

Use of Property

The carrying out of any construction, repairs or restorations of any motor vehicle, boat, trailer, aircraft or any other vehicle is prohibited on any Lot unless screened from the public road system.

Rubbish Disposal During Construction

The Lot owner must maintain or cause to be maintained, a large waste bin on the building site and must ensure that at least daily, and more frequently in windy weather, all waste materials that may blow onto the roadways or onto adjoining blocks are collected and properly stored in the bin.

The Lot owner will be held responsible for any costs incurred by AVL and/or the Shire in removing rubbish emanating from a Lot onto the roadways or onto adjacent Lots.



Clearing

No vegetation may be cleared from the Lot except where required to comply with the fire prevention regulations or by-laws or for access, safety or amenity of the dwelling.

For Sale Signs

“For Sale” signs must not be erected or displayed on the property at any time prior to the completion of the construction of a complying residence.

Pets

All cats must have a collar with a bell attached. Reptiles, insects, livestock and poultry must not be kept on the Lot.

Landscaping Guidelines

To assist in the creation of Kingston as a distinct community, “Landscaping Guidelines” have been developed to maintain the character of the streetscape. AVL will provide a “start up” package from the road verge of Lots to the building line as set out in your contract of sale and this area must be maintained to a reasonable standard at all times by the Lot owners. Failure to achieve this standard may result in the contractors for the developer (AVL) undertaking work at the cost of the owner.

A front garden design is to be chosen from a design prepared by AVL and implemented by a contractor appointed by AVL and supervised by the Kingston landscape architect.

To maintain the streetscape as a general rule, street trees are located centrally in front of each Lot in the Estate. The buyer/s acknowledge that any damage to the street trees caused by themselves, their builders or subcontractors will be their responsibility and the tree will have to be replaced at their cost. The tree, if replaced, will be of the same variety and of a size acceptable to the Project Manager.

It is also the buyer/s responsibility to ensure that the reticulation piping fronting their lot is maintained. If damage is caused, it is the buyer/s responsibility to have the piping repaired. If the piping is not repaired and the repairs are required to be carried out by AVL or other parties, the cost of the repairs will be immediately accounted to the buyer/s who will be responsible for the payment of same within 14 days of receipt of the account.

For further information contact

Greg Brown 0418 913 620
Steve Brown 0419 193 316

Information Centre Open

Monday, Wednesday,
Saturday and Sunday 1 pm to 5 pm

www.kingstonataustralind.com
info@lestergroup.com.au

Telephone/Facsimile: 9797 1588

*A development by Australian Vanguard Pty Ltd
ACN 009 279 921*



The perfect place to live

Kingston is a beautiful rural environment close to all the amenities Australind has to offer. To maintain Kingston's rural appeal, community atmosphere and ensure a high standard of home construction for you and your neighbours, we have established some guidelines.

Protective covenants will be registered on all Titles and are designed to assist your builder or architect in sharing the responsibility of matching the quality standards of homes in your neighbourhood. This brochure is designed as a guide to the Covenants which will appear in the Land Transfer document.

In the case of any inconsistency between the terms of the Explanatory Pamphlet and the Special Covenants, the Special Covenants will apply.

Building Plan Approval

Two sets of plans and specifications must be submitted to Clem Mitchell, 19 Latour Street, AUSTRALIND WA 6233 E:clem.mitchell@bigpond.com T: 0419 093 131 prior to submission to the Shire of Harvey (Shire) for building approval.

Following satisfaction that the plans comply with the design guidelines, Hassell Architects will send advice to the Shire supporting the issue of a building licence.

Appearance / Character

The theme for this stage of the Kingston development has been termed "Contemporary Rural" due to its location and surroundings. Any construction planned within this stage of Kingston should, where possible, reflect this theme through its architectural design and features.

Materials

Walls: All external walls shall be constructed with masonry bricks finished in facework or render, stone or blocks, rammed earth or other material the Developer deems appropriate. Fibro cement is specifically excluded.

Roof: Dwellings and extensions and renovations to dwellings must have roofs of clay or concrete tiles, timber shingles or metal sheeting having its exterior surface colour coated, sealed and treated so as not to be highly reflective with a roof pitch of no less than 24 degrees.

Driveways: A minimum of one single driveway of at least 2.5 metres in width must be provided to each Lot. All driveways and crossovers shall be constructed of hot mix Bitumen or other solid paving material (including paving bricks). *No transportable dwellings are permitted.*

Dwelling Floor Area

All dwellings shall have a minimum floor area of 140 sqm (inclusive of the outer faces of the external walls but exclusive of areas under verandahs, porches, garages or carports).

Siteworks / Levels

It is considered important that your building relates to the overall streetscape and any change in elevation to your site may disrupt the streetscape continuity.

Solar Design

To maximise the benefit of solar heating and minimise the problems of glare, it is best to locate the living area windows to face the north (to be screened in summer), with large eaves. This allows greater sun in winter and maximises protection over summer.



Privacy

In order to achieve a high degree of privacy in terms of noise as well as sight lines, a high degree of consideration must be given to the siting and design of the dwelling. Windows and balconies should be located to help maximise privacy where possible. Careful landscape design can also help any loss of privacy.

Roofscape

As all homes are provided with an underground TV system, all aerials including two-way radio, air conditioners and satellite dishes, etc, must be screened from view of the public road system.

Carports and Garages

Each Lot must provide at least two covered car bays attached to the house to assist in the development of an attractive "friendly" streetscape.

Outbuildings

Detached carport/garage, sheds, tool stores, garden sheds etc, must be of a design and constructed with the same materials used in the construction of the dwelling or other materials similar in colour so as to integrate with the dwelling.

If the outbuilding is not visible from the roadside boundary of the Lot and is constructed at the rear of the Lot behind the dwelling, then other materials may be approved.

Fencing

Prescribed side and rear fencing is supplied and installed by AVL's contractor on request by the buyer on completion of the dwelling within 24 months from the date of settlement and prior to occupation of your home. The cost of the fence is included in the purchase price for the property.

All replacement fencing will be at the buyer/s cost and shall be constructed in:

- The prescribed fencing to match the boundary fencing; or
- Another fencing approved in writing by AVL.

Fencing forward of the building line can be constructed to a maximum of 1.2 metres high of wooden or steel pickets, wrought iron, rammed earth and brick material, or any combination of these materials approved in writing by AVL. Any solid part of the fence constructed of rammed earth, bricks or other solid material approved by AVL, must not be more than 600mm high.



Without affecting any other provisions of this Contract, the Buyer's rights under this Special Condition apply only to the Buyer named in this contract and cannot be assigned or transferred to any subsequent buyer or registered proprietor of the Land.

Rubbish

Rubbish and rubbish bins including garden waste shall not be visible from anywhere outside the Lot.

Letter Box

This should be clearly marked with the house number and be incorporated into the design of the house, approved in writing by AVL, either generally or specifically.

Clothes Lines

Clothes lines should be out of sight from the street but capable of receiving breezes and winter sunshine.

Commercial Vehicles

Commercial vehicles and/or caravans, boats, boat trailers, etc must not be parked or be stored on any Lot unless contained within a carport or garage or screened from the public road system.