

## YOUR RESPONSIBILITY AS A LANDOWNER

### Protecting your investment

Villawood Properties works hard to ensure your investment in our Redstone is safeguarded. The integrity of the Redstone community, its high-quality amenity, its landscaping and appearance is integral to maintaining your property's value and ensuring its capital growth over time.

Villawood communities the length of Australia enjoy these attributes, their residents secure in the knowledge their home, often their largest financial asset, is actively protected against neglect or deterioration of their surrounding neighbourhood.

At Redstone, we value high quality, well-presented streets. We work with residents to ensure our high standards are being upheld, and your interests protected, as more homes are built. The following measures outline the practical ways in which we pursue this:

### Your Front Garden

Landowners are contractually obliged to ensure their front landscaping aligns with the plans approved by the DAP prior to construction of their home commencing.

Front garden should include a variety of plants, lawn, and garden beds that incorporate ground covers of small to medium shrubs and at least one advanced feature tree from a 75-litre pot when planted.

PLEASE NOTE: Artificial turf of any kind is not approved for front gardens or nature strips.

### Looking after your Vacant Land

Landowners are required to ensure their lot is kept clean and tidy and grass maintained. The Hume City Council distributes Fire Safety Notices and under council by-laws vacant land must be kept to a high standard. Grass and weed height is not allowed higher than 150mm. Owners need to remove fire hazards, noxious weeds, litter and rubbish including rock, concrete, dirt mounds and rubble.

### Protect your Land with Temporary Fencing

If your lot is currently vacant, please erect temporary fencing around your lot until you are ready to build to prevent any unwanted dumping. Please also regularly inspect and undertake maintenance works as required.

### Your Nature Strip

Landowners are required to ensure the nature strips are not damaged during construction of their house. Please ensure your builder is aware of this requirement.

### Report Illegal Dumping

Our newest stages under construction are experiencing a high volume of illegal dumping. While we are working hard to ensure the responsible parties dispose of their rubbish correctly, we need your help.

If you witness illegal dumping – rubbish, soil, concrete, etc – please take a photo and report via the Hume City Council “Report an Issue” [website](#) to enable Council to take appropriate action.

All landowners need to care and maintain their own land at their own cost. We cannot maintain others' private property.

### **Advertising Signage Restrictions**

Signage is not permitted on residential lots, with the following exceptions:

- Advertising signs (including a For Sale sign) are only permitted after completion of the dwelling and the developer has sold all lots in the relevant stage. For Sale signs are not permitted on vacant lots.
- Display home signage will be permitted with the written approval of the DAP and Hume City Council.
- Builders or tradespersons identification is required during construction of the dwelling, to a maximum size of 600mm x 600mm. Such signs must be removed within 10 days of the issue of the Occupancy Permit.

Thank-you for joining the Villawood family at Redstone. We are delighted to have you aboard.

Should you have any concerns or questions in relation to the above, please email [villawood@villawoodproperties.com](mailto:villawood@villawoodproperties.com)