

ALLARA BONUS BUNDLE

Terms and Conditions



FRONT LANDSCAPING TERMS AND CONDITIONS

1. The Allara Waterwise Landscaping Package for the front of your new property will comprise a combination of the following:

CONSULTATION

ONE (1) consultation to discuss your needs and establish a general landscape concept prior to commencing the work will be arranged with you by the Landscape Contractor following approval of your application. Please ensure that you have an accurately scaled (1:200 scale) copy of your site plan to give to our consultant. This is essential for accurate quantifying of your landscaping. Failure to provide a site plan may delay installation of landscaping.

RETICULATION

Includes:

- Designed and installed to the IAA Waterwise standards.
- A pre-programmed automatic irrigation controller fixed to an outside wall next to the Synergy meter box. The installation is to be carried out by a licensed electrician.
- Fixed below ground rigid PVC pipe, for mainline and lawn sprinkler laterals.
- Pop-up sprinklers to all turf areas.

NOTE: Hard digging and trenching through rock, lifting and reinstating paving, and irrigation to pots, is not included as part of the package.

It is the landowner's responsibility to ensure that 90mm PVC ducts are installed under any paving, driveway and walls to allow for the installation of irrigation pipes. Also, the Landowner must ensure that there is provision for the irrigation system to be extended to the rear of the property.

LAWN

- Soil conditioner will be installed to the front landscaping areas.
- Roll-on soft leaf buffalo species determined at consultation will be installed to the areas agreed at the landscape consultation, including the verge.
- There must be a maximum of 50% turf for each front area.
- It is the owner's responsibility to ensure that the site is cleaned and levelled to a depth of 30mm below the top of surrounding kerbs, paths or driveways.

GARDEN

- The shape of the garden will be as agreed at your one consultation.
- There must be a minimum of 50% garden bed to each front area.
- While the garden design is flexible, the planting is generally expected to comprise:
 - i. One x 45 litre street tree (two for a corner).
 - ii. Shrubs and ground covers in 140mm-200mm pot sizes.
- Waterwise plant species will be mutually agreed at consultation and must comprise at least 70% of the plants selected.
- Plants will be planted in a quality soil mix, fertilised and watered in.
- Garden areas will be mulched with organic mulch.

Please also note that hard landscaping features (i.e. walls, concrete kerbing, sheds, swimming pools, brick and concrete paving, etc.) are not included in this package. These items must be installed prior to consultation for the landscape package; as a last resort please ensure there is a hard edge that the installers can follow.

The success of your new garden will rely on some basic ongoing maintenance, especially in the establishment phase of the turf and the new trees and shrubs. Please take a little time to protect your investment.

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FRONT LANDSCAPING TERMS AND CONDITIONS (Continued)

2. The developer will nominate the installer that is to provide and install the Allara Waterwise Landscaping Package to your home.
3. The Allara Waterwise Landscaping Package must be installed within thirty-six (36) months of the settlement date of your lot.
4. This incentive is not transferable or assignable to any other party and may only be claimed by the buyer named in the Contract.
5. If the Allara Waterwise Landscaping Package is not claimed or redeemed within thirty-six (36) months of the settlement date of your lot, this incentive will expire. The developer will have no further obligation or liability to provide or pay for the Allara Waterwise Landscaping Package.
6. The developer shall not be liable under any circumstances for the acts or omissions of the nominated installer responsible for the installation of the Allara Waterwise Landscaping Package, including any delay in completing the installation which may invalidate this incentive.

SIDE AND REAR FENCING TERMS AND CONDITIONS

1. The Allara Fencing Package includes the following:
Colorbond® fencing to the side and rear boundaries of your lot in accordance with the Allara Development and Design Guidelines.

Colour: Colorbond® Woodland Grey

NOTE: The Allara Fencing Package does not include fencing of the front boundary of your lot or gates between the dwelling and side boundaries.
2. The developer will nominate the installer that is to provide and install the Allara Fencing Package to your home.
3. The Allara Fencing Package must be installed within thirty-six (36) months of the settlement date of your lot.
4. This incentive is not transferable or assignable to any other party and may only be claimed by the buyer named in the Contract.
5. If the Allara Fencing Package is not claimed or redeemed within thirty-six (36) months of the settlement date of your lot, this incentive will expire. The developer will have no further obligation or liability to provide or pay for the Allara Fencing Package.
6. The developer shall not be liable under any circumstances for the acts or omissions of the nominated installer responsible for the installation of the Allara Fencing Package in your home, including for any delay in completing the installation which may invalidate this incentive.
7. The development must be constructed to the land level identified within the Contract of Sale. Should the development be constructed at a differing level, the developer will have no further obligation or liability to provide or pay for the works identified within this rebate.

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SOLAR PACKAGE TERMS AND CONDITIONS

1. The Allara Solar Energy Package will consist of a 3kW solar power system with 3.0kW inverter.
2. The developer will nominate the installer that is to provide and install the Allara Solar Energy Package to your home.
3. You may negotiate with the nominated installer to upgrade the solar power system that will be fitted to your home, however, you will be liable for the additional costs associated with any such upgrade.
4. The Allara Solar Energy Package must be installed in your home within thirty-six (36) months of the settlement date of your lot.
5. This incentive is not transferable or assignable to any other party and may only be claimed by the buyer named in the Contract.
6. If the Allara Solar Energy Package is not claimed or redeemed within thirty-six (36) months of the settlement date of your lot, this incentive will expire. The developer will have no further obligation or liability to provide or pay for the Allara Solar Energy Package.
7. 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 Allara Solar Energy Package in your home, including for any delay in completing the installation which may invalidate this incentive.