

# Covent Gardens



## Construction Phase Manual

### Construction Guidelines and Controls

#### The Vision & Concept

Welcome to Covent Gardens, a residential development with style.

This development is planned and designed with an "English Landscape" yet modern in design. We have deliberately stayed away from some materials which will date and have focused our attention to detail for the longer term.

It is important that everyone involved in this project understands and commits to the overriding policy that at all times the total site is our best marketing tool and that marketing requirements will take precedents over construction requirements.

We seek the support of every owner and contracted builder to support our efforts in controlling all the site activities and ask that they take an active role in controlling all staff and sub contractors who will be working in and around the subdivision. We believe these requirements are necessary to achieve a high standard of professionalism and market presence, which in turn will increase the value of the completed home and enhance the market profile of the builder as one of excellence and show in a positive way that "Covent Gardens" is setting new standards in Marlborough.

#### 1. Health and Safety Policy

It is a requirement that each building company and sub contractor, maintain an effective Health and Safety policy for work carried out within the Covent Gardens development.

#### 2. Services Provided to the Boundary of Each Lot

- Power
- Telephone
- Storm Water
- Sewer
- Water

Details of each of these services may be obtained from the appropriate service provider in the normal manner.

#### 3. Site Security During Development

Individual site security is the responsibility of each contracted builder.

#### **4. Site Access**

Before commencing any work on site the builder shall create a protection for the kerb and channelling and vehicle crossing so this does not get damaged. One suggestion is to lay down a protective layer of sand followed by a layer of base course material to a thickness that will ensure no damage occurs to the under lying crossing footpath. In the event of any damage occurring full replacement will be required at the builders cost.

At the completion of the building and during the landscaping and laying of paths the builder shall reinstate the new footpath and berm crossing to the required standard should it be damaged.

#### **5. Builder's site sheds**

All builders site sheds shall be placed within the building lot.

#### **6. Loading, Unloading and storage of materials during construction**

All loading, unloading, delivery and storage of materials shall take place within the building site.

No unloading of materials is permitted onto the footpath or berm areas.

#### **7. Parking of tradesman's, delivery and subcontractors vehicles**

All vehicles whether they are belonging to contractors, tradesmen or delivery must either be parked inside the lot area or parallel parked within the road area.

No vehicle that deposits oils or other damaging materials should be parked on the street. Any damage caused due to such a vehicle being parked within the Covent Gardens subdivision, the owner will be required to compensate for the damage.

There shall be no parking on the verges, berms or adjacent vacant lots.

#### **8. Toilet Facilities**

Appropriate toilet facilities in the form of port-a-loo etc are to be sited within the building lot.

#### **9. No Animal Policy**

No animals of any kind are permitted on the building sites, or within the confines of the development by builders, contractors, sub contractors or sub trades, during construction.

#### **10. Rubbish & Rubbish Removal**

Appropriate rubbish skips shall be maintained within the site for all site rubbish and shall be cleared at regular intervals.

At no time shall rubbish be permitted to blow outside of the building site or be permitted to cause an unsightly mess.

## **11. Wash down and cleaning of vehicles Spillage's etc**

Washing down of any vehicle is not permitted outside of the building lot.

The cost of repairing any scuffing or road surface damage will be recovered from the offending building company via their owners building contract bond.

All spillages of any materials must be removed immediately from the Road reserve areas (Footpaths, berms and roads). The cost of repairing any resultant damage will be recovered from the offending building company via the owners building contract bond.

## **12. Signage and Street / Lot Number**

No sign shall be erected without the express approval of the developer. However notwithstanding this clause a single building company sign may be erected along with the street number and/or lot number. A standard health and safety sign may also be erected to comply with the various regulations. These signs should be of a good quality.

No contractors subcontractors or sub-trade or consultants signs will be permitted without specific approval.

Each approved sign must be kept in good condition.

Damaged signs must be removed within 48 hours of the damage / or notice.

## **13. Owners building Contract Bond**

Approved builders are required to provide a \$1,000.00 bond prior to work commencing on site. This bond is required as part of the building contract, to ensure builders and subcontractors meet all the required conditions of building in "Covent Gardens"

This bond will be released to the builder upon completion of the building subject to a final inspection of the site. Please refer to bond agreement form.

## **14. Covenant Section**

The covenants set out additional requirements / protections and should be read in conjunction with these building guidelines. Owners / builders will be liable for non compliance with covenants.

*Refer to the attached covenants for further information*

## **15. Pre approval of plans**

All plans are required to be approved by the developer prior to commencement of any building or structure. *See the Protective Covenants for details*

## **16. Landscaping**

*See the Protective Covenants for details*

## **17. Satellite dishes and aerials etc and other ancillary buildings**

*See the Protective Covenants for details*

## **18. Fencing**

*See the Protective Covenants for details*

## **19. Curfew Time Limits of Builders working on-site**

As building of Homes in new residential areas can take a number on years to complete, and some dwellings may have already been occupied, a Builders Curfew will restrict the times as to when builders are able to be constructing on-site. This curfew is to protect existing residents and neighbours from noise nuisance at times which are deemed unreasonable. No construction by the builder or any subcontractor may take place within the Lot on a Sunday, Public Holiday or between the times of 7.30pm and 7.30am. This Curfew does not apply to interior decorators whom may be working indoors and not making a noise nuisance.

## **19. Remedial Clause**

The developer reserves the right:

- To request immediate correction of any or all of the above items
- To instruct other parties to correct any infringements at the expense of the approved building company should they not have been corrected within 20 working days from the given notice.
- To claim recovery of all costs associated with correction of any infringements to the above items from the bond and the balance (if any) from the building companies.

## **Amendments**

The Developer reserves the right to amend, alter or add to this document as the project proceeds.

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