



masongreen
PRIVATE ESTATE



Design Guidelines



QUBE 
PROPERTY GROUP PTY LTD



masongreen
PRIVATE ESTATE

Contents

WELCOME TO MASON GREEN

Welcome to Mason Green Private Estate	02
Location Map	03
Guidelines	04
What is Sustainability?	05
How do I get Approval?	06

HOUSE DESIGN

Introduction	08
House Size	09
Orientation	10
Corner Lots	11
Laneway Lots	12
Dual Front Lots	12
Energy Efficient Design	13
Setbacks	14
Façade and Materials	15
Roof Design	16
Garages	17
Driveways	18
Fencing	19

GARDEN DESIGN

Introduction	24
Landscaping Bonus	25
Fencing Bonus	25
Garden Design Principles	26
Water-wise Gardens	26
Indicative Design and Ideas	27
Australian Garden Style	27
Contemporary Garden Style	28
Cottage Garden Style	29

SUSTAINABLE LIVING

Our Commitment to Sustainable Living	30
Rebates, Incentives and Bonuses	30

THE DEVELOPER

About QUBE	34
------------	----

ANNEXURES

Annexure A	
Local Development Plan (LDP) – Plan 1	35
Local Development Plan (LDP) – Plan 2	37
Annexure B	
Architectural Committee Review Form	38

Welcome to Mason Green Private Estate



Welcome to Mason Green Private Estate

Finally, you've found a peaceful place to call home.

Surrounded by beautifully landscaped parklands and natural bushland, Mason Green Private Estate is the perfect setting for your family to grow and experience everything life has to offer.

A new, exciting home with all the nearby attractions and amenities of an established suburb.

A home where beautifully landscaped green spaces call your name, inviting you outdoors to enjoy life at its fullest. A home where you can feel part of a community.

You belong at Mason Green Private Estate!

These Guidelines show how together, we can help protect your investment, save money, help the environment and build a better community.



Welcome to Mason Green Private Estate



Location Map

Live here and you are only 25 minutes from Perth along the Kwinana Freeway and just minutes from Cockburn Central with its train station and shopping precinct.

There's everything to love because everything is here.

Numerous health and medical facilities are in close proximity, with public and private schools either a stroll away or within easy driving distance.



Welcome to Mason Green Private Estate



Guidelines

Your house design should be consistent with these guidelines. In return, your house will save you money, protect your investment and the quality of the Estate, giving you the lifestyle you deserve.

Good design, construction and ongoing function of your home and garden will ensure sustainable living for the next generation.

At Mason Green Private Estate, residents will value:

- A safe and friendly neighbourhood
- Contemporary designs and living
- Use of alternative and innovative materials
- The creation of a true community
- Collective environmental sustainability
- Close access to parks and recreation

Please note that should these Guidelines differ from the Restrictive Covenants or Local Development Plan (LDP), the Restrictive Covenants or LDP will prevail.

Welcome to Mason Green Private Estate



What is Sustainability?

At Mason Green Private Estate, sustainability is about creating a comfortable way of life for now and into the future that doesn't cost the Earth.

At Mason Green Private Estate, sustainability ranges from the design of the Estate to capture prevailing breezes and natural light through to water-wise irrigation of parks and streetscapes.

These initiatives will ensure a more sustainable community at Mason Green Private Estate.



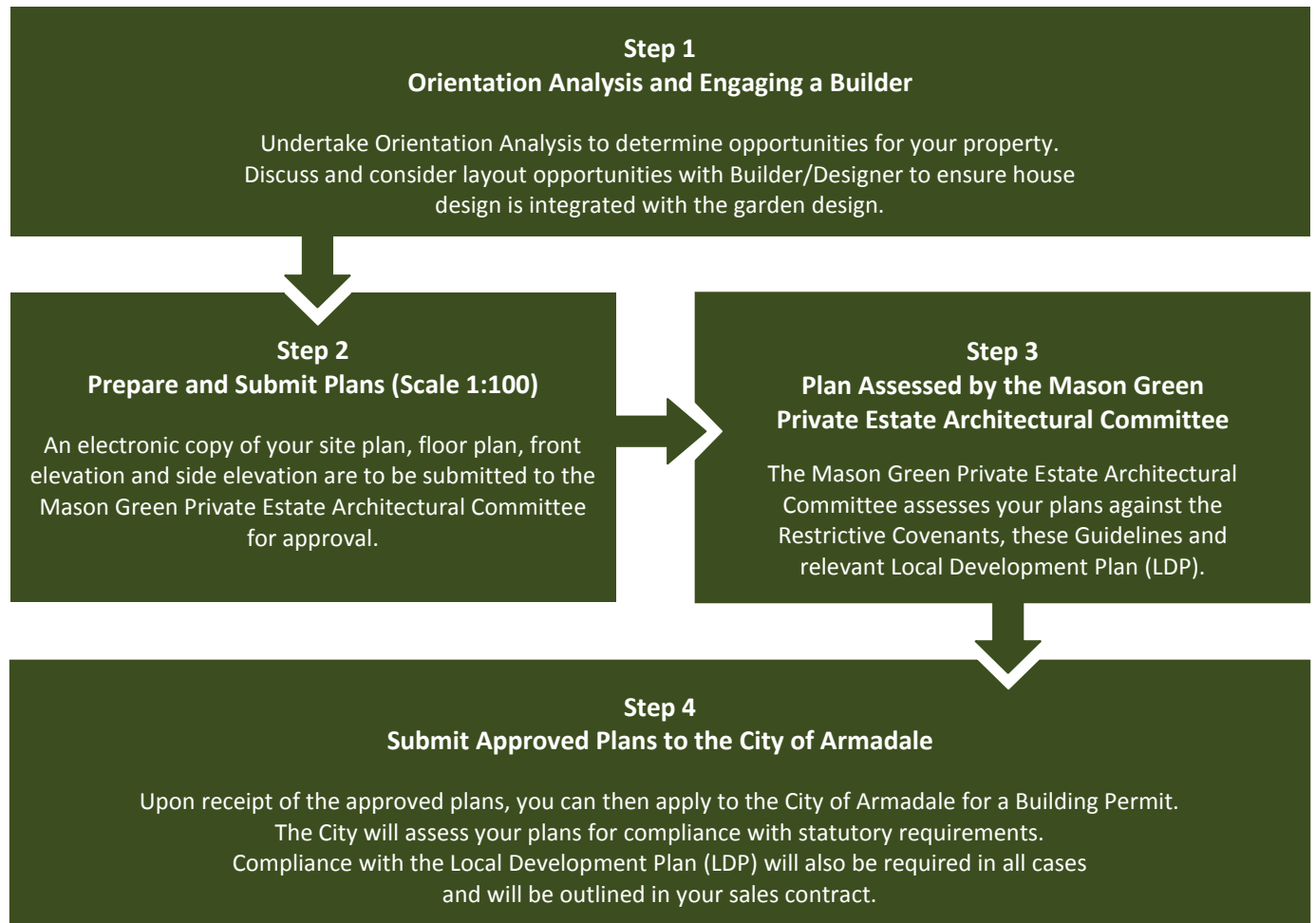
Welcome to Mason Green Private Estate

How do I get Approval?

