

DATED

5th April.

2013

158 HART PLAIN AVENUE LIMITED

(1)

and

THE COUNCIL OF THE BOROUGH OF HAVANT

(2)

DEED

Pursuant to (inter alia)
Section 106 of the Town and Country Planning Act 1990
Relating to land at 158 Hart Plain Avenue, Waterlooville

Jo Barden-Hernandez
Solicitor to the Council
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant, Hampshire
PO9 2AX

THIS DEED is made the

5th day of April 2013

BETWEEN

- (1) 158 HART PLAIN AVENUE LIMITED (CRN. 7108840) whose registered office is at c/o Ocubis Ltd 15 Regent Street, London, SW1Y 4LR ("the Owner")
- (2) THE COUNCIL OF THE BOROUGH OF HAVANT OF Public Service Plaza Civic Centre Road Havant Hampshire PO9 2AX ("the Council")

WHEREAS:

- (1) The Council is the Local Planning Authority for the purposes of the Town and Country Planning Act 1990 for the area within which the Land is situate
- (2) The Owner is the freehold owner of the Land being registered at the Land Registry under Title number HP531704 and no other person having an interest thereto in law or in equity.
- (3) The Council is the Local Authority for the purpose of Section 111 of the Local Government Act 1972 and is satisfied that the arrangements made in this Deed will facilitate be conducive and incidental to the Council's functions
- (4) The Owner has submitted the Application for the Development to the Council and the Council has resolved to grant the Planning Permission subject to the completion of this Deed

NOW THIS DEED WITNESSETH as follows:

AGREED TERMS

1.0 Interpretation

- 1.1 The definitions and rules of interpretation in this clause apply in this deed

"The Act"	Means the Town and Country Planning Act 1990 as amended.
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"the Application"	Shall mean the application submitted to the Council by the Owner given reference number APP/12/00860 for the Development
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“Affordable Housing”	means housing which is rented or sold (including an equity share in whole or part) below market levels by means of public or private subsidies such that it can be afforded by those whose incomes are insufficient for them to afford adequate housing locally on the open market.
“Affordable Housing Land”	means that part of the Land to be used for the provision of the Affordable Housing Units
“Affordable Housing Units”	means that part of the Development comprising 3 residential units (being 30% of the total residential units on the Development), the tenure to be Affordable Rented Units unless otherwise agreed in writing with the Council prior to first occupation of any of the Affordable Housing Units
“Affordable Housing Provider”	means either one or a combination of: (a) a body registered as a provider of social housing with the Social Housing Regulator under Part 2 of the Housing and Regeneration Act 2008 or such other class of body approved by the Council as may be constituted under any legislation replacing that provision ; or (b) such other body eligible to receive grant monies from the Council or the Homes and Communities Agency able to lawfully own or manage housing for Eligible Persons in Housing Need and approved by the Council; or (c) any company or organisation specialising in the delivery of Affordable Housing and approved by the Council.
“Affordable Rented Units”	means affordable rented housing let at affordable rent as defined in the National Planning Policy Framework (or such other affordable housing rented products available through the Homes and Communities Agency provided that the affordable housing falls within the statutory definition of Affordable Housing) and which is owned and managed by Affordable Housing Providers let on tenancies with a minimum term of not less than six years and eleven months unless otherwise agreed in writing with the Council and the expression

“Affordable Housing Unit” shall have a corresponding meaning as the context requires

PROVIDED ALWAYS that rents shall not exceed 80% of the local gross open market rent at the time of each letting

AND that rents shall only be increased annually in accordance with arrangements made for such rent increases established by the Homes and Communities Agency (or its successor)

“Chargee”

means any mortgagee or chargee (including a security trustee) or any receiver or manager (including an administrative receiver) appointed pursuant to the Law of Property Act 1925 of the Affordable Housing Provider or of any occupier under a Shared Ownership Lease or similar and their respective successors in title.

“Commencement”

means the carrying out in relation to the Development of any material operation as defined by section 56(4) of the Act but disregarding for the purposes of this deed and for no other purpose, the following operations:- demolition works; site clearance; ground investigations; site survey works; temporary access construction works; archaeological investigation; investigations for the purpose of assessing contamination, remedial action in respect of contamination, diversion and laying of services and erection of any fences and hoardings around the Land, the erection of means of enclosure for the purposes of site security and/or the display of advertisements, formation of construction compounds and temporary sales area and Commence and Commences shall be construed accordingly.

