

# \$10,000 Welcome Package Landscaping, Fencing and Technology



At Capricorn, we've not only created a desirable place to live for the present, but a community built on sustainable design principles for the future. All lots come with free water-wise front landscaping, which includes native and drought resistant local plants, as well as free side and rear fencing.

In addition, as a Telstra Smart Community, Capricorn homes will have state-of-the-art telecommunications. Residents can enjoy faster, more versatile communication and entertainment products in their home plus, get a \$1500 rebate on eligible Telstra services.

The Capricorn Welcome Package is to help ensure that the quality of living within Capricorn is enhanced for all residents with fencing, landscaping and access to the latest communication technology. This package will add to the integrated beachside theme created by the Capricorn Design Guidelines.

Specific details of the Welcome Package are itemised below.

## **Front Yard Landscaping Package**

- Capricorn is a water-wise development with a strong sustainability agenda. As such the front yard landscaping package will include a water-wise sensitive design. A mixture of native plants will be used with drought resistant species in certain situations and only a limited amount of roll on turf. Landscaping will be in accordance with the design principles outlined in the Capricorn Design Guidelines.

Capricorn will provide the landscaping package based on the following policy:

- All corner verges will be nature scaped with local plant species and no turf; all front yards having maximum of 30% turf; all front verges having a maximum of 30% turf.
- Turf provided will be Palmetto Buffalo.
- The final design of the front yard and front verge landscape shall be consistent in theme with an overall streetscape to be implemented at the discretion of the Capricorn Town Architect.
- Plant species will be water-wise and be coastal in character and in particular high-water-use species such as palms are not permitted.
- Where street trees are provided they shall not be removed, with the location and species implemented at the discretion of the Capricorn Town Architect.
- Gardens beds shall be curved and free form and where possible blend with the adjoining property. No angular, island or free standing garden beds are permitted.
- Variations to the Capricorn Landscape policy may only occur with the agreement of the Capricorn Town Architect.

## **Boundary Fencing Package**

The intention of the Boundary Fencing Package is to ensure that there is a consistent and high quality provision of fencing throughout the estate.

Capricorn will provide Timber Lap fencing, or other fencing determined by Capricorn to be consistent with the Design Guidelines, to the side and rear boundaries of the lot (not including return fencing from the house to the side fence).

## **Capricorn Telstra Smart Community Technology Package**

Capricorn at Yanchep is a "Telstra Smart Community" and as such all residents must be connected to the fibre optic network. Home builders will normally supply TV and data points to the home as determined by the buyers own requirements and at the buyers own cost.

Cabling requirements to facilitate access to the network can be complicated depending on the customer's requirements and as such Capricorn have engaged the services of Intelligent Homes who are experienced in the delivery of fibre to the home technology.

Intelligent Homes are a Telstra approved provider and will with no obligation, contact you to discuss your requirements. Please be aware that you are under no obligation to use the services of Intelligent Homes.

Telstra will also contact the buyer regarding the package.

As part of the Telstra Smart Community you are provided with a **\$1,500 rebate** allowing you to connect to eligible Telstra services on the fibre to the home network. These may include

1. Home Line Services
2. Big Pond High Speed Internet Service from a Telstra package
3. Foxtel Digital from a Telstra package
4. Free to Air Digital TV Service
5. Mobile Coverage Next 3G Service
6. Other Telstra products and Services

You can also use your rebate to purchase other Telstra products and services. Discuss this when the Telstra Smart Community sales staff contact you or contact them on **1800 008 994**

