

ANNEXURE B



Landscaping, Reticulation And Fencing Bonus Offers

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

1. Front Landscaping Bonus (Landscaping Bonus)

- 1.1. Design consultation with a suitable qualified landscape professional.
- 1.2. "Winter Green" instant roll on turf up to 50% to the front garden forward of the building line but within the Property boundaries.
- 1.3. "Winter Green" 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.
- 1.4. Premium soil conditioner rotary-tilled into existing lot fill.
- 1.5. Mulch to garden bed areas.
- 1.6. An assortment of shrubs with a minimum pot size of 200mm where possible.
- 1.7. 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, comprising a combination of in line drip irrigation to garden beds and Toro Precision (or equivalent) series nozzles to turf areas.

2. Side and Rear Fencing Bonus (Fencing Bonus)

- 2.1. Supply and erect "Smartascreen" fencing to the side and rear boundaries of the Property, except to areas forward of the building line or where the boundary abuts a public street or laneway.
- 2.2. Where a side and/or rear boundary of the Property abuts a public street or laneway supply and erect "Smartascreen Plus" fencing, except to areas forward of the building line.
- 2.3. The designated colour for the fence is to be constructed of Colorbond frame in "Woodland Grey" with Colorbond "Smartascreen" infill's in "Woodland Grey".

3. Terms & Conditions

- 3.1. The Landscaping Bonus and Fencing 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 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 18 months from the Settlement Date;
 - (e) not breaching any of the Restrictive Covenants as set out in Annexure A 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 1 month of occupation of the dwelling; and

(h) ensuring that the street tree(s) as depicted on the Lot Diagram (Annexure H) being present, alive and healthy.

- 3.2 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 garage, to assist in minimising disruption to paving which may otherwise occur during installation of the irrigation system; and
 - (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 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.
 - (f) providing the landscaping contractor a copy of the Property site plan to assist with the landscape design consultation.
- 3.3 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 boundary fence will be erected on the centreline of the retaining wall projected for the entire length of that boundary.