

Frequently asked questions – Henderson Park

What services are provided in this estate?

All services are underground, and include town water, electricity and telephone.

Are the roads sealed?

Yes, they are paved and curbed. Street lighting and entrance statements are also installed.

What is a covenant?

They are a set of terms and conditions that specify the usage of a block of land or the buildings on it.

Are there covenants in place for Henderson Park? If so, why?

Yes. The objective of the covenants is to establish a sound, aesthetically pleasing and attractive residential development for everyone to live in.

Do I need approval from the developer to build my house?

Yes. Prior to commencing any building operation or construction on the land, the Purchaser must submit to the Developer a full set of working drawings and specifications including details of materials to be used.

Can the developer withhold approval?

Yes, but it can not unreasonably withhold its approval. As long as your house is going to be designed and built in accordance with the covenants, it is likely to be approved.

Does it cost anything to get an approval from the developer?

No, the developer does not charge any fees to consider your proposal.

How long do I have to wait for an approval?

The developer will respond to you within 7 days of receiving all of your documentation.

What can I build on my land?

The land shall only be used as a site for a single private dwelling, unless otherwise approved by the developer.

What can't I do with my land?

No trailers, vehicles, boats, campers or other objects are allowed to be parked in the front yard of the residence.

Does my house have to be built out of anything in particular?

- External walls shall be of at least 70% brick, brick veneer, stone or concrete block with a textured mortar finish. The developer may also agree to the use of timber as a dominant feature or the use of clay block.
- Garages visible from the street must have a frontage that is similar to the house.
- Roofing materials must be made out of concrete, clay, or metal tiles, or non-reflective metal sheeting.

Are there any time restrictions for me to build?

No, but once construction commences, your house must not be left without substantial work being carried out longer than a period of 3 months. Total construction time for any building must not exceed 10 months.

What is the minimum size house that I can build?

The house must have a minimum floor area of 130 square metres (excluding attached lock up garage and verandas, patios, breezeways, and terraces).