

Fencing and Landscaping Bonus – Terms & Conditions

The Seller hereby agrees to provide, at the Seller's expense landscaping, reticulation and fencing, as follows:

1. Front Landscaping Bonus (Landscaping Bonus)

- 1.1. "Winter Green" or "Greenlees Park" instant roll on turf up to 70% to the front garden forward of the building line but within the Property boundaries.
- 1.2. "Winter Green" or "Greenlees Park" instant roll verge area between the public street boundary and the back of the road kerb or at the Seller's absolute discretion an alternative landscape treatment.
- 1.3. Black jungle mulch or similar to garden bed areas.
- 1.4. An irrigation system limited to service the front garden and verge area forward of the building set back line, supplied from the mains water supply.
- 1.5. An assortment of shrubs.
- 1.6. As well as the above landscaping package, the buyer will also be entitled to choose from one of the following options:
 - i) Grasstree and feature boulders; or
 - ii) Mature plantings; or
 - iii) Hard landscaping (non-structural)

2. Side and Rear Fencing Bonus (Fencing Bonus)

- 2.2 Supply and erect "Neetascreen" fencing to the side and rear boundaries of the Property, except to areas forward of the building line or where the boundary abuts a public street or laneway.
- 2.3 Where a side and/or rear boundary of the Property abuts a public street or laneway supply and erect "Neetascreen Plus" fencing, except to areas forward of the building line.
- 2.4 The designated colour for the fence is to be 'domain' West of the train line, and 'Grey Ridge' East of the train line.

3. The Landscaping Bonus and Fencing Bonus offers are subject to and conditional upon the Buyer:

- (a) not transferring the Property to a third party prior to the provision of:
 - (i) the landscaping and reticulation under clause 1; and
 - (ii) the fencing under clause 2;
- (b) accepting that the extent and amount of any bonus offer shall be determined by the Seller whose decision shall be final;
- (c) accepting that the bonus offer is not redeemable for cash or any other product or service;

- (d) completing construction of and occupying the house on the Property within 24 months from the Settlement Date;
- (e) not breaching any of the Restrictive Covenants as set out in the Buyer's Contract ;
- (f) having received approval of the house plans and specifications from the Seller prior to commencement of construction; and
- (g) requesting commencement of the works within 2 months of occupation of the dwelling.

3.2 The Landscaping Bonus offer is also subject to and conditional upon, the Buyer:

- (a) removing all rubbish and rubble and levelling the area to be grassed and reticulated in preparation for the landscaping works to commence;
- (b) ensuring the final level of the soil is approximately 40 mm (1.5") below the top of that hard area, where the proposed turfed area meets the kerb, driveway or path;
- (c) installing a 90mm PVC stormwater pipe beneath the driveways, offset 4m from the front of the carport/garage for Properties where vehicle access is not from a rear laneway, to assist in minimising disruption to paving which may otherwise occur during installation of the irrigation system;
- (d) accepting that the bonus offer can only be used to landscape the front garden and street verge and cannot be exchanged for landscaping any other area;
- (e) accepting that the bonus offer is for soft landscaping and reticulation and does not include any hard landscaping works (for example: paving, retaining walls or rockeries) unless it is included in the landscaping bonus as set out in 1.6; and
- (f) providing the landscaping contractor a copy of the Property site plan to assist with the landscape design consultation.
- (g) ensuring the front garden, including any road adjoining verges, does not remain un-landscaped after 6 months of occupation of the Property.

3.3 The Fencing Bonus offer is also subject to and conditional upon, the Buyer:

- (a) removing all rubbish and rubble and levelling the area to be fenced;
- (b) ensuring that all survey pegs are in place; and
- (c) obtaining the adjoining property owner's acceptance that the dividing fence will not necessarily be exactly on the boundary and in the case where there is retaining wall erected by the Seller on or near the boundary the dividing fence will be erected on the centreline of the retaining wall projected for the entire length of that boundary.