

TAKING CARE OF YOUR COMMUNITY

MANAGING THE COUNTESSWELLS ESTATE



COUNTESSWELLS – A NEW COMMUNITY

COUNTESSWELLS IS A NEW COMMUNITY ACCOMMODATING 7,000 PEOPLE TO THE WEST OF ABERDEEN CITY. THE NEW SETTLEMENT IS PLANNED TO INCLUDE:

- APPROXIMATELY 3,000 NEW HOMES
- TWO PRIMARY SCHOOLS
- AN ACADEMY BUILT TO MEET CURRICULUM FOR EXCELLENCE STANDARDS
- MEDICAL CENTRE WITH GP AND DENTAL PRACTICES
- A LARGE CENTRAL PARK
- LINEAR PARK LINKING COUNTESSWELLS AND HAZLEHEAD WOODS
- NETWORK OF PATHS AND CYCLE ROUTES THROUGHOUT THE NEIGHBOURHOOD AREAS
- TOWN CENTRE WITH OFFICE, WORKSHOP AND LOCAL RETAIL SPACE

AN EVOLVING PLAN

THE FINAL MIX OF THE DEVELOPMENT AREAS WILL EVOLVE AS THE NEW SETTLEMENT IS CONSTRUCTED THROUGH PHASED MASTER PLANS AND DETAILED DESIGN. EACH PHASE WITHIN THE DEVELOPMENT WILL BE CHARGED WITH CREATING A STRONG SENSE OF PLACE.



THE ESTATE

THE COUNTESSWELLS ESTATE IS BEING DEVELOPED BY COUNTESSWELLS DEVELOPMENT LIMITED (CDL) AND SUBSTANTIAL INVESTMENT WILL BE MADE IN THE PROVISION OF HARD AND SOFT LANDSCAPED AREAS. IN DESIGNING COUNTESSWELLS, GREAT CARE HAS BEEN TAKEN IN CREATING THE CHARACTER OF THE LANDSCAPE AREAS. STREETS AND PARKS HAVE BEEN DESIGNED TO ENHANCE EXISTING FEATURES INCLUDING THE INTRODUCED BURN FEATURE WHICH WILL FLOW THROUGH COUNTESSWELLS. THE CENTRAL PARK WILL PROVIDE ACRES OF OPEN SPACE, WITH AN

ARRAY OF PATHS, TREES, PLAYGROUNDS AND SPORT FACILITIES.

INSPIRED BY EXISTING PATHS AND WOODLAND, SEVERAL 'GREEN WALK WAYS' HAVE BEEN INCORPORATED TO CONNECT THE PARKS WITHIN COUNTESSWELLS AND THE ANCIENT COUNTESSWELLS WOODS TO ITS WEST, AND HAZLEHEAD WOODS TO THE EAST. THESE CONNECTIONS WILL ALLOW PEDESTRIANS, CYCLISTS AND THOSE ON HORSEBACK TO SAFELY CROSS THROUGH COUNTESSWELLS.

WHEN YOU PURCHASE YOUR NEW HOME YOU WILL BE PURCHASING YOUR SHARE OF

THE ESTATE AND WILL PLAY YOUR PART IN THE INVESTMENT OF THE COMMUNITY BY BECOMING A MEMBER OF THE COMMUNITY INTEREST COMPANY (SEE BELOW DETAILS IN REGARD TO THE COMMUNITY INTEREST COMPANY (CIC). THROUGHOUT THE COURSE OF THE EVOLVING COMMUNITY, PHASED AREAS OF THE ESTATE WILL BE HANDED OVER BY COUNTESSWELLS DEVELOPMENTS LIMITED FOR MANAGEMENT AND MAINTENANCE BY THE APPOINTED PROPERTY MANAGER, JAMES GIBB RESIDENTIAL FACTORS, WWW.JAMESGIBB.CO.UK, WHO WILL MANAGE THE ESTATE FOR AND ON BEHALF OF

THE CIC. AS THE PHASES ARE COMPLETED AND HANDED OVER TO THE CIC, EACH HOMEOWNER, AS A MEMBER OF THE CIC, WILL COMMENCE THEIR INVOLVEMENT IN THE MANAGEMENT AND MAINTENANCE OF THE ESTATE.

