

Landscape Package

Your **Landscape Package** consists of garden design, fully automatic off-mains 'blanket cover' reticulation, waterwise plants, garden mulch and 'Wintergreen' roll-on-instant lawn.

STEP ONE – first appointment

AT LEAST SIX WEEKS PRIOR TO THE HANDOVER OF YOUR HOME, make an appointment with Colleen Mailey at Capricorn Landscaping to discuss your landscape requirements. This can be held at your new property in Yanchep or if you prefer at the Capricorn Landscaping office.

Capricorn Landscaping	Colleen Mailey – Design Consultant 2 Somersby Street, Welshpool, 6016	Tel 08 9358 4013 Fax 08 9358 4822 Mob 0408 947 178
Bobcat Contractor	Pete - Pete's Bobcat	M 0412 098 611

Lawns - The roll-on lawn variety supplied is 'Wintergreen'. Alternative lawn varieties may be considered, subject to additional cost. Colleen can arrange for a quotation at agreed rates, less adjustment for 'Wintergreen' allowance. [Payment Terms for upgrades: 20% deposit and balance upon completion.] Your quotation will automatically be adjusted at the time of billing against the actual square meters of turf supplied -- inclusive of wastage for cutting. Capricorn Landscaping highly recommends an **upgrade to Soft Leaf Buffalo**.

Reticulation - The irrigation provided is 'blanket cover'. For ease of installation and maintenance, the irrigation control unit is mounted adjacent to the WP meter box on the side opposite the meter. Different mounting positions [e.g. in carports, garages, inside the home etc] will be considered but may be subject to additional cost. The system has 12 months warranty from the date of installation. Where the control unit warranty extends beyond this period, warranty is by the manufacturer.

Plants – Plants are selected from a comprehensive list of coastal, native and drought tolerant species that are in line with Capricorn at Yanchep vision, as set out in Annexure 'B' of your sales contract.

Note that the following plants are excluded from your landscape package:

- **Grass trees** - are not provided as part of the landscaping package but a quote can be provided to supply, if required
- **Ferns, azaleas and shade-loving plants** - are not considered desirable plants for Capricorn as they require a very protected and sometimes a shady aspect within the garden. These are not provided as part of the landscape package.
- **Standard roses, topiary standards and feature exotics** - we suggest that you purchase your own as they come in various sizes and are priced accordingly. Capricorn Landscaping can incorporate them into your design and provided that they are on site the day your landscaping is planted, they can be planted for you.
- **Hedges** - Hedges or borders are not included in the landscape package. If you would like a hedge a quote can be provided for supply and installation.

- **Plant Guarantee** - Any plant that has been watered regularly but dies is covered by our 12 month plant warranty and will be replaced at no charge.

STEP TWO – restore lot levels

It is the owner’s responsibility to ensure that lot levels forward of the building line and to the road reserve are restored to an even gradient as approved by the Council when the building license was issued. These levels are noted on your site plan.

To avoid delays to your landscaping, you might consider contacting Peter (bobcat contractor) for an appointment to check and discuss final levels prior to making your second appointment with Capricorn Landscapes. You may also wish to have levels done in the rear of your property at the same time. All work with Peter for front and rear is at your expense and must be paid to him directly.

STEP THREE – checklist

It is a condition of your package that the following items must be completed before Capricorn Landscaping can commence your landscaping.

