



Fencing and Landscaping

For further information, contact

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Fencing and Landscaping Guidelines

The provision of Fencing and the Landscaping rebates are conditional upon the buyer/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 seller, Balwyn Margaret River Pty Ltd (BMR), will at their expense, procure for the buyer/s, the provision and erection by a contractor nominated by the seller, of boundary fencing at the property, consisting of Timber Pine Lap, Colorbond or Masonry, in compliance with the Restrictive Covenant.

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 seller's landscape contractor will, with the buyer, discuss on site a design which is forward of the building line. The seller will pay to the seller's landscape contractor up to \$3,000.00 (exclusive of GST) towards the costs of the landscaping plan.

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

- Initial consultation between the buyer/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 buyer/s rights under this Special Condition 13 apply only to the buyer/s named in this Contract and cannot be assigned or transferred to any subsequent buyer or registered proprietor of the land.

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



Landscaping rebate redemption voucher *Contact Greenwaves Landscaping 0417 270 015 or Steve Bolesta 0415 399 315*

I/We acknowledge that I/we are the original buyer/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.

*Earthworks not included and may be payable by the buyer to the Landscape Contractor direct.

Buyer _____

Buyer _____

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 buyer/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.

Buyer _____

Buyer _____

for and on behalf of
Balwyn Margaret River Pty Ltd

Date _____