

Front Landscaping Packages



Your guide to the Landscaping Process

A Step By Step Guide

Part 1 – Design to Installation



Residential

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Whats included in your package

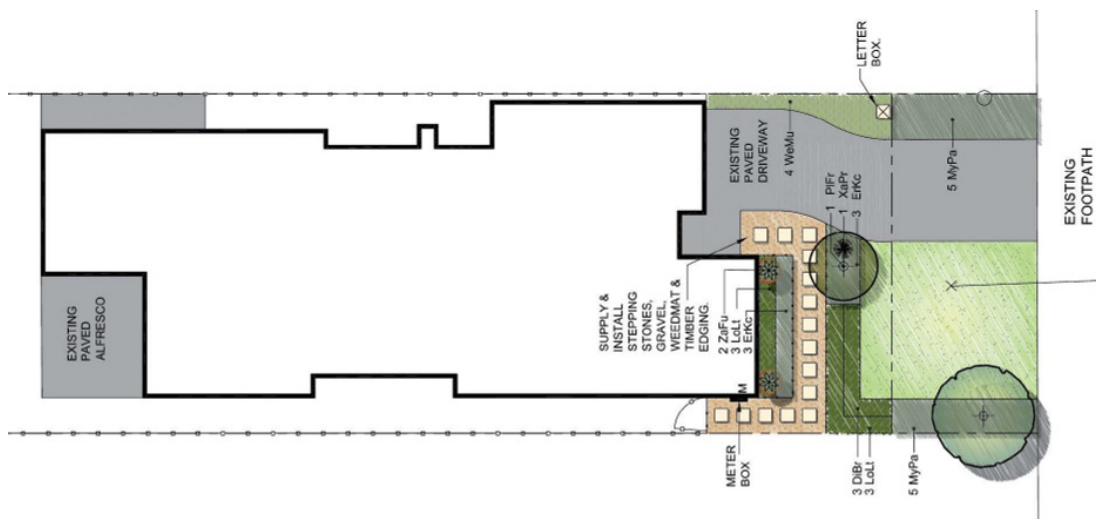


Your front landscaping is a package provided to you by the developer. The package includes the below items, however some of these can be upgraded and extra items can also be quoted on.

Anything outside of this package is an extra cost to you.

Please note if you choose not to proceed with any element, you will not receive a credit for this.

- Reticulation to all turf area & all garden beds
- Automatic Reticulation Controller & Rain Sensor installed at the meter box by a licensed electrician
- Cut in to the water meter by a licensed plumber
- Wintergreen Turf (Inc Dynamic lifter)
- Black Mulch & Soil conditioner to all garden beds
- 1 x 140mm plant per m2 of garden bed
- 1 x 100ltr street tree installed on verge (this is a compulsory part of the package and the species is determined by the council) (3 trees installed on corner lots)
- 1 x 45ltr tree installed – (this is dependent on your Estate and the consultant will advise if you are eligible for this)
- **Please refer to your consultant to confirm what trees are include in your package for your particular estate**


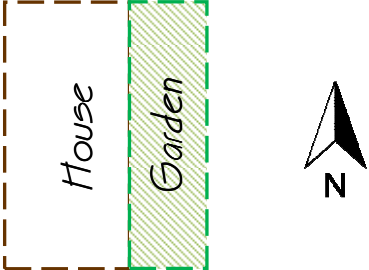
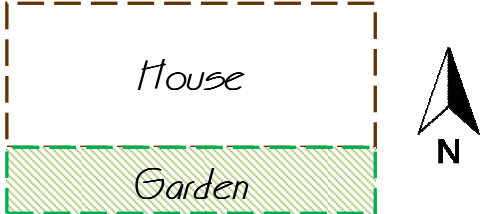
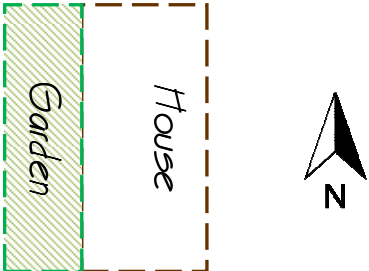


You have the choice of your design and can choose how you would like your garden to look. The consultant will be happy to help with the design and can also suggest what will work best for your property.