<input type="checkbox"/> Driveway Pre-lay [for irrigation pipe work and 24 volt solenoid wiring under drive]	<ul style="list-style-type: none"> • Prior to the commencement of grano work or brick paving of your driveway, you need to install a length of 90mm stormwater pipe under the work area and peg or mark both ends. This conduit must not be used for any other purpose and must be serviceable. If this is not done, or the conduit is not serviceable, a cost of \$50.00 + GST will be incurred to install prelay.
<input type="checkbox"/> Crossover	<ul style="list-style-type: none"> • Your council crossover, driveway and front entry pathway must be in place. Do not remove Council footpath within the crossover.
<input type="checkbox"/> WP Meter Box prelay [if req’d]	<ul style="list-style-type: none"> • Where it is intended to brick pave the area beneath the metre box; the landscape contractor must be advised prior to paving, to allow for pre-lays to the control unit.
<input type="checkbox"/> Power	<ul style="list-style-type: none"> • WP mains power must be available to operate the control unit and builder’s temporary power supply removed. • Lockable WP meter box must be left unlocked for the duration of your landscaping. • Where the control unit is installed in the garage, access must be available for the duration of the landscaping. • Where an internal circuit breaker board is installed inside the home, access will be required by our electrician who will provide a quotation for the cost of the additional work to install.
<input type="checkbox"/> Fences	<ul style="list-style-type: none"> • Fences [including any fence returns and gates], retaining walls & decking must be fully installed.
<input type="checkbox"/> Rubbish	<ul style="list-style-type: none"> • All building rubbish and rubble must be removed from works area.
<input type="checkbox"/> Excess Soil	<ul style="list-style-type: none"> • To be removed. Recommended finished levels are 20 to 25mm below drive, paths and road kerb.

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| <input type="checkbox"/> Telstra & Media Cables | <ul style="list-style-type: none"> • Must be fully installed |
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| <input type="checkbox"/> Optional Bore by Owner | <ul style="list-style-type: none"> • Must be installed and fully operational. The bore contractors must provide a relay from 240 volt to 24 volt to enable the irrigation control unit to operate. The landscaper will provide the control unit for your bore contractor to install. • A bore with an output greater than 80 litres/ hour may require an upgrade in pipework size that may be subject to additional cost. |
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| <input type="checkbox"/> Keys | <ul style="list-style-type: none"> • You must have your keys and preferably be moved in before landscaping can commence |
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| <input type="checkbox"/> Footpaths | <ul style="list-style-type: none"> • Where the Council footpath has been broken or damaged, the panels must be replaced before landscaping can commence. It is your responsibility to follow through with your builder to have necessary repairs completed prior to landscaping being booked in. |
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| <input type="checkbox"/> Soak wells | <ul style="list-style-type: none"> • Any soak wells in the area to be landscaped should be installed prior to landscaping. Ensure that each soakwell installed within the landscape package area is <u>clearly marked</u> at its center and is installed a minimum of 200mm below finished levels. Capricorn Landscaping will not be responsible for damaging soak wells that have not been marked as required. |
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STEP FOUR – second appointment

ONLY when all the appropriate boxes are ticked on the checklist above should you ring Colleen at Capricorn Landscaping to confirm you are ready for your landscaping and make your second appointment to check your final plan and design.

Every effort will be made to complete your landscape package within 3 - 4 working weeks.

OPTIONAL additional services

A quote can be provided for all landscape work and materials outside of the landscape package provided. This may include the following:

Rear Landscaping - It is more cost effective to install your rear landscaping whilst the landscaping contractors are already on site. Capricorn Landscapes can arrange a rear landscape quotation and schedule the work to follow on with the front. Capricorn Landscapes have credit card and direct banking facilities for your convenience. Please note:

Rear Site Works - Prior to booking your fences make sure you have completed all your rear site works and provided adequate access for machinery.

Irrigation - Where brick paving will block rear access, an opportunity to lay irrigation pre-lays must be provided or additional costs will be incurred to lift and replace the paving.

Netafim Irrigation – This is a sub-mulch irrigation system with emitters moulded directly into the drip tube at 150mm centres. It is considered to be very Waterwise and applies to large “all garden” verges and gardens without lawn. This subsurface irrigation system for lawns can be quoted upon request but is not part of the package. It is installed on separate solenoid valve. A Techfilter is installed in a spotter valve box and requires flushing on an annual basis. The Air Release valve is in a spotter valve box and does not require maintenance.