### ***Additional details:***

#### *Provision of Landscaping*

1. The Seller agrees to provide, by a contractor nominated by the Seller and at the Sellers expense to its specifications and satisfaction:
  - a. landscaping to the front garden and verge and in the case of a corner lot, the side verge;
    - i. Verge planting to be connected to the mains water supply and be the ongoing responsibility of the Buyer.
  - b. Any allowance with respect to landscaping shall be determined by the Seller whose decision shall be final;
  - c. The landscape contractor will provide landscape and irrigation design and construction services to the lot providing the Buyer complies with the Building Guidelines, Restrictive Covenants, Building Conditions and Design Guidelines referred to in the Contract for Sale (this contract) and ensuring house plans are submitted to and approved by the Seller prior to commencement of construction of a Residence on the Land;
  - d. The provision of landscaping is subject to the following conditions and the Buyer providing access and assistance for the provision of the installation of the landscaping as required by the landscaping contractor including the following matters:
    - i. Installation of a 90mm diameter PVC stormwater pipe across the driveway, accurately located approximately 300mm 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;
    - ii. Installation of an external power point for the irrigation controller, adjacent to the meter box or in the garage area;
    - iii. Arranging for plumber to 'cut in' a 20mm gate valve at the water meter for the reticulation connection, or alternatively, the provision of a bore at the Buyers option;
    - iv. The Buyer ensuring that the site is clean and finished to the levels required by the Buyer. Site cleaning and levelling are not included in the landscape package.
    - v. Reticulation will not be provided to the rear part of the Land behind the Residence.

- vi. It is the onus of the Buyer to ensure that there is provision for reticulation to be extended to the rear of the Land;
- vii. The Seller has no obligation to extend the landscaping package to any owner other than the original Buyer of the land; and is not transferable without written permission from the Seller.

*Provision of Boundary Fencing*

- 1 The Seller agrees to provide, at the Seller's expense, 'Timber Lap' fencing, or other fencing nominated by the Seller to be consistent with the Design Guidelines to the side and rear boundaries (not including return fencing from the house to the side fence) of the lot.
- 2 The Buyer must contact the Seller's nominated contractor approximately two (2) months from the hand over by the home builder of the Residence to arrange the installation of the fencing package;
- 3 The allowance for fencing shall be determined by the Seller whose decision shall be final;
- 4 The fence shall be constructed by a fencing contractor nominated by the Seller;
- 5 The fence will not extend forward of the building line to the front elevation. Where a parapet wall is incorporated, no fencing will extend forward of the parapet wall unless the Seller determines at their discretion if it is necessary;
- 6 Where there is a retaining wall along a boundary of the Land which is to be fenced, the fence will be erected at the top of the retaining wall and may not be exactly on the boundary of the Land. There is no compensation available for any loss of amenity or usable land in this regard;
- 7 It is the responsibility of the Buyer to ensure that the area of the Land to be fenced is cleared;
- 8 The Buyer is to ensure that all survey pegs are in the correct positions and the Seller is not responsible to replace any missing survey pegs;
- 9 The Seller will install fences only once. Any need to repair, replace, modify, move, remove or realign fences to enable building or due to any damage cause in any manner will be the sole responsibility of the Buyer;
- 10 The Buyer must comprehensively insure the fences constructed on the Land under this Boundary Fencing Package and such insurance must commence from on or before the date construction of the fencing commences. The Seller takes no responsibility to any damage, loss or theft of any parts of the fencing caused after construction of the fencing has commenced;
- 11 The provision of the fencing package is dependent on the Buyer's compliance with the Building Guidelines, Restrictive Covenants, Building Conditions and Design Guidelines, including ensuring house plans are submitted to and approved by the Seller prior to commencement of construction of the Residence on the Land; and
- 12 This fencing package is a contract between the Seller and original Buyer and not transferable to subsequent Buyers without written permission from the Seller.

*Provision of technology*

- Telstra will charge the normal connection fees for a home phone which is approximately \$299.00
- The Buyer is aware that Capricorn will provide Telstra with your contact details in order that they can arrange the fibre optic connection.
- This Technology Package is a contract with the Seller and the original purchaser and not transferable to subsequent Buyers without written permission from the Seller.

*Important notice:*

Please note, this document is based on Annexure B of the Capricorn contract for the sale of land. Where this document and the current Annexure B differ, the provisions of the current Annexure B will take precedence.