



Geraldton Heights

Building Guidelines

GENERAL

The following Building Guidelines are applicable to residential lots located at Geraldton Heights Stage 3.

The Buyer agrees with the Seller:

1. AREA OF RESIDENCE

- (i) A single residence shall not have a floor area of less than 150m² excluding carports, garages, verandahs and other unenclosed areas.

2. CONSTRUCTION MATERIAL

- (i) External walls to be predominantly face brick, limestone or other similar masonry material finish or render, timber or timber cladding construction.
- (ii) Roof materials shall be clay or concrete tiles or Colorbond (not zincalume).
- (iii) Outbuildings to match or otherwise compliment the residence in respect of the materials used, the design, the external appearance including colour and the quality of construction.
- (iv) Outbuildings cannot have a flat roof.

3. GARAGE / CARPORT

- (i) Must be constructed of the same materials as the main residence.
- (ii) A garage shall be fitted with an appropriately manufactured garage door.

4. FENCING

- (i) Fencing shall not extend forward of the front building line of the residence, unless it consists of decorative masonry or masonry and wood or masonry and decorative metal railings substantially in the same materials and finishes as the dwelling and is at least nine hundred millimetres high.
- (ii) Dividing fencing shall not exceed 1800 millimetres in height and shall be constructed of masonry or capped Colorbond or similar material in the colour of "Riversand". In the event of Riversand being discontinued by the steel supplier, the replacement colour will need to be ratified by the developer in writing at the time, prior to purchase of the fencing.

BUYER: _____

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WITNESS: _____

DATE: _____