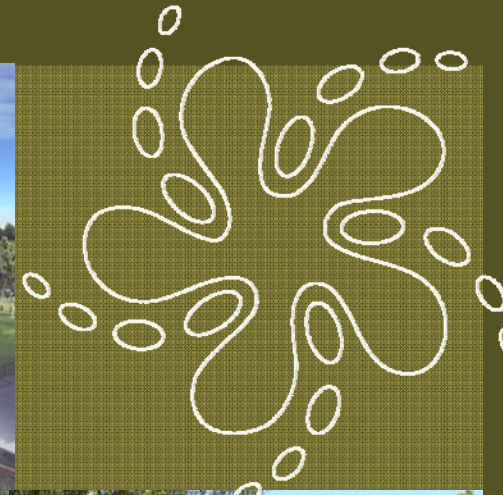




Margaret River

RAPIDSLANDING

Fencing and Landscaping



For more information, contact:

info@rapidslanding.com.au
www.rapidslanding.com.au

Greg Brown 0418 913 620
Steve Brown 0419 193 316

Fencing and Landscaping Guidelines

The provision of Fencing and the Landscaping rebates are conditional upon the purchaser/s achieving practical completion of a dwelling in accordance with the Restrictive Covenants and the Development Conditions and Building Guidelines within twenty four (24) months from date of settlement.

FENCING

The vendor, Balwyn Margaret River Pty Ltd (BMR), will at their expense, procure for the purchaser/s, the provision and erection by a contractor nominated by the vendor, of boundary fencing at the property in compliance with the Restrictive Covenant.

Side boundary fencing may comprise either timber or masonry or as approved by BMR. Boundary fences or walls higher than 1.0 metre may not be erected forward of the building line unless the wall or fence forms part of a garage or carport. When a lot fronts onto two roadways, a fence up to 1.8 metres may be erected up to the building line along the longer of the two road frontages

LANDSCAPING

To assist in the creation of Rapids Landing as a distinct community, "Landscaping Guidelines" have been developed to maintain the character of the streetscape. BMR will provide landscaping in the road verge of Rapids Landing and this area must be maintained to a reasonable standard at all times by the lot owners.

All garden areas within public view are to be landscaped within six months of occupation of the dwelling. The vendor's landscape contractor will, if requested by the purchaser, prepare a landscaping plan for that part of the land which is forward of the building line. The vendor will pay to the vendor's landscape contractor up to \$3,000.00 (inclusive of GST) towards the costs of the landscaping plan.

The landscaping, irrigation design and construction to be provided by the vendor will be as follows:

- Initial consultation between the purchaser/s and the landscape contractor
- The design, supply and installation of irrigation and "start up" landscaping to the front garden (and side if a corner lot) by the landscape contractor within the budget of the incentive package provided and using water wise principles.

The installation will nominally include:

- Design
- Instant Turf
- Soil Conditioner
- Mulch
- Plants (from specified list)
- Trees (from specified list)
- Fertiliser to garden and lawn

The installation will exclude the following:

- Earthworks
- Power point for irrigation controller
- Pre-lay or irrigation pipe beneath driveway
- Maintenance
- Warranty other than suppliers' warranties and guarantees

Without affecting any other provisions of this contract, the purchaser/s rights under this Special Condition 13 apply only to the purchaser/s named in this Contract and cannot be assigned or transferred to any subsequent purchaser or registered proprietor of the land.



Any additional fencing or landscaping work, which may be required, will be at the sole cost of the purchaser/s and must be in accordance with the Guidelines. Any arrangements between the vendor's landscape or fencing contractor and the purchaser/s will be a matter solely between those parties and will not be an arrangement or agreement to which the vendor is a party.

Purchaser/s are requested to contact the relevant contractor/s within the required time frame, to discuss and organise their fencing and landscaping requirements as per the conditions stated herein.

Landscaping:

Mike Minchin at Bioscapes (08) 9758-7212

Fencing:

Dan Norrish at Norrish Fencing (08) 9757-2129



Landscaping Rebate Redemption Voucher

Contact Mike Minchin at Bioscapes
(08) 9758 7212

I/We acknowledge that I/we are the original purchaser/s of Lot _____ and therefore entitled to a landscaping rebate of \$3,000 and confirm that the home constructed on this lot was completed within 24 months from the date of settlement.

Purchaser

Purchaser

For and on behalf of
Balwyn Margaret River Pty Ltd

Date

Fencing Rebate Redemption Voucher

Contact Dan Norrish at Norrish Fencing
(08) 9757 2129

I/We acknowledge that I/we are the original purchaser/s of Lot _____ and therefore entitled to the provision of side and rear fencing and confirm that the home constructed on this lot was completed within 24 months from the date of settlement.

Purchaser

Purchaser

For and on behalf of
Balwyn Margaret River Pty Ltd

Date