The diagram below shows the steps to obtaining approval to build your new home.

These Guidelines have been prepared to reflect the Covenants attached to your sales contract.

Approval is required to ensure Mason Green Private Estate continues to remain both sustainable and of a high standard.



A sample of the Architectural Committee Review Form which will be used to assess building compliance is included as Annexure B (page 38) of this document.

Welcome to Mason Green Private Estate

Restrictive Covenant Item 1 states:

For the purposes of enhancing the amenity of the Mason Green Private Estate of which the Property is a part, the Buyer acknowledges that:

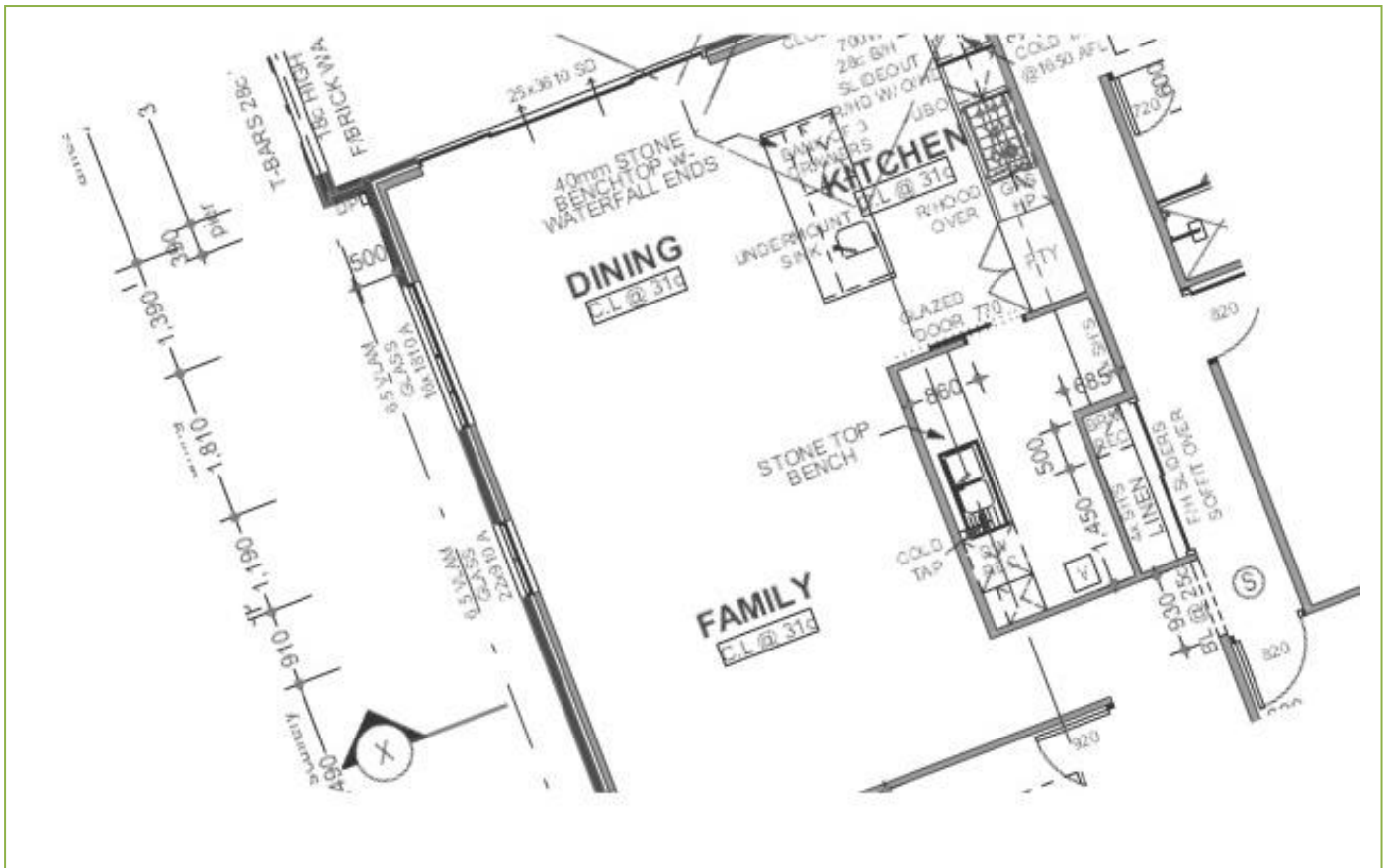
- 1.1. During the period of 10 years from the date of registration of the Deposited Plan at Landgate, the Buyer will not construct, erect or externally renovate any building or other building structure appendage or improvement of any kind (including, but not limited to outbuildings, car parking areas, structures, landscaping, undercover and open storage areas, fences, walls and television radio and other antennae) on the Property without first obtaining the prior written approval of the Architectural Committee (which approval is not to be unreasonably withheld).
- 1.2. The Seller encourages the Buyer to use its best endeavours to construct a residence that adopts Energy Efficient, Water-wise and Quiet Home Design principles.

Restrictive Covenant Item 2.1 states:

- 2.1 The Buyer covenants with the Seller that no residence shall be erected on the Property unless:
 - 2.1.1 the plans and specifications have been approved by the Architectural Committee;
 - 2.1.2 the plans and specifications have been approved by the relevant planning and local authorities.



House Design



Introduction

The design of your home is important as it reflects both your family's needs and desires.

The design of your home and your neighbour's home adds to the quality of the neighbourhood, improves the value of all residents' homes within the Estate and creates a friendly streetscape.

House designs must:

- be appropriately proportioned in appearance and size;
- face onto the primary street with windows and doors;
- include a mix of materials;
- give consideration in design to neighbours.