“the County Council”

means the Hampshire County Council, The Castle, Winchester, Hampshire. SO23 8UJ.

“Default Interest Rate”

4% per annum above the Base Rate. Base Rate being the base rate from time to time

of Nat West Bank plc

"the Development"

means development authorised by the Planning Permission consisting of Construction of 9No. (nine) 2 (two)Bedroom apartments with associated car-parking, cycling and refuse storage following demolition of existing public house.

"Dwelling"

any dwelling (including a house flat or maisonette) to be constructed pursuant to the Planning Permission.

"Eligible Persons"

means persons who are unable to afford housing accommodation on the open market (whether by renting or purchasing) within the administrative area of the Council and who are on those registers retained or referred to by the Council from time to time in the discharge of its housing function and the expression "Eligible Person" shall be construed accordingly

"the Highway Contribution"

means the sum of Thirty-two thousand, six hundred and ninety-three pounds and eighty-five pence (£32,693.85) (to be applied at such time and in such manner as the County Council shall in its absolute discretion determine) to the costs incurred by the County Council and /or the Highway Authority for the Council's area in the design, promotion, procurement, provision, operation and implementation of infrastructure improvements for the area in which the Land is situated payable in accordance with Schedule 1. Such sum to be index-linked.

"Home Buy Agent"

means the body nominated by the Homes and Communities Agency to be responsible for Low Cost Home Ownership nomination within the administrative area of the Council, or in the event that nobody is nominated such other body or organisation as the Council shall first approve in writing.

"Index Linked"

means increased in accordance with the following formula such indexation shall only be applied in circumstances where the RPI at the date of payment stands at a higher level than it did at 1 April 2012: The

	amount payable = the payments specified in Schedule 1 x (A/B) where:
	A= the figure for the Retail Prices Index (All Items) that applied immediately preceding the Payment Date.
	B= the figure for the Retail Prices Index (All Items) that applied when the index was last published prior to the date of this deed.
"the Land"	means the land at 158 Hart Plain Avenue, Waterloooville shown for identification purposes only edged by a red line on the Plan.
"Local Connection"	means a connection to the administrative area of the Council by virtue of: a) existing or previous residence; b) employment; c) close family links through parents or siblings or offspring or d) any other connection as agreed with the Affordable Housing Provider and Council
"Low Cost Home Ownership"	means HomeBuy products as defined by the Homes and Communities Agency including Shared Ownership and Low Cost Home Ownership shall be defined accordingly.
"Market Housing Units"	means those Dwellings that are for sale on the open market and which are not Affordable Housing Units.
"Monitoring Contribution"	means the sum set out in Schedule 1
"Occupation"	means occupation of any Dwelling comprised within the Development for residential purposes and Occupy shall be construed accordingly
"Plan"	means the plan annexed hereto marked "A"
"the Planning Permission"	means the planning permission for the Development granted pursuant to the Application and in the form of the draft attached hereto.

“Playing Space Contribution”	means the sum of Nine-thousand seven hundred and eighty three pounds (£9,783) payable in accordance with Schedule 1, paragraph 10. Such sum to be index linked.
“Rented Units”;	means Affordable Rented Units and the expression "Rented Units" shall be construed accordingly
“Shared Ownership Units”	means dwellings which are owned and managed by or in partnership with an Affordable Housing Provider, constructed and sold to Eligible Persons by way of a shared ownership lease and complying with the general terms of the Homes and Communities Agency and the principal mortgage lending bodies.

- 1.2 Clause headings shall not affect the interpretation of this deed.
- 1.3 A **person** includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.4 A reference to a **company** shall include any company, corporation or other body corporate, wherever and however incorporated or established.
- 1.5 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.
- 1.6 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 1.7 A reference to any party shall include that party's personal representatives, successors or permitted assigns and in the case of the Council the successors to its respective statutory functions.
- 1.8 A reference to a statute or statutory provision is a reference to it as it is in force at the date of this deed; provided that, as between the parties, no such amendment, extension or re-enactment shall apply to this deed to the extent that it would impose any new or extended obligation, liability or restriction, on, or otherwise adversely affect the rights of, any party.
- 1.9 A reference to a statute or statutory provision shall include any subordinate legislation made as at the date of this deed under that statute or statutory provision.
- 1.10 A reference to **writing** or **written** does not include faxes or e-mail.
- 1.11 A reference to "this deed" or to any other agreement or document referred to in this

deed is a reference to this deed or such other document or deed as varied or novated (in each case, other than in breach of the provisions of this deed) from time to time.

