



**NARANGBA
HEIGHTS**

Welcome Home

Our Covenant. Our Commitment.

Building Covenants set the standard for every estate to ensure the building of quality homes and great streetscapes that owners will proudly call home. The Covenant plays a fundamental role in assisting you to plan and design your home while being guided in the standard of the estate. This assists to form the basis of a strong and proud community for you.



Oxmar Properties recognises the importance of a thoughtfully created Covenant providing the standard for the creation of unique, superior and neighbour-compatible dwellings and common areas. The value we place on our Building Covenant has led Oxmar Properties to have dedicated resources working from first contact with you through to completion of your home to ensure the quality of your home. In turn this results in houses maintaining a premium standard within the developed estate. This ensures the economic health of the entire development.



The Oxmar Properties culture is about building successful communities and relationships as we have done in all of our estates in Queensland over the last 30 years. It is critical that high standards are maintained throughout your community. From first contact with one of our Sales Team, you will be provided with an introduction to the importance

and integrity of our Covenants. The *Simple Guide to our Building Covenant* booklet helps explain this to ensure your home is well planned, attractive and remains a valuable asset over time.

At the point of signing the contract, your sales specialist will go through every clause of the Building Covenant with you to ensure the Covenant is thoroughly explained including the Annexures. You will initial each clause before signing the Covenant which then forms part of your Contract.

Oxmar Properties' Covenant Management Team are dedicated to working one-on-one with you and your builder to ensure every step of the approval process is managed expeditiously and professionally. Our team provides advice on all aspects of the Covenant and are available to meet you at a suitably proposed time. Through this process the Oxmar Covenant Management Team develop strong relationships with owners and are often invited around to see the completed houses or have a chat in the front garden while discussing landscaping plans.

It is a point of satisfaction for Oxmar Properties that we have developed strong relationships with owners over many years. These relationships also ensure that any issues or breaches under the Covenant are managed professionally and without delay, whether they occur during the building process or even years later.



The estate Covenant is a continuing covenant and runs with the land, meaning that any new owner will inherit and be bound by the same Covenant standards. At the time of selling your property you are required to ensure the Covenant is passed on and initialled by the new buyers and a Continuation of Covenant document must also be signed by the new buyer and passed on to Oxmar Properties to be held in our office.



Oxmar Properties pledge that all our estates are a minimum of 80% owner-occupier sales, with some being 90%-100%. It is a requirement of our special conditions for our limited investor sales, that only local Brisbane agents can manage any leased property within our estates to ensure the property is regularly inspected and is maintained to a very high



standard. Our Covenant Management Team are available to meet agents at any time if required.

Director Phil Murphy and the Oxmar Properties team are proud of the communities & relationships we build and we take a long-term view in our ongoing commitment to our estates. The well-managed Building Covenant takes considerable time, effort and dedication to maintain and is a vital part of ensuring the ongoing success of first-class residential estates.

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For any specific covenant enquiries please contact our office and speak with one of our covenant managers. Our covenant management team will handle any enquiries you may have about the covenant, including landscaping, fencing, retaining walls etc. For all covenant enquiries, please email: covenants@oxmarproperties.com.au

Our Covenant Management Team



Alex



Stacey



Sue

Oxmar Properties is a family-owned business with nearly 30 years' experience developing many land estates around Queensland. Our head office is located in Aspley Homemaker City Suite 5, Level 2/825 Zillmere Rd, Aspley QLD 4034.

If at any time we can help, please don't hesitate to give us a call on **3263 4977**

Creating Vibrant Communities

Disclaimer: The information contained in this document is a sample guide only of part of the Covenant standards, and is given without responsibility. Intending purchasers should satisfy themselves as to the accuracy of all information given by their own inquiries. A copy of the complete Covenant standards may be obtained via our sales agents.