

Resident Compliance Handbook



A quick guide to common breaches



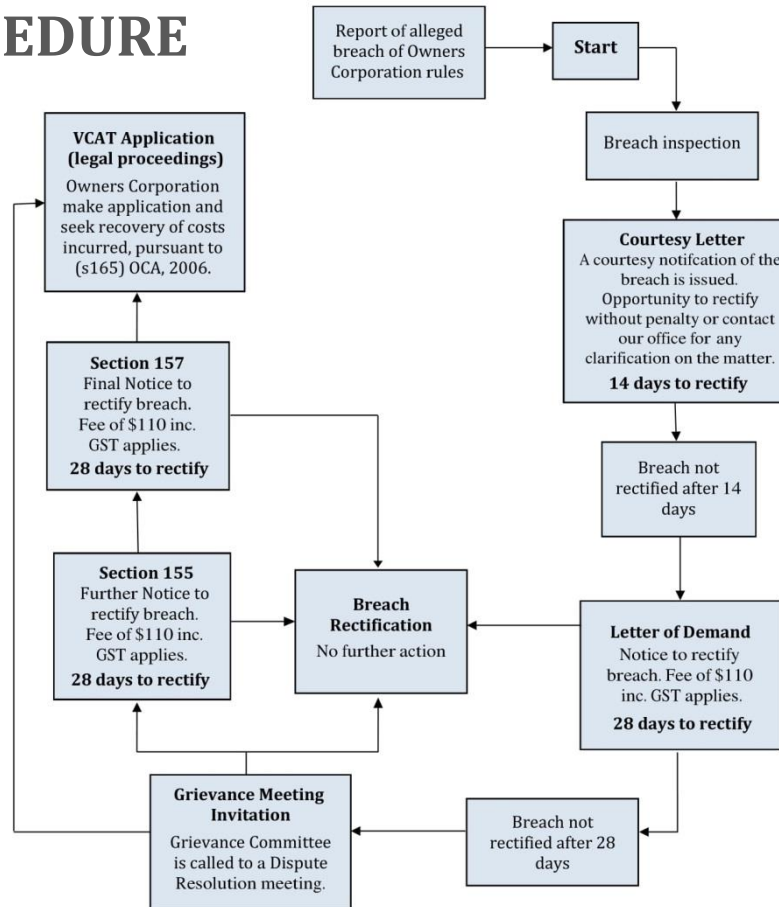
**ARMSTRONG OWNERS CORPORATION
PS709524N**

Engine Property Group

enginepropertygroup.com.au

PO BOX 589 EAST MELBOURNE VIC 8002 | 1800 364 463

BREACH PROCEDURE



MAINTENANCE

- Remove weeds from garden & nature strip
- Keep grass mown
- Ensure no rubbish is left in the front yard or on the nature strip
- Keep plants and shrubs trimmed
- Remove and replace any dead plants



BINS & RUBBISH

- Keep rubbish bins concealed from view (excluding bin collection days)



Store in the garage or the behind fence

- Ensure bins are kept clean
- Ensure rubbish is not spilling out of bins



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LANDSCAPING

- Landscaped areas must be established within 3 months of your Occupancy Permit.
- The front garden should include at least 20 plants/shrubs.
- Include at least 1 advanced feature tree.
- Embankments should not exceed a slope of 1 in 5.
- Retaining walls needs to be kept to a max. height of 1 metre.



Submit your plans to **Armstrong Design Assessment Panel** at
Stephan P Kosa & Associates Pty Ltd skosa@kosaarchitects.com.au



LETTERBOXES

- Letterboxes should be designed to match the house using similar materials and colours and must be erected prior to Certificate of Occupancy.
- The street number must be clearly identifiable.



SIGNS & ADVERTISING



Signage is not permitted!

The following are exceptions:

- Only 1 advertising sign will be permitted to be erected on a lot that is being advertised for resale AND only after the developer has sold ALL lots in the relevant stage.
- Display home signage will be permitted but only with the written approval of the DAP and the City of Greater Geelong.



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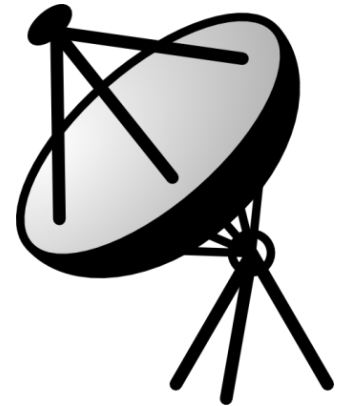
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EXTERNAL FIXTURES

These items must be out of public view!

- Clothesline
- Garden Shed
- External hot-water services
- Ducted heating units
- Solar water heaters
- Air-Conditioning
- Television Antennae
- Satellite Dishes
- Rainwater tanks



For any queries on location of these items, please contact

Armstrong Design Assessment Panel at skosa@kosaarchitects.com.au

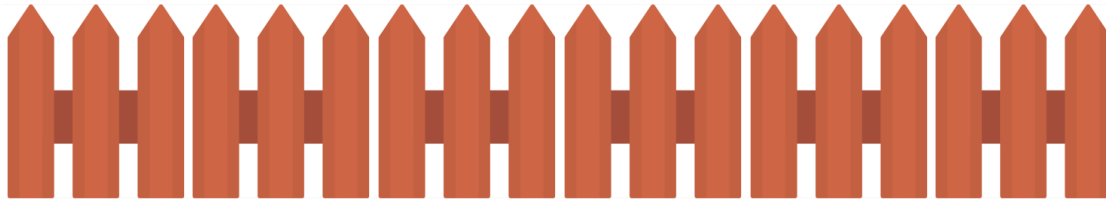
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FENCING

- No front fencing is permitted.
- Fences may be stained with a clear finish but not painted with coloured stain or paint.
- On side boundaries, no fencing is permitted forward of the building line.
- All side and rear fences are to be constructed of timber palings with exposed posts and capped across the top to a maximum height of 1.8 metres.



GARAGES

- All homes must allow for an enclosed garage.
- No carports are permitted to the front of the dwelling.
- All lots greater than 300m² must have garages setback a minimum 5 metres from the main street frontage.
- Double Garages must be provided on lots greater than 12.5 metres in width.
- Garage door must be panelled and of a colour which complements the house.



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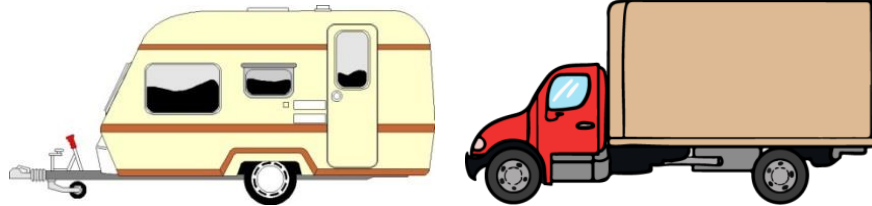
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VEHICLES & PARKING

Keep these vehicles out of public view.

- Trucks
- Trailers
- Commercial vehicles
- Recreational vehicles/caravans
- Boats

No parking on the nature strip by any vehicle, at any time



FURTHER INFORMATION

For a copy of the Owners Corporation Rules and Design Guidelines, please email our office or download a copy from the Owner Portal via enginepropertygroup.com.au

Engine Estates Management

✉ estates@enginepropertygroup.com.au

☎ 1800 364 463

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