



## Landscaping, Reticulation and Fencing Bonus Offers

The Seller agrees to provide, at the Seller's expense landscaping, reticulation and fencing for the Property, on the terms and conditions set out below in this Annexure C:

### 1. Front Landscaping Bonus (Landscaping Bonus)

- 1.1. Instant roll on turf as specified by the Seller in its absolute discretion for the front garden forward of the building line but within the Property boundaries.
- 1.2. 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.

### 2. Side and Rear Fencing Bonus (Fencing Bonus)

- 2.1. Supply and erect Colorbond 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 or as required by the Protective Covenants contained in Annexure B to this Contract (**Fencing**).
- 2.2. The designated colour for the Fencing is to be 'Woodland Grey' or, if that colour is discontinued by Colorbond, the Colorbond colour that most closely matches the colour 'Woodland Grey'.

### 3. Terms & Conditions

- 3.1 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 Bonus; and
    - (ii) the Fencing Bonus;
  - (b) accepting that the extent and amount of the Landscaping Bonus and the Fencing Bonus shall be determined by the Seller whose decision shall be final;
  - (c) accepting that the Landscaping Bonus and the Fencing Bonus is not redeemable for cash or any other product or service;
  - (d) completing construction of and occupying the house on the Property within 18 months from the Settlement Date;
  - (e) not breaching any of the Protective Covenants as set out in Annexure B of this Contract;
  - (f) having received approval of the house plans and specifications from the Seller prior to commencement of construction of the house on

the Property;

- (g) requesting commencement of the works to install the landscaping or the fencing (or both) within 2 months of commencement of occupation of the house on the Property; and.
  - (h) completing, signing and submitting the Fencing Bonus and Landscaping Bonus voucher (to be provided by the Seller or the Seller Agent) to Peet Limited.
- 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 40mm (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 driveway, offset 4m from the front of the carport/garage where vehicle access to the Property 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 (for corner lots only) and cannot be exchanged for landscaping any other area;
    - (e) accepting this bonus offer is for a base landscaping and reticulation package and does not include any hard landscaping works (for example: paving, retaining walls or rockeries).
    - (f) providing the landscaping contractor with a copy of the Property site plan to assist with the landscape design consultation; and
    - (g) maintaining the verge areas in accordance with any policy of any Authority, including the City of Wanneroo, regarding verge maintenance.
  - 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.