

BUILDING COVENANT and guidelines



RIVERSIDE WATERS

CONTENTS

Introduction	4
Approval of Building Works	4
Important Points	5
Design and Siting	5
Roof Material and Pitch	5
Dwelling Size	6
Colours	6
Home Sites	6
Single Dwellings Only	6
Subdivision of Large Lots	6
No Relocatable Building	6
No Living in Incomplete Dwellings	6
Change of Use	6
Temporary Structures	7
Outdoor Structures and Services	7
Outdoor Structures	7
Solar Panels	7
Swimming Pools	7
Mail Boxes	7
Roof Water	8
Incinerators	8
Clothes Lines	8
Rubbish or Garbage Bins	8
Satellite Dishes and TV Antennae	8
Car Accomodation, Driveways & Parking	8
Driveways	8
Car Accomodation	9
Parking and Access	9
Sheds and Other Structures	9
Position	9
Size	9
Materials	9
Number	10
Fencing and Retaining Walls	10
Community and Privacy	10
Front Fences	10
Rear and Side Fences	10
Fence Returns (Wing Fences)	10
Fences on Corner Allotments	11
Cut & Fill and Retaining Walls	11
No Claim	11
Signs	11
Business Signs	11
For Sale Signs	11
Removal	12

Change to Covenant 12
 Variations 12
 New Products. 12

Landscaping and Maintenance 12
 Before Construction 12
 During Construction 12
 After Construction 13
 General 13

Protecting Trees at Riverside Waters 13

Easements 14

Section 55 Property Law Act 14

No Merger 14

Deed of Covenant 14

Breach of Building Covenant 14

Liquidated Damages 14

Seller’s Legal Costs and Disbursements. 15

Display Village 15
Definition 15

PLEASE READ THIS BUILDING COVENANT CAREFULLY

This document is part of the Special Conditions to the Contract

INTRODUCTION

Riverside Waters is a multi-stage development which is unique to Rockhampton. The family oriented community is a great place to live, made special by the direct access to the Fitzroy River, the massive open spaces, the kilometres of nature walks and exercise trails, and the kids facilities.

To ensure that a high standard is established and maintained, all homes within Riverside Waters must be approved by a set of Covenant Requirements. These ensure that homes are built to a standard that is expected in Riverside Waters and that an attractive environment is maintained. The Building Covenant is designed to offer peace of mind, with the the knowledge that your neighbours are expected to meet the same high standards.

APPROVAL OF BUILDING WORKS

Prior to lodgment of your house plans with the Rockhampton Regional Council or a building certifier you are required to obtain approval for your Building Works by the Seller.

Note that throughout this Covenant the term “Building Works” refers to the construction, alteration, renovation or repair of any dwelling, building, fence, retaining wall, driveway, external sign or hoarding, or other external elements that may impact on the streetscape or neighbours.

The following plans must be submitted to the Seller to be approved:

1. Site Plan of your intended home site to scale 1:100 indicating:
 - setback dimensions (where your home is intended to be located on your home site);
 - contour and level information;
 - extent of cut and fill;
 - retaining wall details (if any);
 - fencing details including heights and materials;
 - where your shed/external garage (if any) is intended to be located on your home site;
 - where your swimming pool (if any) is intended to be located on your home site, and;
 - where any other building works are intended to be located on your home site.
2. Four Elevations to illustrate what your home looks like from the front, back and both sides.
3. A schedule of external colours and materials
4. Fencing, retaining wall and driveway details
5. A completed application form for Covenant approval (see attached form)

Send the above to: admin@riversidewaters.com.au for approval.