- 1.12 References to clauses, plans, schedules and appendices are to the clauses, plans, schedules and appendices of this deed.
- 1.13 An obligation in this deed on a person not to do something includes an obligation not to agree or allow that thing to be done.
- 1.14 Any phrase introduced by the terms **including, include, in particular** or any similar expression shall be construed as illustrative and shall not limit the sense of the words preceding those terms.
- 1.15 Where an obligation falls to be performed by more than one person, the obligation can be enforced against every person so bound jointly and against each of them individually.

2.0 Statutory provisions

- 2.1 This deed constitutes a planning obligation for the purposes of section 106 of the Act, section 111 of the Local Government Act 1972, section 2 of the Local Government Act 2000 and any other enabling powers.
- 2.2 The covenants, restrictions and obligations contained in this deed are planning obligations for the purposes of section 106 of the Act and are entered into by the Owner with the intention that they bind the Owner's interest in the Land and its respective successors and assigns.
- 2.3 The covenants, restrictions and obligations contained in this deed are enforceable by the Council in accordance with section 106 of the Act.

3.0 Conditionality

- 3.1 With the exception of clauses 1, 2, 3, 6, 7, 9, 10, 11, 13, 15, 16, 17, 20 and 21 (which take effect immediately), this deed is conditional on the grant and issue of the Planning Permission.

4.0 Covenants

- 4.1 The Owner covenants with the Council to observe and perform the covenants, restrictions and obligations contained in Schedule 1. The Council covenants with the Owner to observe and perform the covenants, restrictions and obligations contained in Schedule 2.

5.0 Indexation

- 5.1 The Highway Contribution and the Playing Space Contribution shall be Index Linked.
- 5.2 Where reference is made to an index and that index ceases to exist or is replaced or rebased then it shall include reference to any index which replaces it or any rebased index (applied in a fair and reasonable manner to the periods before and after rebasing

under this deed) or in the event the index is not replaced, to an alternative reasonably comparable basis or index as the Council shall advise the Owner in writing.

6.0 Release

- 7.1 No person shall be liable for any breach of a covenant, restriction or obligation contained in this deed after parting with its interest in the Land, except in respect of any breach subsisting prior to parting with such interest.

7.0 Determination of deed

- 7.1 The obligations in this deed shall cease to have effect if before the Commencement of Development, the Planning Permission:

- (a) expires;
- (b) is varied or revoked other than at the request of the Owners or
- (c) is quashed following a successful legal challenge.

- 7.2 Nothing in this Undertaking shall be construed as prohibiting or limiting any right to develop any part of the Land in accordance with a planning permission (other than the Planning Permission) granted by the Council or by the Secretary of State upon appeal or reference to him after the date of this Undertaking

8.0 Local land charge

- 8.1 This deed is a local land charge and shall be registered as such by the Council.

9.0 Interest on late payment

- 9.1 Where any sum or amount has not been paid to the Council by the date on which it is due, the Owner shall pay the Council interest at the Default Interest Rate on that amount for the period from the due date up to and including the date of payment.

10.0 Ownership

- 10.1 The Owner warrants that no person other than the Owner and has any legal or equitable interest in the Land.

11.0 Reasonableness

- 11.1 Any approval, consent, direction, authority, agreement or action to be given by the Council under this deed shall not be unreasonably withheld or delayed.

12.0 Cancellation of entries

- 12.1 On the written request of the Owner at any time after each or all of the obligations have been performed or otherwise discharged the Council will issue a written confirmation of such performance or discharge.

- 12.2 Following the performance and full satisfaction of all the terms of this deed or if this deed is determined pursuant to clause 0 the Council will on the written request of the

Owners cancel all entries made in the local land charges register in respect of this deed.

