wanted to stay.



We settled in Highbury as this was quite close to my husband's work at the time and have been there ever since! We had no children at the time but now have 3 teenage sons, and are glad that he was appointed to Adelaide as it is a great place to bring up children.

After working in a large city legal practice here, I set up my own legal firm in 1993 in the North East and now employ 3 solicitors with 6 staff. Knowing what it is like to move to a new country, I am always willing to speak to people about any concerns or questions they have about legal issues here. Feel free to call me any time on 08 8395 0777 on a no-obligation basis, or send me an email via [admin@evendenlawyers.com.au](mailto:admin@evendenlawyers.com.au).

You can also visit our website for further information:

evenden & associates SOLICITORS & CONVEYANCERS

Head Office | Ridgehaven Chambers, 1269a North East Rd, Ridgehaven, SA, 5097  
Tel & Fax | T: 8395 0777 | F: 8395 0778  
Email | [admin@evendenlawyers.com.au](mailto:admin@evendenlawyers.com.au)  
ABN | 21 437 829 522

# Need a Short Term Furnished Rental in Adelaide?



Hi, my name is Donna Jacob and I have lived in Adelaide since 2000 when I moved down from Sydney to check out life in "The Festival State" and I have never looked back. I have now settled in Marino which is just 25 minutes South of the city.

## Sunset on the beach at Marino

Someone once said to me that if you drop the "A" in Adelaide, you get a more accurate description of the place — DELAYED, (which I tend to agree with) and I must admit I enjoy the laid back lifestyle that is on offer here.



I specialise in managing furnished medium term rentals in and around Adelaide. All accommodation is fully self contained and air conditioned and also includes provision of electricity and gas (if applicable) and linen and towels.

I currently look after 23 properties ranging from 1 bedroom units to 4 bedroom houses and Corporate Apartments. Prices start at \$350 per week for a three month stay in a one bedroom unit.

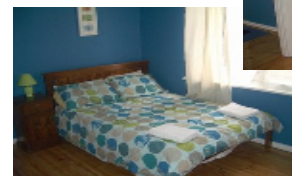
I do accept shorter stays than this if a suitable property is available and am happy to give quotes. Find my contact details at my website:

[www.realestateowners.net.au](http://www.realestateowners.net.au)

Most of the properties in South Australia on my website are managed by myself so you can be sure of a friendly and personal service!



This property is located at Henley Beach.



This property is located at Semaphore.



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## SPECIAL FEATURE

### Suburb Profile : Onkaparinga Hills SA 5163 A local resident's point of view:

Hello, my name is Russell. My wife, daughter and I have lived here in Onkaparinga Hills for 8 years after emigrating from the UK. We live on a small 2.5 acre smallholding with sea views and rural aspects to the rear. The area, although lacking a little in direct shops and services, is very comfortable and easy going. We love the space and the compromise between the distance from the city and the semi rural aspect. It is just a short car ride to fantastic beaches and the dozens of wineries in McLaren Vale. It's perfect for us but we do know it is overlooked by many people. The area is often thought of as a "Hidden gem" Onkaparinga Hills is a leafy suburb situated in the City (council area) of Onkaparinga and was only created in the mid 1990's. Visit the City Council's website at <http://www.onkaparingacity.com/web/page?pg=348>

The suburb covers an area of 22km<sup>2</sup>, most of which is semi rural with small farms and larger horse properties. Population is only 2693 with most residents living in the Huntingdale Estate and surrounds. The estate itself was developed in the late 1990's with a very pleasant mixture of housing and space.

Onkaparinga Hills lies 33kms (21Miles) south of the centre of Adelaide and is roughly 35 minutes away from the city center by car via South Road (A13) or the Southern Expressway (which is one way into the city mornings and one way out of the city weekdays in the afternoon.) Onkaparinga Hills has terrific access to both the southern beaches such as Moana , to the hills and quiet townships or to the Fleurieu Peninsula with its hills, golden beaches and McLaren Vale— a popular wine producing region. Public transport is excellent with the Noarlunga rail station situated 10 minutes away with a direct service to the city. There are also bus stations at Noarlunga and Woodcroft and the buses from there have direct routes into the city.

