

FREQUENTLY ASKED QUESTIONS

The Village

hygge property

WHERE IS THE VILLAGE?

The Village is in Middleton Field – a new neighbourhood in Daylesford located off Raglan Street.

Middleton Field is within walking distance of Daylesford's many cafes, retail outlets and the popular Sunday market. The local hospital, primary and secondary schools are also nearby.

WHAT ARE THE HOMES AT THE VILLAGE?

The Village at Middleton Field is planned to include 31 new sustainable townhouses including a mix of 1, 2 and 3 bedroom homes. Homes are planned to be sold in limited releases.

Alongside the traditional housing lots at Middleton Field, The Village provides an option to purchase a sustainable two-storey townhouse designed by a leading architect. All townhouses at The Village will be available to purchase via a house and land package.

HOW DOES A HOUSE AND LAND PACKAGE WORK?

House and land packages are a common selling structure and can simplify the purchasing process.

The package involves a purchaser signing two separate contracts at the same time to buy land, typically from a developer and to construct a home through a nominated builder.

All contracts for The Village have been specifically designed and reviewed in detail to ensure compliance with the requirements of the Australian Banking and Finance Industry Residential Valuation Standing Instructions.

WILL LANDSCAPING BE INCLUDED?

Yes, identified front and rear yard landscaping (soft and hard) with any required and identified retaining walls and water tanks are included in The Village house and land package.

Hard barrier fencing has been limited with naturalised landscaping to form some boundaries and provide privacy at The Village in keeping with the overarching vision for The Village. Fencing details will be provided in the contract of sale for each lot.

WILL EACH TOWNHOUSE BE ON ITS OWN TITLE?

Yes, each home at The Village will be on a separate certificate of title. All townhouses will be independent freestanding dwellings and have no party walls, roofs and/or shared footings with adjoining properties.

WILL THERE BE AN OWNERS' CORPORATION?

Yes, The Village will have an owners' corporation. An owners' corporation (formerly body corporate) manages and is responsible for the common property of residential property developments, including associated maintenance, and public liability and building insurances.

Common property is shown on the plan of subdivision and includes shared gardens, walls, pathways, driveways, and some fences.

For the northern and central homes, the owners' corporation will also be responsible for transferring bins from the bin compound to a hardstand area for collection.

HOW MUCH DEPOSIT DO I NEED TO BUY A TOWNHOUSE AT THE VILLAGE?

A deposit of 5% of the build contract and 10% of the land contract is required.

WHO IS THE DEVELOPER?

Hygge Property is an award-winning developer seeking to create sustainable and community-oriented projects.

With current and completed projects in Geelong, Daylesford and Ballarat, purchasers can buy at The Village with confidence of a developer who is inspired by the unique history and responsibility of the places they are creating. You can learn more about Hygge Property at www.hyggeproperty.com.au

WHO IS THE ARCHITECT?

The Village has been designed by Breathe, a leader in sustainable architecture. The team at Breathe are passionate about leading a transformation in building design with environmental, social and economic sustainability at the heart.

Breathe are known for creating successful projects balancing the unique needs of people and place. You can learn more about Breathe at www.breathe.com.au

WHO IS THE LANDSCAPE ARCHITECT?

Landscaping at The Village and the wider Middleton Field neighbourhood has been designed by Acre – a Collingwood-based firm taking a holistic approach to garden design.

Acre environments are designed to evolve across time and seasons and have equal emphasis on architecture and landscaping. You can learn more about Acre at www.acre.com.au

WHAT WILL THE HOMES LOOK LIKE?

The Village vision seeks to bring to life a series of homes sitting in a natural landscape rather than a conventional 'house with a garden'. Breathe have also kept the building form at The Village simple creating a contextual linkage to the low-scale architectural vernacular of Daylesford.

Inspired by the natural surrounding landscape, the façade materials comprise a mix of timber and aluminium cladding and a light carbon-neutral brick with feature timber pergolas and balustrades.

WHAT ARE THE SUSTAINABLE DESIGN MEASURES?

Homes have been designed to achieve a minimum 7.5-star NatHERs rating, including double glazing to all windows and highly efficient fittings and fixtures. The interiors for the homes include natural timbers and veneers and non-toxic material selections.

With a focus on carbon-neutral living, all appliances at The Village will be electric and all power sourced from renewable 100% certified Greenpower suppliers. The elimination of gas as an energy source ensures residents can achieve a lighter environmental footprint.

WILL THE VILLAGE INCLUDE ANY SUSTAINABLE CONSTRUCTION MEASURES?

A considered use of all building materials at The Village will include use of ultra-low VOC paints, toxin free finishes and use of either recycled or certified timbers, wherever possible.

The foundation slab for all homes at The Village will be constructed using an Australian designed 100% recycled Australian plastic waffle pod system – 'Nupod'. The system won the HIA Australia Green Smart Product award for 2021.

WHAT WILL THE INTERIORS LOOK LIKE?

The interiors at The Village have been thoughtfully created by Breathe to embrace the essence of Daylesford, with bespoke handmade details intended to evoke the charm of the local area.

A balanced, calming material palette inspired by the natural surrounding landscape features both light and dark shades. The design includes enduring materials known for their lasting beauty and practicality as well as featuring low VOC and toxin-free finishes.

CAN I CHOOSE MY OWN COLOUR SCHEME?

Yes, two distinct colour schemes have been created by Breathe (Banksii and Corella). While the schemes are noticeably different both take their cues from nature.

The dark scheme, 'Banksii' – in homage to the Australian black cockatoo, showcases a striking black kitchen complemented by warm natural timber finishes. The light scheme, 'Corella' – named after the Australian white cockatoo, offers a refreshing palette of blended light tones.