Restrictive Covenant Item 2.1 states:

- 2.1 The Buyer covenants with the Seller that no residence shall be erected on the Property unless:
- 2.1.3 the minimum living area (measured using the outside dimensions of the walls enclosing the dwelling) is 150m², exclusive of patios, balconies, verandahs, storage areas, workshops, pergolas and any attached garage or outbuilding, unless the Lot is a Multi Residential Lot;
 - 2.1.4 where the Property is less than 450m², the minimum living area of the residence (measured using the outside dimensions of the walls enclosing the dwelling) is 130m², exclusive of patios, balconies, verandahs, storage areas, workshops, pergolas and any attached garage or outbuilding, unless the Lot is a Multi Residential Lot;
 - 2.1.5 it is either a single or double storey dwelling (or any alteration or addition to a dwelling) and uses wall materials which are predominantly concrete, clay bricks, stone or other similar materials in face work or renders or alternative materials as approved by the Architectural Committee.

House Size

It is a fact that whilst Australian families have been getting smaller, house sizes have been getting larger over the past thirty years. At Mason Green Private Estate, we are conscious of your need to build a comfortable home to suit your family's lifestyle.

In creating a more sustainable development, we urge residents to consider the long term financial impact of energy costs in running a large house and whether it really suits your family's needs.

One and two storey houses can easily be accommodated in Mason Green Private Estate. Depending on your lot size, you will also need to meet site coverage and house size requirements.



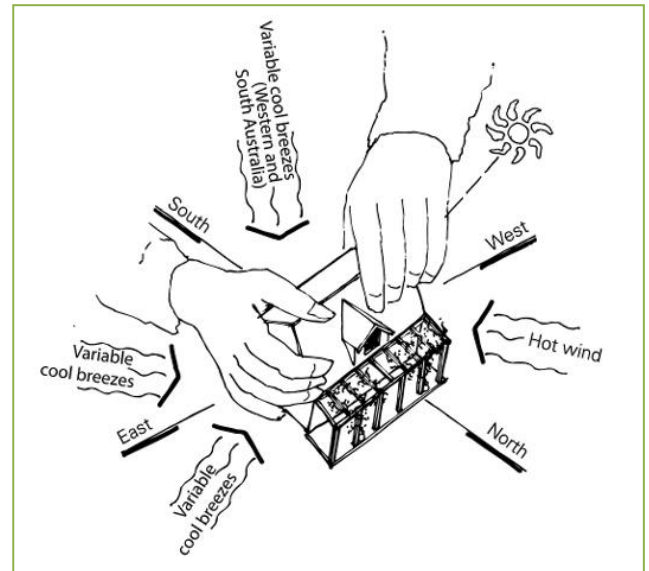
House Design

Orientation

To enhance both your lifestyle and investment, houses should be orientated and designed to maximise natural light, views and breezes. You can help keep your home cooler in summer and warmer in winter by:

- Using the topography to your advantage by including design elements like garden terraces.
- Where possible, locating your garage on the eastern or western frontage to block out harsh summer sun.
- Increasing the size of windows to take advantage of a park / tree lined aspect.
- Positioning backyards or courtyards to capture the prevailing breezes.
- Being neighbourly:
 - Ask - where will my neighbours be placing their house?
 - Will my house overshadow their outdoor activity areas?

Please note additional lot layout considerations may be required, which are addressed in greater detail through Local Development Plans which, if applicable, will be attached to your Sales Contract.



Corner Lots

House designs on all corner lots should address the main and secondary streets to create a safe, attractive and well landscaped streetscape, whilst also maintaining private open space.

Building requirements for corner lots are shown below:

Restrictive Covenant Item 2.9 states:

- 2.9 In the case of all corner lots, no residence shall be erected on the Property unless:
 - 2.9.1 the residence provides at least one major opening facing the direction of the secondary street;
 - 2.9.2 the residence's secondary street elevation matches the primary street elevation in colours, materials, openings and/or roof form for a minimum distance of 4m from the truncation of the corner of the Lot; and
 - 2.9.3 the side boundary fencing finishes at least 4m from the predominant truncation (excluding laneway truncations) of the corner of the Lot unless otherwise approved by the Developer in which case the Developer will only approve visually permeable fencing.

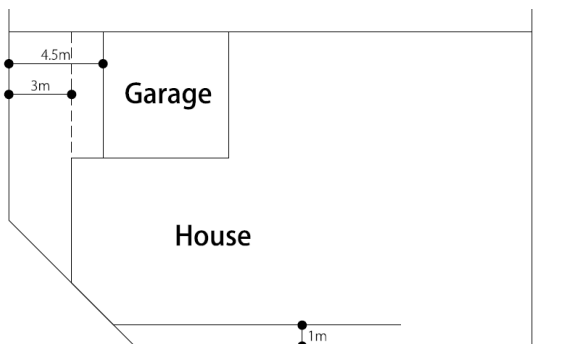


Setbacks

Extract from LDP

b) Corner Lot Setback

For corner lots, a nil setback to the corner truncation is permitted, subject to compliance with the minimum Primary Street Setback (*Provision 3.a*) and the minimum Secondary Street Setback (*Provision 3.d*).



House Design

Laneway Lots

For lots with rear laneways, the design of your home frontage will need to address:

- ❑ The park frontage.
- ❑ Vehicle access is to be solely obtained from the laneway.
- ❑ Garage doors are not to overhang into the lane when opened or closed.
- ❑ Front loaded garages and supporting structures are to be located at least 0.5 metres behind the main part of the dwelling.

Refer to LDP Plan 2 Annexure A on Page 37.



Dual Front Lots 220 - 225

For lots which front both the Public Open Space and a street, the design of your home frontage will need to address:

- ❑ The main street frontage shall provide for vehicle access but must also include a front door in accordance with the Local Development Plan.
- ❑ Frontage to the POS area may also include a secondary “front door”. This elevation should also provide significant openings to provide surveillance of the POS and shall include an outdoor living area (eg; alfresco area).

Refer to LDP Plan 2 Annexure A on Page 37.



masongreen
PRIVATE ESTATE

Energy Efficient Design

Your home should take advantage of natural heating and cooling systems. The energy efficient design of your home will reduce heating and cooling costs, energy use and create a more comfortable environment.

For energy efficiency to be effective, the following principles should be followed:

- ✦ Orientate your home towards the north, with main living areas on the northern side of the lot.
- ✦ Laundries, bathrooms and some bedrooms should be located on the southern side of the lot, where access to northern light is less necessary.

- ✦ North facing windows should be shaded through a combination of eaves, verandahs or awnings to block the summer sun but allow winter sun to warm your home.
- ✦ Allow for cross-ventilation by locating windows that open to capture prevailing breezes.
- ✦ Minimise windows that face the western summer sun and provide shading to these areas of the home.
- ✦ All homes in Mason Green Private Estate must include a portion of eaves (to a minimum of 450mm) to maximise shading opportunities (overhanging verge of 300mm may be used in lieu of eaves).
- ✦ A concrete slab and brick walls or alternative similar materials help to provide “thermal mass” and heat the home during winter.
- ✦ Ceiling insulation will enable the temperature inside your home to be moderated throughout the year.