13.0 Disputes

13.1 In the event of any dispute or difference arising between the Parties in respect of any matter contained in this Agreement including questions of value and any question of reasonableness the same shall be referred to an independent person (the "Specialist") for determination in accordance with the following provisions:

- 13.1.1 the Specialist shall have at least 10 years post qualification experience in the subject matter of the dispute;
- 13.1.2 where such dispute relates to engineering construction or highway works it shall be referred to a Chartered Civil Engineer agreed upon by the parties or in default of agreement appointed on the application of either party by or at the direction of the President for the time being of the Institution of Civil Engineers; and
- 13.1.3 where such dispute relates to the valuation of property it shall be referred to a Chartered Surveyor agreed upon by the parties or in default of agreement appointed on the application of either party by or at the direction of the President for the time being of the Royal Institution of Chartered Surveyors;
- 13.1.4 where such dispute relates to planning and related matters it shall be referred to a chartered town planner agreed upon by the parties or in default of agreement appointed on the application of either party or at the direction of the President for the time being of the Royal Town Planning Institute

PROVIDED THAT the parties may otherwise agree an alternative Specialist appropriate to the nature of the dispute

13.2 Unless otherwise agreed by the parties to the dispute the Specialist is to act as an independent expert and:

- 13.2.1 each party may make written representations within 21 Working Days of the appointment of the Specialist and will copy the written representations to the other party;
- 13.2.2 each party is to have a further 14 Working Days to make written comments on the other's representations and will copy the written comments to the other party;
- 13.2.3 the Specialist is to be at liberty to call for such written evidence from the parties and to seek such legal or other expert assistance as he may reasonably require;
- 13.2.4 the Specialist is not to take oral representations from the parties without giving both parties the opportunity to be present and to give evidence and to cross examine each other;
- 13.2.5 the Specialist is to have regard to all representations and evidence before him when making his decision, which is to be in writing, and is to give reasons for his decision

13.3 Responsibility for the costs of referring a dispute to a Specialist under this clause 13, including costs connected with the appointment of the Specialist and the Specialist's own costs will be decided by the Specialist

14.0 No fetter of discretion

- 14.1 Nothing (contained or implied) in this deed shall fetter or restrict the Council's statutory rights, powers, discretions and responsibilities.

15.0 Waiver

- 15.1 No waiver (whether express or implied) by the Council of any breach or default by the Owner in performing or observing any of the covenants, restrictions or obligations of this deed shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the relevant terms or conditions contained in this deed or acting on any subsequent breach or default of this deed.

17.0 Future Permissions

- 17.1 Nothing in this deed shall prohibit or limit the right to develop any part of the Land in accordance with any planning permission (other than the Planning Permission or modification, variation or amendment thereof) granted after the date of the Planning Permission

18.0 Agreements and Declarations

- 18.1 The parties agree that:
- (a) nothing in this deed constitutes a planning permission or an obligation to grant planning permission; and
 - (b) nothing in this deed grants planning permission or any other approval, consent or permission required from the Council in the exercise of any other statutory function.

19.0 Third party rights

- 19.1 No person other than a party to this deed shall have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this deed.

20.0 Severance

- 20.1 If any court or competent authority finds that any provision of this deed (or part of any provision) is invalid, illegal or unenforceable, that provision or part-provision shall, to the extent required, be deemed to be deleted, and the validity and enforceability of the other provisions of this deed shall not be affected.
- 20.2 If any invalid, unenforceable or illegal provision of this deed would be valid, enforceable and legal if some part of it were deleted, the parties shall amend such provision so that, as amended, it is legal, valid and enforceable, and, to the greatest extent possible, achieves the parties' original intention.

21.0 Value added tax

- 21.1 All consideration given in accordance with the terms of this deed shall be exclusive of any VAT properly paid.
- 21.2 If at any time VAT is or becomes chargeable in respect of any supply made in

accordance with the terms of this deed then to the extent that VAT has not been previously charged in respect of that supply the party making the supply shall have the right to issue a VAT invoice to the party to whom the supply was made and the VAT shall be paid accordingly.

22.0 Governing Law

- 22.1 This deed and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.
- 22.2 This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

23.0 Legal Fees and Costs

- 22.1 Upon completion of this Deed or otherwise (whether or not it amounts to a grant of the Planning Permission), the Owner undertakes to pay the Council's reasonable legal fees for the preparation, drafting and completion of this Deed.

