



Huntlee



# Unlocking Growth Together

## Your 5 Contractual Obligations with Huntlee

Welcome to Huntlee, a masterplanned community with a vision to create a vibrant new town. It's important to understand that Huntlee isn't just a residential estate in the traditional sense – it's a unique development with specific responsibilities.

1

### Distinctive Vision

Huntlee is not your typical residential estate. Our objective is to build a new town that goes beyond expectations, ensuring a harmonious blend of residential and commercial growth.

2

### Civic Responsibility

As we work towards this vision, Huntlee is committed to fulfilling responsibilities to both the local Council and State/Federal Planning. Meeting crucial triggers is essential for bringing sustainable growth to the area.

3

### Contract Conditions

Our contract conditions play a pivotal role in meeting these requirements. They also place a shared responsibility on property owners. By ensuring land is purchased with good intentions, we collectively contribute to the growth of our community.

4

### Shared Responsibility

It's more than a transaction; it's a commitment. Contract conditions are designed to foster a sense of shared responsibility. They empower property owners to play a role in Huntlee's growth.

5

### Your Assurance

Understanding our contract terms and conditions is your obligation. This ensures that your land purchase aligns with our vision and values. Refer to our "Contract Conditions" flyer.

## Join Us in Building Huntlee's Future

Your commitment matters. By embracing these contractual obligations, you become an integral part of Huntlee's journey towards becoming a thriving new town.

For more details, please contact our friendly team. Together, let's create a community we can all be proud of.

# Sales Contract Conditions

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## 1 Huntlee Design Guidelines

Huntlee Design Guidelines are a Special Condition of the Land Sale contract. Please read and understand the Huntlee Design Guidelines before entering into your Contract of Sale.

## 2 Construction Commencement Period

Construction of residence on the property must have commenced by expiry of the Construction Period. Construction commencement period is 2 years from the settlement date, plans are to be submitted to the Huntlee Building Coordinator and approved prior to construction commencing.

## 3 Land Banking is not permitted

## 4 Dual Key or Secondary Building

Written consent from the Vendor (Huntlee Pty Limited) must be granted before constructing a dual key or secondary dwelling. This is otherwise not permitted.

## 5 On-Selling

Re-sale of your land is not permitted unless authorised by the Vendor (Huntlee Pty Limited) after written consent has been requested by the Purchaser. It is the absolute discretion of the Vendor (Huntlee Pty Limited) to withhold consent and they are within their rights to request documentation to support your on-sell request motive.

## 6 Deed of Covenant

A Deed of Covenant is mandatory for all authorised on-sells and will be at the cost of the property owner.