

# Fencing & Landscaping Package

## Terms & Conditions

The following terms and conditions apply to the provision of the Boundary Fencing and Front Landscaping Package:

### 1. QUALIFICATION FOR BOUNDARY FENCING AND FRONT LANDSCAPING PACKAGE

To qualify for the Boundary Fencing and Front Landscaping Package ("F&L Package") the Buyer must:

- 1.1. have completed the construction of a dwelling on the Property on or before the date being 24 months after Settlement, in accordance with the Sales Contract, the plans approved by the Seller and in accordance with the estate Design Guidelines and without breaching the Restrictive Covenants;
- 1.2. return a completed Fencing and Landscaping Application Form, in the form made available by the Seller at [www.thebrookatbyford.com.au](http://www.thebrookatbyford.com.au), to [rebatesWA@cedarwoods.com.au](mailto:rebatesWA@cedarwoods.com.au), accompanied by a clear photo of the completed dwelling's front elevation:
  - 1.2.1. at least 4-6 weeks prior to date of occupancy; and
  - 1.2.2. on or before the date being 24 months after Settlement;
- 1.3. be the applicant on the Applications; and
- 1.4. not have on-sold the Property.

### 2. TERMS AND CONDITIONS APPLICABLE TO THE F&L PACKAGE

- 2.1. Upon the Seller receiving an Application that qualifies the requirements of clause 1 above, the Seller shall:
  - 2.1.1. countersign the Application;
  - 2.1.2. provide a copy of the fully signed Application ("Approved Application") to the Buyer via email; and
  - 2.1.3. provide the Buyer with the contact details of the Seller's approved fencing and landscaping contractors ("Contractors").
- 2.2. Prior to the Contractors installing the F&L Package at the Property the Buyer must have:
  - 2.2.1. repaired all damage to footpaths, kerbing and verge landscaping immediately in front of the Property that occurred between Settlement and the date of the Application to the standard required by the Shire of Serpentine Jarrahdale;
  - 2.2.2. installed all hardscaping on the Property in accordance with the plans approved by the Seller (footpaths, kerbing, planter boxes, driveways, etcetera);
  - 2.2.3. installed a 90mm PVC duct under the driveway, 4 metres from the garage for landscaping reticulation (this sub-clause does not apply to laneway lots);
  - 2.2.4. installed a power point in the dwelling's meter box;

- 2.2.5. cleared the area in front of the dwelling to approximately 40mm below the levels of concrete/paving; and
  - 2.2.6. arranged for the Buyer's builder to install boundary pegs in visible locations accurately marking the Property's boundaries.
- 2.3. The Buyer must make available to the Contractor, at the Buyer's cost, water and electricity, to enable the Contractors to complete the installation of the F&L Package.
  - 2.4. The Buyer must use all reasonable endeavours to:
    - 2.4.1. liaise with the Contractors to arrange for the installation of the F&L Package; and
    - 2.4.2. have the F&L Package installed on the Property, within 3 months from the date of the Approved Application.
  - 2.5. If the Buyer has not used its best endeavours to liaise with the Contractors and have the F&L Package installed within 3 months of the date of the Approved Application, the F&L Package shall lapse and the Buyer will have no further entitlement to the F&L Package.
  - 2.6. The Buyer must inform the Buyer's builder of the fencing and landscaping installation dates and ensure that the Buyer's builder either:
    - 2.6.1. provides access for the Contractors to the Property; or
    - 2.6.2. is not on the Property and the Property is free from the Buyer's builder's equipment on the installation dates; and
    - 2.6.3. does not interfere with or obstruct the installation of the F&L Package.
  - 2.7. The Buyer acknowledges that the Seller has developed the lots to the correct levels and that if the Property's ground levels have been altered, it will be because of the Buyer's builder's actions. The Buyer must, at the Buyer's cost:
    - 2.7.1. clean (from rubbish and obstructions) and level the Property; and
    - 2.7.2. pay for any fill, plinths and/or retaining required to complete the installation of the F&L Package, prior to the installation of the F&L Package.
  - 2.8. An Approved Application is not exchangeable or redeemable by the Buyer for cash, or any other goods or services.

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### 3. LANDSCAPING: ADDITIONAL TERMS AND CONDITIONS

- 3.1. The Landscaping component of the F&L Package includes front landscaping only. Landscaping will be provided to the front of the lot, forward of the building line and to any verge area if applicable.
- 3.2. The Seller shall provide a street tree, an assortment of plants and mulch, roll on turf (see 3.3. below regarding artificial turf), an irrigation system, and landscaping to any verge area if applicable at the Seller's discretion.
- 3.3. Subject to local council approval, artificial turf may be installed if requested by the Buyer, with any additional cost over that of roll on turf being the Buyer's expense.
- 3.4. The Landscaping does not include any hardscaping, paving, kerbing, walls or aggregate concrete.
- 3.5. The Buyer shall inform the Contractor if any water pipe work is located under driveway that may be used to connect to reticulation.
- 3.6. Any additional landscaping works will be the Buyer's expense, with payment for extra services being made directly to the Contractor.
- 3.7. The Landscaping cannot be installed until the driveway including the council crossover has been completed and full key handover has occurred from your builder.
- 3.8. It is the responsibility of the Buyer to maintain any verge area following Landscaping installation

### 4. FENCING: ADDITIONAL TERMS AND CONDITIONS

- 4.1. The Fencing component of the F&L Package includes Colorbond fencing to the side and rear boundaries of the Property only.
- 4.2. Neither the Contractors nor the Seller are required to reinstate any boundary pegs that are missing or not visible. Any missing or non-visible boundary pegs must be reinstated with visible boundary pegs on the boundaries of the Property at the cost of the Buyer.
- 4.3. The Seller and fencing contractor are not liable to repair, move or replace a fence installed in-line with the boundary pegs if the boundary pegs are not in the correct locations marking the boundaries of the Property.
- 4.4. All fences installed into limestone/laterite retaining walls will be installed in the centre line of the wall and in-line with that centre line for the entire length of the fence on that boundary, to maintain the structural integrity of the fence.
- 4.5. All fences installed into sand will be installed to the existing level of the sand on the Property on the installation date.
- 4.6. If the Buyer requires the fence height to suit paving heights, the Buyer shall advise the Contractor prior to installation of the fence.

- 4.7. The Contractor shall not provide capping to fence posts when installing the fences.
- 4.8. Side boundary fences will be installed to finish 1 metre behind the front building line.
- 4.9. Rear laneway fences will be installed 1 metre from the laneway to allow for a bin pad.
- 4.10. Fencing to secondary street boundaries for corner lots will finish behind the first window facing the secondary street to prevent obscuration of this window.
- 4.11. Side gates and fence returns (between the fence on the boundary and the side of the dwelling) are not included in the F&L Package. A Buyer may request the Contractors to install side gates and/or returns at the Buyer's cost, with payments for extra services being made directly to the Contractor.
- 4.12. The Seller may source alternative fencing materials with the Buyer to be informed of this by the Seller.
- 4.13. Fencing must be installed with a small space under the completed fence, as per the manufacturer's recommendations of approximately 50mm, to allow for airflow and to uphold the structural integrity of the fence. The Buyer should expect that this gap may be up to 100mm depending on individual lot levels and conditions.