THE COSTS ASSOCIATED WITH THIS WILL INCLUDE THE MAINTENANCE OF THE HARD AND SOFT LANDSCAPING, PLAY PARKS, CENTRAL PARK, NETWORK OF PATHS AND WALKWAYS, ORCHARD, DRAINAGE SYSTEMS, BRIDGES, SIGNAGE AND OTHER ESTATE OWNED STRUCTURES REQUIRING MAINTENANCE.

TO MAINTAIN THE HIGH QUALITY INVESTMENT MADE ON YOUR BEHALF, THERE WILL BE

ANNUAL RUNNING COSTS IN RELATION TO THE GENERAL UPKEEP AND MAINTENANCE OF THE COMMON GROUNDS WITHIN THE ESTATE (AS AN EXAMPLE OF THE COMMON LAND, PLEASE REFER TO THE PLAN SHOWING THE ANTICIPATED EXTENT OF THE ESTATE ATTACHED TO THIS DOCUMENT, WHICH IS FOR ILLUSTRATION PURPOSES ONLY). OWNERS ARE REQUIRED TO CONTRIBUTE TOWARDS THE ANNUAL COST OF MAINTAINING THE ESTATE. AN INITIAL FLOAT DEPOSIT IS PAYABLE TO JAMES GIBB ON THE PURCHASE OF YOUR PROPERTY. (REFER TO JAMES GIBB WEB SITE FOR INFORMATION ON FLOATS AND TRUST ACCOUNTS). THEREAFTER, JAMES GIBB WILL INVOICE YOU ANNUALLY, IN ADVANCE, FOR THE COSTS ASSOCIATED WITH

MAINTAINING THIS INVESTMENT.

BUDGETED COSTS AND AN EXPLANATION OF THE TYPE OF WORKS WHICH WILL BE CARRIED OUT IN RELATION TO THE ESTATE WILL BE PROVIDED BY JAMES GIBB.

THE OBLIGATIONS FOR ALL HOMEOWNERS LIVING IN THE NEW COMMUNITY ARE LAID OUT IN DETAIL IN THE ESTATE DEED OF CONDITIONS, WHICH YOUR SOLICITOR SHOULD PROVIDE AND READ THROUGH WITH YOU AT THE POINT OF PURCHASING YOUR PROPERTY. IT IDENTIFIES THE RESPONSIBILITY OF HOMEOWNERS AND ALSO THAT OF THE NAMED PROPERTY MANAGEMENT COMPANY.

THE COMMUNITY INTEREST COMPANY

A COMMUNITY INTEREST COMPANY (CIC) IS TO BE SET UP WHICH WILL ULTIMATELY TAKE OWNERSHIP OF THE ESTATE COMMON PARTS, ORGANISE THE MAINTENANCE AND UPKEEP OF THOSE ESTATE COMMON PARTS AND GENERALLY PROMOTE COMMUNITY DEVELOPMENT WITHIN COUNTESSELLS. THIS CIC WILL BE A REGISTERED GUARANTEE COMPANY WHOSE MEMBERS AGREE TO CONTRIBUTE ONLY £1.00, IF REQUIRED.

EACH INDIVIDUAL PLOT PURCHASER WILL BE INVITED TO BECOME A MEMBER AT THE TIME THEY ACQUIRE A PROPERTY WITHIN COUNTESSELLS. INITIALLY THE CIC WOULD BE RUN BY CDL BUT FOLLOWING COMPLETION OF THE DEVELOPMENT, OR AT SUCH EARLIER POINT WHICH CDL ELECT, CONTROL WOULD TRANSFER TO INDIVIDUAL PROPERTY OWNERS WHO ARE MEMBERS AND THEIR NOMINATED DIRECTORS.

THE CIC'S PRIMARY PURPOSE THROUGH ITS ACTIVITIES MUST BE TO PROVIDE BENEFIT TO THE COMMUNITY IT SERVES. THIS IS A REQUIREMENT OF LEGISLATION AND REGULATION AND HAS TO BE CONFIRMED TO THE REGULATOR OF THE CIC SECTOR ANNUALLY. TO AVOID UNNECESSARY ADMINISTRATION THE CIC WILL INITIALLY BE SET UP AS A COMPANY LIMITED BY GUARANTEE AND WILL BE CONVERTED INTO A CIC PRIOR TO THE TRANSFER OF ANY OF THE ESTATE COMMON PARTS.

