

Landscaping, Reticulation & Fencing Bonus Offers

The Seller hereby agrees to provide, at the Seller's expense landscaping, reticulation and fencing, as follows:

1. Front Landscaping Bonus (Landscaping Bonus)

- 1.1. Instant roll on turf up to 50% to the front garden forward of the building line but within the Property boundaries.
- 1.2. Landscaping to verge areas between the public street boundary and the back of the road kerb may be installed at Seller's absolute discretion.
- 1.3. Mulch or similar to garden bed areas.
- 1.4. An irrigation system limited to service the front garden and verge area forward of the building set back line, supplied from the mains water supply.
- 1.5. A street tree and assortment of shrubs.

2. Side and Rear Fencing Bonus (Fencing Bonus)

- 2.1. Dividing fences on the boundaries of the Property (except to areas forward of the building line).
- 2.2. The designated colour for the fence is to be 'Monument'.
- 2.3. For secondary street fencing (corner lots) colorbond or visually permeable fencing will be:
 - (a) corner lots with a habitable room adjacent to the front building line and facing the secondary street: 1.2m in height from the front building line for 3m and then 1.8m in height; and
 - (b) other corner lots: 1.8m in height from the point where the extension of the front elevation treatment or façade down the secondary street ends.

3. Terms & Conditions

- 3.1. The Landscaping and Fencing Bonus offers are subject to and conditional upon the Buyer:

- (a) **not transferring the Property to a third party prior to installation of the Landscaping Bonus and Fencing Bonus;**
- (b) accepting that the extent and amount of any bonus offer shall be determined by the Seller whose decision shall be final;
- (c) accepting that the bonus offer is not redeemable for cash or any other product or service;

- (d) accepting that as part of the landscaping of the verge areas of lots which are not corner lots or corner lots where the secondary street is a laneway, it is a requirement that a 'street tree' is planted, being a tree lining the primary street adjoining the house on the Property;

- (e) accepting that as part of the landscaping of the verge areas of lots which corner lots where the secondary street is not a laneway, it is a requirement that one 'street tree' is planted on the primary street adjoining the house on the Property and not less than two on the secondary street;

- (f) the Buyer maintaining the verge areas in accordance with any policy of any Authority, including the City of Swan, regarding verge maintenance;

- (g) **completing construction of and occupying the house on the Property within 24 months from the Settlement Date;**

- (h) not breaching any of the Protective Covenants as set out in Annexure B of this Contract;

- (i) having received approval of the house plans and specifications from the Seller prior to commencement of construction; and

- (j) requesting commencement of the Landscaping and Fencing works within two months of occupation of the dwelling. The Buyer must make that request and apply for both the Landscaping Bonus and Fencing Bonus by completing and delivering to the Seller (or its representative) the application forms annexed to the Contract as Annexure C1 and Annexure C2 at the email address specified in those application forms.

- 3.2. The Landscaping Bonus offer is also subject to and conditional upon, the Buyer:

- (a) removing all rubbish and rubble and levelling the area to be grassed and reticulated in preparation for the landscaping works to commence;

- (b) ensuring the final level of the soil is approximately 40mm below the top of that hard area, where the proposed turfed area meets the kerb, driveway or path;

- (c) installing a 90mm PVC stormwater pipe beneath the driveway, offset 4m from the front of the carport/garage for Properties where vehicle access is not from a rear

laneway, to assist in minimising disruption to paving which may otherwise occur during installation of the irrigation system;

- (d) accepting that the bonus offer can only be used to landscape the front garden and street verge and can not be exchanged for landscaping any other area;
- (e) accepting that the bonus offer is for soft landscaping and reticulation and does not include any hard landscaping works such as paving, retaining walls, rockeries, etc; and
- (f) providing the landscaping contractor a copy of the Property site plan to assist with the landscape design consultation.

