

# Highland Range, Jane Brook Landscaping and Fencing Incentive Terms and Conditions



1. A landscape contractor or contractors have or will be appointed by LandCorp to provide landscape and irrigation design and construction services to a lot and a fencing contractor or contractor have or will be appointed by LandCorp to supply and install fencing to the rear and side boundaries of a lot where practical completion of a dwelling has been completed within twenty four (24) months of settlement and where the Buyer has installed nominated water and power services to the land in accordance with the Contract.
2. Fencing will be provided in accordance with Development Provisions of Jane Brook Local Structure Plan No 17-1/C ("Structure Plan") and in a final location determined by LandCorp. The colour of the fencing shall be determined by LandCorp.
3. The landscaping irrigation design and construction will comprise the following:
  - Initial consultation between the Buyer and the landscape contractor.
  - The design, supply and installation of irrigation and landscaping to the front (and side if a corner lot) garden by the landscape contractor.
  - Siteworks, including minor grading, weed eradication, rubbish removal and cleaning up (removal of building rubbish and removal of rock from building excavation or removal in garden areas is not included).
  - Soil preparation to all plant bed areas, including incorporation of "landscapers' mix" prepared soil into existing soil.
  - Installation of a lawn and automatic irrigation system (hard digging and trenching through rock is not included).
  - Tree, shrub and groundcover planting.
  - Mulching of plant beds.
  - Roll on turf to lawn area.
  - The varieties of trees and shrubs and other planting shall be selected by the Buyer in accordance with a list of plants made available to the Buyer by the landscaping contractor.
4. The supply and installation of fencing will be provided as follows:
  - Fencing shall be to each lot boundary behind the building line (but excluding any corner fencing). Fencing shall be undertaken subsequent to practical completion of construction of the dwelling including the construction of any necessary retaining walls by the Buyer within twenty four (24) months of the Settlement Date. The colour of fencing shall be determined by LandCorp.
5. Any additional fencing or landscaping work which may be required will be at the sole cost of the Buyer and must be in accordance with the Structure Plan. Any arrangements between LandCorp's landscape or fencing contractor and the Buyer will be a matter solely between those parties and will not be an arrangement or agreement to which LandCorp is a party.
6. In order to redeem the Landscaping and Fencing incentive, the Buyer shall complete and present the attached Landscaping and Fencing Application Form to LandCorp within 30 days of practical completion of a dwelling on the Buyer's Property, with such practical completion to be effected within twenty four (24) months of settlement.
7. The Landscaping and Fencing incentive is available to the original purchaser of the lot only (ie. the party named as buyer for the lot under the contract with LandCorp) and is not transferrable to any other party including any subsequent owner of the lot.



## *Highland Range, Jane Brook Landscaping and Fencing Voucher*

This voucher is issued pursuant to the terms of the Contract of Sale ("Contract") for the land specified below ("Land") and located at Highland Range, Jane Brook (Contract).

Subject to the Buyer specified below causing practical completion of construction of a dwelling on the Land in accordance with the Development Provisions in the Jane Brook Structure Plan No. 13 and the requirements of the Local Authority and otherwise in accordance with the Contract within twenty four (24) months of the date of settlement under the Contract and having satisfied the matters set out below, LandCorp through its nominated contractors will provide fencing and landscaping to the Land in accordance with the terms of this Voucher including the Terms and Conditions mentioned below and attached.

This Voucher will only be valid if signed by LandCorp confirming that practical completion of a dwelling has been completed in accordance with the other requirements mentioned above within twenty four (24) months of settlement. It is the sole responsibility of the Buyer to submit all necessary documentation to LandCorp within the required time period mentioned below. The provision of landscaping and fencing is subject to the Buyer providing access and assistance for the provision of the installation of landscaping and fencing as required by the landscape contractor and the fencing contractor nominated by LandCorp and the Buyer having:

1. Installed a 90mm diameter PVC storm water pipe across the driveway, accurately located approximately 450mm below the ground. This duct is necessary to run pipe work and wiring for the reticulation under the driveway, and eliminates the need to pull up any paving. An extra fee may apply if this pipe is not installed.

The Buyer shall also ensure that there is provision for the irrigation system to be extended to the rear of the Land. In the case of parapet walls built on property boundaries, a 50 mm diameter heavy duty PVC pipe will need to be installed beneath the floor slab prior to construction. Similarly, should paving be installed at the side of the house then 50 mm PVC pipe should be installed beneath the paving.

All ducts should be accurately pegged or left exposed to enable the irrigation contractor to easily locate them.

2. Installed an external power point for the irrigation controller, adjacent to the meter box or in the garage area, and having arranged for a licensed plumber to cut in a 20 mm gate valve at the water meter for the reticulation connection.
3. Ensured that the Land is clean and finished to the levels required. Site cleaning and levelling are not included in this Landscape & Fencing Incentive.

To redeem the fencing and landscaping incentive, the Buyer must complete the Landscaping and Fencing Application Form below and return it to LandCorp within 30 days of practical completion of the development, as defined in the Contract, which such practical completion must be effected within 24 months of the Settlement as mentioned above.

Please complete and send the Landscaping and Fencing Application Form to:

Mail to:  
Project Manager –  
Highland Range – Jane Brook  
Locked Bag 5  
PERTH BUSINESS CENTRE WA 6849

OR

Email to:  
[landcorp@landcorp.com.au](mailto:landcorp@landcorp.com.au)

# Highland Range, Jane Brook Landscaping and Fencing Application Form



Landowner(s) Name(s): \_\_\_\_\_

Current Address: \_\_\_\_\_

Telephone (Home): \_\_\_\_\_ (Work): \_\_\_\_\_ Mobile: \_\_\_\_\_

Email address: \_\_\_\_\_

Address of Property at Highland Range, Jane Brook

Lot Number: \_\_\_\_\_ Street Number: \_\_\_\_\_

Street Name: \_\_\_\_\_

Date of Settlement: \_\_\_\_\_

\*Date of Practical Completion of your Dwelling: \_\_\_\_\_

Date of occupancy: \_\_\_\_\_

Builders Name: \_\_\_\_\_ Phone No: \_\_\_\_\_

I/We confirm that:

- Prior to the driveway being constructed on the land, I/We have installed beneath the driveway to a depth of 450mm a 90mm diameter PVC storm water pipe across the full width of the driveway.
- A licensed electrician has installed an external power point for the irrigation controller, adjacent to the meter box or in my/our garage area and a licensed plumber has cut in a 20mm gate valve at my/our water meter for the reticulation connection.
- I/We have cleared the front garden site of the Land, including the verge, of rubbish, rubble and weeds.
- I/We have provided evidence or correspondence from my builder that the dwelling has reached the stage of practical completion.

Landowner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

\*Date of practical completion of dwelling means practical completion of the construction of the dwelling to a stage where you are entitled to occupy the dwelling in accordance with the requirements of the Local Authority.

OFFICE USE ONLY:

Practical completion of dwelling effected within twenty four (24) months of settlement date.

Approved by LandCorp: \_\_\_\_\_ Date: \_\_\_\_\_