



Investment Property, Real Estate & Rural Land For Sale in South Australia

Frequently Asked Questions For North Shores

As at July 2009.

Are there time restrictions for building: NO THERE IS NO TIME LIMIT TO BUILD on your allotment, but allotments must be kept tidy if vacant. Once your house is built landscaping and gardening must be completed within 180 days. All buildings need approval from the Developers prior to Council approval and the forms and details are available from Lifestyle Property.

How many homes are being built at North Shores: Council approval has been granted for 280 residential allotments at North Shores. Further allotments will be approved as the project moves forward. The allotments that are being sold by the developers are all Torrens Title.

Services be available on allotments: Yes, the allotments will be fully serviced with sealed roads, kerbing, underground power, mains water, underground storm water, **and full sewerage.** The sewerage goes to a private water treatment plant and will be reused for watering the reserves in the development, once there are sufficient houses constructed.

Sewerage: No septic systems needed, a wastewater treatment plant has been constructed to service the North Shores development and this water will be reused for the watering of reserves in the development. The reserves will be established for North Shores Residents enjoyment.

When is construction expected to start: Construction on stages 1, 2, 3, 4, 5 & 6 are completely finished. Further stages will be released as required. Settlements on all existing lots are in 30 to 60 days.

Do we need rainwater tanks: Yes rain water tanks are compulsory and must be at least 10,000 for 600m² or less allotments and minimum of 18000 litres if lot is larger than 600m². All rainwater tanks must be plumbed to the dwelling and there are government grants available for this.

What is the distance from Adelaide to Wallaroo: 160 kms, approximately a one and a half hours drive, depending on which suburb you are departing from.

Deposit

How much is the deposit and when does it need to be paid: The full deposit is 5% of the sale price, payable following the cooling off period, which commences upon your receipt of the fully signed contract.

Once construction is complete, settlements can then be with-in 30 days.

Are there any encumbrances on the Land: There is an encumbrance over the sewer system which is owned by the developers. **There is a Land management agreement,** this becomes part of the title and is administered by the Copper Coast Council. Some of the points covered in the Land Management Agreement are: All building plans must be approved by the developers prior to lodging with Council for approval. Forms and fees are available for this application from Lifestyle Property Consultants on sales@lifestyleproperty.com.au

Lifestyle Property Consultants Pty Ltd

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- Set Backs: Single story 6 metres from front of allotment. 8 metres for Double Storey
- Commencement on site: No Sheds, garages, carports or verandahs are allowed to be erected before a dwelling. All rubbish and debris must be contained and removed regularly. No dogs are allowed to roam around allotments during construction.
No building must be undertaken without the developers and council approval.
- Air-conditioners: reverse cycle or evaporative coolers must be the same colour as roof and screened as much as possible from view.
- Solar Power: This is recommended as the climate is ideal to work efficiently.
- Insulation: Usage of the correct insulation allows the home to stay considerably warmer in winter and cooler in summer.
- Roofing: roof materials must not be reflective and should compliment the style of the main dwelling.
 - Minimum ceiling height for houses to be 2.7metres.
- External walls: These can be brick, brick veneer, stone, concrete, approved texture coated or cladding materials.
- Windows and Doors: A range of materials is permitted for framing or detailing, including aluminium and timber.
- Fencing: No fences permitted along the front boundary, set back is 6 metres. Fences or gates extending from the house to side boundary should be the same material as the side fences. Colour Bond needs to be Cream in colour.

All houses to be built on site on a concrete slab.

What amenities will the Developers be providing in the area: Sewerage treatment plant, landscaped walkways and reserves for the use of North Shores residents.

What facilities are available in or near Wallaroo: At North Beach there is a Deli / Takeaway shop. Further facilities at North Shores will be subject to Council Approval.

In Wallaroo there is a bowling club & golf course, bakeries, takeaways and plenty of sport and recreational clubs. The Wallaroo hospital services the whole region. The boat ramp provides access to a deep harbour -the gateway to excellent fishing and boating waters. There are many little shops in Wallaroo to wonder through.

The ferry now travels between Wallaroo and Lucky Bay (Cowell) on the Eyre Peninsular.

Kadina is approx 7 kms from Wallaroo and there is major shopping for most of your requirements (including Woolworths, Target Country, Cheap as Chips and many others, and all the government departments and major banks have branches in the main streets.

Land Use: For many years this land has only been used for cereal crop. The land is very clean and free from any contamination.

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