THIS MECHANISM IS INTENDED TO LEAVE THE LONG TERM GOVERNANCE OF THE ESTATE COMMON PARTS WITHIN COUNTESSELLS WITH THOSE MOST DIRECTLY BENEFITTING, THE INDIVIDUAL PROPRIETORS.





DEVELOPMENTS

NOT TO BE CONFUSED WITH THE COUNTESSWELLS ESTATE, THE DEVELOPMENT IS THE AREA WITHIN THE NEW COMMUNITY CONSTRUCTED BY YOUR HOME BUILDER. THERE WILL BE NUMEROUS DEVELOPMENTS WITHIN THE COUNTESSWELLS ESTATE AND AN EXAMPLE OF THESE DEVELOPMENTS ARE HIGHLIGHTED ON THE ATTACHED ILLUSTRATION E.G. N10, C1, C2 ETC.

AS A HOMEOWNER YOU HAVE OWNERSHIP AND RESPONSIBILITY FOR ANY COMMON GROUND WITHIN THE BOUNDARY OF YOUR DEVELOPMENT. WITH THIS OWNERSHIP, YOU HAVE A SHARE OF THE COST ASSOCIATED WITH MANAGEMENT AND MAINTENANCE OF THE COMMON LAND (WITHIN THE DEVELOPMENT BOUNDARY) BY THE PROPERTY MANAGEMENT COMPANY APPOINTED BY YOUR HOME BUILDER. IN CERTAIN DEVELOPMENTS WITHIN THE ESTATE BUT NOT ALL, THIS MAY ALSO BE JAMES GIBB RESIDENTIAL FACTORS, WWW.JAMESGIBB.CO.UK

YOUR HOME BUILDER SHOULD HAVE AVAILABLE AT THE POINT OF PURCHASE AN ESTIMATED BUDGET OF THE ANNUAL RUNNING COST FOR YOUR DEVELOPMENT, HIGHLIGHTING YOUR OWN ANNUAL SHARE OF THE COST. AN INITIAL FLOAT DEPOSIT IS PAYABLE TO THEM ON THE PURCHASE OF YOUR PROPERTY.

IN ADDITION, IF YOUR HOME BUILDER DECIDES TO SET UP A DEVELOPMENT MANAGEMENT SCHEME, YOU WILL BE INVITED TO BECOME A MEMBER WHEN YOU PURCHASE THE PROPERTY AND YOUR APPOINTED PROPERTY MANAGEMENT COMPANY SHOULD ARRANGE A MEETING OF ALL HOMEOWNERS ON COMPLETION OF YOUR DEVELOPMENT TO DISCUSS THIS TOPIC. THESE MEETINGS ALLOW HOMEOWNERS TO HAVE AN INPUT INTO THE MANAGEMENT OF THE

