



Summary of Covenants - Guidelines & Incentives

Incentives

Baldivis North is a prestigious family friendly development located just next door to Baldivis Primary School. It is just 30 minutes to Perth or Mandurah and only 10 minutes to the Beach and Rockingham. The estate has easy access to public transport and the Kwinana Freeway and is just minutes away from major shopping and retail centres plus recreational, Community and Sporting facilities.

Within the estate no expense has been spared in preparing the exceptionally landscaped parks, walkways and play areas. At Baldivis North we offer a range of home-site options designed with everyone in mind. From new or growing families to professional or retired couples, we believe a broad mix means a vibrant and diverse community. Whether it's the trees and country air, the landscaped parks and convenient, transport, shopping, education, or the relaxing semi-rural lifestyle – there's a reason for everyone to love life in Baldivis

Subject to the buyer completing construction of a home within 12 months from the date of settlement the Seller will provide at no cost to the Buyer:

- A Landscaping Package
- A Colourbond Fencing Package

(Note: Seller may vary the packages from time to time)

Covenants & Guidelines

The purpose of these restrictive covenants is to protect the investment of each and every Buyer within the Estate by setting minimum building standards. These 'Restrictive Covenants' are enforceable by law and should be adhered to at all times. All buyers are required to adhere to the covenants and guidelines.

Some of the main requirements are:

Unless otherwise approved by the Seller, no dwelling may have a floor area less than the dimensions referred to below:

Lot Size	Dwelling Size (Min)
300 - 399m ² inclusive	140m ²
400 - 499m ² inclusive	150m ²
500m ² & over	180m ²

These minimum sizes measure to the external wall lines which excludes carports, garages, outbuildings or verandas. Alfresco areas are considered living under the main roof.

- Carports / Garages not smaller than 30m² with provision for not less than 2 motor vehicles.
- Roofs to have a minimum pitch of 25° and a maximum of 45°
- Air Conditioners and/or Solar Heaters are not to be installed on any part of the roof facing the street and must be painted to match the same colour as the roof.

Comprehensive details of the Estate covenants and guidelines are available upon request or by visiting www.baldivisnorth.com.au

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Baldivis North

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www.baldivisnorth.com.au