3.3. The Fencing Bonus offer is also subject to and conditional upon, the Buyer:

- (a) removing all rubbish and rubble and levelling the area to be fenced;
- (b) ensuring that all survey pegs are in place; and
- (c) acknowledging the dividing fence will not necessarily be exactly on the boundary and in the case where there is retaining wall erected by the Seller on or near the boundary, the dividing fence will be erected on the centreline of the retaining wall projected for the entire length of that boundary.



Please complete and send to: Orchard@iqproperty.net.au

Application Process

- Please fill in this application form in full and send it by email 8 weeks prior to your house being at lock up stage.
- Orchard Estate will forward your contact details to the appropriate contractors.
- The contractors will make contact with you to schedule a consultation and to make the installation arrangements.
- If you do not hear from the contractor within 5 business days please alert us by email orchard@iqproperty.net.au
- Please note, to be eligible for the Landscaping Bonus your house must be complete within 24 months of settlement, You must be the original purchaser of the Lot.

Owner Requirements – Important notes

- Install a 90mm PVC duct under driveways where access is not from a rear laneway, 4 metres from the carport/garage and clearly marked. This is required for the installation of irrigation pipes only.
- Ensure the site is clean, free from rubbish, rubble and weeds, and graded to final levels 40mm below surrounding hard surfaces.
- Please note, to be eligible for the Landscaping Bonus your house must be complete within 24 months of settlement, you must be the original purchaser of the Lot.

Landowner(s) name(s): _____

Current address: _____

Telephone (home): _____ (work): _____

Mobile: _____

Email: _____

Address of Property at Orchard Estate.

Lot number: _____ Street name: _____

Contract Date: _____

Date of lot settlement: _____

Builders name: _____ Telephone: _____

Builders email: _____

Approximate date house will be at lock up stage and you will be ready for contractor.

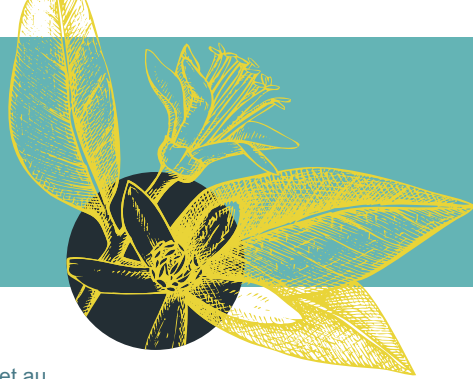
Approximate date of occupancy: _____

I/We have complied with the protective covenants pertaining to this Lot. (Refer to Annexure B of Sales Contract).

I/We have read, agree and have complied with the Fencing and Landscaping Bonus terms and conditions.

Landowner's signature: _____

Date: _____



Please complete and send to: Orchard@iqproperty.net.au

Application Process

- Please fill in this application form in full as soon as you have settled the purchase of your lot.
- Orchard Estate will forward your contact details to the appropriate contractors.
- The contractors will make contact with you to schedule a consultation and to make the installation arrangements.
- If you do not hear from the contractor within 5 business days please alert us by email orchard@iqproperty.net.au
- Please note, to be eligible for the Fencing Bonus your house must be complete within 24 months of settlement, You must be the original purchaser of the Lot.

Before Fencing Installation

- As part of the restrictive covenants and to comply with the terms and conditions of your fencing bonus all house plans need to be submitted for approval prior to commencing construction.
- Ensure you remove all rubbish and rubble and the area is levelled and ready to be fenced.
- Ensure your survey pegs are still in place and that paving is done after the fencing has been completed, as this will not be reinstalled by the fencing contractors.

Landowner(s) name(s): _____

Current address: _____

Telephone (home): _____ (work): _____

Mobile: _____

Email: _____

Address of Property at Orchard Estate.

Lot number: _____ Street name: _____

Contract Date: _____

Date of lot settlement: _____

Builders name: _____ Telephone: _____

Builders email: _____

Approximate date house will be at lock up stage and your Lot will be ready for contractor.