These energy efficient design principles will help to reduce your energy costs and assist to address the six tonnes of greenhouse gases produced by an average Western Australian household every year (SEDO, 2008).



House Design

Setbacks

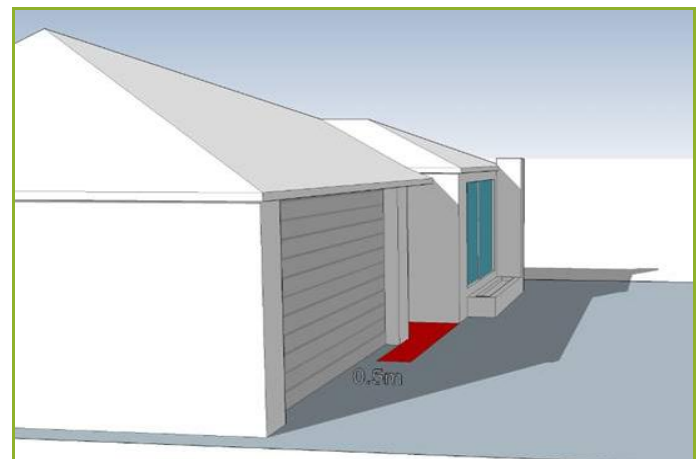
Your setback is the distance between the front road reserve and your house and garage. Consistent setbacks promote safer streets by encouraging “eyes on the street” and also provide room for landscaping and improving the attractiveness of the area.

The following general provisions apply:

- Front setbacks for R25/R30 lots are a minimum 3 metres.*
- Front setbacks for R40 coded lots are a minimum of 2 metres.*
- Garages should be setback a minimum of 4.5 metres from the front boundary and a minimum of 0.5 metres behind the main part of the dwelling (**refer to LDP for further information**).*

Setbacks throughout Mason Green Private Estate are generally defined by the “Residential Design Codes” and varied by the Local Development Plan.

Refer to LDP Plan 1 at Annexure A Page 35/36.



Sketch shows the intent of “main part of the dwelling” for the garage location.



* Minimum setbacks and allowable incursions are subject to Local Authority interpretation

Façade and Materials

At Mason Green Private Estate, we encourage contemporary façade designs and materials that fit in with the street and promote a modern style of Australian architecture. By addressing the following pointers with your designer, a strong character can be developed throughout the Estate, adding the benefit of “value” to every home:

- A proportional mix of at least two materials in the design of your home’s main street façade including:
 - Complementary brick colours, wood, stone and rendered cement.
- Windows addressing the street should be a major opening to create a friendly and welcoming building façade.
 - This can also improve safety and security of the street.
- Front façades should not contain large, blank or featureless walls:
 - Use appropriate proportions to break up large walls with windows – the use of complementary materials, colours and/or alterations to the building setbacks.
- The use of verandahs, porticos and porches will provide a welcome and protective entry to your front door whilst also providing an area to sit and enjoy your neighbourhood.
- Strong colours are not prohibited, but their use should be balanced with a more dominant muted colour in order to provide definition to your home.

A range of materials is encouraged in the design of your home. Materials should be consistent with the modern Australian “look” and be appropriate to our climate. Thought should be given to the use of new alternative materials.

The use of dark materials is not recommended as they do not reflect heat from your home.

Restrictive Covenant Item 2.1 states:

- 2.1 The Buyer covenants with the Seller that no residence shall be erected on the Property unless:
 - 2.1.8 the primary frontage comprises a minimum of two colours or two materials (excluding windows and garage door).
 - 2.1.9 the primary frontage must comprise one of the following structures fronting the street:
 - 2.1.9.1 a gable;
 - 2.1.9.2 a gablet;
 - 2.1.9.3 an upper storey;
 - 2.1.9.4 a portico with separate roof;
 - 2.1.9.5 a verandah with a minimum length of 3 metres;
 - 2.1.9.6 a blade wall;
 - 2.1.9.7 a projecting feature wall.



Roof Design

Attention should be paid to the design and materials selected for your roof. Within Mason Green Private Estate, it is recognised that roofing plays a significant part in the architectural interest and energy performance of your home.

The following requirements should be followed:

- ❏ Roof design should be simple, light in colour and complement the style of your home.
- ❏ Zincalume roofs can contribute to glare and are not allowed.
- ❏ For a modulated roof form, the minimum pitch of the roof should be 24°. For a single form, the minimum pitch of the roof should be 12°. Contemporary curved skillion and alternative roof types can also be considered.
- ❏ Eaves should be provided to a portion of the front and side elevations except where a boundary or parapet wall is proposed:
 - Minimum depth of 450 mm is necessary to provide shading and architectural definition (overhanging verge of 300mm may be used in lieu of eaves).
- ❏ Roof design should also be considered to enable the installation of rain water tanks.



Restrictive Covenant Item 2.1 states:

- 2.1 The Buyer covenants with the Seller that no residence shall be erected on the Property unless:
- 2.1.10 the roof:
 - 2.1.10.1 has a minimum pitch of 24° to the main roof for a modulated roof form;
 - 2.1.10.2 has a minimum pitch of 12° to the main roof for a singular roof form; and
 - 2.1.10.3 is constructed of clay or concrete tiles or custom orb metal deck sheeting not including zincalume

Restrictive Covenant 2.2 states:

- 2.2 No residence shall be erected on the Property which:
- 2.2.5 has a roof made from zincalume.
 - 2.2.12 does not have eaves of a minimum of 450mm on a portion of the front and side elevations, with the exception of zero setback or parapet walls (overhanging verge of 300mm may be used in lieu of eaves)

Restrictive Covenant Item 2.2 states:

2.2 The Buyer covenants with the Seller that no residence shall be erected on the Property which:

2.2.1 does not contain a double garage (not a carport) sufficient for at least two motor vehicles unless the Property has a frontage of less than 10m unless otherwise stated in the Local Development Plan;

2.2.2 comprises a garage outside the main roof area that does not match or complement the residence as to pitch of roof, material, design, colour and external appearance;



Garages

To enhance the appearance of your home, your garage should be designed to:

- Integrate with the front building line of your home.
- Ensure that it is a minimum of 0.5 metres behind the main part of the dwelling (refer to illustration on page 14).
- Have a roof design that is similar to the roof of your home.
- Complement the colours and materials of your home.

