

UNDERSTANDING DEVELOPER REQUIREMENTS



Some handy information on covenants and what they mean to you.

Building your brand-new home is an exciting time—especially when it comes to selecting the design of both the interior and exterior of your house.

When purchasing land (specifically in a new development), you may come across the word, **'covenant'**, which is simply a set of rules or guidelines established by the land developer, advising how you can use and design certain elements on your property. If you haven't purchased land yet, it's important to review these guidelines upon purchase and to discuss them with your builder.

Covenants are designed to create a desired look within an estate, ensuring that land buyers achieve the same standards of build quality and design throughout the development. They benefit you in the long term—adding value to your property by enhancing the appearance of the estate.

Covenants are legally binding and can last a long time. They can also be enforced by local council and by property owners who benefit from having the covenant in place.

If you need assistance designing your new home inline with your covenant, book a one-on-one design appointment with one of our Sales Consultants today.

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Covenants can cover a range of property characteristics including:

- regulations on **building height**
- rules regarding **fencing**, especially at the front of your property
- conditions surrounding the **façade design and materials** used i.e. render and the style of your roof
- requirements surrounding the **size of your house** vs the size of the land
- rules surrounding your **landscaping** including the look, finish and completion timelines
- where your **house has to be placed on the block**, in some cases, right on the boundary
- requirements for **building set-backs** i.e. limitations on the distance between the garage or house from the road.

It's important to note that ensuring that all covenant requirements are met is the land owner's responsibility. However, our Sales Consultants are always happy to work with you to ensure that your house is set correctly on your block, and that the rules set in the covenant are followed.