IMPORTANT POINTS

- The approval process required by this Covenant for Riverside Waters is additional to and not in lieu of any State or Local Government building or planning approval requirements.
- The Seller will endeavour to process your plans within ten (10) working days. No charge will be incurred for the approval process undertaken by the Seller
- The Seller will assess the plans for compliance with these Covenants. Notwithstanding the requirements of these Covenants, any application which seeks approval of a design and / or materials inconsistent with these requirements but which are consistent with the intent of these Covenants will be considered on its merits. In these Covenants any reference to a consideration “on the merits” shall be a reference to a consideration based on the intent as set out in the introduction on page 1.
- Interpretation of these requirements is at the discretion of the Seller on the merits.
- It is the Buyer’s responsibility to advise their builder of the location of any street or footpath irrigation that is used for watering the street trees. Should the street irrigation, trees or kerb be damaged during the construction of the Buyer’s dwelling, it will be the Buyer’s responsibility to pay to the Seller any costs the Seller incurs in making good any such damage. This includes, but not limited to, cleanup costs during or after any construction. Adjacent allotments and open spaces and not to be used to for depositing concrete waste or builders waste.

DESIGN AND SITING

EXTERNAL BUILDING MATERIALS

- Dwellings shall be constructed with external elevations (measured between ground level and eaves) having a minimum of 75 percentum of the total area of each face in brick or clay blocks or painted rendered surface masonry blocks.
- Any high-set dwelling erected shall have both the upper and lower floors enclosed to the same standard. Galvanised iron, zinc or aluminium coated steel and corrugated cement-fibre sheeting will not be allowed as either a wall or roof cladding.
- Plain, painted or split faced concrete blocks will not be approved for any building works.
- No second-hand or sub-standard materials shall be used in any structure including fences.

ROOF MATERIAL AND PITCH

- The roof shall be constructed of concrete or terracotta tiles, shingles or factory processed coloured metal sheeting. Traditional roofs (hip and gable) must have a minimum pitch of 21 degrees and a maximum pitch of 35 degrees for the main roof.
- The exterior finish of all facia and gutters shall be of factory processed colour finish and downpipes painted to blend with wall colour.
- Flat roofs and vaulted roofs (i.e. curved) will be considered on their merits. Skillion roofs must have a minimum pitch of 12.5 degrees and not be attached to a hip roof to form part of the main roof.

DWELLING SIZE

The gross floor area of all habitable rooms (within the meaning of that term in Building Act 1975) together with other rooms designed for occupation such as bathrooms, laundries, water closets, pantries, wardrobes, corridors and enclosed verandahs shall be of a minimum area of 220 square metres. The Seller, at its absolute sole discretion, may approve a plan of a lesser area when it considers that such a plan has merit.

COLOURS

Careful attention must be paid to the external colours of your home so they do not adversely affect the streetscape and thus property values in the residential community. Where the exterior of a house is painted, the colour(s) used should be tasteful, and not garish. Preference is for neutral or light earth tones. The Seller shall be final arbitrator as to what is an acceptable colour, and should be first contacted if there is any doubt as to the suitability of the colour proposed.

HOME SITES

SINGLE DWELLINGS ONLY

The improvements constructed on the land shall be used only for a single-family residence. Semi-detached multi-unit or group title developments may not be erected without the approval of the Seller and such approvals will only be given at a sole discretion of the Seller.

SUBDIVISION OF LARGE LOTS

The Buyer/s acknowledge that the allotment has been offered for sale as a single residential site only and the Buyer/s agree that they will not apply to the Rockhampton Regional Council or any other relevant body to reconfigure the lot or reduce its size or convert it to multiple lots.

NO RELOCATABLE BUILDING

The Buyer shall not erect or permit to remain on the land any building previously erected on other land or any caravan, tent or living shelter of any kind.

NO LIVING IN INCOMPLETE DWELLINGS

The Buyer shall not live in the dwelling until it has been completed.

CHANGE OF USE

The Buyer/s acknowledge that the land has been offered for sale as a single residential site only and as part of a planned residential estate incorporating specific designs, layouts, roads, accesses and specified facilities and accordingly, the Buyer/s agree that they will not:

- Apply to the Local Government or any other relevant body for permission to erect a multiple dwelling or make application for approval of a material change of use to enable the registration of a Plan or a Community Titles Scheme under the Body Corporate and Community Management Act 1997; or
- Without the express consent in writing of the Seller first had and obtained sell, assign, surrender

or in any way dispose of the land, whether in whole or in part, for use as a road or access to other land (including any existing or planned road or access) nor make or join with any others in making any application to the Local Government or any other authority for material change of use of the land or for permission or authority to deal with the land for such purposes nor consent to any such application.