Designing Your Garden

Before you meet the consultant onsite, please have a think about the design you are after, including the layout, types of plants and turf. If you drive around your estate, you will see many different examples of the types of gardens available.




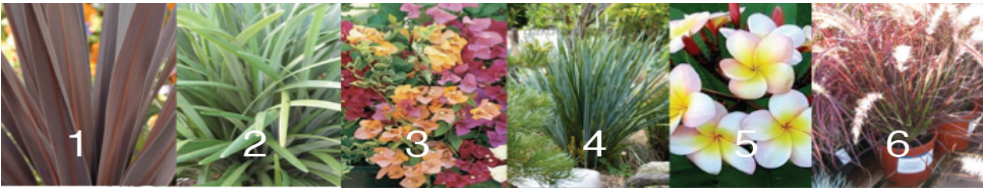
You will find some information over the next few pages regarding types and themes of plants, turf varieties available and suitable designs for the location of your property.

<h2>North Facing</h2>	<h2>East Facing</h2>
<ul style="list-style-type: none">• Receives sun all day• Requires shade at the house end of the garden and to the west to protect your garden from the afternoon sun• Needs plants that are able to withstand full sun 	<ul style="list-style-type: none">• Predominantly receives morning sun• Will mostly be in the shade throughout the afternoon• Needs plant species which will thrive with some shade 
<h2>South Facing</h2>	<h2>West Facing</h2>
<ul style="list-style-type: none">• Receives sunlight and heat predominantly at the end of the garden furthest from the house• The end of the garden nearest to the house receives very little sun• Needs plant species which are shade tolerant 	<ul style="list-style-type: none">• Predominantly receives afternoon sun• Needs trees and pergola to provide shade to the house and garden in the afternoon• Needs plants species that are tolerant of the hot afternoon sun 

Plant Themes

This is a basic list of our different plant themes with our most readily available species. We are also able to supply other species, dependant on stocks available at the time of job.

For more information on the species or for more pictures, please use the internet to search for this. There is a lot of helpful information online.

Coastal Native	
	<ol style="list-style-type: none"> 1. Festuca Glauca 2. Ermophjila Kalbarri Carpet 3. Grevillea Gin Gin 4. Isolepis Nodosa 5. Westringia Fruiticosa
Formal	
	<ol style="list-style-type: none"> 1. Gardenia Florida 2. Syzgium Bush Christmas 3. Coprosma Karo Red 4. Myrsine Africana 5. Prunus Blireana or Nigra* 6. Lavender (Many Varieties)
Modern	
	<ol style="list-style-type: none"> 1. Dianella Seaspray (c) 2. Dianella Silverstreak (c) 3. Dianella Streetscape (c) 4. Dianella Dinky Di (c) 5. Prunus Crimson Spire* 6. Viburnum Tinus (c)
Tropical	
	<ol style="list-style-type: none"> 1. Cordyline Red Sensation (c) 2. Liriope Evergreen Giant 3. Bouganvillea Bambino 4. Lomandra Blue Ridge (c) 5. Plumeria Frangipani* 6. Pennisetum Rubrum Dwarf (c)
Other	<p> Convolvulus Cneorum (c) Dianella Mia Mia (c) Juniper Conferta (c) Pimelea (c) Pyrus (Capital or Chaticleer) </p> <p> Rhoeo Discolour Trachelospermum Jasminoides Tulbaghia Violacea </p>
	<p>(c) = coastal area *= upgrade</p>

Turf Choices



Wintergreen is the basic turf covered in your landscaping package by the developer. This is supplied at no cost to you. If you would like to upgrade to a different turf, below are some of the most popular along with benefits of each.