IN WITNESS whether the parties hereto have executed this agreement as a Deed delivered the day and year first before written:

Signed as a Deed by **158 HART PLAIN AVENUE LIMITED**
acting by a director in the presence of:

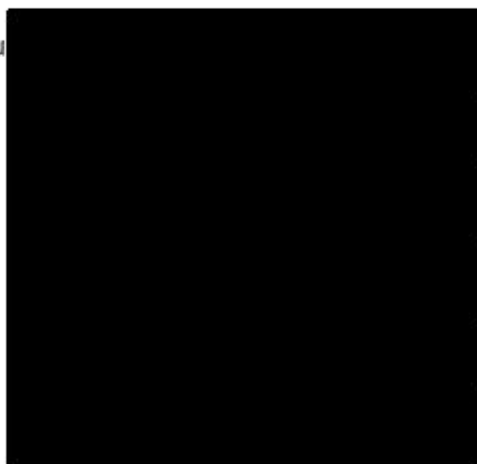

Director

Witness signature

Name
(in block capitals)

Address

Occupation



EXECUTED as a DEED by)
Affixing THE COMMON SEAL)
of THE COUNCIL OF THE)
BOROUGH OF HAVANT)
in the presence of:)



Schedule 1

Covenants to the Council

The Owner covenants:

1.0 TRANSPORT CONTRIBUTION

- 1.1 On or before Commencement of Development to pay or cause to be paid to the Council (acting as trustee for the County Council) the Highway Contribution being sum of £32,693.85 towards the cost of transport infrastructure improvements reasonably related to the development
- 1.2 Not to Commence development until notification of payment of the contribution has been notified in writing to the Council enclosing any necessary receipts or acknowledgements that the contribution in 1.1 above had been paid.

2.0 Affordable Housing

- 2.1 To provide a 3 of the Dwellings as Affordable Rented Units unless otherwise agreed in writing with the Council prior to occupation.
- 2.2 To ensure that the Affordable Housing Units within the Development will be integrated and compatible with the design of the Market Housing Units.
- 2.3 To ensure that the transfer of the Affordable Housing Units to an Affordable Housing Provider or Eligible Person (on either a freehold basis or long leasehold of at least 125 years).
- 2.4 That the Affordable Housing Units will be constructed to at least the minimum standard required by the Homes and Communities Agency (or such other successor body's standards) Design and Quality Standards (2007) and the Code for Sustainable Homes published by the Government (or such replacement guidance) or other similar standard as may be reasonably required by the Council.
- 2.5 Where the Owners intend to provide Affordable Rented Units in association with an Affordable Housing Provider they shall only be used if the Affordable Housing Provider can demonstrate to the Council:
 - (a) A good judgement by the Homes and Communities Agency or predecessor and/or successor body; and
 - (b) acceptable sustainable management arrangements and community development policies.

2.6 The Owner for itself and its successors in title covenants as follows:

- 2.6.1 not to use the Affordable Housing Units otherwise than for the provision of Affordable Housing; and
- 2.6.2 not to dispose of any of the Affordable Housing Units other than for the purpose of providing Affordable Housing to Eligible Persons, and
- 2.6.3 not to dispose or let any of the Low Cost Home Ownership Units (including Shared Ownership Units) other than to persons nominated by the Home Buy Agent.
- 2.6.4 to enter into an agreement with the Council granting the Council the right to nominate 100 per cent of the Occupiers of the Rented Units when initially let and 75% of subsequent true voids, and
- 2.6.5 to manage all staircasing receipts of Affordable Housing Units which are funded through the use of Subsidy in accordance with Homes and Communities Agency regulations, and
- 2.6.6 The covenants set out in paragraph 2.6 shall not be binding or enforceable against any purchaser who purchases from the Affordable Housing Provider the entire freehold to an Affordable Housing Unit or a long leasehold interest pursuant to an equity share arrangement nor shall such covenants be binding or enforceable against such a purchaser's successors in title.

2.7 The Affordable Housing Units shall only be occupied by Eligible Persons.

2.8 In the event of any mortgagee of the Affordable Housing Units wishes to enforce its security by way of sale (whether as mortgagee or through a receiver) then, subject to the mortgagee having complied with the requirements contained in this clause, it may do so, after which the Affordable Housing Units (or the relevant part the mortgagee wishes to sell) may be used free from the covenants set out in this Deed PROVIDED THAT the Mortgagee shall first follow the procedures set forth below:

- 2.8.1 The mortgagee shall serve a notice in writing on the Council ("the Offer Notice") stating that it wishes to exercise its statutory power of sale, the price at which it intends to sell the Affordable Housing Units (or the relevant part) which shall be no greater than the open market value of the Affordable Housing Units (or the relevant part)
- 2.8.2 The Council shall be permitted 30 days in which to accept the offer of sale set out in the Offer Notice or to nominate an alternative Registered Provider;

