



Manzeene Village
LARA
Dacland

Manzeene Village FAQs

at the heart of it all

1. WHAT DO I NEED TO KNOW BEFORE BUYING AT MANZEENE VILLAGE?

Before you buy, you should be aware of a range of issues that may affect you and the property you are purchasing. The Due-diligence Checklist aims to help you identify whether any of these issues will affect you and can act as a great starting point.

You may need to seek professional advice to answer some of them.

Please refer to the link below for full details.

<https://www.consumer.vic.gov.au/duediligencechecklist>

2. I'VE RECENTLY BOUGHT LAND IN MANZEENE VILLAGE, WHAT HAPPENS NOW?

Here's a Purchaser Guide with helpful tips and information on what you can expect whilst you wait for your land to settle.

Please refer to the link below for full details.

<http://www.manzeenevillage.com.au/static/content/pdf/manzeene-purchaser-guide-may-2019.pdf>

3. WHEN ARE THE PARKS COMING? WHAT IS THE REASON FOR THE DELAY?

In the case of Manzeene Village, due to its standing as a redevelopment of an existing residential community, additional consideration was given to ensuring services and access could be maintained for the original land owners. This came with a unique set of additional logistical and planning challenges.

As an example, the main park for Manzeene Village is located on the alignment of Manzeene Avenue which is still servicing access for a number of properties. That being said, we are approaching a point in the project where all residents are serviced by new infrastructure and as such will see community amenity delivered.

4. WHAT CAUSES DELAYS IN DELIVERING STAGES?

A number of factors can contribute to delays. Some of these include authority approvals, resource and material availability, land owner consent and inclement weather. The Melbourne construction market has experienced a significant boom over recent years and it is at absolute capacity at the moment. This is further exacerbated by

significant infrastructure works occurring currently in wider Melbourne. With this said, we have now resolved the majority of authority approvals and land owner consent so we are working closely with our contractors to ensure resources and materials are available to ensure we deliver in accordance with our current program.

5. WHO IS RESPONSIBLE FOR MAINTAINING NATURE STRIPS AND HOW OFTEN DO THEY GET ATTENDED TO?

Nature strips are maintained by our landscape contractor for a 12-month establishment period. Dacland then undertakes a PC inspection with council after the 12 months. Once the nature strips are deemed acceptable by council, they will be handed over to landowners.

Whilst many lot owner's homes are currently under construction, or about to commence, there are several vacant lots within the estate. It is your responsibility as the

landowner to ensure that your lot is kept clean and tidy and the grass is maintained.

More information can be found at City of Greater Geelong website.

<https://www.geelongaustralia.com.au/naturestrips/article/item/8cd2a1ba5724b04.aspx>

6. WHAT SHOULD I DO IF THERE IS RUBBISH/DIRT DUMPED ON OR NEAR MY PROPERTY?

Dacland makes every effort to maintain the community in a clean and safe manner and will remove rubbish where required. However, other than rubbish caused by our contractors, removal of site rubbish is not our responsibility. There is a high volume of illegal dumping and house contractors not properly securing their site correctly. Whilst we are trying incredibly hard to ensure the responsible parties are disposing of their rubbish correctly, we need your help.

If you witness illegal dumping – rubbish, soil, concrete etc – please take a photo, download the app [Snap, Send, Solve](#) and send through to council to ensure appropriate action is taken.

Any rubbish dumped on lots is the responsibility of the land owner following settlement. To stop illegal dumping, we recommend erecting fencing immediately following settlement.

7. HOW DO I CONTACT MY NEIGHBOURS ABOUT FENCING?

If you have not met your neighbours at one of our events, you may need to contact your local council to establish contact with your neighbour to arrange fencing. Each council may have a slightly different process, but generally, you'll be required to provide a fence quote for the portion

of the boundary that you and your neighbour share and submit it through council's website.

Below is a link that may be helpful.

<https://www.geelongaustralia.com.au/building/article/item/8cdbc1900e35732.aspx>

8. HOW LONG IS THE GREAT GARDEN PROMISE PROCESS?

Your application will be processed upon receiving the application form (within 48 hours). As long as it complies with all the requirements – within stipulated timeframes (120 days from the issue of Certificate of Occupancy) and documents attached (Certificate of Occupancy, and a photo of your completed front garden), an inspection request will be sent to our gardening contractor. Our gardening contractor will then inspect your front garden during the

last week of the month. Applications sent through in the last week of the month will be allocated to the following month. Once an inspection is approved, your rebate will be scheduled for approval and processed.

Generally speaking, once your front garden is completed, we will have our landscaper conduct an inspection, and we are targeting to pay the rebate within 60 days.

9. WHY AREN'T THE GARDENERS MAINTAINING THE NATURE STRIP AS WELL?

The maintenance of your front garden is undertaken by our gardening contractor, which is separate from the maintenance of the nature strips which is undertaken

by the landscape contractor responsible for installing the streetscape.

10. WHAT IF I CAN'T BUILD IN TWO YEARS?

Each case will be considered on its own merits, however, Dacland will work with our residents to the best of our ability. Should you have concerns about complying with your

requirements of the Contract of Sale we recommend you contact your conveyancer who can assist you through the process.

11. WHY AM I NOT RECEIVING COMMUNITY UPDATES WHILE OTHER RESIDENTS ARE?

It is important that residents ensure correct details are provided so they can be kept up to date with community information.

Please provide us with your current email address to be registered on the current database to receive community information.

12. WHAT IS THE COMMUNITY INFRASTRUCTURE LEVY, AND WHO PAYS IT?

The Community Infrastructure Levy (CIL) is a financial contribution to new infrastructure that will be used by the new community in growth area developments. Each growth area precinct has different infrastructure needs, and therefore a unique list of infrastructure requirements.

To find out more about the CIL in Manzeene Village, please refer to the link below.

<https://www.geelongaustralia.com.au/cil/article/item/8d40fc370e83d3b.aspx>