The above points will ensure the main façade of your home is a strong and welcoming element within the streetscape and not the garage.



House Design

Driveways

Driveways are a key part of your street presence and a key element when guests visit your home.

Driveways should be constructed of:

- ✦ Brick paving/block pave;
- ✦ Liquid limestone;
- ✦ Block pave or feature concrete; or
- ✦ Exposed aggregate concrete.

The use of standard grey, painted or insitu concrete is not permitted.



Restrictive Covenant Item 2.1 states:

- 2.1 The Buyer covenants with the Seller that no residence shall be erected on the Property unless:
 - 2.1.7 the residence has a driveway:
 - 2.1.7.1 at least 4m wide;
 - 2.1.7.2 constructed from brick paving, liquid limestone or exposed aggregate concrete;
 - 2.1.7.3 that is completed before occupation of the residence; and
 - 2.1.7.4 not constructed of grey, painted or in situ concrete.



Fencing

To create an open and welcoming street environment, front fences are discouraged through Mason Green Private Estate.

Should your home front directly onto parkland, a well proportioned and designed fence that is visually permeable to allow for views will generally be provided by QUBE Property Group.

Rear and side fences will also generally be provided by QUBE Property Group, however, the guidelines below should be followed:

- Side and rear fences should be no higher than 1.8 metres.
- Fencing material should be of the same style and colour used throughout Mason Green Private Estate.
- If a side gate is required, it should be from material that is consistent with your home and the boundary fence.
- Where wing walls are proposed between your home and the boundary fence, they are to be constructed of a material consistent with its architectural style, colour and material palette.

Should your property adjoin any retaining wall or fence installed as part of Mason Green Private Estate, modifications to the wall or fence are not allowed other than for maintenance.

Restrictive Covenant Item 2.1 states:

- 2.1 The Buyer covenants with the Seller that no residence shall be erected on the Property unless:
- 2.1.11 the fencing:
 - 2.1.11.1 the rear and side boundary fencing is constructed of Bluescope Lysaght “Neetascreen” material (Colorbond colour “Grey Ridge” or “Basalt”) or similar, or a rendered masonry wall, and is at least 1.8m high;
 - 2.1.11.2 in the case of a wall or fence from the residence to the boundary of an adjoining lot, that wall or fence is at 1.8m high and constructed from materials consistent with the rear and side boundary fencing, and set back at least 1m from the corner of the residence.

Restrictive Covenant Item 2.2 states:

- 2.2 No residence shall be erected on the Property which:
- 2.2.6 has fencing which extends forward to the front building line of the residence unless expressly permitted by the Seller. For the purposes of these covenants, the front building line of the residence is:
 - 2.2.6.1 the line of the front face of the front wall of the residence that contains a major opening;
 - 2.2.6.2 where the front building line of any residence on a lot adjoining the Property is constructed behind the front building line of the residence, then the front building line of the residence is the same as the front building line of the residence on the lot adjoining the Property; or
 - 2.2.6.3 any other front building line that the Seller in its absolute direction determines.

Restrictive Covenant Item 2.5 states:

- 2.5 The Buyer will not paint, alter or remove or in any way interfere with the structural integrity of any retaining wall erected on any boundary of the Property provided that this does not prevent the undertaking of any works or repairs to the retaining wall where necessary to maintain its structural integrity or its condition or where properly required by any relevant authority.

Restrictive Covenant Item 2.6 states:

- 2.6 In relation to a fence constructed by the Seller on a boundary of the Property, the Buyer will not:
- 2.6.1 alter or remove the fence except as required to repair or replace the fence because of damage or wear and tear; or
 - 2.6.2 repair or renew the fence with any materials which are not of the same nature, quality and standard as those originally used.

General Requirements

Sheds and Outbuildings

Restrictive Covenant Item 2.3 states:

- 2.3 The Buyer shall not construct or permit to be constructed or bring onto the Property any:
- 2.3.1 outbuilding over 10m² in floor area and over 2m in height whose design, appearance and external colours and textures are not integrated with and substantially match the residence on the Property,
 - 2.3.2 outbuilding constructed of galvanised iron or painted fibrous cement walls except for any shed which has a floor area of less than 10m², a maximum height of less than 2m and which is not visible from any road or other public area;
 - 2.3.3 outbuilding constructed of fibrous cement which is not painted and has a floor area of less than 10m² and a height of less than 2m.

Air Conditioning

Roof mounted air conditioning or cooling units must not:

- ✘ Protrude above the ridge lines or gables, unless the air conditioning or cooling units are obscured from clear view from the public domain.

Split system compressor units should be:

- ✘ Located towards the rear of the building away from streets and public view.
- ✘ Located with consideration to your neighbours.

Restrictive Covenant Item 2.2 states:

- 2.2 No residence shall be erected on the Property which:
- 2.2.7 has air conditioning or cooling units, which protrude above ridge lines and gables, unless the air conditioning or cooling units are obscured from clear view from the public domain and are positioned to minimise noise impact on neighbouring residents.



masongreen
PRIVATE ESTATE

Solar Hot Water

Solar Hot Water panels and photo-voltaic cells are to be:

- Integrated with and match the roof profile of your house.

Traditional roof mounted solar hot water storage tank units are to be:

- Where possible, positioned where they cannot be viewed from the street or public areas.

Restrictive Covenant Item 2.2 states:

- 2.2 No residence shall be erected on the Property which:
 - 2.2.8 has a solar hot water unit or solar panels unless the solar hot water unit or solar panels are integrated with and matches the roof profile and pitch of the residence and does not protrude above the ridge line.

Bins

During the construction of your home, a large waste bin or enclosure needs to be placed on your property to ensure all waste materials are properly stored.

Once you have moved into your home, your rubbish and recycle bins must be screened from the public domain except on collection days.

Restrictive Covenant Item 2.1 states:

- 2.1 The Buyer covenants with the Seller that no residence shall be erected on the Property unless:
 - 2.1.14 during construction of the residence, a large waste bin or enclosure is placed on the Property, with all waste materials to be properly stored in the waste bin.

Restrictive Covenant Item 2.2 states:

- 2.2 No residence shall be erected on the Property which:
 - 2.2.12 has bin storage areas unless they are screened from view from the public domain, except on collection days.

Letterboxes

All homes in Mason Green Private Estate must have a letterbox adjacent to the driveway on the property. Letterboxes should be clearly numbered and complement the residence.



For laneway lots, letterboxes shall be located on the primary street frontage. Letterboxes are not permitted on laneway boundaries. For lots fronting parks which have rear laneways, letterboxes will generally be provided by QUBE Property Group and will be located on the frontage fronting the park.

