



PACKAGED INCLUSION ADVICE NOTES

BOUNDARY FENCING

Rosehill Waters provide a uniform Colorbond boundary fence to the side and rear boundaries of the property, excluding all areas forward of the building line. The Boundary Fence will be installed on the property by Rosehill Waters nominated contractor.

The terms below apply:

- i. the colour of the Boundary Fencing will be selected to match project estate fencing colour;
- ii. the Boundary Fencing shall be maximum 1800 mm high with top and bottom rail set 1 course above sand surface levels at the property boundary, if there is a vacant lot adjacent to the Boundary Fence and not fixing into retaining wall structures;
- iii. where the Boundary Fencing can be fixed on existing site retaining blockwork it will likely be core drilled and fixed and be central to the retaining blockwork and not on the boundary of the Property;
- iv. the Boundary Fencing will be set back off the front boundary of the Property to align with design guidelines and local council fencing requirements;
- v. if the Buyer's builder varies the levels to handle transitions between building sites, the Buyer or its builder if it arranges, will be responsible for procuring and installing any further, fencing plinths, retaining works and the payment of all costs associated with the further retaining works;
- vi. the Buyer is responsible for the repair, maintenance and replacement of the Boundary Fencing after the installation of the Boundary Fencing;
- vii. if a Boundary Fence has already been installed on the Property, then Rosehill Waters has complied with its obligations and will not replace, repair or vary such fencing;
- viii. any fencing issues or requirements associated with regulation of pools on adjacent properties are not part of the Rosehill Waters fencing obligations;
- ix. the fencing contractor will provide a 12 month warranty on their workmanship and installation of the Boundary Fence and the manufacturer's warranty will apply only to Boundary Fence materials.
- x. following installation, the Buyer accepts responsibility for securing and protecting the Boundary Fence against theft, damage & vandalism.
- xi. Where existing fences exist, buyers are advised to photograph fencing in advance of adjoining builders undertaking works to ensure a suitable record to assess any damage by your builder or their subcontractors during construction.

Should you have any difficulties, then please email admin@rosehillwaters.com.au but please ensure you contact the business representative in the first instance on clarkfencing@bigpond.com