

## **CHAMPION LAKES – LANDSCAPING & FENCING VOUCHER**

This voucher is issued pursuant to the terms of the Contract of Sale for the Land at Champion Lakes and is to be read in conjunction with the terms and conditions for the provision of fencing and landscaping rebate as attached to the Contract.

Subject to practical completion of construction of a dwelling on a lot purchased at Champion Lakes within eighteen (18) months from the date of settlement, ARA through its nominated contractors will provide fencing and landscaping in accordance with the terms of the Contract.

This voucher will only be valid if signed by ARA or ARA's selling agent confirming that practical completion of a dwelling has been completed within eighteen (18) months of settlement. The provision of landscaping 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 including the following matters:

1. Installing a 100mm diameter PVC storm water pipe across the driveway, accurately located approximately 300 mm 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.

You should also arrange with your builder to ensure that there is provision for the irrigation system to be extended to the rear of your property. 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 you have paving down one side of your 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. Installing an external power point for the irrigation controller, adjacent to the meter box or in your garage area, and arrange for a plumber to cut in a 20 mm gate valve at your water meter for the reticulation connection.
3. Ensuring that your site is clean and finished to the levels you require. Site cleaning and levelling are not included in the Landscape Package.

To redeem the fencing and landscaping incentive, the Buyer should complete the following information:

Buyer's Name \_\_\_\_\_

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

Telephone (Business): \_\_\_\_\_ Telephone \_\_\_\_\_ (After hours): \_\_\_\_\_

Address of Property in Champion Lakes

Lot No.: \_\_\_\_\_ Street No: \_\_\_\_\_ Street Name: \_\_\_\_\_

Date Purchase of Lot settled: \_\_\_\_\_ Date of occupancy: \_\_\_\_\_

Date of completion of construction of dwelling (completion of construction of dwelling is defined to mean practical completion of construction of the dwelling to a stage where the Buyer is entitled to occupy the dwelling in accordance with the requirements of the Armadale Redevelopment Authority).

Date of occupancy or proposed date of occupancy: \_\_\_\_\_

This voucher should be forwarded to ARA's agent for approval.

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

Confirmed by ARA/ARA Selling Agent that practical completion of dwelling effected within eighteen (18) months of settlement date.

**CHAMPION LAKES**  
**FENCING AND LANDSCAPING INCENTIVE**  
**TERMS AND CONDITIONS**

1. A landscape contractor or contractors have or will be appointed by ARA to provide landscape and irrigation design and construction services to the front of each lot where practical completion of a dwelling has been completed within eighteen (18) months of settlement. To the value nominated by ARA.
2. A fencing contractor or contractors have or will be appointed by ARA to supply and install fencing to the rear and side boundaries, (but excluding any corner fencing), of a lot where practical completion of a dwelling has been completed within eighteen (18) months of settlement. Fencing shall be provided in accordance with the fencing plan attached and in accordance with the ARA Champion Lakes Design Guidelines.
3. The landscaping irrigation design and construction as mentioned in paragraph 1 to be provided by ARA will be as follows:
  - Initial consultation between the Buyer and the landscape contractor.
  - The design, supply and installation of irrigation and landscaping to the front garden by the landscape contractor in accordance with these conditions and the Contract of Sale.
  - 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).
4. The supply and installation of fencing as mentioned in paragraph 2 will be provided as follows:
  - The supply and installation of fencing in accordance with the fencing plan attached and the ARA Champion Lakes Design Guidelines. Fencing shall be to each property boundary behind the building line (but excluding any corner fencing). Fencing shall be undertaken subsequent to the practical completion of construction of the dwelling including the construction of any necessary retaining walls by the Buyer within eighteen (18) months of the Settlement Date.
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 Detailed Area Plan. Any arrangements between ARA'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 ARA is a party.

In order to redeem the fencing and landscaping incentive, the Buyer shall present the attached voucher to ARA's agent upon the Buyer completing practical completion of a dwelling on the Property within eighteen (18) months of settlement.