ARE THERE ANY UPGRADES OR ALTERNATE PURCHASER SELECTIONS AVAILABLE?

Yes, a variety of upgrade items will be available to purchasers including a selection of finishes, fittings, appliances and equipment. Installation of a lift to the East homes will also be an option (and has been provided for in the design of these homes).

Details of all finishes, fittings, appliances and equipment at The Village for both colour schemes and all upgrade options will be available from Belle Property, Daylesford.

CAN I CHANGE THE FLOORPLAN OF MY HOME?

No, Breathe has taken a considered approach to designing all homes at The Village with homes designed to feel spacious but efficient.

Homes have been deliberately orientated to capture the long view with consideration towards how the homes perform acoustically, the placement of the stairs and the location of living areas to ensure access to natural light and cross-ventilation.

WHAT CAN YOU TELL ME ABOUT THE LANDSCAPING?

Developed on the principle that strong communities are as important as strong design, The Village encourages interaction and connection through a blend of shared and private open spaces.

Landscaping is planned to feature small to large canopy trees, shrubs and grasses lining streets and filling the private and common spaces.

All verges and nature strips at The Village and the broader Middleton Field neighbourhood, will host seeded wildflower meadows rather than lawn.

To prioritise the pedestrian and community experience hard barrier fencing has been limited with naturalised landscaping to form some boundaries and provide privacy at The Village in keeping with the overarching vision for The Village. Fencing details will be provided in the contract of sale for each lot.

The approach to landscaping at The Village is a deliberate step towards breaking the norms in high maintenance, water demanding, monocultured lawns. The meadows will also provide biodiversity in fauna, habitat and food for pollinating insects, as well as general soil health and carbon sequestration.

HOW WILL THE LANDSCAPING BE MAINTAINED?

Nearly all landscaping at The Village is to be maintained by the owners' corporation, including on private lots (via an access agreement in the land contract). This approach will ensure landscaping is maintained to a consistent standard across The Village.

This will not apply to any areas shown on private lots that are not accessible from public open space or owners' corporation land. Maintenance arrangements for each lot will be outlined in the contract of sale.

IS THERE A COMMUNAL VEGETABLE GARDEN?

Yes, at the heart of The Village is a generously sized communal garden with veggie beds, perennial herbs and edible shrubs, along with an orchard featuring a selection of approximately 40 edible fruit bearing trees.

The internal landscaped space includes a pedestrian prioritised street designed as a habitat corridor. This central piece of landscape enables incidental opportunities to meet with neighbours and provides children with an open area for active play.

HAS THE VILLAGE BEEN APPROVED BY COUNCIL?

Yes, The Village has been through a detailed planning process. The project was recommended for approval from the Hepburn Shire Council planning department and approved by Councillors.

A planning permit has been issued by the Hepburn Shire Council.

WHO IS THE BUILDER?

For each project, Hygge Property partners with the builder that can not only deliver a quality place but shares a passion for the delivery of the project vision.

The project team for The Village is partnering with a builder that has specialist knowledge and a reputation for delivering quality sustainable townhouses. The building partner also has an attention to detail for quality finishes which sets them apart.

The builder for The Village will be announced alongside the launch of sales at The Village and will deliver both the homes and landscaping for The Village identified in the house and land package.

WHAT CAN YOU TELL ME ABOUT THE BUILD CONTRACTS?

The project team at The Village has worked alongside the builder for The Village to ensure all items in the build contracts are fixed price. Importantly for future purchasers, all build contracts for homes at The Village do not allow for provisional sums or prime cost items.

A provisional sum is an allowance included in a fixed price construction contract for an item of work that cannot be priced by the contractor at the time of entering the contract. Prime costs are allowances made for specific supply items, where the final choice of the item has not been made at the time of entering the contract.

There will be no additional site costs or any other potential variations for homes at The Village other than those specifically allowed under the build contract (for example, purchaser upgrade selections).

WHEN WILL SALES OF THE VILLAGE LAUNCH?

It is planned that the first release of homes at The Village will be available to purchase in late Spring 2023.

Interested parties will need to register details via The Village website to receive priority launch information and sales updates, including information about later releases from Belle Property, Daylesford.

WHEN WILL MY LAND SETTLE AND WHEN WILL CONSTRUCTION BEGIN?

Homes at The Village will be constructed in stages.

Estimates of time are provided as an approximate guide only based on current information and are subject to the project reaching identified milestones (including pre-sales targets). More accurate construction timeframes will be provided to future purchasers following launch of the project.

The first stage of civil construction works for all North and Central homes is planned to commence in Q2, 2024. Following the completion of those works, land settlement for these homes will occur towards the end of 2024.

Following settlement of the land, home construction for all North and Central homes is planned to start Q1, 2025 with a construction program finishing in the first half of 2026.

Subsequent stages comprising South and East homes at The Village will commence later with indicative timeframes to be provided upon the sales release of these homes.

FOLLOWING LAND SETTLEMENT, HOW WILL ALL HOMES BE BUILT AT THE VILLAGE?

To ensure design integrity and build quality is maintained across The Village, all homes will be required to be built in accordance with the designs prepared by Breathe.

Following creation of new titles for The Village and settlement, this enforceable requirement will be set out in an agreement registered on each certificate of title giving future purchasers comfort that neighbouring homes will be delivered in accordance with approved plans.

WANT TO KNOW ABOUT MIDDLETON FIELD?

Middleton Field is a new centrally located neighbourhood in Daylesford embracing sustainable living. All new homes at Middleton Field will be carbon neutral in operation, relying solely on electricity and eliminating the use of gas.

Explore the Middleton Field website at www.middletonfield.com including the wider neighbourhood masterplan and a link to the Design Guidelines for Middleton Field.





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MIDDLETON FIELD

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