
Annexure “C”

Building Guidelines

1. The Purchaser Warrants to the vendor and undertakes that in respect of the land being purchased;

1.1.

It will not permit any transportable dwelling house or caravan or other temporary residence therein

1.2.

No kit building (with the exception of kit building with at least 75% solid brick and/or stone external walls or pine log construction erected in accordance with plans and specifications approval in writing by the Vendor which approval shall not be unreasonably withheld) will be permitted thereon

1.3.

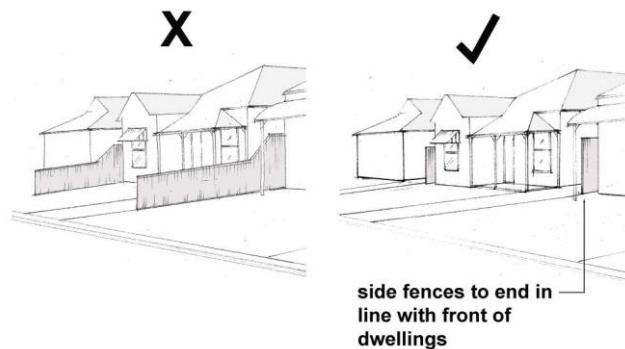
No fence, garage or other outbuilding of material other than brick, masonry, timber or colour coated or painted steel will be erected or placed thereon and in particular zincalume, galvanised or other reflective material will not be used and any second-hand steel or metal shall not be used.

1.4.

Fencing

1.4.1. Fencing Forward of Building Line

- Side boundary fences must not protrude forward of the main building line unless incorporated with a decorative front fence.



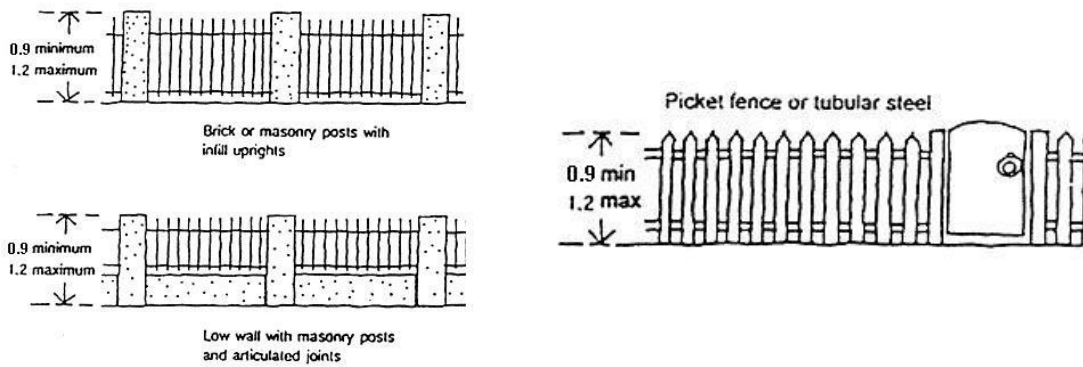
- In the case of corner allotments, side fence should not extend beyond the primary frontage of your home unless integrated with decorative front fence as stipulated below.
- If fencing forward of the building line is to be utilised, the maximum fence height permitted forward of the building line in 1.2 metres with a minimum height of 0.9 metres except where the side fence of a property abuts the private open space of an adjoining property in which case solid fences 1.8 metres high are permitted.

- Fences forward of the building line must be “open” to enable views into front gardens. Solid fencing shall not be accepted as front fencing.

1.4.2. Materials and Heights

Materials and heights should conform to the following:

Heights	Materials
0.9 metres to 1.2 metres	Picket (timer, steel, aluminium)
1.2 metres	Piered brick or masonry post with steel, timber or aluminium uprights



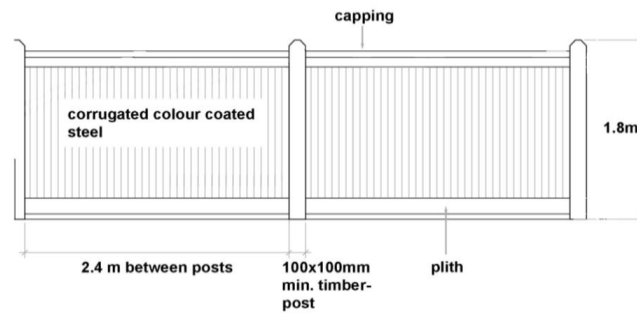
1.4.3. Side and Rear Fencing (Behind the Building Line)

Side and rear boundary fence between allotments shall be constructed from pre colour coated iron (custom orb/corrugated profiles are not permitted except as corner fencing if combined with other decorative elements).

All pre colour coated iron fencing must be in grey ridge colour or equivalent.

For side and rear boundary fences with a frontage to a public roadway fencing must be of a decorative nature in accordance with the specified shown in the Figure 2 below:

Figure 2



1.4.4. FENCES (Vendor not liable for fencing costs)

The purchaser agrees and accepts, notwithstanding the provision of the *Fencing Act 1975 (as amended)*, that while the vendor remains the owner of any land adjoining the land herein described, than the purchaser shall not require the Vendor to construct or erect on any adjoining allotment to this allotment, then th within named purchase accepts responsibility for payment for half the cost of any such fence, to the owner of the respective adjoining allotment, if and when payment of the same is requested from the owner of the respective adjoining allotment.

The purchaser hereby authorises the Vendor, to provide the owner of any allotment adjoining “the Land” with details of the Purchaser’s name and address, to enable the adjoining owner to serve any notice that may be required to be served on the Purchaser under *Fencing Act 1975*.

1.5. GST ON THIS TRANSACTION

The Vendor is liable to pay GST on this transaction. The purchase price referred to in the agreement is fully inclusive of GST. The Vendor wishes to invoke the Margin Scheme on this transaction. The parties acknowledge and agree that an expression used in this part, that is also used in the GST Law referred to in *A New Tax System (Goods, and Services Tax) Act 1999* shall have, for the purposes of this agreement, the meaning used in or attributed to that expression by GST Law from time to time.

Purchaser: Vendor:

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