

Building Requirements and Covenant Guidelines

The Parks Estate | As at 12th January 2012



BUILDING REQUIREMENTS & COVENANTS GUIDELINES – FINCHLY PRECINCT

- All house plans and a completed building covenant checklist are required to be sent to the developer and an approval issued by the developer prior to the commencement of any construction. This is to ensure quality control is maintained throughout the estate.
- Minimum house size for highset dwellings is 310m² of living with the Lower storey having a minimum of 175m² of living. These areas do not include double lockup garage, patios, breezeways, pergolas, balconies or other open under roof areas.
- Render and painted brick or masonry finish to at least 80% the exterior of the home is a compulsory requirement for all dwellings.
- All dwellings are required to have a roof pitch of 22 degrees or greater when measured from the horizontal plane.
- Driveways are required to be constructed of pavers or concrete with exposed aggregate or stamped or stencilled coloured surfacing.
- Driveways, turf and landscaping to the front of the property are required to be completed prior to occupation of the dwelling.
- Fencing of all boundaries is compulsory with those fences forward of the front building alignment required to be constructed using brick, or masonry piers, rendered and painted, and which have decorative infill panels. Solid timber fences are not permitted at the front boundary line or side boundaries forward of the front building alignment(s).
- All covenant variations & relaxations are to be first applied for, in 'writing', to the developer prior to any construction. Please be advised that variations will only be permitted where compensatory features are provided within the dwelling design to the developer's satisfaction.
- Purchasers are required to commence construction of their home within 12 months of the first anniversary of the date of possession.

"WARNING – This publication is not intended to be a concise summary of the Building Requirements and Covenants which apply at The Parks at Stretton and it does not paraphrase them. This publication simply presents, in a casual way, some features of the Building Requirements and Covenants.

Intending Buyers of Lots in 'The Parks at Stretton' should read the Building Covenants carefully and seek professional advice regarding their meaning and effects. Existing Buyers or Owners of a Lot in 'The Parks at Stretton' should contact the sales office for specific advice regards their particular lot.