

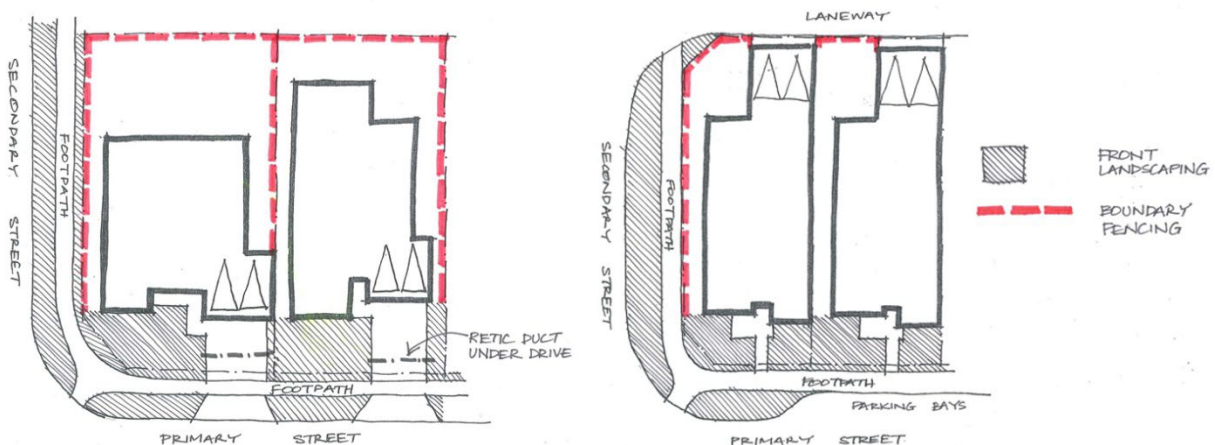
Front Garden Landscaping, Automatic Reticulation and Fencing Package

The terms of this Annexure are subject to and conditional upon the Buyer completing the construction of a dwelling house on the Property in accordance with the terms and conditions of this Contract within thirty (30) months of the Settlement Date.

1. The Seller will procure for the Buyer the provision of water-sensitive landscaping and reticulation works to the front garden of the Property (inclusive of the laying of instant turf to not greater than 50% of the area between the road curb and the front and side (if a corner lot) boundary of the Land), by a contractor or contractors nominated by the Seller, including the provision of:
 - (a) one consultation between the Buyer and the landscape contractor;
 - (b) the design, supply and installation of irrigation and landscaping to the whole of the front (and side if a corner lot) garden forward of the building set back line by the landscape contractor;
 - (c) site-works, limited to minor grading. (please note that removal of building rubbish, excess soil, rock (from building excavation) and weed eradication is not included);
 - (d) soil conditioner incorporation to all turf and garden bed areas;
 - (e) an irrigation system to service the turf and garden areas consisting of the following:
 - fixed below ground 25mm class 9 / 20mm class 12 rigid PVC work;
 - an automatic 6-station controller for all standard Lots and a 9-station controller for corner lots fixed to the outside wall of the house adjacent to the Western Power Meter Box, installed by a licensed electrician;
 - a wireless rain sensor;
 - 75mm pop-up sprinklers to turf and rigid risers or sub-surface inline drip irrigation to garden areas; and
 - a tested brass ball valve with back-flow preventer installed by a licensed plumber.
 - (f) plant quantities to be determined as per landscape design, availability, and budget restrictions at the discretion of the Seller;
 - (g) mulching of plant beds;
 - (h) couch "Wintergreen" instant turf to the front garden and verge area; and
 - (i) street trees, at the discretion of the Seller.
2. The Buyer acknowledges and agrees that:
 - (a) the Buyer must remove all rubbish and rubble and level the area to be turfed and irrigated in preparation for the landscaping works to commence;
 - (b) the Buyer is responsible to ensure that where the proposed turf area meets the kerb, driveway or path, the final level of the soil is to be approximately 30mm below the top of that hard area;
 - (c) the Buyer will install a 90mm pvc stormwater pipe beneath the driveways offset 4m from the front of the carport/garage;
 - (d) the landscaping may only be used for the front garden and is not negotiable, that is, it cannot be used for rear or side areas (except in the case of corner blocks) or for works not listed under this Annexure;

- (e) the package is **not** redeemable for cash or any other product or services. This offer is **not transferable** to a third party and will become null and void should the Property be on-sold or transferred to another party;
 - (f) the maintenance of the verge of the Property is the Buyers responsibility; -
 - (g) this landscaping offer only applies to soft landscape works and does not include rockeries, retaining walls or any other type of hard landscape works;
 - (i) a 12-month warranty period covers faulty workmanship of the manufactured goods including valves, sprinklers, controllers, and pipe work;
 - (j) water for irrigation is to be supplied from the mains water supply; and
 - (k) to assist with the landscaping layout, an accurate, "to scale" copy of the Property block/site plan is to be provided by the Buyer to the landscaping contractor at the design consultation.
3. The Seller will procure for the Buyer the provision and erection of side and rear boundary fencing at the Property in compliance with the Development Conditions and Building Guidelines and the Restrictive Covenant by a contractor or contractors nominated by the Seller.
 4. Indicative location of fencing and landscaping

For information purposes only, the below sketch is an indicative plan of the location of the fencing and landscaping on the lots in the development:



5. The Buyer acknowledges and agrees that landscaping and fencing incentives are personal to the Buyer and shall not apply to and cannot be transferred to any other party to whom the Property is on-sold or transferred.