

INTRODUCTION

Brian Gillman Limited (BGL) have set in place a number of land covenants and rules that endure through the construction of dwellings, occupation and in specific instances, continue in perpetuity. This is to ensure that we protect your housing investment in our developments.

The covenants offer you peace of mind in the knowledge that your neighbours are required to meet the same guidelines that protect both the built and landscape features and amenities of the area.

If we can be of further assistance in helping your design process, please contact us on 9631288.

THE DWELLING PLAN APPROVAL PROCESS

To ensure that quality-housing standards are achieved, purchasers are required to obtain approval from BGL for any building works prior to the lodgement of an application for building consent with the local authority. Further, a Bond of \$1,000 is payable by the Purchasers at the time of plan approval with this Bond held whilst the Building Works occur. The term building works includes, but is not limited to, site preparation or scraping, fencing, foundation boxing and landscaping.

To approve your design we need a set of plans (A3 preferred size) incorporating a site plan, a floor plan, elevations of all sides, cross section indicating roof pitch, schedule of external colours and materials proposed, a schedule of dwelling areas, fencing, paving and driveway details and a landscape plan for the 'front yard'.

We will endeavour to process your plans within 5 working days of receipt of all the appropriate information.

BGL in their sole discretion may decline approval of all or any part of the dwelling plans, even if the covenants have been met, if the plan is not in keeping with the standard of the development or proposed materials and finishes have been already been used too often within the development.

FURTHER SUBDIVISION

On issue of titles for the individual allotments, no lot may be further subdivided prior to 31st December 2010. Excluded from this are further stages of the planned subdivision by BGL.

OCCUPATION

A dwelling may only be occupied by the Purchaser on completion of the dwelling (including driveways, pathways, letterbox, landscaping and seeding of lawns visible from the boundary frontage) and once a Code Compliance Certificate has been issued by the local authority.

BUILDING SIZES

Dwellings to be erected on the lot shall have a minimum floor area in line with the following¹:

- on sections of 750m² or more,
at least 220m² (including garage) under one roof;
- on sections of 700m² to 749m²,
at least 200m² (including garage) under one roof;
- on sections of 600m² to 699m²,
at least 190m² (including garage) under one roof;
- on sections of 550m² to 599m²,
at least 180m² (including garage) under one roof;
- on sections of 500m² to 549m²,
at least 170m² (including garage) under one roof;
- on sections of less 499m² or less,
at least 160m² (including garage) under one roof;
- with lock-up garage facilities for at least two vehicles.

BUILDING HEIGHTS

Specific lots are chosen to be suitable for either single or two storey dwellings whilst a small number of lots must be at least two storeys. The Protective Covenants for the relevant Development will refer to such lots and provide their lot numbers.

In the design of a two-storey dwelling you should take into account the impact of upper storey windows and verandas on the privacy of your neighbours' private living and/or entertaining areas. Upstairs windows that impinge on neighbours' privacy should have corrective devices such as opaque/obscure glass or louvers/shutters.

ROOF PITCH

A minimum roof pitch of 28 degrees will apply for all housing².

BUILDING MATERIALS

Permitted roofing materials include tiles (clay, ceramic, concrete, decromastic, pre-coated pressed steel), cedar, slate or bitumen shingles or painted/zincalume long-run pressed steel³.

Permitted exterior materials include clay brick, recycled brick, stained or painted weatherboard, painted concrete block masonry, natural stone, stucco, plaster, bag-wash, coated zincalume, glazing or any combination of the above⁴.

Gutters and down pipes shall be pre-finished or painted to match the dwelling or the roof colour.

ARCHITECTURAL FEATURES REQUIRED

The following 'Prescriptive Items' list is a list of items that shall be taken into account when approving or withholding approval of the design of the dwelling.

PRESCRIPTIVE ITEMS

- All buildings to be setback a minimum of 3.0m from a public road⁵;
- 'Full Height' windows visible from the street other than where not possible due to joinery, etc.;
- Glazing in garages facing the street shall be opaque/obscure below a level of 1.5m.

In addition to the 'Prescriptive Items', a minimum of 4 architectural features are required to be included on the exterior of any proposed dwelling. Below is a list of 'Optional Items' examples that BGL considers to be features. This is a guide only for you to consider and other architectural features may be considered by BGL based on their architectural merit.

OPTIONAL ITEMS

- Solid Plaster or 'Bag Wash' finish;
- Gable Ends with Timber Shingles or Timber Panelling or other 'Feature' materials;
- Skylights within the roof line;
- Linea Board or similar;
- False Vents on Gable ends;
- Powder-coated Steelwork (Lattice) above entry or windows;
- External Shutters;
- Feature Chimney;
- Feature Front Doors and Handles;
- Portico or Porch, including associated columns and paving different from the driveway;
- Plastered or Brick Columns that are separate from previous item above;
- Boxed Window Sills on Plastered Dwellings;
- Fencing and/or Gates between Dwelling and side Boundary (Paling fencing excluded);
- Retaining walls.