#### Housing.

Onkaparinga Hills has a current median house price of \$390,000 but some large farms and houses will sell for over \$1,000,000. Most houses were built between the late 1990's and the early part of this century. Building land is scarce within the area and this is reflected in both increasing house prices and quick sales in the area. In the Huntingdale Estate most houses are built on larger blocks of between 750 to 1000 M2, and many have pools.

#### Shopping and services.

The suburb itself has no shopping center apart from a few local corner shops. The large shopping mall of Centro Collonades is only a 5 minute drive away. This has retailers such as Myer, BigW, K-Mart, Coles, Woolworths and over 200 specialist shops. It has a food court with 15 food retailers providing a choice of food from around the world. The Woodcroft shopping centre is also 5 minutes drive away.



**Other residential areas** you may have heard of that are close by include Aberfoyle Park (pictured left), Happy Valley, Trott Park and Flagstaff Hill.

#### Leisure and activities.

The local Noarlunga Leisure Center is only a 5 minute drive away for details go to <http://noarlunga.leisurecentre.com.au/index.html> and there are also several other private fitness centers in the area.

The Hackham Community Sports and Social club on States Road has all you could wish for, including a good Aussie Rules "Footy" club.

See <http://www.hcsc.asn.au/>

At the Wilfred Taylor Reserve there is a huge choice of sporting activities from Rugby to Cricket. See <http://www.onkas.rugbynet.com.au/>

A wide variety of other activities is also held in the Reserve, including everything from dog obedience classes to model car racing.

#### Onkaparinga River National Park

This is an area of terrific natural beauty with a steep gorge and river and is packed with wild life. The park itself has many walking trails from easy strolls to challenging hill climbs. See

[http://www.fleurieupeninsula.com.au/vrs/onkap\\_nat\\_pk1.asp](http://www.fleurieupeninsula.com.au/vrs/onkap_nat_pk1.asp) and

[http://www.environment.sa.gov.au/parks/pdfs/YURRE\\_PDFS\\_ONKAPARINGA\\_RIVER\\_N.PDF](http://www.environment.sa.gov.au/parks/pdfs/YURRE_PDFS_ONKAPARINGA_RIVER_N.PDF)

There are plenty of restaurants and pubs in the surrounding suburbs, from beachside coffee shops to local pubs serving bar meals.



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## SPECIAL FEATURE



### Beaches

Within easy reach are the beachside suburbs of Sellick's Beach, Aldinga, Maslin, Moana, Seaford, Noarlunga, Christie's Beach, O'Sullivan's Beach and Hallett Cove.

### Aldinga Seafront

### Aldinga Beach



### Seaford Promenade

### Seaford Beach



### Christies Beach



### Local services.

All services and amenities are in easy reach in the surrounding suburbs, from medical centers to the very helpful Onkaparinga City council offices at the Noarlunga Center. The local library and information center is based there as well.

### Schools.

There are both state and private schools within in easy reach. For example

Woodcroft College – a private school <http://wowo3313.staging-zeus.netregistry.net/woodcroft/default.HTM>,

Woodcroft Primary <http://www.woodcrofpps.sa.edu.au/>

Aberfoyle Hub School <http://web.ahs.sa.edu.au/www/>

Aberfoyle Park High School <http://intra.aphs.sa.edu.au/>

Flaxmill schools <http://www.flaxmillps.sa.edu.au/>

Happy Valley school <http://www.happyvalley.sa.edu.au/>

Reynella East school <http://www.resc7.sa.edu.au/>

A more detailed list of Adelaide schools can be found at :

<http://www.sacentral.sa.gov.au/site/page.cfm?u=48&area=2&path=4250,4281>

### Surrounding suburbs

Onkaparinga Hills is surrounded by the following suburbs:

Woodcroft, Morphett Vale, Hackham .

For much more information on the suburb and surrounds visit <http://www.onkaparingacity.com/web/page/home.html>