	<h2>Wintergreen</h2> <p>Wintergreen is one of the most popular lawn varieties in Western Australia. A hybrid form of couch grass, Wintergreen is durable, attractive and easy to care for. Recovering quickly from damage, this variety is suitable for frequently-trafficked areas, making it fantastic for home use, golf courses, parks and verges. Growing best in full sunlight, the colour is vibrant and eye-catching. Maintenance is fairly simple, requiring an average mowing schedule, watering and fertiliser application.</p>
	<h2>Sir Walter</h2> <p>Sir Walter is one of Australia's most popular lawn varieties. It is drought tolerant and tough and requires little mowing and fertilising. It is great in full sun and shade, is weed resistant and very environmentally friendly. It is a fantastic soft leaf buffalo and a low allergy variety which is great for families with young kids. Its is easily the most popular lawn variety available.</p>
	<h2>Palmetto</h2> <p>Palmetto is a soft-leaf buffalo grass variety, performing well in both shaded and full-sun areas. Cultivated as an easy-care lawn variety, deep roots make the Palmetto particularly drought resistant, ideal for Western Australia's current climate and water restrictions. Colourful and hardy all year round, Palmetto is suitable for a wide range of domestic, civil and commercial uses.</p>
	<h2>Kikuyu</h2> <p>Soft and durable, Kikuyu is the ideal grass for parks, public lawns and schools. The vivid colour is maintained all year 'round, aided greatly by weekly mowing. Kikuyu has the shortest recovery time of all grasses. This variety grows well in partial shade and full sunlight.</p>

Please note there may be other varieties available. Please discuss with the design consultant to request another variety.

All turf other than Wintergreen is also considered an upgrade, so the additional costs will be quoted to the homeowner.

Rear Landscaping



While we are discussing your front yard package, we would be happy to design & quote you on your backyard landscaping. If you would like to obtain a quote for your backyard, please ensure you mention this to the consultant at the meeting and they will be able to create a plan for you.

Please see below information for an **obligation free design and quote** for your back yard. If you would like to take advantage of this exclusive offer please ensure you discuss this with the consultant at the time of consult for your front yard.

****We can also offer an Interest Free Payment plan for your rear landscaping. Please contact the office or speak to your consultant to discuss this option****

Obligation Free Rear Design and Quote

For your opportunity to take advantage of our Rear Landscaping Package while we construct your Front Irrigation and Landscaping provided by your estate developer, please inform your landscape designer during the *initial consultation* that you would like an “Obligation Free Design and Quote” for your backyard. If you proceed with the installation while we construct the front yard package you will receive a **10% discount** off your rear irrigation and landscaping.

Getting Started



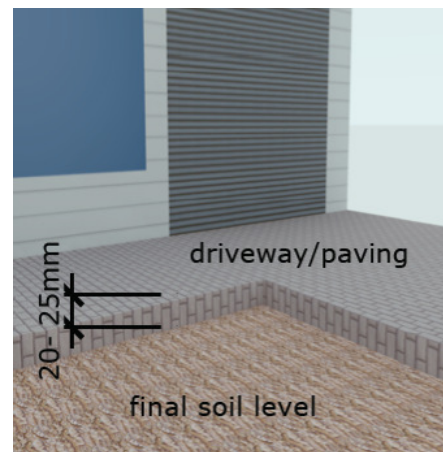
In order to get your landscaping underway, your site will need to be ready as per the below requirements. You will be required to sign off on a prestart contract to state all items are completed and your site is ready to go.

