



Manzeene Village
LARA

Purchaser Guide

Dacland

Welcome.

Welcome to your new community. This guide will give you some helpful information about the construction process and what to expect in the lead up to the settlement of your block.

This guide details some of the major milestones during the construction process. As you receive each of your email updates during the construction of your stage, this guide will help you to understand some of the terminology used as well as what comes next.

We want to make the process to getting into your new home as smooth and enjoyable as possible. In addition to this guide and regular updates, we are always here to answer any questions and help you in your journey.

The Dacland Team

Contract Signing.

The first official step of your journey with Dacland begins with signing your land contract. Take the time to understand it and ask your legal advisor any questions if you need clarification. If you need information, but aren't sure who to speak to, please refer to the list below.

Sales Representative

For all general land enquiries & covenant information.

Brooke Hipworth

Phone: 0419 914 637

Email: manzeene@rpmrealestate.com.au

Your Legal Representative (Conveyancer/Solicitor/Lawyer)

For all contract dates, explanation of contract obligations & requests for any change of detail, deposit money questions and general legal advice.

Your Lender (Bank Or Broker)

For all mortgage information and valuations.

Council

For all information about local amenities, neighbour contact form for half share of fencing, ordering bins and rates information.

Web: www.geelongaustralia.com.au

Phone: (03) 5272 5272

Email: contactus@geelongcity.vic.gov.au

Your Builder

For information relating to whether your home plans comply with covenant, set back guidelines and local authority requirements.

Dacland Customer Care

For all queries about general updates, event and community information and notifications.

Email: info@dacland.com.au

Phone: (03) 9044 1200

Project Status Updates

To view the latest construction information, visit our Project Update page on the Manzeene Village.

Updates & Notifications.

Throughout the construction process updates are accessible on your community website under Project Update and sent to your nominated email address.

Every 6-8 weeks you will receive a general update regarding the progress of Manzeene Village, the construction progress of your stage as well as updates on what is going on in and around your community.

In preparation for settlement you will also receive:

- A notification at 8 weeks from title issue that will prompt you to prepare for settlement.
- A notification when Dacland has received Statement of Compliance and lodged your land at the Titles Office.
- A notification when your title has been issued. Once this has been sent, you will have 14 days until settlement is due.

Where required, we may send additional updates in between these scheduled emails to advise you of any changes or significant issues that you may need to be aware of. Please add info@dacland.com.au to your contacts list to ensure the email is delivered to your inbox.

From Start to Finish, Construction & Approvals.

During construction, there are many stages that need to be completed, not all of them visible on site. Behind the scenes, we work with a range of consultants and contractors to co-ordinate planning, approvals and audits to see your stage progress to issue of titles.

Listed in order below are the stages that you may see mentioned in your updates and the email notifications that will be sent to you in preparation for settlement.

1 Plans & Permits

Council and other authorities give approval to detailed plans to enable works to commence on site.

2 Earthworks

Earth moving machinery do a site scrape, levelling the land and preparing the site for surveying and trenches to be dug for services.

3 Sewer & Drainage

Installation of sewer and drainage to service the development of the stage.

4 Road Boxing, Kerb & Channels

Prepare the ground and start to construct the lower layers of the road pavement, install water and gas mains and construct kerb and channel.

5 Electrical & Communications

Trench and install electrical and telecommunication services.

6 Roads, Footpath & Asphalt

Prepare the ground in readiness to construct footpaths and roads. Construct roads, footpaths and topsoil nature strips. Construction of middle pavement layers and placement of asphalt.

7 Practical Completion & Inspection Of Works

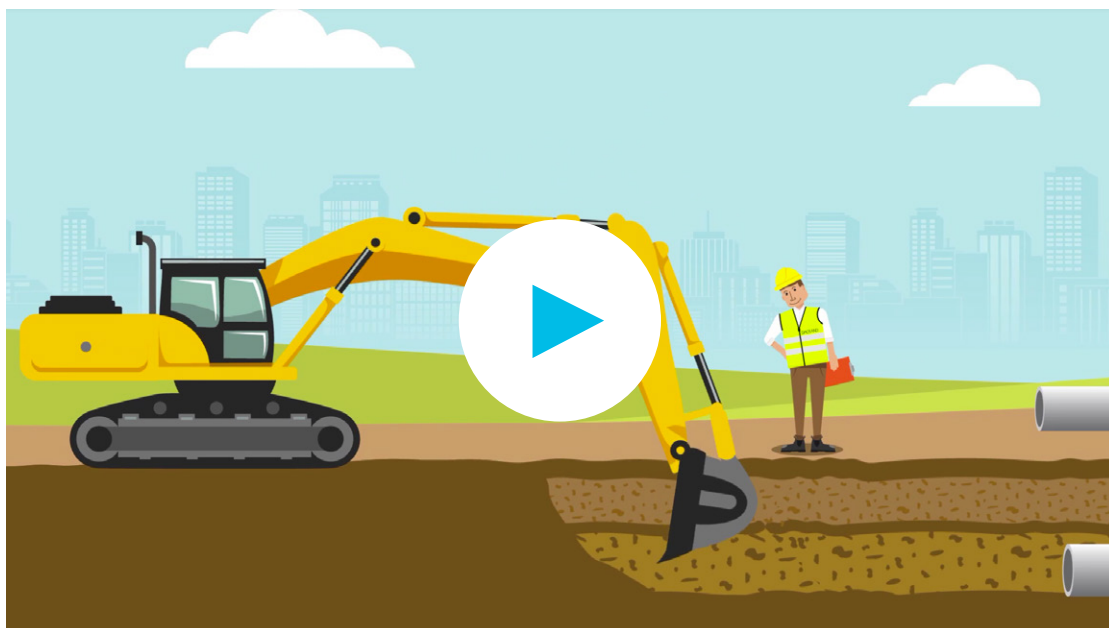
Council inspection to confirm all works are complete. Service authorities to inspect and sign-off constructed works including roads and services (water, gas, power, etc). Provision of final documentation to Council to facilitate a Statement of Compliance for the stage.

8 Titles And Settlements

Registration of individual lots for each stage occurs at the Titles Office. With titles formally issued, each lot is now registered as individual property and available to be transferred to the landowner at Settlement. Your conveyancer will be contact by our legal team to arrange settlement which is due 14 days from the issue of titles.

Thank You.

Dacland's construction [video](#) explains the construction process. This will be a handy reference to help you understand each stage of construction.



We would like to thank you for becoming a part of our community. The team at Dacland look forward to sharing your journey as you begin to plan your new home.

The Dacland Team

Manzeene Village Sales Office
5 Manzeene Avenue, Lara 3212
Open Sat - Wed, 11am - 5pm

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Phone: (03) 9044 1200