TEMPORARY STRUCTURES

- There shall not at any time be erected on the land any temporary building structure or other installation other than that as reasonably necessary during and for the purpose of construction of a dwelling house, provided that this temporary building structure may only remain in place for a maximum period of six months.
- The construction or alteration of any dwelling house or other improvement on the land shall be completed expeditiously once commenced and on no account, more than six months after footings have been poured. If you are building extensions to your home, you must ensure that the design, appearance and colours used externally are architecturally integrated with the existing home and all of the requirements of this covenant are met.
- Shipping containers are not permitted under any circumstances.

OUTDOOR STRUCTURES AND SERVICES

OUTDOOR STRUCTURES

All outdoor structures (eg. hot water services, solar hot water systems, gas bottles, air conditioning units, rainwater tanks, etc) and external services, including roof and wall mounted units should not be visible from the street-front of your home, or be suitably screened and located to minimise the visual impact from any street or public place. Units located above the roofline must be sited as low as possible with the highest point of the unit no higher than the roof ridge and be coloured to compliment the roof colour.

SOLAR PANELS

The only solar energy device permitted is the flat-plate absorber type. No other solar systems will be permitted. All roof top solar panels must be positioned so they are not visible from the street frontage of the property.

SWIMMING POOLS

No swimming pool shall be constructed on the land closer to the street than the house building line as fixed by the Local Government provided that if the land has a frontage to more than one street the Seller may relax this covenant.

MAIL BOXES

The mailbox shall be substantial, constructed of brick and mortar, rendered masonry, or any other material approved by the Seller, and should reflect the style and character of the dwelling.

Letter boxes mounted on poles are not permitted.

ROOF WATER

Roof water shall be taken to the designated water table by a "down pipe kerb adaptor" correctly installed to the Seller's satisfaction.

INCINERATORS

Incinerators will not be permitted.

CLOTHES LINES

- "Extend-a-lines" and "Para-lines" are preferred.
- Clotheslines should be aesthetically sensitive in terms of design and location and should not be visible from any public street or thoroughfare. Galvanised iron or zincalume finishes will not be permitted.

RUBBISH OR GARBAGE BINS

Rubbish and garbage bins and associated household rubbish must be screened from any view from the street except on the day of rubbish collection by the Rockhampton Regional Council.

SATELLITE DISHES AND TV ANTENNAE

Satellite dishes and radio masts shall be located so as not to be visible from any public street.

TENNIS COURT LIGHTS

Tennis court lights must be focused and/or shaded so as not to be a nuisance to neighbours and must be extinguished by 10pm unless otherwise allowed by the local authority.

CAR ACCOMMODATION, DRIVEWAYS & PARKING

DRIVEWAYS

- Concrete, stamped concrete, exposed aggregate or clay paved driveways are to be completed at the same time as the residence and before occupation of the dwelling.
- Gravel, pebble, granite or similar materials are not permitted as a permanent driveway, but may be necessary during construction.
- When locating your driveway, you should take into account the location of existing structures such as light poles, stormwater gullies and street irrigation lines. Irrigation lines must not be cut during the installation of your driveway. Damaged irrigation lines will be repaired or replaced at the expense of the Buyer.
- The use of lay back kerb throughout the development should encourage the owner to start the driveway at the top of the existing kerb rather than cutting. If it is necessary to cut the kerb, it is necessary that this work be done strictly in accordance with the Rockhampton Regional Council's standard specification for this work. It is your responsibility to obtain a copy of the specifications.

