

# EDEN BEACH

## EDEN BEACH SIDE & REAR FENCING - TERMS AND CONDITIONS

Subject to the Purchaser completing the construction of a dwelling in accordance with the Agreed Local Structure Plan, the Restrictive Covenants, and the Development Conditions and Building Guidelines, within the contractually agreed period after settlement, this fencing voucher entitles the homeowner to the following:

- ❖ The Vendor agrees to supply and erect fencing, to the side and rear boundaries of the property, except to areas forward of the building line. This will include Colorbond® fencing to all dividing side and rear fences, and estate feature fencing to the secondary street side boundary, for corner lots ONLY. Selected lots within the estate will also receive estate front fencing abutting significant roads and public open space.
- ❖ This voucher is not redeemable for cash or any other products or services.

### IMPORTANT NOTES:

Should an alternative approved boundary fence be erected by the Purchaser, no cash contribution to that fence is payable by the Vendor.

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## EDEN BEACH LANDSCAPING TERMS AND CONDITIONS

### This landscaping voucher entitles the homeowner to:

1. One consultation between the homeowner and the landscape contractor;
2. The design, supply and installation of irrigation and landscaping to the whole of the front garden forward of the building setback line (and side verge to the secondary street corner lots) by the landscape contractors;
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;**
4. Soil preparation to all plant bed and turf areas;
5. An irrigation system to service the turf and garden areas shall consist of:
  - a. Designed and installed to the Irrigation Australia (WA Region) standards and connected to the lot scheme water supply;
  - b. An automatic 6-station controller for all Cottage and Traditional lots and a 9-station controller for all corner lots, fixed to the outside wall of the house adjacent to the Western Power meter box, installed by a licensed Electrician;
  - c. A tested brass ball valve with back flow preventer installed by a licensed Plumber;
  - d. Fixed below ground 25mm Class 9 and 20mm Class 12 rigid PVC pipework;
  - e. Wireless rain sensor;
  - f. 75mm pop-up sprinklers to turf areas and fixed overhead spray or sub-surface in-line drip irrigation to garden beds.
6. A street tree (45 litre-bag size), shrub and groundcover planting (min 150mm-pot size). Plant quantities to be determined as per landscape design, availability and budget restrictions;
7. Mulching of plant beds using LD's mulch approved by the landscaper; and
8. Wintergreen Couch instant turf to the front and verge area to a maximum coverage of 50%.

### This offer is subject to:

1. The purchaser completing construction of the dwelling on the subject lot in accordance with the Agreed Local Structure Plan, the Restrictive Covenants, the Development Conditions and Building Guidelines, and requesting commencement of the works (installation of landscaping) within the contractually agreed period after settlement.
2. The purchaser removing all rubbish and rubble and levelling the area to be grassed and reticulated in preparation for the landscaping works to commence. Where the proposed turfed area meets the kerb, driveway or path, ensuring the final level of the soil is approximately 30mm below the top of that hard area.
3. The purchaser installing a 90mm PVC stormwater pipe beneath the driveway, offset 4m from the front of the house to facilitate irrigation pipes ONLY. This conduit should be clearly marked for the installers.
4. The package is not redeemable for cash or any other product or services.

5. This landscaping offer only applies to soft landscape works and does not include rockeries, retaining walls or any other type of hard landscape works. **Please note that ALL hardscapes to the front of the property must be completed prior to the soft landscaping consultation booking.**
6. Should the purchaser fail to request works to commence within the contractually agreed period after settlement, this offer will lapse and shall not be binding.
7. Access to the front of the property is made available to the Landscape Contractor's personnel to facilitate the landscape installation.
8. A 12-month warranty period covers faulty workmanship of the manufactured goods including valves, sprinklers, controllers and pipework.

**To assist with the landscaping layout a copy of the property block/site plan shall be provided to the landscaping contractor at the design consultation.**