Please note, if your neighbour/s have already requested their fencing this may have been already installed or may be installed prior to the above date.

Approximate date of occupancy: _____

I/We have complied with the protective covenants pertaining to this Lot. (Refer to Annexure B of Sales Contract).

I/We have read, agree and have complied with the Fencing and Landscaping Bonus terms and conditions.

Landowner's signature: _____

Date: _____



THE FENCING SUPPLIER FOR

orchard
PRIVATE ESTATE

 1800 878 432

 info@fencecorporation.com

Colorbond

Supply & Install

Fence Corporation specialises in estate fencing including Colorbond® and feature fencing. Our experience in estate fencing spans 13 years for all major and independent land developers.

Our unwavering commitment to quality has earned the trust of well-established developers and customers across the region. We are renowned for on-time delivery, exceptional craftsmanship, and outstanding customer relations. As a result, Fence Corporation has become the leading estate fencing supply and installation company in Western Australia.

Our strong supply chain provides extensive access to suppliers of steel, including visibility and reach to unrolled steel coil from BlueScope® wholesalers.

Colorbond Specifications

All Colorbond products specified in this proposal use the below materials manufactured by BlueScope®;

- Posts and Rails: 0.8mm BMT Zinalume® coated G550 Z275 Steel
- Sheets: 0.35mm BMT Zinalume® coated G550 AZ150 Steel

Perfecting the Process

Fence Corporation's installation process is supported by excellent customer service, along with individualised and accurate site surveys, drafting and material planning for each lot. This process allows us to accurately send works to site and prevents material and time wastage.

Additional Services

Want to enhance the security of your home?

Request a quote for the installation of Gates, Return Panels or Plinths; email info@fencecorporation.com



The Orchard Estate Inclusions

A combination of the following

- A meeting with our Landscape Consultant to discuss your design, and generate a landscape plan for your front garden.
- A reticulation controller installed next to the meter box or where applicable, by our licensed electrician.
- A cut-in installed at the water meter or where applicable, by our licensed plumber.
- Reticulation supplied to all lawn and garden bed areas.
- Soil conditioner and black garden mulch to all garden beds,
- 140mm plants installed to garden beds
- Wintergreen lawn
- 1 x 100Lt Street tree (Corner properties will receive 3 trees), pre-determined by the developer and local council, to be installed to your verge.

Exclusions

- Site works: Areas to be landscaped (including verges) must be cleared of all rubbish, builders rubble, excess pavers and vegetation.
- Pre-lays and Sleeves: The homeowner/builder is required to provide suitable pipework for retic installation beneath hard services (i.e. Paving and concrete).

Optional Upgrades:

Our landscape Consultant will be happy to discuss and provide you with a quote for any optional upgrades, that are not included in your developer's landscape package.



Optional Extras



Landscape Australia is happy to provide homeowners with a quote for upgrades outside their developer's standard landscape package, with the below rates provided for budgeting purposes. Upgrades are payable by the homeowner 4 weeks prior to your scheduled landscaping installation.

TURF UPGRADES

Wintergreen

Included as Standard



Village Green/Kikuyu

\$ 3.70/m2 + GST



Sir Walter/ Palmetto

\$ 10.00/m2 + GST



Synthetic

\$ 118.00/m2 + GST
(minimum charges apply)



FEATURE STONE (Includes Weed matting)

Cracked Pea Gravel

\$20.00/m2 + GST



Blue Metal

\$21.50/m2 + GST



Basalt Stone

\$36.00/m2 + GST



Rainbow Stone

\$36.00/m2 + GST



SIDE ACCESS STEPPERS (400x400mm)

Charcoal

\$24.00 EA + GST



Limestone

\$24.00 EA +GST



GARDEN EDGING

(Between turf/garden/stone areas– not to Street Tree)

Link Edging

\$24/Lin M + GST



Concrete Kerbing

P.O.A.