CAR ACCOMMODATION

- All garages are to be attached to and form part of the main house and are to be of consistent building materials, colours, and design of the main house.
- The attached garage must provide accommodation for at least two vehicles side-by-side.

- In lowset designs the garages may be attached to the roof of the house by a covered walkway and must be enclosed on all four sides.
- Detached garages, cannot occur forward of the streetfront wall of the house. Where detached garages contain an external storage area, they need to incorporate the garage doors and enclosed sides.

PARKING AND ACCESS

- Permanent parking for any additional cars, motor cycles, commercial vehicles or recreational vehicles (such as a boat, caravan or trailer) must be behind the street-front building line and screened or fenced from the street. No parking of such vehicles is to occur on the driveway or between the front of the house and the front boundary of the allotment.
- No heavy vehicles, trailers or trucks with a combined weight of 5 tonne or over shall be parked on the land or in the street in front of the land.

SHEDS AND OTHER STRUCTURES

POSITION

- Sheds shall be positioned no further forward than the rear alignment of the house.
- Sheds, lawn lockers and other structures should have a minimum setback of 1.0m from side and rear boundaries, and be positioned so as not to be visible from public areas.

SIZE

- Sheds less than 110sqm in area with wall and roof cladding in Colourbond or similar with a wall height to a **maximum** of 4.0 metres are permitted.
- An additional skillion roof area or “lean to” to a maximum area of 36sqm is permitted where this area forms an integral part of the shed.

MATERIALS

- All sheds must be constructed of materials and colours that complement the main dwelling. The roof pitch and material should also match or complement the roof of the main dwelling.
- Proprietary pre-painted lawn lockers or pre-painted metal garden sheds may be erected without approval by the Seller provided they are not plain galvanised, reflective or of a white colour and have a maximum height of 2.0 metres.
- Galvanised iron, zinc or aluminium coated steel and corrugated fibre cement sheeting will not be allowed as either wall or roof cladding of any shed or structure.

NUMBER

Only one shed or other structure is permitted on each allotment.

FENCING AND RETAINING WALLS

COMMUNITY AND PRIVACY

The fencing and retaining walls used around your home and those of your neighbours will affect the overall appearance of Riverside Waters. These fences are designed to ensure that there is a uniformity of fencing

to enhance the sense of community. The privacy of the residents should be maintained with appropriate landscaping and planting. Swimming pool surround fences shall fully comply with the Local Government requirements as apply to pool fencing.

- Temporary additions to the height of any fence made from a material that is not the approved type of fencing is not permitted.
- All fence heights including retaining walls are measured from finished ground levels as at the date of the registration of title. The Seller must approve any variation above this height.
- Timber fences will have three horizontal rails.
- All fences are to be fully installed on completion of construction of dwelling prior to occupation
- Fencing erected by the developer shall not be removed or altered by any buyer.

FRONT FENCES

- Fencing forward of the main building (if any) is limited to a single 2.4m long panel on either or both side boundaries. That panel will be tapered so that its final height is 1.2m.

REAR AND SIDE FENCES

- Rear and side boundary fences abutting other lots must be fenced forthwith upon completion of construction of a dwelling.
- Rear and side fences must be installed to a height of 1.5m and be of painted timber material. The posts must be 100mm X 100mm square timber or 75mm X 75mm steel posts powder coated in an approved colour.
- Clay brick or masonry block rendered front piers will be considered on merit.
- All timber fencing is to be painted immediately upon completion in a colour approved by the Seller.
- Colorbond, custom orb, or other prefabricated metal panels, bamboo, wire, chainwire and untreated timber panels are prohibited.

FENCE RETURNS (WING FENCES)

- Fence returns (i.e wing fences) between the side boundaries and the dwelling must be installed to a maximum height of 1.5m and constructed of vertical or horizontal battens in painted or stained timber or powder coated aluminium. Gates are to be incorporated into this as required.
- All posts must be 100mm X 100mm square timber or 75mm X 75mm steel posts painted or powder coated in black.
- Clay brick or masonry blocks rendered front fence posts will be considered on merit.
- A side boundary fence must not protrude forward of a point which is six metres from the front boundary alignment.
- Colorbond, custom orb, or other prefabricated metal panels, bamboo, chainwire and untreated timber panels are prohibited.

