

# SEVEN HILLS FENCING PACKAGE

## TERMS AND CONDITIONS



The Seven Hills Fencing Package includes Lysaght Colorbond® fencing, in Riversand® colour, to the side and rear boundaries of your lot in accordance with the Seven Hills Design Guidelines, and is subject to the following terms and conditions:

### The landowner is required to:

- Submit home build plans via email to [plans@satterley.com.au](mailto:plans@satterley.com.au) and receive approval prior to home build commencement. The plans must comply to the Restrictive Covenants, Design Guidelines, Development Conditions and Building Guidelines.
- Claim the Fencing Package within 24 months for a single storey home or 30 months for a double storey home, from the date of settlement. After this period, the Fencing Package will expire. The Developer will have no further obligation or liability to provide or pay for the Fencing Package.
- Ensure and confirm survey pegs are in place prior to fence installation. If the pegs are not in place, the property may need to be re-surveyed at the landowners expense.

### Conditions:

- The Fencing Package does not include side boundary fencing forward of the front building line of the home.
- Where there is a retaining wall separating two lots that have a different pad level, the retaining wall is constructed wholly within the boundary of the “higher” lot. The outer face of the retaining wall is on the boundary. The Colorbond® fence will be erected centrally on the retaining wall.
- The Developer will nominate the installer that is to provide and install the Fencing Package to your home.
- The Developer shall not be liable to you under any circumstances for the acts or omissions of the nominated installer responsible for the installation of the Fencing Package in your home, including for any delay in completing the installation which may invalidate this Fencing Package.
- This Fencing Package is not transferable or assignable to any other party and may only be claimed by the buyer named in the Contract.

# LANDSCAPING PACKAGE

## TERMS AND CONDITIONS



The Seven Hills Landscaping Package includes the design, supply and installation of front and verge landscaping and irrigation, subject to the following terms and conditions:

### **Prior to instalment, the landowner is required to:**

- Submit home build plans via email to [plans@satterley.com.au](mailto:plans@satterley.com.au) and receive approval prior to home build commencement. The plans must comply to the Restrictive Covenants, Design Guidelines, Development Conditions and Building Guidelines.
- Claim within 24 months for a single storey home or 30 months for a double storey home, from the date of settlement. After this period, the Landscaping Package will expire. The Developer will have no further obligation or liability to provide or pay for the Landscaping Package.
- Install a 90mm PVC duct under any paving, driveway and walls. This is required for the installation of irrigation pipes only.
- Ensure that the site is clean, free from rubbish, rubble and weed, and graded to final levels 50mm below surrounding hard surfaces and maintain this appearance until the landscaping installation date.

### **Inclusions:**

1. One consultation between the landowner and the landscaping contractor. (Please note that onsite consultations are available Monday – Friday between the hours of 7.30am – 3.30pm).
2. The design, supply and installation of irrigation and landscaping to the whole front and verge garden by the landscaping contractor.
3. Siteworks, limited to minor grading (please note that removal of building rubbish, excess soil, rock from building excavation and weed eradication is NOT included).
4. Waterwise tree, shrub and groundcover planting.
5. Mulching of plant beds using an approved mulch determined by the landscaping contractor.
6. Roll on turf to lawn area.

### **Conditions:**

- The Landscaping Package may only be used for a front garden and is not negotiable and cannot be used for rear or side gardens (except in the case of corner blocks).
- No “hard” landscaping works are included within the Landscaping Package (ie. walls, concrete kerbing, feature elements, brick and concrete paving or artificial turf).
- Additional works beyond the scope of the Landscaping Package, and extra to its value, may be negotiated to the satisfaction of both the Homeowner and the landscaping contractor and will remain external to this Package.
- This Landscaping Package is not redeemable for cash or any other products or services.