Final Soil Levels

It is required by the owner, that all areas to be landscaped (including verges) must be levelled to 20-25mm below the top of all hard surfaces (paving/limestone, kerbing, footpaths). All areas will need to be cleared of rubbish, rocks, building rubble and weeds. We recommend spray the weeds before removing, to ensure they don't grow through your lawn. (If you are having synthetic turf, levels will need to be lowered to 100mm for front & 50mm for rear)

Should you require a bobcat to clear your site please call: **Pete's Bobcat Services – 0412 098 611**
Ready 2 Dingo – 0428 190 070

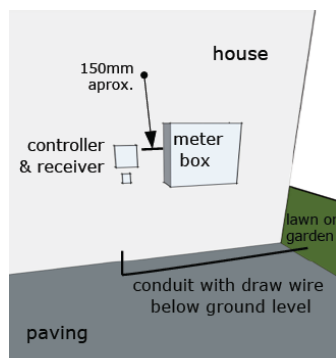
This is a picture of a site that is ready to go.



Controller

The controller installed will be a Hunter Core 6 Station (8 Station for corner lots). A Rain sensor will also be fitted and connected with the controller.

The irrigation controller will be fitted to your wall at the location shown below. The installation requires a 20mm hole to be drilled into your wall cavity at this location. Can you please mark any existing services (water, gas, power etc) in this location as all care but no responsibility will be taken with regards to damage to pipe work or the wall itself. Cottage lot locations may vary.



Controller Location & 20mm conduit location



Prelays & Pipework

Under Driveway: It is an essential requirement to have a 90mm stormwater pipe installed under your driveway. This will need to be installed approx 300mm below the ground and will need to be marked on either side to indicate location. This is necessary to run our pipes & wires in order to irrigate both sides of the driveway.

Under paving: If you have any paving or pathways it is required that you install a 90mm prelay pipe underneath.

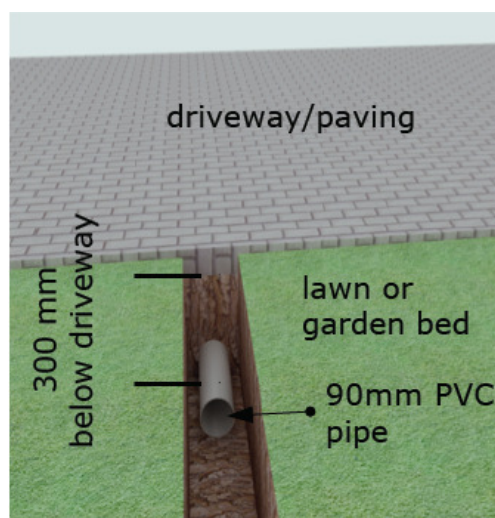
Under paving (Meter Box): If you have any paving under the meter box a 20mm conduit pipe with draw wire will need to be installed running to garden bed area. (See diagram below)

Additional Works by owner

Any additional works carried out such as retaining walls, raised planters, additional paving etc, will need to be completed prior to any landscaping. Unless otherwise discussed with landscape consultant. Your crossover must also be completed prior to landscaping being booked in. Prelays under walls etc must be installed prior to installation. **No reticulation to planter boxes connected to the house will be supplied. We will cap of beside this for owner to install.**

Fencing

All boundary fences must be completed prior to landscaping works commencing.



**Reticulation pre-lay
under driveway**

What to send



Once you have met all the requirements and are ready to be scheduled in, please return all 3 documents as per below.

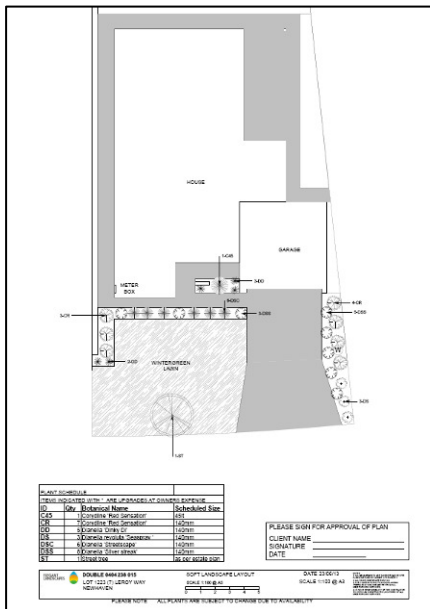
Please ensure you send all 3 together and have properly filled out and signed each.