Restrictive Covenant Item 2.1 states:

- 2.1 The Buyer covenants with the Seller that no residence shall be erected on the Property unless:
 - 2.1.13 it contains a letterbox which is located adjacent to the driveway on the Property, is clearly numbered and which both matches and complements the residence (unless the frontage is determined otherwise in the Local Development Plan .

Clothes Drying

Clothes lines and hangers are to be located away from the public domain to prevent view from the public domain.

House Design

Communications Equipment

Erection of TV antennas and radio masts is not permitted as all homes in Mason Green Private Estate will be provided with fibre to the home.

If a satellite dish is required, it is to be located to protect the visual quality and amenity of the area. Where possible, it should be:

- Installed within the roof space;
- Located towards the rear of the building away from streets and public view;
- Located with consideration of adjoining neighbours;
- Avoid unnecessary extensions of heights.

Restrictive Covenant Item 2.2 states:

- 2.2 No residence shall be erected on the Property which:
- 2.2.9 has TV antennas or masts, unless they are located in such a way that they minimise their impact on the visual quality and amenity of the area;
- 2.2.11 has satellite dishes, unless they are located in such a way that they minimise their impact on the visual quality and amenity of the area.



Streetscape Protection

No parking of any commercial vehicle is allowed unless it is for the purposes of temporarily providing services to the property.

No repair or restoration of any motor vehicle, boat or any other vehicle or machinery may be carried out unless it is behind the building line of the property and screened from public view.

Restrictive Covenant Item 2.10 states:

- 2.10 The Buyer will not park any commercial vehicle (which includes a truck, bus, tractor, panel van or utility), boat or caravan on the Property unless it is invisible to public view.

Restrictive Covenant Item 2.11 states:

- 2.11 The Buyer will not repair or restore or allow any repairs or restoration work to be carried out to any motor vehicle, boat, boat trailer or any other vehicle or any other machine on the Property unless it is behind the building line of the residence and is invisible to public view.

Signage

Restrictive Covenant Item 2.7 states:

- 2.7 The Buyer will not erect or display or permit to be erected or displayed on the Property any sign, hording or advertising of any description whatsoever without written approval by the Seller except:
- 2.7.1 a builder's sign during the period of construction of a residence on the Property;
- 2.7.2 a "For Sale" sign after a residence capable of occupation has been completed on the Property.

House Design

Raising of Animals

Restrictive Covenant Item 2.8 states:

2.8. The Buyer will not raise, breed or keep or permit to be raised, bred or kept, any insects, reptiles, animals, livestock or poultry on the Property or any part thereof provided that this restriction shall not operate to prevent the Buyer from keeping up to four domestic pets on the Property.

Display Homes

Restrictive Covenant Item 2.12 states:

2.12 The Buyer will not use or open or allow to be used or opened, any residence erected upon the Property for display purposes without the consent of the Seller which will be granted at the Seller's absolute discretion

Residence Type

Restrictive Covenant Item 2.1 states:

2.1 The Buyer covenants with the Seller that no residence shall be erected on the Property unless:

2.1.6 the residence is a non transportable residence.

Local Development Plan

Restrictive Covenant Item 2.1 states:

2.1 The Buyer covenants with the Seller that no residence shall be erected on the Property unless:

2.1.12 the residence or any other improvements constructed on the Property comply with Local Development Plan (if applicable).

Lot Level Changes

Restrictive Covenant Item 2.4 states:

2.4 The Buyer will not change the average finished ground level of the Property more than 500mm from the original median finished level of the Property without the consent of the Seller, provided that this does not include minor changes to parts of the Property for construction of swimming pools or spa baths, gardening and related landscaping purposes.





Introduction

All homes are within a 250 metre stroll to any one of the Public Open Spaces of landscaped parkland and neighbouring native bushland - the irresistible lure of nature waits.

Kick the football, take a relaxing bike ride or just lie back on the grass and watch the clouds pass by to the sound of rustling leaves.



Homeowners will enjoy a blend of large active open space areas, landscaped boulevards and significant areas of retained natural vegetation.

A consistent garden character throughout Mason Green Private Estate will help provide for an integrated neighbourhood feel and appearance and tie all elements within the Estate together.

Restrictive Covenant Item 2.2 states:

2.2 No residence shall be erected on the Property which:

2.2.13 does not have all ground areas which are visible from the road at the front of the residence properly landscaped within three months of completion of the residence including the verge.

“Properly Landscaped” means that all visible areas must be cleared and grassed, planted or otherwise covered with a vegetated beautifying surface and have a reticulated watering system installed.

Landscaping Bonus

The “Special Landscaping Bonus” has been provided to give you a garden which matches both your lifestyle and the functional needs of your home.

Prior to the installation of landscaping and irrigation, you will need to submit a “Landscaping Application Form” to QUBE Property Group’s nominated landscape contractor to confirm your entitlement to the Bonus and to schedule a consultation. The “Landscaping Application Form” will be provided to you once your purchase contract has been approved.

The Special Landscaping Bonus is conditional upon the conditions detailed in “Annexure C” of your purchase contract being met. You will have the choice of one of three pre-prepared landscape designs of which our nominated landscape contractor will help you select during your consultation.



Fencing Bonus

Mason Green Private Estate’s “Fencing Bonus” has been provided to ensure fencing throughout the Estate is consistent and integrated with streetscapes.

Prior to the installation of fencing, you will need to submit a “Fencing Application Form” to QUBE Property Group’s nominated fencing contractor to confirm your entitlement to the Bonus and to organise a time for the fencing to be installed. The “Fencing Application Form” will be provided to you once your purchase contract has been approved.

The Fencing Bonus is conditional upon the conditions detailed in “Annexure C” of your purchase contract being met. The “Fencing Application Form” should be completed and returned before your house has reached the lock up stage of construction. When returning the form, please also attach a copy of your site plan which shows the location of your house on your Lot.

Garden Design

Garden Design Principles

To gain maximum benefit and enjoyment for years to come, the right garden design is very important. To maximise the effect of your landscaping, it is recommended you consider these helpful hints before your consultation with our landscape designer.

These simple landscape principles will help create a comfortable and manageable garden to suit your current and future outdoor living areas.

- ✦ Integrate your garden with the streetscape character to visually “borrow” landscape areas.
- ✦ Maintain views to the street for passive surveillance and neighbourhood security.
- ✦ Retaining existing vegetation where possible.
- ✦ Mulch garden beds to suppress weeds.
- ✦ Consider sustainable and recycled materials (ie; recycled brick paving).
- ✦ Use plants to frame or screen architectural features of your house.
- ✦ Use deciduous trees for summer shade and winter sun.
- ✦ Plant rear and side boundaries to assist with privacy and shade to your house.
- ✦ Group plants with similar water requirements.
- ✦ Choose plants that are compact and low maintenance.

