

# A BUILDING COVENANT

— ENHANCES YOUR COMMUNITY —

## A SIMPLE GUIDE



*Building Vibrant Communities*



# WHAT IS A BUILDING COVENANT?

One of the first questions that comes to mind for anyone who is buying land is, “What’s going to happen next door?”

A covenant gives you peace of mind by assuring you that your neighbour’s home will be similar in quality to your own home.



Security to build with confidence

When you purchase a block of land in most estates these days you’ll be presented with a building covenant. Essentially, a building covenant contains certain standards and requirements that you are obliged to meet in the construction, maintenance and future renovation of your home and land.



# WHAT IS A BUILDING COVENANT?

Our building covenant ensures that all homes, improvements, and landscaping within our estate are to a high standard, resulting in both attractive streetscapes and safeguarding the value of your home.



Everyone does their part to maintain our vibrant community.



# WHAT ARE STANDOUT FEATURES OF THE OXMAR COVENANT?

- ✓ A minimum home size, which encourages high values within the estate.
- ✓ Front turf and driveway must be completed prior to moving in.  
Landscaping front gardens ensures a high quality streetscape. We also ask our residents to seek approval for any built structures planned for their front yard including retaining walls and garden edging, etc.
- ✓ Exterior home colours are to be drawn from earth tones. This avoids the possibility of an out-of-character house in the street.
- ✓ Some of our estates require the front facade, or the whole of the home, to be comprised of a rendered finish. Small features of cladding, timber, feature brick, or stone can be used to add your signature to the designs.
- ✓ You are welcome to build a garden shed; however, there are limitations on larger sheds. Our friendly covenant manager is always available to talk about what may or may not be possible.
- ✓ We require that fencing, whether colorbond, timber, or rendered block, be of a high standard to ensure that it complements the home.
- ✓ We require wheelie bins to be promptly brought in on the day of collection and placed behind the fence out of sight. There is nothing worse than walking around and having wheelie bins scattered all over the footpath and road.
- ✓ We ask that you mow and maintain your front lawn and garden regularly to ensure it is presentable. We ask the same of your neighbours too.





Welcome home to a tidy neighbourhood.



There is no pressure from us to build straight away when you buy your block. Many other estate covenants will require you to build on your block within a certain timeframe, usually 12 months. That's not the case with us. You can sit on it until you are ready to build. Many wise owners have bought their block in a rising market, and built a year or two down the track, using the equity they have in the block as the deposit for their new home.

A common complaint about substandard estates is the abundance of cars parked on footpaths, blocking pedestrians and traffic. Our covenant controls this for your benefit. Our well kept streetscapes are often attributed to our residents taking pride in their property and most of our estates have a minimum of 95% Owner-Occupier sales.

To protect your investment, none of our estates allow "For Rent" signs. Limited "For Sale" signs may be approved by the developer. Irrespective of any unanticipated market downturn, there will be no proliferation of "For Sale" signs next to your home which can happen on other estates.

We highly encourage efficiency in the home through means such as solar panels, water tanks, etc. But we also view the streetscape as important too, as we know this impacts the value of your property. Consequently, the design and placement of solar panels needs to be approved prior to installation.

## HOW LONG DOES THE OXMAR BUILDING COVENANT LAST?

The important thing to remember about our covenants is that they 'run with the land.' This means they are applicable to all future purchasers of the property and not just the original purchaser.



Beautiful streetscapes at Griffin Crest.





## IMPORTANT FACTS TO REMEMBER:

- ☐ Ensure you provide a copy of your building covenants to all contractors working on your home or land such as your builder, fencing contractor, pool contractor, landscaper, etc.
- ☐ Prior to commencing work (and buying materials) for any proposed exterior work, please submit an application to us for approval.
- ☐ Ensure you have received a written approval response prior to commencing work.
- ☐ All applications for planned work or alterations to the outside of your house or land are to be sent to [covenants@oxmarproperties.com.au](mailto:covenants@oxmarproperties.com.au)
- ☐ All applications received are dealt with promptly and you will receive our response without delay.
- ☐ We know every property is individual and we are happy to answer any query you may have so call us on 3263 4977. We're here to help.



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[griffincrest.com.au](http://griffincrest.com.au) | 07 3263 4977  
[covenants@oxmarproperties.com.au](mailto:covenants@oxmarproperties.com.au)



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