These documents will be sent to you by your consultant once a meeting has taken place. Please see on next page a copy of the prestart contract, only to be sent back with the rest of the paperwork and once items have been completed. Please don't send this back beforehand.

Landscape Plan

Schedule of Works
Quotation

Prestart Contract



TOTAL EDEN

FOUR EDEN PTY LTD
ABN: 47 010 118 895
1 ALONKA STREET
BIBRA LAKE WA 6163
TELEPHONE 08 9434 7500
FACSIMILE 08 9434 7501

SCHEDULE OF WORKS QUOTATION

NAME: _____ Quote Date: 0
ADDRESS: _____ Plan Date: 0
SUBURB: _____ Lot: 0

FRONT LANDSCAPING - PACKAGE SUPPLIED BY STOCKLANDS

DESIGN & CONSULTATION
RETICULATION (INC AUTOMATIC CONTROLLER, RAIN SENSOR, ELECTRICIAN & CUT BY 8Y PLUMBER)
WINTERGREEN TURF (INC DYNAMIC LIFTER)
SOIL CONDITIONER & BLACK MULCH TO GARDEN BEDS
PLANTS (AS PER PLAN)

BY THE DEVELOPER

VARIATIONS TO PACKAGE - CHARGED TO CLIENT

SUB TOTAL \$0.00
GST \$0.00
TOTAL CONTRACT PAYABLE \$0.00

PAYMENT OF VARIATION

A deposit of 50% of the total contract value MUST be paid prior to works being scheduled
Payment can be made by Cash, Cheque, Credit Card or Direct Deposit.
NOTE: If a credit card is used the \$22.00. is subject to a 1% charge prior to works being scheduled.

Credit Card Details:
Card Number: _____ Expiry Date: _____
Card Holders Name: _____ Amount: \$ _____
or
Bank Details:
Account: Total Eden Pty Ltd
BSB No: 066 000
Account No: 1092 0600
Reference: Surname & Lot Number

SIGNING OF CONTRACT - AUTHORIZATION TO COMMENCE WORKS

I/We (the Client) acknowledge the terms and conditions as stated above and agree to the costs associated

a) Signature: _____ b) Signature: _____
c) Print Name: _____ d) Print Name: _____
e) Date: _____ f) Date: _____

THIS QUOTATION IS VALID FOR 90 DAYS

TOTAL EDEN

FOUR EDEN PTY LTD
ABN: 47 010 118 895
1 ALONKA STREET
BIBRA LAKE WA 6163
TELEPHONE 08 9434 7500
FACSIMILE 08 9434 7501

PRE - START CONTRACT

NAME: _____
ESTATE: _____ LOT #: _____ HOUSE #: _____
POSTAL ADDRESS: _____
EMAIL ADDRESS: _____
PHONE: _____ MOBILE: _____ FAX: _____

****Please read the following information carefully.** This contract must be signed & returned in FULL only when ALL items on this have been completed. If you have specific dates of when they will be done (if levels) please put this date below.**

****Please initial each line below to indicate completion****

Please ensure your site is ready as per this prestart contract. You **WILL NOT** be booked in until your site is ready. If your site is not ready, a 5% rescheduling fee will be charged to your account.