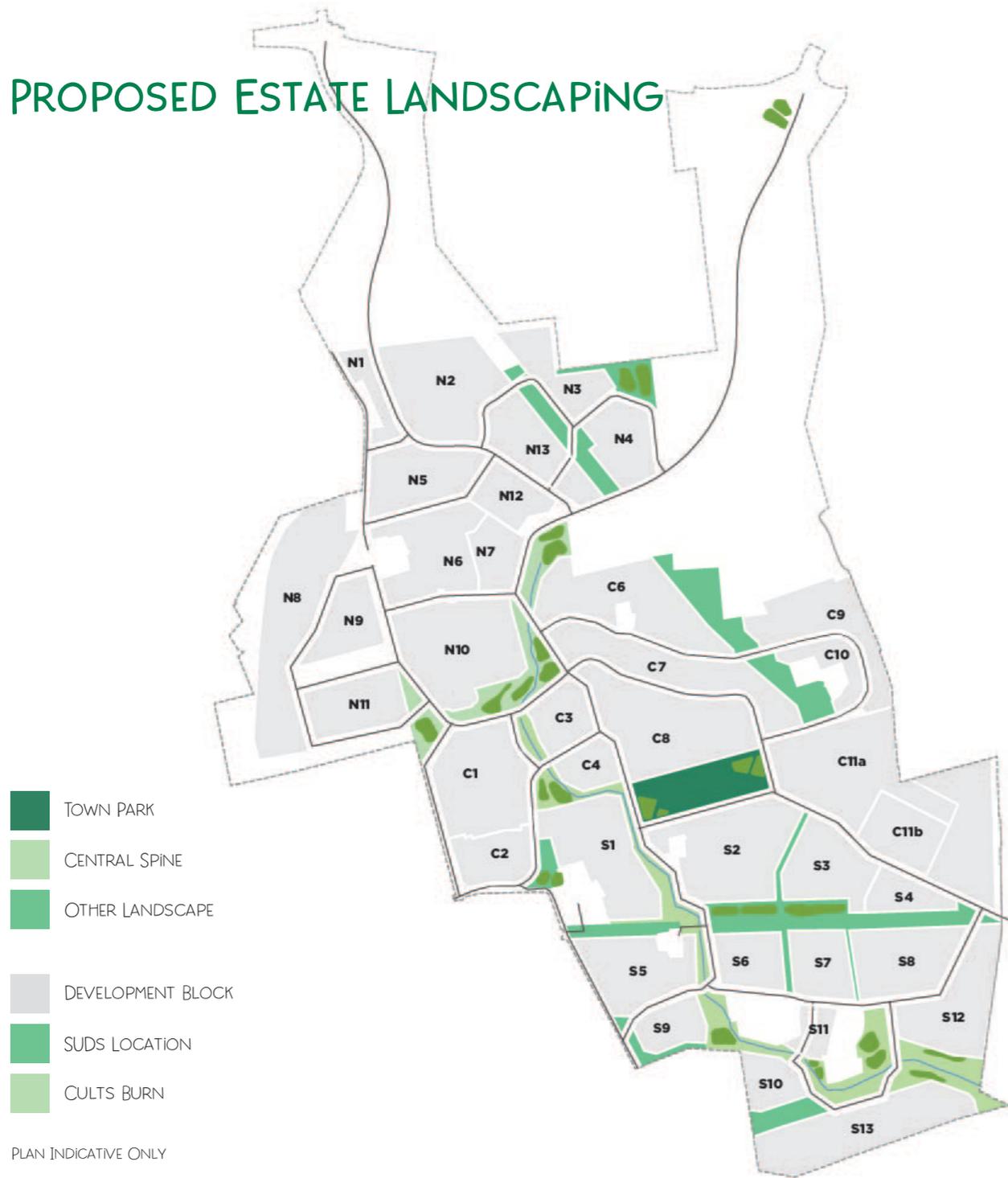
DEVELOPMENT IN LIAISON WITH THE APPOINTED PROPERTY MANAGEMENT COMPANY.

THE OBLIGATIONS FOR ALL HOMEOWNERS LIVING IN THEIR DEVELOPMENT ARE LAID OUT IN DETAIL IN THE DEVELOPMENT DEED OF CONDITIONS, WHICH YOUR SOLICITOR SHOULD PROVIDE AND READ THROUGH WITH YOU AT THE POINT OF PURCHASE OF YOUR PROPERTY. IT IDENTIFIES THE RESPONSIBILITY OF HOMEOWNERS AND ALSO THAT OF THE NAMED PROPERTY MANAGEMENT COMPANY.

IN SUMMARY

IN SUMMARY, OWNERS WILL RECEIVE ONE ANNUAL INVOICE IN ADVANCE OF THE PERIOD FOR THE MANAGEMENT OF THE ESTATE. THEY WILL ALSO RECEIVE INVOICES AT THE FREQUENCY STATED IN THE DEVELOPMENT DEED OF CONDITIONS FOR THE MANAGEMENT OF YOUR DEVELOPMENT. IT IS IMPORTANT THAT OWNERS UNDERSTAND THAT THESE ASSOCIATED COSTS ARE RELEVANT TO ENSURING THE UPKEEP AND MAINTENANCE OF BOTH THE ESTATE AND YOUR DEVELOPMENT. BY SUSTAINING THE STANDARDS WITHIN BOTH, IT ENSURES THAT THE COMMUNITY REMAINS A DESIRABLE PLACE TO LIVE, PLAY AND WORK, WHILE SUSTAINING THE INVESTMENT MADE ON YOUR BEHALF.

PROPOSED ESTATE LANDSCAPING



- TOWN PARK
- CENTRAL SPINE
- OTHER LANDSCAPE
- DEVELOPMENT BLOCK
- SUDS LOCATION
- CULTS BURN

PLAN INDICATIVE ONLY





COUNTESWELLS.COM