

FENCING GUIDELINES

JULY 2021

Notes for purchase of lots - STAGE 1A EAGLE RIDGE

1. The seller warrants to provide fencing to the sides and rear of lot free of charge. Where there is existing fencing to either the side or rear of the lot then that fencing will remain and not be replaced.
2. The fencing must be installed within 1 year of settlement of the lot or the buyer will forego the offer. The lot owner will contact the developer at practical completion of their home and the developer will instruct the fencing contractor to meet with the lot owner prior to commencing the fencing.
3. The fencing will be installed at the practical completion of the main dwelling on the lot within 6 weeks.
4. The seller will install fencing by their own contractor comprised of 125mm copper logs at 3 metre centres and 4 strands of wire or dog wire at the buyers choice. It will include box copper stays per corner. The posts will be concreted into the ground. Any other inclusions or enhancements requested by the lot owner, such as gates, will be at the lot owners cost and negotiated directly with the fencing contractor.
5. At all times the QLD Dividing Fences Act 2011 will prevail.

Notes for purchase of lots that border - STAGE 1A EAGLE RIDGE (includes STAGE 1B WOODLAND GROVE lots and STAGE 2A LORIKEET PLACE lots)

1. Where a lot in stages other than 1A Eagle Ridge borders an Eagle Ridge lot then the following shall apply to ensure that all lot owners in the estate are not inconvenienced. These notes are for guidance only and this is not a legal document. At all times the QLD Dividing Fences Act 2011 will prevail. The developer will not get involved in any disputes between neighbours.

If fencing for the 1A lot has not been installed at the time of practical completion of the dwelling on the non 1A lot then the non 1A lot owner will contact the developer and advise accordingly. The developer will install the fencing on the boundary that borders the two lots. As the fencing is provided free to the 1A lot owner then there is no contribution required from the non 1A lot owner.