

Landscaping Package

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1. Stockland Requirements



FRONT LANDSCAPING PACKAGE

This Front Landscaping Package (**Package**) helps to establish the presentation of new homes and is designed to achieve consistently high quality streetscapes.

Benefit of the Package – restrictions

- This Package (comprising the Landscaping Bonus works identified below) will be available to the Purchaser only if the Purchaser has completed construction of a dwelling on the Land and submitted to the Vendor a written request for the works to be installed in accordance with the conditions below within 18 months from the date of Settlement of the Contract;
- The benefit of this Package is personal to the Purchaser(s) first named in the Contract and may not be assigned without the prior written consent of the Vendor;
- The Purchaser must comply with the Additional Special Condition of the Contract to be eligible for this Package; and
- The final decision regarding the availability, implementation and benefit of the Package rests entirely with the Vendor.

Independent contractors

All landscaping works done as part of this Package will be undertaken by independent contractors nominated by the Vendor and in this regard the Vendor accepts no liability for the works delivered.

Access to do works

The Purchaser grants to the Vendor, and all contractors nominated by the Vendor, a licence to access the Land following Settlement to carry out and complete the landscaping works identified in this Package.

INITIAL.....

LANDSCAPING BONUS

This Landscaping Bonus provides the Purchaser with a sustainable front yard landscape delivered in accordance with the Vendor's landscape specifications and the conditions listed below.

The landscaping bonus works will entail the following:

- the contractor will contact the Purchaser to arrange a suitable time for installation of the landscape and make any adjustments to the design to tailor the design to the property;
- the Purchaser will be provided with the landscape plan;
- soil preparation including cultivation and soil conditioners to turf areas and garden beds;
- instant roll on turf;
- plants installed in garden beds;
- mulching to garden beds; and
- 1 x 45 litre tree (from nominated list provided by the contractors).

Conditions

In addition to complying with the Additional Special Condition of the Contract:

- This Package will only be used for landscape works from the dwelling's front building line to the footpath (standard lots);
- The Purchaser will submit to the Vendor a written request for the works to be undertaken at least 8 weeks before landscaping is required. The Purchaser will be required to submit a certificate of occupancy prior to works commencing;
- The Purchaser will remove all rubbish and rubble and level the area to be landscaped in preparation for the landscaping works to commence. Ensure the final level of the soil is approximately 100mm below the top of that hard area;
- The Purchaser will provide the landscape designer/contractor a site plan to scale 1:100 indicating lot boundaries and positioning of the dwelling – (electronic format if possible) prior to the onsite consultation; and
- Design and works will only be carried out by a Vendor nominated landscape designer/contractor.

2. Contractor Requirements

Working closely with your developer, Stockland, LD Total have aligned themselves with the values and vision that have been developed for this community.

This can be an exciting time and we are here to help you every step of the way. Before we begin the design of your new landscape, please read the following important information which will help prevent any potential delays during your landscaping process.

Getting Started;

- Please provide a PDF copy of your NIO form and an accurately scaled site plan to lotpackages@ldtotal.com.au stating your lot number, street address and suburb.
- Ensure your house is at lock-up stage
- Ensure your driveway and crossover is completed and your fencing has been scheduled.
- Ensure site is prepared and levelled 100mm below hard surfaces and all weeds, rubbish and rocks are removed.

If you have any questions or need assistance with the above steps e-mail lotpackagesmelb@ldtotal.com.au or call (03) 9548 3283

Examples of Site preparation;



Please note site clearance is not included in your landscape package. Your site should be clear of rocks, weeds and rubbish and be approximately 10cm (100mm) below Driveway and Concrete areas.

Next Steps;

- If you have met the above requirements you are now ready for a consultation to design your new garden. **We have 2 options available for you:**

Option 1

- Email consultation (the fastest way to get your landscaping installed, terms and conditions apply). We will adapt your choice of design to your front garden and email it to you for approval

Option 2

- 1 x 30 minute on-site consultation where we will meet and discuss your landscape at your new home. Call our office on (03) 9548 3283 to arrange your landscape design consultation.

The time between your Consultation and actual installation of your landscaping will vary depending on the bookings for each month. This can typically be a period of two to four weeks.

We look forward to completing your landscaping.