

***SPECIAL ENCUMBRANCE  
REQUIREMENTS  
for all dwellings***

***ENCUMBRANCE building  
and development  
requirements***

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- homes will be connected to the recycled water system in addition to the normal drinking water supply.
- residents are required to install the connections at the time of constructing a dwelling.
- residents will be required to undertake audits of their drinking and recycled water supply systems as outlined by SA Water.
- residents will require special garden taps and connections to toilet cisterns to operate the recycled water system. Special fittings will be installed on these taps that will make them identifiable and child proof.
- residents are required to install 1 recycled water tap at the front and one at the rear of the home.
- residents may choose to install external drinking water taps for activities that require drinking water eg: recreational hygiene activities involving contact with water.
- The Recycled Water System operates at a lower pressure than the drinking water system.

**INTRODUCTION**

The following pages summarise some of the special requirements for building at Mawson Lakes. These special requirements should be read in conjunction with the Building and Development Requirements document for all dwellings and/or medium density/unit sites.

**Note: All costs are approximate and subject to change.**

**WATER  
MANAGEMENT**

In an effort to reduce household drinking water costs, Mawson Lakes residents are able to take advantage of a dual water supply system.

The recycled water supply is a combination of treated stormwater and treated wastewater which is distributed through a separate pipe system for garden watering, toilet flushing and car washing.

At Mawson Lakes:

This may not only save residents money but also maintain green parks and gardens all year round and conserve a valuable resource.

**Cost Benefit:**  
While there are additional building costs associated with the

installation of this system it is, a typical household may benefit from the ongoing savings through the availability of recycled water.

**Note: There are specific requirements in SA relating to the use and distribution of recycled water. Please refer to SA Water's Recycled Water Plumbing Guide booklet or the information may be downloaded from [www.sawater.com.au](http://www.sawater.com.au). Recycled water plumbing installations are required to comply with Australian Standard AS/NZS3500 and the South Australian Variations to AS/NZS3500.**

## **COMMON SERVICE TRENCH**

At Mawson Lakes, a new method of providing utility service connections to each household is being introduced by providing a common services trench for all connections ie. electricity, gas, and telecommunications.

Common service trenching provides the following benefits;

- provides potential cost savings to residents by having all services installed at one time;
- makes identification easier and avoids the potential for damage to services during the construction of your home or landscaping of your garden.

Under the Encumbrance, builders will be aware of the need to provide a common service trench to your property to accommodate service connections including electricity, gas and telecommunications at no additional cost. Builders will be required to provide residents with common service trenching in accordance with specifications available from the Mawson Lakes Project Office.

### **Cost Benefit:**

No additional cost to residents.

**Note: Please refer to the Technical Specification for further information.**

## **COMMON UTILITY METER BOX**

At present, home owners around Adelaide have their utility services meter boxes such as gas and electricity located in various positions around their homes.

At Mawson Lakes;

- a larger meter box is being introduced to each home to accommodate utility meters in the one accessible location.

Not only will this larger meter box look more compact, but authorities will have the ability to easily identify the location of the services box.

### **Cost Benefit:**

The new meter box is only slightly more expensive than the currently used standard meter boxes.

**Note: Please refer to the Technical Specification for further information**

## **ENERGY EFFICIENCY**

At Mawson Lakes, all Home Builders will be required to complete an 'Energy Rating Scoresheet' for every home they build to ensure that the minimum energy efficient standards are met. The "Energy Rating Scoresheet" is outlined in the Encumbrance Building and Development Requirements for Detached Dwellings and/or Medium Density/Unit Sites.

By including as many energy saving elements as possible into the design of your home you will benefit from significant cost and energy savings in

years to come and help make your home living environment more comfortable and enjoyable.

Building an energy efficient home can be achieved in simple and cost effective ways by including for example,

- correct orientation of your home on your block,
- ceiling and wall insulation (mandatory),
- zoning off your living rooms from other non-heated and cooled areas. and;
- The installation of a solar hot water heater.

**Cost Benefit:**

Residents will benefit from significant cost and energy savings in years to come.

Refer to the 'Your Home' booklet and its attachments for further information on energy efficient design.

## **PRE-WIRING OF DWELLINGS**

Mawson Lakes homes will be pre-wired to allow the connection of various communication systems such as telecommunication, computers and a Home Management System.

**The benefits of pre-wiring are:**

It is a sensible and low cost solution if done during the construction stage and provides flexibility for the installation of a range of present and future communication systems such as digital TV etc. If carried out after construction of your house it is expensive, difficult and often result in unsightly work.

**Cost benefit:**

The cost of pre-wiring an average sized home is estimated at around **\$900**. Installation is to be undertaken by an electrician with an ACA base cabling and Austel licence or **CPR licence as of the 3<sup>rd</sup> of October 2000** at the time of installation of the standard electrical wiring system. Your builder can organise this for you. Your HMS provider or electrician will need to work with your builder to determine the timing of the installation.

**Note: Please refer to the Technical Specification for further information.**

## **HOME MANAGEMENT SYSTEM**

The HMS is a computerised system designed to measure, manage and control a variety of normal everyday household functions.

**The minimum requirements for a HMS in Mawson Lakes homes are:**

- **burglar and fire security system**

A HMS enables you to control a security system and a fire security system remotely that will alert the Emergency Services when monitored, if fire danger is detected will ensure piece of mind when you are at work or on holidays.

- **heating, cooling and lighting**

The HMS enables you to call the Air Conditioning System by phone and turn it on or off. This is only mandatory if the Mawson Lakes home owner has an air conditioner. If an air conditioner is not installed when the home is built, the provision for a future air conditioning system controlled by the HMS must be made.

With lights connected to the HMS it enables lights to turn on and off when you are not home. This is

a convenient and safe function particularly when you are on holidays, as presetting the lights can make it look as if someone is home

- **watering and the garden irrigation control**

The benefit of the irrigation system being controlled by the HMS is that all of its functions can be controlled at the one point. The HMS connection to the irrigation system enables you to water the garden from inside your home, your office or while on holiday. Even if the home owner does not have an irrigation system when the home is built, the provision for a future irrigation system controlled by the HMS is required.

- **Operating your garage door**

An advantage of the garage doors being controlled by the HMS is that an open and close button for the garage door will enable you to open it before you walk out of your home and close it after you have walked in.

**(Note: Either the Garage door or the air-conditioner must be able to be operated by the HMS however both must be pre-wired to enable future connection.)**

**Cost Benefit:**

Residents will be given the opportunity to select from alternative Home Management Systems which can deliver the above functions with prices around \$3,000 to \$4,000 per base system. These costs were supplied as of November 2005 and are subject to change. (This cost does not include the cost of monitoring the burglar and fire security system or a common utility meter box)

Note: Please contact a HMS provider for further information or consult the Home Management Systems Brochure available from the Mawson Lakes Sales and Information Centre.

## **WASTE AND STORMWATER MANAGEMENT AND RECYCLING**

All homes at Mawson Lakes are required to be built in accordance with the Environment Protection (Water Quality) Policy administered by the City of Salisbury.

We encourage all homes under construction to minimise waste materials where possible and use a professional recycling company. Some examples of such companies are listed on the 'Your Home' attachments available from the Mawson Lakes Project Office.

**Please refer to The City of Salisbury's Health Department for further information.**