FENCES ON CORNER ALLOTMENTS

- Fencing to secondary street frontages on corner allotments must commence behind the secondary frontage corner treatment.
- Must be installed to a height of 1.5m and be of painted timber material. The posts must be 100mm X

100mm square timber or 75mm X 75mm steel posts powder coated in an approved colour.

- Clay brick or masonry block rendered front piers will be considered on merit.
- All timber fencing is to be painted immediately upon completion in a colour approved by the Seller.
- Colorbond, custom orb, or other prefabricated metal panels, bamboo, wire, chainwire and untreated timber panels are prohibited.
- A secondary entrance on a corner allotment will be approved on its merit.

CUT & FILL AND RETAINING WALLS

- Cut and fill of an allotment is prohibited unless it is undertaken in accordance with plans and specifications prepared by a properly qualified consulting engineer.
- Any resulting retaining walls must be completed prior to the occupancy of the new home.
- Acceptable retaining wall materials include boulders, cut sandstone, masonry and timber or manufactured concrete sleepers.
- Kopper log retaining walls are not permitted
- Timber and concrete sleeper retaining walls are only permitted behind the building line and must not be visible from the street.

NO CLAIM

- Notwithstanding the provisions of the Dividing Fences Act of 1953 – 1985, the Buyer shall not make any claim, demand or request of the Seller for the erection of any fence or fences which the Buyer may wish to erect and it is expressly agreed between the parties hereto that the provisions of the Dividing Fences Act of 1953 – 1985 shall have no application herein.

SIGNS

BUSINESS SIGNS

- Signs and hoardings advertising products and businesses will not be permitted within Riverside Waters with the exception of Display Home signage or "Real Estate" signage.

FOR SALE SIGNS

- Signs of the type advertising "For Sale By Owner" must be professionally painted by a sign-writer, may not be larger than 600mm x 900mm, must be securely erected on two stakes and limited to one sign per property.

REMOVAL

- Any sign not erected in accordance with the above requirements may be removed by the Seller or its agent from the property.

CHANGE TO COVENANT

VARIATIONS

The Seller reserves the right at the request of the Buyer or at their own instigation and discretion to vary or exclude any of the obligations under this covenant provided that any variation or exclusion will be

in keeping with the aims of this covenant mentioned earlier, that is to establish a high quality, modern residential estate. The Buyer hereby absolves the Seller from any liability whatsoever for any action taken in the variation or exclusion of this covenant.

NEW PRODUCTS

The Seller acknowledges that as new products are introduced to the market to substitute existing products on the market, and provided those products, in their opinion, are acceptable to the aims of this covenant may decide to approve such products at their discretion.

LANDSCAPING AND MAINTENANCE

BEFORE CONSTRUCTION

- The Buyer will not permit rubbish to accumulate or be placed on the allotment and will ensure that the grass on the allotment, including the footpath, is mowed regularly and that the weeds are removed regularly. If in the opinion of the Seller rubbish has accumulated on the allotment or there is an excess growth of grass and weeds on the land then upon the giving of 7 days notice, the Seller and/or the Seller's agents or independent contractors may enter the allotment for the purpose of generally tidying up the allotment including without limitation, slashing or mowing grass and weeds growing on the allotment.
- The Buyer will pay to the Seller on demand the costs of carrying out such work and any other costs incidental to getting this work done.

