



LOCHAVEN

CRANBOURNE

Purchaser Guide

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.

Natalie Powell

Phone: 0425 814 646

Email: lochaven@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: <https://www.casey.vic.gov.au>

Address: 340-350 Princes Hwy, Narre Warren VIC 380

Phone: (03) 9705 5200

Email: via [online feedback form](#)

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: customercare@dacland.com.au

Phone: T (03) 9044 1200 | M 0467 011 014 |

PROJECT STATUS UPDATES

To view the latest construction information, visit our [Project Update](#) page on the [Lochaven website](#).

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 Lochaven, 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 email at 8 weeks from title issue that will prompt you to prepare for settlement.
- A notification email 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 2 weeks 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 customercare@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.

<p>CONSTRUCTION APPROVAL Council and other authorities give approval to detailed plans to enable works to commence on site</p>	(Notification email sent)
<p>SITE ESTABLISHMENT Earth moving machinery do a site scrape, levelling the land and preparing the site for surveying and trenches to be dug for services.</p>	
<p>SEWER RETICULATION & TESTING</p>	
<p>DRAINAGE, GAS & DUAL WATER RETICULATION (IF APPLICABLE)</p>	
<p>ROAD EXCAVATION, SUBSURFACE IMPROVEMENTS AND DRAINAGE</p>	
<p>ROAD PAVEMENT LAYERS, KERB AND CHANNEL WORKS</p>	
<p>ELECTRICAL AND OPTIC FIBRE Trenching and reticulation</p>	
<p>CONCRETE WORKS Footpaths and driveways</p>	
<p>FINAL WORKS Topsoiling, asphalt wearing course, line marking and street signs</p>	
<p>PRACTICAL COMPLETION ACHIEVED Council inspection to confirm all works are complete</p>	
<p>AUTHORITY AUDITS CONDUCTED Following practical completion, the stage must be inspected by a range of authorities (water, gas, power etc) before Council can issue a Statement of Compliance.</p>	
<p>TITLE ISSUE LODGED Stage Lodged at the Titles Office Once a Statement of Compliance has been issued, the stage can be lodged at the Titles Office for registration.</p>	Lodgment notification (email sent)
<p>PLAN REGISTERED (TITLES ISSUED) With titles formally issued each lot is now registered as an individual property and available to be transferred to the new owner at Settlement. Our legal team will contact your conveyancer to arrange settlement which is due 14 days from the issue of titles.</p>	(Notification email sent)

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

[Click here to view video.](#)

Dacland's Get Started Guide is a helpful reference for homebuyers and contains information about the process of purchasing land to build a home.

[Click here to visit get started guide.](#)



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

Lochaven Sales Office. 665 Hall Rd, Cranbourne West, VIC 3977
Open 7 days, 11am – 5pm

Dacland Head Office. Level 1, 20 Wilson St, South Yarra, VIC 3141
Phone: (03) 9044 1200