ITEMS TO BE COMPLETED (IF APPLICABLE)	PLEASE INITIAL
1. A 30mm Stormwater pipe has been installed under the driveway and is marked & visible	
2. If paving with near landscaping: If paving exists, a 30mm Stormwater Pipe has been installed from front to rear down the side of the house	
3. A 30mm precast pipe must be installed under all retaining walls/footpaths/paving/intermediate/interior from PPOD to installation (excluding the verge footpath)	
4. **It is understood that if a suitable pipe cannot be found, additional charges will be incurred if pavers need to be pulled up (pavers will not be re-laid)**	
5. If paving or limestone exists directly under the meter box, a 30mm conduit pipe (with drain venting) has been installed.	
6. Concrete to the closed garden bed or surf area for the installation of the irrigation	
7. The cross-over & all paving/ground/intermediate/irrigation etc. has been installed as per the landscaping plan (This must have been completed prior to starting works)	
8. Please advise location of your power fuses. Confirm correctly shown on Plan - Internal/External (meter box) (The location is indicated above on Plan)	
9. Areas to be landscaped (including all verges) have been cleared of all rubbish, rocks and builders rubble & first soil levels to all areas being landscaped, including all verges are 200mm below all hard surfaces and kerbing (if synthetic is being installed must be 100mm below kerbing)	
10. If a deposit has been booked to clear site & prep levels, please advise date that this will be done. You will not be scheduled in until site has been checked after labour has been _____ DATE: _____	
11. **It is understood that if my levels are not satisfactory, preparation costs and/or rescheduling fees will be charged to my account**	
12. Retention has occurred, & the paves has been completed	
13. All boundary fences have been completed	
14. If a water meter on schedule of works, a 50% deposit has been made	
15. All paperwork has been signed & returned to the office (Plan, Schedule of Works, Prestart)	

BY SIGNING THE BELOW, YOU AGREE THAT ALL ITEMS ABOVE HAVE BEEN COMPLETED AND YOUR PROPERTY IS READY ACCORDING TO THESE GUIDELINES

Signed: _____ Date: _____

All items on this list must be completed by 2 weeks prior to your "START DATE" to ensure landscaping can be completed within the timeframe.
Paving & electrical contractors will be required to attend site PRIOR to landscaping & may require access.
Please note if you are required to pull up pavers to install retic, we will not re-laid pavers. This will be the responsibility of the homeowner.
It is the client's responsibility to arrange **WATERING SERVICES (SOIL, MULCH & FERTILISER)** on the day the landscaping is installed. You must call the Water Corp direct to arrange.
Client is also responsible to change control back to designated watering days, once exemption has expired.
Controlled door must be closed & locked AT ALL TIMES to adhere to warranty conditions.
The selection of plants supplied will depend on availability. Minor changes may be required & will be made without notice.
Reticulation is covered by a 12 month Warranty. Plants & Trees will be determined once checked by supervisor (Neglect will not be warranted)

These documents can be returned to either your consultant or the head office by any of the below.

Post: Attn: Residential
PO Box 1004
Bibra Lake, WA 6169

Email: residential@elegantlandscapes.com.au

Fax: 9434 7505

COPY ONLY - CONSULTANT TO REISSUE

PRE - START CONTRACT

NAME: _____
 ESTATE: _____ LOT #: _____ HOUSE #: _____
 POSTAL ADDRESS: _____
 EMAIL ADDRESS: _____
 PHONE: _____ MOBILE: _____ FAX: _____

****Please read the following information carefully**** This contract must be signed & returned in **FULL** only when **ALL** items on this have been completed. If you have specific dates of when they will be done (i.e Levels) please put this date below.

****Please initial each line below to indicate completion****

Please ensure your site is ready as per this prestart contract. You **WILL NOT** be booked in until your site is ready. If your site is not ready, a \$75 rescheduling fee will be charged to your account.