DURING CONSTRUCTION

- If the Seller has grassed and/or otherwise landscaped the footpaths in front of the land or adjoining land the Buyer shall ensure (and that builders and subcontractors working on the land shall) at all times keep the grass and/or landscape fully maintained in its original condition.
- The builders and sub-contractors thoroughfare will be from the kerb to the front boundary of the said lot not from adjoining lots.
- Any landscaping or turf installed during the development of the lots by the Seller that has been damaged, removed or disturbed during the construction of your home shall be reinstated by the Buyer at the Buyer's expense to the satisfaction of the Seller within 1 month of occupation of your home.
- It is not permitted to place excavation materials, building materials or building waste on any other allotment other than your own during or after construction of your house. All builders waste must be stored in a bin and not deposited on neighbouring properties or in public areas during or after construction.
- Concrete truck hosedown is only permitted within your own property and definitely not in public areas. Failure to do so may result in a claim for damages for rectification.

AFTER CONSTRUCTION

- The Buyer shall landscape that part of the Land between the front of the dwelling house and the front boundary of the land to the satisfaction of the Seller and, without limiting the generality of the foregoing, such area shall be grassed by laying turf. This section of landscaping must be completed

within 12 weeks of completion of the main dwelling.

- The Buyer shall maintain the land in a clean and tidy condition and all buildings and fences erected on the land in good order and repair to the satisfaction of the Seller.

GENERAL

- The Seller may by itself or by its agent and with or without workmen and others at all reasonable times during daylight hours enter and view the state of the land and the buildings and fences erected on the land and the appearance of the garden areas and if considered necessary deliver to the Buyer a notice in writing requiring the Buyer to landscape or to clean and tidy the land or maintain and repair the buildings and fences.
- If the Buyer fails to comply with a notice to landscape or to clean and tidy the land or to maintain and repair the buildings and fences within 7 days of receiving it the Seller and its agents or workmen may enter and carry out the matters specified in such notice at the Buyer's expense.
- The Buyer shall pay the cost of carrying out such matters to the Seller on demand including any legal fees expended by the Seller in respect to this matter.

PROTECTING TREES AT RIVERSIDE WATERS

- Throughout Riverside Waters there are a number of trees, which have been retained or planted to enhance the natural environment and provide a habitat for wildlife and shade in our tropical climate. In keeping with the Seller's aims to create a quality living environment and to preserve existing trees where possible, written approval from the Seller as well as Rockhampton Regional Council is necessary for the removal of any existing trees on your home site, before or after construction of your home. Obviously the Seller will not object to the removal of any trees that need to be reasonably removed to make way for the construction of your dwelling, swimming pool and other improvements you wish to construct. The Seller's aim is to maintain the existing flora where possible.
- Where trees need to be removed for building purposes, they must not be cut down earlier than seven days before the commencement of building and must be completely removed from the site within 48 hours.
- The street trees planted by the Seller are specified by a qualified Landscape Architect and are a development requirement by the Rockhampton Regional Council. These trees are not to be removed by an adjacent owner. In the event that they are removed, or damaged during the course of construction of any building works, the owner will immediately replace the tree at their cost with a tree of the same variety and size.

EASEMENTS

The Buyer must comply strictly with the terms and conditions of any Easement burdening the land for any purpose and, without limitation, must:

- keep the Easement Area free from all obstruction except in connection with the normal use of the Easement Area in a manner not inconsistent with the rights and privileges granted to the Grantee;
- not place on the Easement Area any soil, fence, stone, timber or fill of any substance or kind nor alter the levels or gradients of the Easement Area by excavation, extraction or contouring;
- Words or phrases used in this covenant shall have the same meaning as in the Instrument of Easement.

SECTION 55 PROPERTY LAW ACT

This covenant is not intended to create any duty enforceable by a third party under Section 55 of the Property Law Act 1974.

NO MERGER

This covenant shall not merge on completion but shall continue in full force and effect and remain binding on the Buyer and the Buyer's heirs, executors, administrators, successors and assigns.

DEED OF COVENANT

The Buyer shall not sell or transfer the land without obtaining a deed of covenant from the Buyer or transferee in favour of the Seller (or its successors, executors, administrators or assigns) to be bound by the agreements contained in these covenants in the same manner and to the same extent as if the Buyer, transferee had signed this contract as Buyer. The Buyer will be liable for any negligence or non-compliance in this regard and on receipt of such new covenant the Buyer's obligation to the Seller shall cease.