Water-wise Gardens

Climate change and growing demand for water means water efficiency is becoming increasingly important. We recommend you consider the following helpful hints when planning your garden design to ensure your water consumption is reduced.

- ✦ The majority of plants should be compact local species.
- ✦ Use lawn only where it will be actively used
- ✦ Avoid water features.
- ✦ Use electronically controlled irrigation systems
- ✦ Use “hydro-zoning” (ie; group plants with similar water requirements).
- ✦ Apply mulch to garden beds to reduce evaporation.
- ✦ Design paved areas to direct rainwater run-off to planted areas.
- ✦ Use ground covers rather than paving in front of north facing openings to reduce heat load on your home.
- ✦ Use trees and shrubs to provide shelter from strong sun and winds to exposed sides of your home.
- ✦ The use of Rainwater Tanks and Grey Water Recycling Systems is encouraged.

Government rebates are available to new home owners employing water-wise initiatives, however, please note rebate programs are subject to ongoing review, with items intermittently added and removed. To find out more, please visit the Water Corporation’s website at <http://www.watercorporation.com.au>.

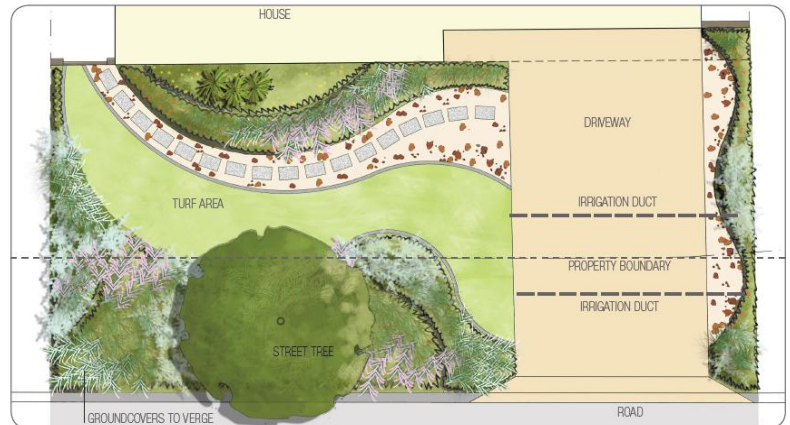
Indicative Design and Ideas

Australian Garden Style

This garden style is typically informal and rustic. It should utilise a planting palette of native Western Australian plants, especially those that are endemic to the Piara Waters region.

The garden should incorporate curved, flowing planting beds and gravel paths.

Choose native plant species of contrasting height, form, texture and colour and explore mass planting of similar species. Choosing to have minimal turf will help to keep your garden low maintenance and water-wise.



Suggested Plant Species Palette

Groundcovers and Small Shrubs

- | | |
|---------------------------------|---------------------|
| ✦ Beaufortia 'Summer Flame' | Summer Flame |
| ✦ Conospermum Cressinervium | Summer Smoke Bush |
| ✦ Conostylis Candicans | Grey Cotton Head |
| ✦ Darwinia Oldfieldii | |
| ✦ Eremophila Nivea | Silky Emu Bush |
| ✦ Grevillea Saccata 'Starburst' | Starburst Grevillea |
| ✦ Grevillea 'Sea Spray' | Sea Spray grevillea |
| ✦ Kunzea Pulchella | (Grey Leaf Form) |
| ✦ Orthrosanthus Multiflorus | Morning Iris |
| ✦ Thytomene Baeckeacea | Kalbarri Cascade |

Large Shrubs

- | | |
|------------------------|------------------|
| ✦ Beaufortia Squarrosa | Sand Bottlebrush |
| ✦ Hakea Bucculenta | Red Pokers |
| ✦ Leucophyta Brownii | Cushion Bush |
| ✦ Westringia Fruticosa | Coastal Rosemary |

Small Trees

- | | |
|------------------------------|---------------------|
| ✦ Eucalyptus Erthrocorys | Red Capped Gum |
| ✦ Eucalyptus 'Summer Beauty' | Flowering Gum |
| ✦ Eucalyptus Preissiana | Bell Fruited Mallee |
| ✦ Melaleuca Nesophila | Showy Honey Myrtle |



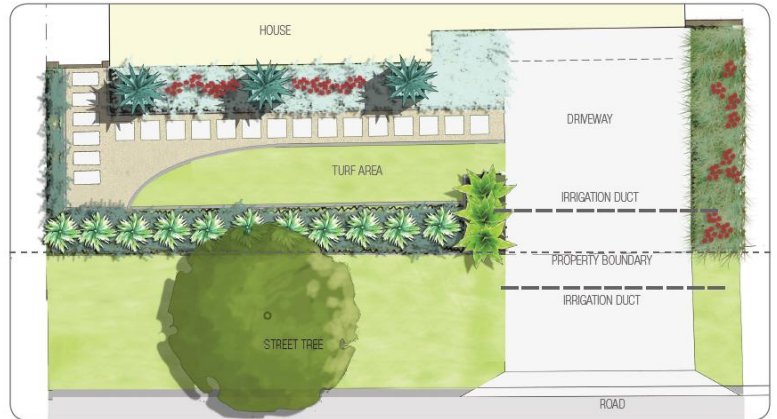
Garden Design

Contemporary Garden Style

The concept behind this garden is simplicity, incorporating strong bold geometric shapes with a minimal planting palette for a dramatic effect.

Choose bold sculptural plants such as Agave, Dracaena and Yuccas. These can be used to highlight architectural elements of your home and define entries and spaces. Explore planting feature species in pots. Explore using spreading groundcovers and shrubs next to feature paving for a range of colour and texture. These will also complement feature species when planted together.

Native grasses are great for adding colour and texture along driveways or fences.



