

Bradleigh Park

at MARLBOROUGH RIDGE RESORT

Construction Phase Manual

Construction Guidelines and Controls



The Vision & Concept

Welcome to Bradleigh Park, a residential development with style.

We believe that Bradleigh Park is the most strategically important part of the Marlborough Ridge Resort. Considerable effort has been put into landscaping and development within many of the lots. This landscaping has been protected within these covenants so that individuals are unable to change the look and style of the development in the future. We have deliberately stayed away from some materials which will date and have focused our attention to detail for the longer term.

It is important that everyone involved in this project understands and commits to the overriding policy that at all times the total site is our best marketing tool and that marketing requirements will take precedents over construction requirements.

We seek the support of every owner and contracted builder to support our efforts in controlling all the site activities and ask that they take an active role in controlling all staff and sub contractors who will be working in and around the subdivision. We believe these requirements are necessary to achieve a high standard of professionalism and market presence, which in turn will increase the value of the completed home and enhance the market profile of the builder as one of excellence and show in a positive way that Bradleigh Park is setting the highest of standards within Marlborough.

1. Health and Safety Policy

It is a requirement that each building company and sub contractor, maintain an effective Health and Safety policy for work carried out within the Bradleigh Park development.

2. Services Provided to the Boundary of Each Lot

- Power
- Telephone
- Storm Water
- Sewer
- Water

Details of each of these services may be obtained from the appropriate service provider in the normal manner.

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3. Site Security During Development

Individual site security is the responsibility of each contracted builder.

4. Site Access

Before commencing any work on site the builder shall create a protection for any kerb and channelling and vehicle crossing so this does not get damaged. One suggestion is to lay down a protective layer of sand followed by a layer of base course material to a thickness that will ensure no damage occurs to the under lying crossing. In the event of any damage occurring full replacement will be required at the builders cost.

At the completion of the building and during the landscaping and laying of paths the builder shall reinstate the berm crossing to the required standard should it be damaged.

5. Builder's site sheds

All builders site sheds shall be placed within the building lot.

6. Loading, Unloading and storage of materials during construction

All loading, unloading, delivery and storage of materials shall take place within the building site.

No unloading of materials is permitted onto the footpath or berm areas.

7. Parking of tradesman's, delivery and subcontractors vehicles

All vehicles whether they are belonging to contractors, tradesmen or delivery must either be parked inside the lot area or parallel parked within the road area.

No vehicle that deposits oils or other damaging materials should be parked on the street. Any damage caused due to such a vehicle being parked within the Bradleigh Park subdivision, the owner will be required to compensate for the damage.

There shall be no parking on the verges, berms or adjacent vacant lots.

8. Toilet Facilities

Appropriate toilet facilities in the form of port-a-loo etc are to be sited within the building lot and should not be located near the front boundary where they are clearly visible from the road.

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9. No Animal Policy

No animals of any kind are permitted on the building sites, or within the confines of the development, by builders, contractors, sub contractors or sub trades, during construction.

10. Rubbish & Rubbish Removal

Appropriate rubbish skips shall be maintained within the site for all site rubbish and shall be cleared at regular intervals.

At no time shall rubbish be permitted to blow outside of the building site or be permitted to cause an unsightly mess.

11. Wash down and cleaning of vehicles Spillage's etc

Washing down of any vehicle is not permitted outside of the building lot.

The cost of repairing any scuffing or road surface damage will be recovered from the offending building company via their owners building contract bond.

All spillages of any materials must be removed immediately from the Road Reserve areas (berms and roads). The cost of repairing any resultant damage will be recovered from the offending building company via the owners building contract bond.

12. Signage and Street / Lot Number

No sign shall be erected without the express approval of the developer. However notwithstanding this clause a single building company sign may be erected along with the street number and/or lot number. A standard health and safety sign may also be erected to comply with the various regulations. These signs should be of a good quality.

No contractor's subcontractors or sub-trade or consultants signs will be permitted without specific approval.

Each approved sign must be kept in good condition.

Damaged signs must be removed within 48 hours of the damage / or notice.

13. Owners building Contract Bond

Approved builders are required to provide a \$1,000.00 bond prior to work commencing on site. This bond is required as part of the building contract, to ensure builders and subcontractors meet all the required conditions of building in Bradleigh Park.

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This bond will be released to the builder upon completion of the building subject to a final inspection of the site. Please refer to the bond agreement form.

14. Covenant Section

The covenants set out additional requirements / protections and should be read in conjunction with these building guidelines. Owners / builders will be liable for non compliance with these Covenants.

Refer to the attached covenants for further information

15. Pre approval of plans

All plans are required to be approved by the developer prior to commencement of any building or structure. *See the Protective Covenants for details*

16. Landscaping

See the Protective Covenants for details

17. Satellite dishes and aerials etc and other ancillary buildings

See the Protective Covenants for details

18. Fencing

See the Protective Covenants for details

19. Curfew Time Limits of Builders working on-site

As building of Homes in new residential areas can take a number of years to complete, and some dwellings may have already been occupied, a Builders Curfew will restrict the times as to when builders are able to be constructing on-site. This curfew is to protect existing residents and neighbours from noise nuisance at times which are deemed unreasonable. No construction by the builder or any subcontractor may take place within the Lot on a Sunday, Public Holiday or between the times of 7.30pm and 7.30am. This Curfew does not apply to interior decorators that may be working indoors and not making a noise nuisance. This Curfew will be applicable once the first home in Bradleigh Park is occupied.

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20. Remedial Clause

The developer reserves the right:

- To request immediate correction of any or all of the above items
- To instruct other parties to correct any infringements at the expense of the approved building company should they not have been corrected within 20 working days from the given notice.
- To claim recovery of all costs associated with correction of any infringements to the above items from the bond and the balance (if any) from the building companies.

Amendments

The Developer reserves the right to amend, alter or add to this document as the project proceeds.

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