



Landscaping, Reticulation, Fencing and Rain Water Harvesting Bonus Offers Quattro Stage 1

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

1. Front Landscaping Bonus (Landscaping Bonus)

- 1.1. Except for townhouse lots, "Winter Green" or "Greenlees Park" instant roll on turf up to 50% to the front garden forward of the building line but within the Property boundaries.
- 1.2. "Winter Green" or "Greenlees Park" instant roll on turf to the verge area between the public street boundary and the back of the road kerb or at the Seller's absolute discretion an alternative landscape treatment.
- 1.3. Black jungle 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. An assortment of shrubs.

2. Side and Rear Fencing Bonus (Fencing Bonus)

- 2.1. Supply and erect "Neetascreen" fencing to the side and rear boundaries of the Property, except to areas forward of the building line or where the boundary abutts a public street or laneway.
- 2.2. Where a side and/or rear boundary of the Property abutts a public street or laneway supply and erect "Neetascreen Plus" fencing, except to areas forward of the building line.
- 2.3. The designated colour for the fence is to be 'teatree'.

3. Rain Water Harvesting (Rain Water Bonus)

- 3.1. One consultation between the Buyer's builder and the Seller's rain water harvesting consultant prior to the finalisation of the builders plans;
- 3.2. The design, supply and installation of a slimline rain water tank of up to 2500 litre capacity, plus either a Davey KRB42 Rainbank and controller with a submersible pump or a Davey KRB60 Rainbank and controller with external pump to be determined by the installer and all filters and fittings.

4. Terms & Conditions

- 4.1. The Landscaping Bonus, Fencing Bonus and Rain Water 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) completing construction of and occupying the house on the Property within 24 months from the Settlement Date;
 - (e) not breaching any of the Restrictive Covenants as set out in Annexure B of this Contract;
 - (f) having received approval of the house plans and specifications from the Seller prior to commencement of construction; and
 - (g) requesting commencement of the works within 2 months of occupation of the dwelling.
- 4.2. 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 40 mm (1.5") 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 driveways, 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 to 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 with a copy of the Property site plan to assist with the landscape design consultation.

4.3 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) obtaining the adjoining property owner's acceptance that 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.

4.4 The Rain Water Bonus offer is also subject to and conditional upon, the Buyer:

- (a) assisting with the design, installation and positioning of the rain water harvesting package, the Buyer must provide a copy of the builders plans prior to finalisation to the design consultant;
- (b) installing a suitable concrete (or similar) foundation 80mm in thickness, or a flat, level compacted sand base which must be retained to prevent any undermining of the tanks in size for the rainwater harvesting package in the location indicated on the approved House plans;
- (c) installing an externally located cold water supply line within 500mm of the pump position;
- (d) installing an external all weather GPO within 500mm of the pump position;
- (e) locating stormwater runoff facilities within 1m of rainwater harvesting package; and
- (f) paying any rebates applicable to the installation of the rain water harvesting package to the Seller.

4.5 The Landscaping Bonus, the Fencing Bonus and the Rain Water Bonus are not transferable.