Plans submitted for approval shall indicate and highlight the architectural features that have been included in the design of the dwelling.

BGL reserves the right to approve such plans that do not comply with the above if in BGL's sole discretion such departure will not cause adverse effect on the subdivision or the environment.

ARCHITECTURAL FEATURES

Some examples of architectural styles and features for your consideration.



1. Window framing



2. Roof line, balcony and skylights



3. Roofline, pergola



4. Entrance canopy, feature wall



5. Cedar shingles over windows, recessed windows



6. Use of mixed cladding



7. Solid fence and external planting, skylight



8. Mixed cladding, alternative roofline, feature chimney



9. Entrance features/columns, double entry doors



10. Skylight, vents on gables

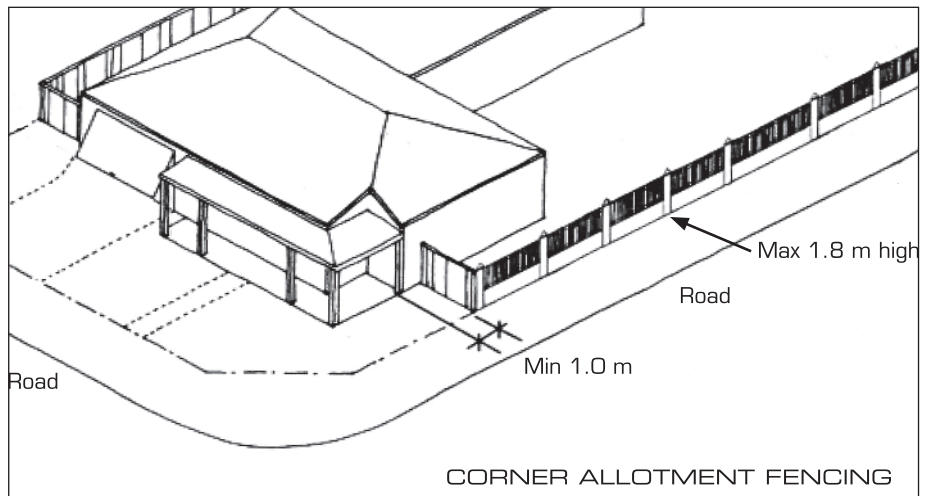
FENCING

All side and rear boundary fencing shall be completed prior to any building works commencing on site.

To further control access and site rubbish, at the sole discretion of BGL, temporary fencing may be required on the road frontage or any reserve boundary during construction of the dwelling.

Fencing will not be permitted within 3.0 metres from the legal road boundary except on lots fronting an Access Lot or Right of Way or Lots that have frontage to two Public Roads where fencing on the 'secondary' road frontage may be permitted on the boundary⁶.

Street front fencing on all corner lots shall be of similar materials to the dwelling and may include 'piers' with infill panels. Such fencing shall be finished at least 1.0 metre behind the main building line (see following diagram).



As an alternative, landscaping is encouraged to define front gardens and provide privacy.

Specifically designed fencing will be required on boundaries fronting a public reserve (including 'future' road reserve) or where fences cross or adjoin a sculptured mound.

Fencing fronting public reserves shall be of 'open' style for a minimum of 50% of the reserve boundary.

All internal boundary fences shall be constructed in the form of a Paling Fence with palings on the same side of the rails as the posts with timber capping, unless otherwise approved by BGL.

No fencing shall be greater than 2.0m in height.

BGL shall retain the right to erect any side or rear boundary fencing of any lot with a share of the cost of such fence payable by the Purchaser.

BGL retains the right to erect boundary fencing on the road boundary or Right of Way boundary of any lot prior to settlement where access is restricted.

All Purchasers are liable to share the cost of all internal boundary fences including any fence that may have been erected by BGL or adjoining lot owner.

BGL is not responsible to contribute to the cost of any fence where such fence has been erected by the Purchaser.

DRIVEWAYS

Where a property frontage incorporates a public car park, landscaping, lighting or mounding, the location of the lot access may be determined by BGL.

The berm and kerb crossing up to and including road metalling must be completed prior to construction of the dwelling. The driveway shall be completed prior to occupation of the dwelling.

Where a swale exists between the road and the allotment, the swale crossing shall be constructed in the location, manner and form directed by BGL and/or the appropriate local authority.

The driveway shall be paved it's full width i.e. no "car tracks" to a maximum width of 4.5 metres at the lot boundary.

There should be at least 0.75 metres of screen planting or grass between driveways and side boundaries.

Approved finishes for driveways include coloured stamped/stencilled or exposed aggregate concrete, asphaltic concrete, concrete cobblestones or pavers or similar.

Where BGL constructs a kerb cut down and a driveway to a lot, this access point must be used by the purchaser as the primary driveway entry. This entry point may not be removed or relocated prior to 31st December 2010.