ITEMS TO BE COMPLETED(IF APPLICABLE)	PLEASE INITIAL
1. A 90mm Stormwater pipe has been installed under the driveway and is marked & visible	
2. If proceeding with rear landscaping: If paving exists, a 90mm Stormwater Pipe has been installed from front to rear down the side of the house	
3. A 90mm prelay pipe must be installed under all retaining walls/footpaths/paving/limestone/planter boxes PRIOR to installation (excluding the verge footpath)	
**I understand that if a suitable pipe cannot be found, additional charges will be incurred if pavers need to be pulled up (pavers will not be reinstated)	
4. If paving or limestone exists directly under the meter box, a 20mm conduit/pipe (with draw wire/string) has been installed, running to the closet garden bed or turf area for the installation of the irrigation	
5. The cross-over & all paving/poured limestone/garden edging etc, has been installed as per the landscaping plan (This must have been completed prior to returning forms)	
6. Please advise location of your power fuses. Confirm correctly shown on Plan - Internal <input type="checkbox"/> External <input type="checkbox"/> (meter box) (The location is correctly shown on Plan)	
7. Areas to be landscaped (including all verges) have been cleared of all rubbish, rocks and builders rubble & final soil levels (to all areas being landscaped, including all verges) are 20-25mm below all hard surfaces and kerbing (If synthetic is being installed must be 100mm below kerbing) If a bobcat has been booked to clear site & prep levels, please advise date that this will be done. You will not be scheduled in until site has been checked after bobcat has been. DATE: _____	
**I understand that if my levels are not satisfactory, preparation costs and/or rescheduling fees will be charged to my account	
8. Handover has occurred, & the power has been connected	
9. All boundary fences have been completed	
10. If a variation exists on Schedule of works, a 50% deposit has been made	
11. All paperwork has been signed & returned to the office (Plan, Schedule of Works, Prestart)	

BY SIGNING THE BELOW, YOU AGREE THAT ALL ITEMS ABOVE HAVE BEEN COMPLETED AND YOUR PROPERTY IS READY ACCORDING TO THESE GUIDELINES

Signed: _____ Date: _____

All items on this list must be completed by minimum 2 weeks prior to your *EXPIRY DATE* to ensure landscaping can be completed within the timeframe.
 Plumbing & electrical contractors will be required to attend site PRIOR to landscaping & may require access
 Please note if we are required to pull up pavers to install retic, we will not reinstate pavers. This will be the responsibility of the homeowner
 It is the client's responsibility to arrange a 'WATERING EXEMPTION FOR NEW LAWNS & GARDENS' on the day the landscaping is installed. You must call the Water Corp direct to arrange.
 Client is also responsible to change controller back to designated watering days, once exemption has expired.
 Controller door must be closed & locked AT ALL TIMES to adhere to warranty conditions
 The selection of plants supplied will depend of availability. Minor changes may be required & will be made without notice
 Reticulation is covered by a 12 month Warranty. Plants & Trees will be determined once checked by supervisor (Neglect will not be warranted)

Final Site check & Scheduling



Once we receive all of your signed paperwork, a site supervisor will come out and check that all items on prestart are completed and that the site is ready for landscaping. Please note that if your site is not ready, you will not be booked in until it is.



Once site has been checked, and is ready to proceed, the supervisor will advise the scheduler and your job will be booked in. Below is the basic order of works.

- Site is signed off and ready to book in. Scheduler will schedule in and email client with the dates that works will be completed. There is about a 2 week period from site being checked to date of install.
- A controller will be installed prior to works commencing. This will be booked for a few days prior to booking, but may often be done sooner depending on works.
- A cut in to the water meter will also be booked prior to works commencing as above.
- The retic installation will often take place 1 – 2 days before the landscaping. However sometimes this may be done on the same day. This will depend upon the size of your property and our current work schedule. You will be advised of the dates.
- Upon installation of the retic, all garden beds & turf area will be irrigated & will be hooked up to the controller. This will be switched off.
- The landscaper will then come to site and install all plants, mulch & soil con. Your controller will be set to water the garden bed stations only.
- A few days after the Landscape install, your turf will be laid. For a confirmed date of this, please contact the office closer to the date.
- The turf installers will lay your grass, and will then fully set your controller for 3 times daily as per your water exemption. (see page 14 for information on applying for the water exemption)
- This will see the completion of your landscaping & irrigation works. A manual & key to the controller will be left in your meter box.

Please note if your trees are not installed on the date of landscaping, this is because they may not be currently available from our suppliers. These will be on backorder until they are sourced, and once they are, will be installed as soon as possible. This is a requirement for us to install, so please know we will get this in for you at our earliest possible time.