



Clementine
UPPER SWAN

Fencing Package

Terms and Conditions

- To be eligible for The Clementine Fencing Package, your house must be constructed within the contractually agreed period after settlement.
- If the Clementine Fencing Package is not claimed or redeemed within the contractually agreed period after settlement, this voucher will expire worthless. The developer will have no further obligation or liability to provide or pay for the Clementine Fencing Package.
- The developer will nominate the installer that is to provide and install the Clementine Fencing Package to your home.
- The Clementine Fencing Package includes:
 - Colorbond fencing to the side and rear boundaries of your lot in accordance with the Clementine Design Guidelines and Estate Covenants.

NOTE:

- a. The Clementine Fencing Package **DOES NOT** include fencing of the front boundary of your lot or fencing or gates between the dwelling and side boundaries.
 - b. **Your boundary survey pegs must be in place to install the fencing.** If pegs are not in place, your property may need to be resurveyed at your expense. Please confirm all boundary pegs are in place.
- Where there is a retaining wall separating two lots that have a different pad level, the retaining wall is constructed wholly within the boundary of the “higher” lot. The outer face of the retaining wall is on the boundary. The fencing will be erected whereby the fence post will be core drilled on the central alignment of the retaining wall. Please reserve any questions you may have until the fencing contractor contacts you.
 - The Clementine Fencing Package is not transferable or assignable to any other party and may only be claimed by the buyer named in the Contract.
 - The Clementine Fencing Package is NOT redeemable for cash or any other product or services.
 - The developer shall not be liable to you under any circumstances for the acts or omissions of the nominated installer responsible for the installation of the Clementine Fencing Package in your home, including for any delay in completing the installation which may invalidate this voucher.



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Landscaping Package

Terms and Conditions

Homeowner's Requirements - Important Notes:

Prior to installation of the Clementine Landscaping Package, the landowner is required to:

- Install a 90mm PVC duct (not more than 300mm depth) under driveways, all other paved areas and clearly mark locations. This is required for the installation of irrigation pipes only. Provision should also be made for extending cabling to your controller location (located next to your meter box). This can be achieved by installing a minimum 20mm flexible pipe with a draw wire to the landscaped area for cable connection.
- Ensure that the site is clean, free from rubbish, rubble and weed, and graded to final levels 50mm below surrounding hard surfaces and maintain this appearance until the landscape installation date.

This Landscaping Package entitles the homeowner to the following:

- One consultation between the homeowner and the landscape contractor. (Please note that onsite consultations are available Monday – Friday between the hours of 7.30am and 2.30pm.)
- The design, supply and installation of irrigation and landscaping to the whole front and verge garden by the landscape contractor.
- Siteworks, limited to minor grading. (Please note that removal of building rubbish, excess soil, rock from building excavation and weed eradication is **not** included).
- Installation of a lawn and plant bed automatic irrigation system. (Please note that hard digging and trenching through rock is not included).
- Waterwise tree, shrub, and groundcover planting. Plant quantities will be determined as per landscape design, availability & budget restrictions.
- Mulching of plant beds using an approved mulch determined by landscape contractor.
- Roll on "Wintergreen" couch turf (or similar) to lawn area (laying of instant turf to no greater than 50% of the area between the road curb to the front building line and side boundary - if a corner lot).
- Soil conditioner incorporation to all turf and garden bed areas.
- This Landscaping Package may only be used for a front garden forward of the building line and is not negotiable. That is, it cannot be used for rear or side gardens (except in the case of corner blocks verge landscaping).
- No "hard" landscaping works are included within the package (ie. walls, concrete kerbing, feature elements, brick & concrete paving).
- The developer will nominate the installer that is to provide and install the Clementine Waterwise Front Landscaping Package to your home.
- This Landscaping 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.
- This Landscaping Package only applies to soft landscape works and does not include artificial turf, rockeries, retaining walls or any other type of hard landscape works.
- The developer reserves the right to amend the Clementine Waterwise Front Landscaping Package at any point in time.
- The developer shall not be liable to you under any circumstances for the acts or omissions of the nominated installer responsible for the installation of the Clementine Waterwise Front Landscaping Package, including for any delay in completing the installation which may invalidate this voucher.
- Should the buyer fail to request the works to commence within the contractually agreed period after settlement, this offer will lapse and shall not be binding.