

LANDSCAPING AND RETICULATION INCENTIVES

Subject to the Buyer completing the construction of a dwelling in accordance with the Restrictive Covenant and the Development Conditions and Building Guidelines within twenty four months (24) for either a single storey or two storey dwelling from settlement, but not otherwise.

1. The Seller will:
 - 1.1. Procure for the Buyer the provision of a Landscape Contractor/s ("Contractor") nominated by the Seller of good quality water-sensitive landscaping and reticulation works to the front garden of the property (inclusive of the laying of instant turf to not greater than 50% of the area between the road curb and the front and side (if a corner lot) boundary of the land),
 - 1.2. The Seller agrees to provide:
 - 1.2.1 One consultation between the home owner and the Contractor;
 - 1.2.2 The design, supply & installation of irrigation & landscaping to the whole of the front (and side if a corner lot) garden forward of the building set back line by the Contractor;
 - 1.2.3 Site-works, limited to minor grading. (Please note that removal of building rubbish, excess soil, rock (from building excavation) and weed eradication is not included);
 - 1.2.4 Soil conditioner incorporation to all turf and garden bed areas;
 - 1.2.5 An irrigation system to service the turf and garden areas shall consist of the following:
 - 1.2.5.1 fixed below ground 25mm Class 9/20mm Class 12 rigid PVC work;
 - 1.2.5.2 an automatic 6-station controller for all standard Lots and a 9-station controller for corner lots fixed to the outside wall of the house adjacent to the Western Power Meter Box, installed by a licensed electrician;
 - 1.2.5.3 wireless rain sensor;
 - 1.2.5.4 75mm pop up sprinklers to turf and rigid risers or sub-surface inline drip irrigation to garden areas.
 - 1.2.6 A verge tree which must be watered by the Buyer during the establishment period.
 - 1.3. Plant quantities to be determined as per landscape design. Quantities will vary according to plant size, availability & budget restrictions;
 - 1.4. Mulching of plant beds using a suitable mulch product;
 - 1.5. Couch sp 'Wintergreen' instant turf to the front garden and verge area.
2. The Buyer acknowledges and agrees to the following:
 - 2.1. A tested brass ball valve with back-flow preventer installed behind the water meter for the purpose of reticulation of the property to be installed by a licensed plumber prior to commencement of landscaping works.
 - 2.2. The Buyer must remove all rubbish and builder's rubble and level the area to within 30mm of finished turf and garden levels prior to landscaping works to commence.
 - 2.3. The Buyer is responsible to ensure that where the proposed turf area meets the kerb, driveway or path, the final level of the soil is to be approximately 30mm below the top of that hard area.
 - 2.4. The Buyer installing a 90mm PVC stormwater pipe beneath the driveways offset 4m from the front of the carport/garage.
 - 2.5. The landscaping may only be used for the front garden and is not negotiable, that is, it cannot be used for rear or side areas (except in the case of corner blocks) or for works not listed under the annexure.
 - 2.6. The package is not redeemable for cash or any other product or services. This offer is not transferable to a third party and will become null and void should the property be on-sold to another party.
 - 2.7. This landscaping offer only applies to soft landscape works and does not include, but not limited to, paving rockeries, retaining walls or any other type of hard landscape works.
 - 2.8. Should the Buyer fail to request works to commence within twenty four (24) months of the date of settlement, this offer will lapse and shall not be binding.
 - 2.9. A twelve (12) month warranty period covers faulty workmanship of the manufactured goods including valves, sprinklers, controllers and pipe work.
 - 2.10. Water for irrigation is to be supplied from the Main water supply.
 - 2.11. To assist with the landscaping layout an accurate, "to scale" copy of the property block and house floor plan is to be provided to the landscaping contractor at the design consultation.
3. The Buyer acknowledges and agrees that landscaping incentives are personal to the Buyer, specific for the Lot listed at the top of the page and will not apply to and cannot be transferred to any other party to whom the Property is sold or transferred.