2.8.3 If the sale pursuant to clause 3.9.2 has not been completed by the date 60 days after the date of the Offer Notice ("the Expiry Date") the mortgagee having been ready willing and able to complete then the mortgagee may sell the Affordable Housing Units (or the relevant part thereof) by private treaty or otherwise and the Affordable Housing Units (or the relevant part thereof) will no longer be bound by the covenants in this Deed;

2.9 None of the obligations in this Schedule shall apply to or be binding upon:

- (i) a tenant of a Shared Ownership Unit who has exercised his right to staircase to 100% and/or in the case of a freehold house (as opposed to a flat) has taken the transfer of the Affordable Housing Provider's freehold interest in the Affordable Housing Unit; and
- (ii) a Chargee exercising a power of sale; and
- (iii) a tenant who has exercised a statutory right under the right to acquire provisions of the Housing Act 1996 (or any legislation amending or replacing the same) or their successors in title

3.0 Playing Space Contribution

3.1 On or Before Commencement to cause to be paid to the Council the Playing Space Contribution of £9,783 for the provision of equipped playing space being a contribution (being applied at such time and in such manner as the Council shall in its absolute discretion determine) to the costs to be incurred by the Council in the provision, improvement and maintenance of the same.

4.0 Monitoring Contribution

4.1 On or before commencement to pay to the Council the sum of one thousand two-hundred and seventy four pounds and thirty one pence (£1274.31) in relation to its reasonable costs incurred in the receipt, validation, checking and discharge or release of any of the obligations contained herein. Such sum to be index-linked.

Schedule 2
Council's Covenants

1. The Council hereby covenants with the Owner that all contributions or sums paid under the terms of this Agreement shall be used solely for the purposes specified and for which those contributions or sums were required in mitigation of the impact of the Development and for no other purpose (which other purpose for the avoidance of doubt includes any internal administrative costs or other costs or expenses) and that all contributions or sums paid shall be held in an interest bearing account
2. If any of the contributions or sums (or part of them) paid have not been expended or committed to be spent (either by the letting of a contract or by allocation to an approved scheme) for the specified purpose within 5 years of the date of their receipt then the contribution or sum (or balance) shall be refunded to the party that paid the contribution or sum together with accrued interest thereon from the date of payment until the date of refund
3. At the expiration of the period for which any contribution or sum may be held the Council shall upon a written request provide to the party that paid the relevant contribution or sum a certified account detailing how those sums have been expended or have been committed to be spent
4. To the extent that the information provided pursuant to paragraph 3 above does not reasonably demonstrate that the sums deposited have been expended on the relevant specified purpose and/or expended or committed to be spent within the relevant period the Council shall provide to the party that paid the relevant contribution such evidence as it shall reasonably require in order to confirm that the expenditure of the contribution or sum paid pursuant to this Agreement and to the extent that no proper evidence of such expenditure is provided or that any sums expended or committed to be spent have not been reasonably and properly expended or committed to be spent for the specified purpose within the relevant period then the Council shall within 1 month refund an equivalent sum or sums to the party that paid the relevant contribution together with accrued interest from the date of payment to the date of refund

PLAN A

NOTES

1:1250 scale



GENERAL NOTES:
 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE OTHER RELEVANT CONSULTANTS DRAWINGS.
 2. ALL FINISHES ARE TO CONFORM TO THE CURRENT BUILDING REGULATIONS.
 3. REFER TO A SEPARATE DOCUMENT FOR THE DESIGNERS RISK ASSESSMENT.
 4. ALL WORKS OR MATERIALS INDICATED ON THIS DRAWING ARE TO BE TO THE LATEST RELEVANT BRITISH STANDARDS AND CARRIED OUT IN ACCORDANCE WITH THE BRITISH STANDARDS CODES OF PRACTICE OR RECOGNIZED INSTITUTE OR TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS.

By	App'd	Rev'd	By
Author	Drawn	Checked	Rev'd

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Client:
 158 Hart Plain Avenue Ltd

Project:
 Proposed Residential Development
 158 Hart Plain Avenue

Drawing Title:
 Location Plan

Drawn By	Date	Checked By	App'd By
TH	AUG 12		

Drawn No: 12-1062-105
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 Date: 1:1250 @ A4

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