

Ashford

RESIDENCES

UNDERSTANDING THE CONSTRUCTION OBLIGATIONS WITHIN ASHFORD DESIGN GUIDELINES

We encourage you to familiarise yourself with the Construction Obligations within Ashford Design Guidelines and we would like to remind you that monitoring your builder and their behaviour is also your responsibility.

Your building site must be clean and safe at all times and we have provided some additional information below:

- Now that your lot has settled, you are responsible for maintaining your site prior to construction commencing, which includes the maintenance of grass and weeds, as well as any builders rubbish that may be dumped on your lot. We highly encourage lot owners to move quickly and erect a construction fence or 'light barrier' to discourage trespassing and dumping of any rubbish.
- During the construction of your home, your builder is responsible for providing a skip bin or enclosure on site to contain rubbish for the duration of the construction period. Leaving rubbish on any lot visible from public areas is not permitted. Bins and site facilities should be clear of all neighbouring properties, roads, footpaths, reserves and all other public areas at all times.
- Please keep in mind that there will be times where a neighbouring lot may be used (if vacant) to temporarily store materials and/or rubbish while waiting for installation or transport. We request that you remind your builder to please keep this to a short time frame only, and that should you observe this happening on your lot to be understanding. Any overextended storage of material and/or rubbish will not be tolerated within the Ashford Residences.

Construction Access and Parking

- Due to the high amount of construction anticipated to occur at the Ashford Residences, we have separated contractor access for the home builders and terrace homes contractors. We ask that you reiterate this to your builder and that they and their subcontractors are aware of this and enter the site via their designated access point. Should they use the Terrace Home Contractors entrance, they will not be able to access Murphy Court through the Terrace Homes entrance and won't be able to access the land lots.
- Your builder is permitted to park on your lot or in dedicated visitor parking. From now, up until December 2021 we are willing to allow parking on the verge and kerb out the front of your Lot. However, please be advised that any damage caused to the verge, street trees and services will be at the expense of you and or your builder and must be rectified back to their original condition. Any damage at the time of covenant inspection may affect the refund of your covenant bond.

Surveillance and Development Audit

- Mirvac Development have invested in surveillance cameras. Please advise your builders that we will be monitoring these cameras regularly as well completing routine Development Audits. Any non-conformances and site issues will require immediate rectification by your builder.