BREACH OF BUILDING COVENANT

If the Buyer is in breach of any of these covenants and this Contract has not been completed then the Seller shall have the right to terminate this Contract by written notice to the Buyer. The Seller's right under this covenant shall be in addition to any other rights the Seller has against the Buyer.

LIQUIDATED DAMAGES

If the Buyer or the Buyer's heirs, administrators, successors or assigns shall be in default under these covenants or breach any of these covenants then upon the Seller giving prior written notice to the Buyers of such default or breach and upon such default or breach remaining unremedied by the Buyer for a period of seven days from receipt of the notice to remedy, then without prejudice to the Seller's other rights and remedies and powers, the Seller shall be entitled to recover from the Buyer or Buyer's heirs, administrators, successors or assigns or any of them by way of agreed liquidated damages the sum of TWENTY THOUSAND DOLLARS (\$20,000), being a sum representing the reasonable and ascertainable damages incurred by the Seller on account of such default or breach.

SELLER'S LEGAL COSTS AND EXPENSES

The Buyer shall upon demand by the Seller pay all costs (as between solicitor and client) and expenses incurred by the Seller in relation to:

- any letter or demand issued by the Seller or its solicitors to the Buyer requiring performance by the Buyer of its obligations under this covenant;
- any notice lawfully given by the Seller to the Buyer pursuant to this covenant;
- any application by the Buyer to the Seller to vary or exclude any of the obligations under this covenant (whether successful or not);
- any proceedings lawfully brought by the Seller to enforce the performance by the Buyer of its obligations under this covenant including any proceedings brought by the Seller against the Buyer to recover any monies which are due and owing by the Buyer to the Seller.

DISPLAY VILLAGE

The Buyer acknowledges that Riverside Waters may be the location of a display village being conducted under the auspices of the Housing Industry Association, the Queensland Master Builders Association or a similar organisation. The Buyer shall not object to this activity and shall not operate a display home on this land in this stage of the development or any future stages of development in Riverside Waters without the prior written approval of the Seller.

DEFINITION

In this building covenant "Seller" means Jamesford Holdings Pty Ltd ACN 065 063 470.

Prior to lodgment of your house plans with the Rockhampton Regional Council or a building certifier you are required to obtain approval for your Building Works by the Seller.

SIGNATURES:

.....

Buyer

I/We acknowledge that I/we have read and fully understand these covenants

.....

Seller

per Jamesford Holdings Pty Ltd ACN 065 063 470

Date

Date



COVENANT APPROVAL APPLICATION

Please complete the details and submit for approval by the Developer prior to building commencement. Please note that covenant approval is a condition of the Contract.

Lot No:		Lot Size	m2
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Street Address:

OWNER'S DETAILS

Name	
Mailing Address	
Email Address	
Contact Phone No.	

BUILDER'S DETAILS

Name		QBSA No	
Address			
Email Address			
Contact Phone No.			

DETAILS OF YOUR HOME

Gross Floor Area of all habitable rooms in your house	m2
What is the Roof Pitch?	degrees

ATTACHMENTS

Please submit to the Developer	YES/NO		YES/NO
Site Plan showing contours and levels		All Elevations	
Floor Plan		Earthworks Plan (Cut/Fill)	
Area Schedules		Fencing Design Details	
Setback Dimensions		Driveway Details & materials	
Shed details incl dimensions			

EXTERNAL MATERIAL & COLOURS

Wall Material		Guttering Colour	
Roof Material		Wall Colour	
Driveway Material		Roof Colour	
Fencing Colour		Fascia/Trim Colour	

ACKNOWLEDGEMENT AND SIGNATURES

I/we the owner/ builder of the abovementioned lot at Riverside Waters acknowledge that I/we have read and understand the Riverside Waters Building Covenant requirements.

Signature: Owner	Signature: Builder/Agent
Name:	Name: