

### **ATTACHMENT 3 LANDSCAPING AND FENCING PACKAGE**

This Landscaping and Fencing Package outlines the presentation and design requirements for all new homes in Golden Vines Private Estate to achieve attractive, quality landscaping that can add value to both individual homes and the broader community.

#### **Benefit of the Package**

- This Package will be available to the Buyer only if the Buyer has completed construction of a dwelling on the Land and submitted a written request to the Seller for the works to be installed in accordance with the conditions below within 18 months from the date of Settlement of the Contract.
- The benefit of this Package is personal to the Buyer(s) first named in the Contract and may not be assigned without the prior written consent of the Seller.
- The final decision regarding the availability, implementation and benefit of the Package rests entirely with the Seller.

#### **Independent Contractors**

All landscaping and fencing works done as part of this Package will be undertaken by independent contractors nominated by the Seller. The Seller accepts no liability for the works delivered by the independent contractors.

#### **Access to do Works**

The Buyer grants to the Seller, and the Seller's nominated contractors, a license for the access to Land for the purpose of carrying out and completing landscaping and fencing works identified in this Package following Settlement.

#### **LANDSCAPING BONUS**

The Landscaping Bonus provides waterwise landscape works to the verge and the front garden areas of the Land according to the Seller's landscape specifications and the conditions listed below.

#### **Works comprising the Landscaping Bonus**

- A land design and irrigation plan;
- Consultation with a landscape designer/contractor (nominated by the Seller);
- A fully automated irrigation system;
- Soil preparation and fertilizer application to turf areas and plant beds;
- Instant roll on turf
- Mulching to plant beds; and

#### **Conditions**

- The Purchaser complying with all requirements of the Estate's Restrictive Covenants, Terms & Conditions and any other related annexure or conditions provided by the Vendor in relation to the Contract of Sale;
- The purchaser removing all rubbish or rubble and levelling the area to be grassed and reticulated in preparation for the landscaping works to commence. Where the proposed landscape areas meet the kerb, driveway or path, ensuring the final level of the soil is approximately 30mm below the top of that hard area;
- **The purchaser installing a 90mm PVC stormwater pipe beneath the driveway, offset 2m from the front property boundary to facilitate irrigation pipes ONLY. This conduit should be clearly marked for the installers;**
- The packages are not redeemable for cash or any other product or services, nor transferable to any third-party supplier;
- 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.**

#### **FENCING BONUS**

This fencing bonus provides fencing to the side and rear of the land according to the Restrictive Covenants and the Seller's fencing specifications and the conditions listed below.

#### **Works comprising the Fencing bonus**

- Fencing to rear of the Land;
- Side fencing between dwellings; and
- Side fencing on corner lots

\*the style, colour and materials for all fencing are to be specified by the Seller

#### **Conditions**

- The Purchaser complying with all requirements of the Estate's Restrictive Covenants, Terms & Conditions and any other related annexure or conditions provided by the Vendor in relation to the Contract of Sale;
- Access to the property is made available to the Contractors' personnel to facilitate the fencing and landscape installations;
- The purchaser ensuring the area to be fenced is clear of obstructions and levelled;
- The purchaser ensuring that all site survey pegs are present and in the correct positions. The purchaser will be solely responsible for the replacement of any missing survey pegs; and
- The purchaser acknowledges that, where boundary retaining walls exist the fence shall be installed on the centreline of the wall, and that there is no compensation available for any loss of amenity or useable land in this event.

INITIAL HERE

Buyer X \_\_\_\_\_ Buyer X \_\_\_\_\_