Suggested Plant Species Palette

Groundcovers and Small Shrubs

- | | |
|-----------------------------|-----------------------|
| ✦ Adenanthos Cuneatus | Coral Carpet |
| ✦ Conospermum Cressinervium | Summer Smoke Bush |
| ✦ Conostylis Candicans | Grey Cotton Head |
| ✦ Grevillea 'Gin Gin Gem' | Gin Gin Gem Grevillea |
| ✦ Orthrosanthus Multiflorus | Morning Iris |

Large Shrubs

- | | |
|--------------------------|---------------------------|
| ✦ Anigozanthus Manglesii | Red & Green Kangaroo Paw |
| ✦ Macropidia Fuliginosa | Black Velvet Kangaroo Paw |
| ✦ Leucophyta Brownii | Cushion Bush |

Strappy Leaf Shrubs

- ✦ Lomandra Ordii
- ✦ Ficinia Nodosa

Feature Plants

- | | |
|-------------------|-------------------------|
| ✦ Agave Attenuata | Huntington Blue |
| ✦ Dracaena | Black Knight |
| ✦ Dracaena | Colorama Rainbow Tree |
| ✦ Dracaena | Tri-colour Rainbow Tree |
| ✦ Dracaena | Golden Dragon |
| ✦ Yucca | Lemon Drop |

Small Trees

- | | |
|------------------------------|---------------------|
| ✦ Eucalyptus Erthrocorys | Red Capped Gum |
| ✦ Eucalyptus 'Summer Beauty' | Flowering Gum |
| ✦ Eucalyptus Preissiana | Bell Fruited Mallee |
| ✦ Melaleuca Nesophila | Showy Honey Myrtle |

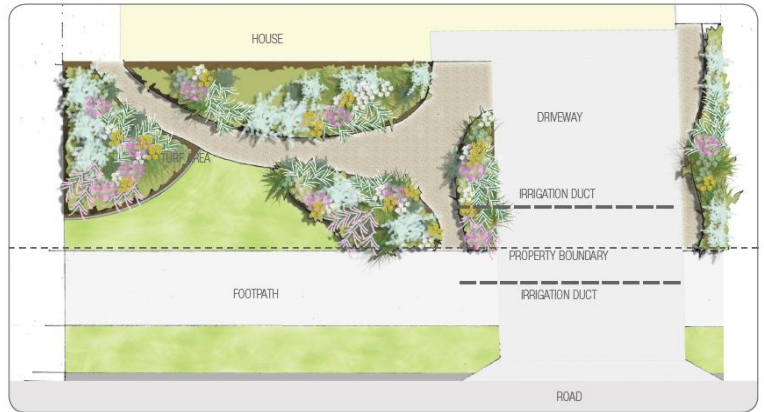


Cottage Garden Style

This style of garden is colourful and fun as well as personal and embracing, perfect for smaller lots.

To achieve an informal look, avoid planting in straight lines or defined patterns. Experiment with a variety of native species that offer different colours, textures and forms and aim for four seasons of colour. If you choose to also use non native species, make sure they are climate appropriate.

Selecting plants of contrasting shape and size will give you a multi layered tapestry of foliage. Incorporate low maintenance herbs such as rosemary, sage and thyme.



Suggested Plant Species Palette

Groundcovers and Small Shrubs

- | | |
|---------------------------------|----------------------------|
| ✦ Acacia Lasiocarpa | Glow Wattle (low form) |
| ✦ Beaufortia 'Summer Flame' | Summer Flame |
| ✦ Conospermum Cressinervium | Summer Smoke Bush |
| ✦ Conostylis Candicans | Grey Cotton Heads |
| ✦ Dampiera Errocephala | |
| ✦ Eremophila Nivea | Silky Emu Bush |
| ✦ Grevillea Saccata 'Starburst' | Starburst Grevillea |
| ✦ Hemiandra Pungens | Snake Bush |
| ✦ Isopogen Latifolius | Stirling Range Cone Flower |
| ✦ Orthrosanthus Multiflorus | Morning Iris |
| ✦ Thytomene Baeckeacea | Kalbarri Cascade |
| ✦ Verticordia Nitens | Morrison |
| ✦ Verticordia Monadelpha | Pink Woolly Featherflower |

Large Shrubs

- | | |
|--------------------------|--------------------------|
| ✦ Anigozanthus Manglesii | Red & Green Kangaroo Paw |
| ✦ Beaufortia Squarrosa | Sand Bottlebrush |
| ✦ Hakea Bucculenta | Red Pokers |
| ✦ Leucophyta Brownii | Cushion Bush |
| ✦ Westringia Fruticosa | Coastal Rosemary |

Small Trees

- | | |
|------------------------------|---------------------|
| ✦ Eucalyptus Erthrocoris | Red Capped Gum |
| ✦ Eucalyptus 'Summer Beauty' | Flowering Gum |
| ✦ Eucalyptus Preissiana | Bell Fruited Mallee |
| ✦ Melaleuca Mesophila | Showy Honey Myrtle |

Herbs

- | | |
|--------------------------|----------|
| ✦ Lavandula Angustifolia | Lavender |
| ✦ Rosmarinus Officinalis | Rosemary |
| ✦ Salvia Officinalis | Sage |
| ✦ Thymus Vulgaris | Thyme |



Our Commitment to Sustainable Living

QUBE Property Group is committed to achieving high quality sustainable living in all of its developments.

By putting people and the environment first, QUBE Property Group recognises the importance of developing a strong sense of community and the need to live in harmony with the environment.



Rebates, Incentives and Bonuses

You may be eligible to qualify for rebates from the Water Corporation, State Government and/or Federal Government to buy appliances and technologies that reduce energy use, water consumption and Greenhouse gas emissions.

It is important that you familiarise yourself with what is available and any impacts they may have on the design and construction of your home. Please note that the rebate programs are subject to ongoing review with items intermittently added and removed.

To find out more about rebates and current incentives, please visit the following websites:

Water Corporation

<http://www.watercorporation.com.au>

Department of Water (Western Australia)

<http://www.water.wa.gov.au>

Department of the Environment, Water, Heritage and the Arts

<http://www.environment.gov.au>



About QUBE

QUBE Property Group is a Western Australian development company committed to developing communities through residential land estates.

To find out more about QUBE and other exciting projects currently being developed, please visit www.qubeproperty.com.au



masongreen
PRIVATE ESTATE





FOR MORE INFORMATION, PLEASE CONTACT

Megan Jones
Sales Consultant
QUBE Project Sales Pty Ltd
Mobile: 0412 060 745
Email: megan@qubeproperty.com.au

SALES OFFICE

Mason Green Private Estate Sales and Information Centre
Mason Road
Piara Waters

OPENING HOURS

1 pm to 5 pm Saturday and Sunday
2 pm to 5 pm Wednesday
or by appointment

WEBSITE

www.masongreen.com.au

DISCLAIMER: These Design Guidelines have been prepared by QUBE Property Group Pty Ltd. The information and illustrations are subject to change. QUBE Property Group Pty Ltd, companies related to it and its Agents, do not warrant the accuracy of the information or illustrations and do not accept any liability for any error or discrepancy in that information.