The cost of such driveway may be recoverable at the discretion of BGL to a maximum of the cost of a standard asphalt driveway. A schedule of expenditure for constructing asphalt driveways is at the rear of this information booklet.

LANDSCAPING

Landscaping visible from the road frontage shall be completed in accordance with the Landscape Plan prior to occupation of the dwelling.

Prior to, during, and after construction, the lot is to be maintained in a clean and tidy manner. No excavation material, rubbish or builders waste shall be deposited on adjoining properties.

Should damage occur to landscaping, irrigation, berms and kerbs contained within the legal road reserve either in front of, or adjacent to the lot, the Purchaser shall immediately repair the damage.

The Purchaser shall not remove or relocate any tree or shrub or any landscape feature within the front 2.0m of the lot without the prior written consent of BGL.

SIGNAGE

Signage on individual lots shall be limited to professionally sign written and installed signs marketing the dwelling or section for sale. The erection of signage indicating a business will only be permitted by BGL if such signage is acceptable in the sole discretion of BGL and prior written consent is obtained.

ANCILLARY STRUCTURES

All structures on the lot within view of a Public Road, Right of Way or Access Lot shall be constructed of the same or consistent materials as the dwelling. No fixtures, including storage of Gas or the installation of control equipment for gas or meter boxes visible on the street front elevation, shall be attached to the dwellings that in the opinion of BGL are obtrusive.

External antennae or satellite dishes shall be located on the side or rear of the dwelling however at all times shall be at least 10 metres from the road boundary.

BOND REIMBURSEMENT

The following procedure must be adhered to in order to receive a refund of the bond in full.

- Developer approval and Council Consents are required prior to any work being undertaken on the site.
- Where fencing has not been erected by BGL, fencing shall be erected by the Purchaser prior to any site-works being undertaken.
- Where a driveway has not been constructed by BGL, the kerb is to be cut out, berm excavated and appropriate metal placed to ensure mud or other materials is not tracked onto roads with due care taken of irrigation lines.
- If coloured concrete or textured footpaths are removed for construction purposes, the driveway forward of the boundary shall match the surrounding footpath materials, colour and texture.
- The lot is to be kept clean and tidy at all times with no materials windblown or otherwise from the site.
- No animals are permitted to 'wander' the site or adjoining sites.
- The driveways, pathways, letterbox and landscaping forward of the dwelling shall be completed prior to the occupation of the dwelling.
- Any damages caused outside of the lot to be repaired immediately by the Purchaser or their contractors.
- BGL are to be notified of completion of the works to enable inspection prior to occupation.
- If the Protective Covenants and Special Conditions are complied with in all respects the Bond will be repaid in full and occupation may then occur.

Where the above procedure is not adhered to, BGL may recover the cost for repairs, correspondence and administration from the Bond prior to releasing it to the Purchaser. If occupation occurs prior to the Bond reimbursement request, the Bond may be forfeited.

GENERAL

BGL shall be permitted to provide adjoining lot owners with the contact details to neighbouring lots for the purposes of resource consent approvals, fencing notices and relevant communications.

The above covenants and rules apply to all Purchasers within developments undertaken by BGL. Where a Purchaser on-sells a section or a dwelling, it is the responsibility of that Purchaser to make subsequent Purchasers aware of these covenants and rules.

STANDARD DRIVEWAY CONSTRUCTION COSTS (As at 1st August, 2004. May be subject to inflation adjustment)

Kerb cut-down (assuming 4.5m width)	\$250
Asphalt seal (assuming 25m ² , incl metal)	\$1600
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Subtotal Cost (incl GST)	\$1,850
Additional costs if required	
Culvert for swale (if required)	\$1100
Rock Headwalls (where culvert required)	\$360

KEYNOTES

¹ Floor area measurements shall be based on the outside slab dimensions. Floor areas less than those specified may be accepted if the dwelling incorporates covered outdoor living area as a substitute to dwelling area. The lot areas stated are net areas (exclusive of area of Access Lot, Right of Way or Driveway shared with any other Lot or any area that is not zoned for residential purposes).

² Alternative roof pitch may be permitted if in the opinion of Brian Gillman Limited, such pitch will not adversely effect the development.

³ Alternative roofing materials may be permitted if in the opinion of Brian Gillman Limited, those materials will not adversely effect the development.

⁴ Alternative external cladding materials may be permitted if in the opinion of Brian Gillman Limited, those materials will not adversely effect the development.

⁵ BGL retains the right to approve dwellings within 3.0m of the legal road frontage due to the irregular shape, size or orientation of an individual lot.

⁶ BGL retains the right to approve fencing within 3.0m of the legal road frontage due to the irregular shape, size or orientation of an individual lot.

Disclaimer:

This document is a Summary of the Protective Covenants and Plan Approval process. The formal Protective Covenants are available on request. The Vendor takes no responsibility for the Purchaser relying on the above information when making their decision to purchase a lot.