

Annexure C



RIVERSIDE STAGE 7

FENCING AND LANDSCAPING PACKAGE

TERMS AND CONDITIONS

1. A landscape contractor will be appointed by the Seller to provide landscape and irrigation design and construction services to each of the lots at Springtime Riverside that have dwelling construction completed within eighteen (18) months of Settlement. The landscaping voucher is not redeemable for cash or any other products or services and may only be used for the front garden*. The Buyer is to inform the Seller's Agent, Wallis Property Co Pty Ltd, of their requirements for the landscaping package approximately four weeks prior to handover at which time a detailed information package and voucher will be provided to the Buyer.
2. A fencing contractor will be appointed by the Seller to supply and install fencing to the rear and side boundaries of lots that have dwelling construction completed within eighteen (18) months of Settlement. The fencing package does not include return panels or gates.
3. **The Front Landscaping Voucher** entitles the home-owner to the following:
 - Installation of front landscaping in accordance with the Seller's specification*;
 - Initial consultation between the Buyer and the landscape contractor;
 - The design, supply and installation of irrigation and landscaping to the whole of the front* (and side road verge outside of the property boundary, if a corner lot that is not already landscaped by the Seller) garden by the landscape contractor;
 - Installation of a lawn and plant bed automatic irrigation system. (Please note that hard digging and trenching through rock is not included);
 - Tree, shrub and groundcover planting to the front;
 - Mulching of plant beds using karri bark and peat mulch or equal approved to the front; and
 - Roll on turf to lawn area. As a guide the Seller acknowledges that generally, laying of instant turf to approximately 70% of the front garden area.
 - Please note that removal of building rubbish and removal of rock from building excavation, and excavation or removal of sand in garden areas is not included.
4. **The Fencing Package** entitles the home-owner to the following:
 - Supply and installation of "Colourbond Wavelock" fencing, 1.8 metres high, in colour known as "Grey Ridge". Fencing shall be erected to each property boundary behind the building line. Fencing shall be undertaken upon the completion of the home.
 - The buyer acknowledges that stepping of fence panels may be required to allow for level changes.
 - The buyer acknowledges that where fencing is installed on retaining walls it shall be installed in the centre of the wall approximately 150mm off the property boundary.
5. **The Buyer is required to:**
 - Install a 90mm PVC duct under driveways approximately four metres from the garage. This is required for the installation of irrigation pipes.
 - Arrange for an external power point to be installed next to the meter box.
 - Arrange installation of a plumbing cut-in with a 20mm gate valve with back flow protection adjacent to the water meter.
 - Ensure that the site is clean and graded to final levels.

The front garden landscaping voucher and fencing package are not transferable.

* The front garden is defined as the area of the Property which faces the primary street.

INITIAL HERE:

Buyer: _____ Buyer: _____ Seller: _____