



Restrictive Covenants to be incorporated in the transfer of land

- (a) erect, cause or permit to be erected or remain on the burdened land more than one dwelling which expression shall include a unit, flat or apartment;
- (b) erect, cause or permit to be erected or remain on the burdened land a garage other than a double garage unless the lot has an area of 500m² or less in which case a single garage may be erected;
- (c) if the lot has an area in excess of 500m² erect, cause or permit to be erected or remain on the burdened land a dwelling having a floor area (excluding the floor area of a garage, porch or verandah) which is less than 140m² in area;
- (d) if the lot has an area of 500m² or less erect, cause or permit to be erected or remain on the burdened land a dwelling having a floor area (excluding the floor area of a garage, porch or verandah) which is less than 125m² in area;
- (e) erect, cause or permit to be erected or remain on the burdened land a dwelling or structure other than a dwelling or structure with external walls (excluding windows) constructed of materials which include no less than 60% of brick, brick or masonry veneer or a texture coated material;
- (f) erect, cause or permit to be erected or remain on the burdened land a dwelling or structure using materials which are not new;
- (g) erect, cause or permit to be erected or remain on the burdened land a boundary side fence greater in height than 1.8 metres and other than a fence constructed of timber with exposed posts and timber capping.
- (h) subdivide or permit to be subdivided or allow to remain subdivided the burdened land except for the purpose of re-alignment of boundaries;
- (i) within six months of issue of an occupancy permit in respect of a dwelling house erected on the burdened land fail to complete the front landscaping on the burdened land which expression shall include establishment of trees, shrubs, and garden beds for areas which are visible from the street frontage.

And in the case of the burdened land having a frontage of two or more streets the street frontage shall be deemed to be the street frontage to which the facade of the dwelling erected on the burdened land shall face.

Please refer to the contract of sale for full terms and conditions.