

Annexure 'A' Standard Lots Development and Building

Guidelines Stage

INTRODUCTION

In order to ensure a minimum standard and to encourage home design excellence at Beaumaris Beach Iluka, these guidelines set out the minimum standards and conditions under which residential development within the estate will normally be approved. Appreciating that design is subjective and that new products are being continually developed the Vendor reserves the right to vary standards or approve alternative materials or finishes provided such materials and finishes, in its opinion maintain the minimum standards set out below.

BUILDING PLAN APPROVAL

Two full sets of plans and specifications must be submitted to Beaumaris Beach Project Manager - Satterley Real Estate of PO Box 429 Joondalup 6919 prior to the plans being submitted to City of Joondalup under the normal building approval procedure.

The Project Manager will peruse such plans for compliance with the Restrictive Covenants, Development and Building Guidelines and if considered to comply will return an approved set of plans to the applicant.

DEVELOPMENT

.VO development is to be commenced on any Lot without the plans and specifications having been approved in writing as set out above. DWELLING

The minimum dwelling size is 180 square meters. The minimum floor area is the area of the dwelling excluding porches, carports, garages, verandahs etc.

CARPORTS/GARAGES

All dwellings constructed must incorporate double, side by side carports or garages, comprised of the same materials as the residence and having a minimum clear internal dimension of 5.0m wide x 5.5m deep.

MATERIALS

Walls: All external walls must be constructed, unless otherwise approved, with concrete, clay bricks, limestone or similar material finished in face brickwork or render.

Roofing: Clay or concrete tiles, colourbond metal roofing are acceptable. A minimum 20 pitch is to be used on all dwellings, garages and carports.

Driveways: Each dwelling is to be provided with a driveway and crossover to be completed at the same time as the residence and before occupation.

All driveways and crossovers must comprise brick paving unless otherwise approved by the Vendor.

FENCING

Feature masonry fencing is required for any boundary or return fence which faces any street, road, park or reserve. This fencing is not provided or paid for by the developer. No fibro cement (Harditencil or Colourbond fencing is permitted forward of the building line.

Fencing to boundaries where provided by the developer is not to be altered in any way. In the event of damage the lot owner shall repair in the same style and colour as provided.

Except for street, road, park or reserve boundaries, all boundary fencing shall consist of Hardifence painted "wheat" colour on both sides with "wheat coloured capping. Hardifence sheeting will be erected on the high side of any retaining wall provided the site level has been filled to allow 600mm of clear depth. Otherwise post and rail erected hardifence will be fitted with the post and rails facing into the higher lot on each boundary. Fencing decisions will be made by the Vendor or its Agents. Beaumaris Beach has appointed Treacy Fencing who can be contacted on 9240 2490 for installations.

OUTBUILDINGS

Outbuildings exceeding 4 meters x 4 meters or 2.1 meters in height must be built of materials to match the residence. Outbuildings less than 4 meters x 4 meters or 2.1 meters in height must be built of non-reflective materials. SITE

LEVELS

The general level of the site may not be altered without the written approval of the developers. Clean Fill provided must be checked by purchasers builder for suitability. Maximum allowable clean fill per lot is not to exceed 450mm.

Any limestone retaining or other walls provided may *not be altered in any way* except with written permission from the developer. AIR CONDITIONING OR COOLING UNIT/SOLAR HOT WATER UNITS

Air conditioning or cooling units must be of a similar colour to the roof. Solar hot water units must be integrated with and match the roof profile and pitch of the dwelling.

LANDSCAPING AND RETICULATION REBATE

1. If the Purchaser shall arrange to install underground lawn and garden automatic reticulation from the front of the home to (the road kerb and such reticulation shall be completed and functional.

Initials _____

2. It the Purchaser shall arrange for a Landscape Gardener registered for GST to plan and complete landscaping and gardening of the whole of the front of the property in such a manner as the Vendor or its agents shall deem appropriate; (for the purpose of this clause the laying of instant turf to the area between the road kerb and the front of the home; and the verges on all corner lots shall constitute complete landscaping). Water wise options will be considered.

3. and it both points 1 and 2 are completed within 3 months of the Purchaser occupying the property then the Vendor shall pay the Landscape Gardener the sum of either:- (as a maximum)

a) \$2,000 (two thousand dollars + GST) for Standard Lots, or
b) \$3,000 (three thousand dollars + GST) for Nominated Corner Lots; against presentation of a tax invoice from a Landscape Gardener registered for GST to Beaumaris Land Sales for work done to that value. Any extra cost shall be the Purchasers responsibility. Please contact the Project Manager on 9304 1015 for payments.

4. This refund will only be paid if the work is completed within the time frames as indicated in point 3 and also providing (the work is completed within 24 (twenty-four) months from the initial settlement of the block. The landscape rebate is a contract between the original purchaser and the vendor and not transferable to subsequent purchasers.

LETTERBOXES

Letterboxes are to be located adjacent to driveways, constructed of materials that match or complement the residence and display clearly the house number.

SIGNS

Excepting for the Vendor's signage or its agents NO extra wordage advertising or business signage shall be placed on the property or in the front window or on the walls of the dwelling without the written approval of the Vendor excepting real estate signage associated with the sale of residences and builders signs required by law.

Not for a period of two years commencing on the date of the contract shall a "For Sale" sign be erected on a vacant block of land (or any other signs) provided that this covenant will not operate to prevent the Purchaser from selling or otherwise disposing of the land. Should any sign be erected on the lot the purchaser gives permission to the vendor or its agents to enter the property to remove the sign.

WASHING LINES/RUBBISH BINS

All washing lines and rubbish bins shall be screened from the street and public places.

DISPLAY HOMES

The completed residence shall not be used for display purposes without the written approval of the Vendor or its agent.

COMMERCIAL VEHICLES/BOATS, ETC

All commercial vehicles including caravans, boats, etc shall not be parked or stored on a property unless contained within a garage or screened from public view.

AMALGAMATION/RE-SUBDIVISION

Subdivision of the land or amalgamation of lots is not permitted. TELECOMMUNICATION AERIALS, ANTENNAS & DISHES

The TV system has been installed by and is owned by the developers. It is not considered necessary to erect outside TV antennae or satellite dishes which are prohibited under the restrictive covenants. The free to air stations Channels 2, 7, 9, 10, SBS and FM broadcasts can be accessed free of cost after payment of an initial connection fee, however, the system is designed to accommodate future Pay TV etc and has a capacity of 60 channels. Provision of these services will depend upon availability and may require a fee to be paid in the normal manner. The developers intend with this innovation to be able to provide all the benefits of Pay TV while avoiding unsightly outside satellite dishes and aerials.

The developers will endeavor to ensure that the TV system is developed and continued but makes no warranty or promise concerning its continued operation.

Connection to Cable TV System must be undertaken by a licensed contractor. For your convenience Beaumaris have arranged for Broadcast Engineering Services (Telephone: 9248 7000) to make such connections for an installation fee of approximately \$225.00. This includes up to a 40 meter cable allowance and an Austel approved isolation device. Your builder will normally supply and install TV points in your home; this work must be undertaken by an approved Austel licensed person. Should your home have more than two TV points then a TV signal booster may be required upon connection at an extra cost. Your builder should terminate the coaxial cable in the roof space in an accessible place in the front of the house.

COVENANT

Not to breach or allow to be breached the Beaumaris Estate Standard Lots Restrictive Covenants for Beaumaris Beach which are attached to this contract and marked Annexure ("B") ("the Covenants").

The preceding building guidelines shall be for the benefit of every other lot in the plan of subdivision referred to herein and the burden of the preceding guidelines shall be attached to the property.