

Garden Designs Frequently Asked Questions

RIVERDALE VILLAGE +



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1. When should I apply for my front garden to be built?

You can lodge your application when your new home has been completed and you have received your Certificate of Occupancy. Your driveway, any concrete paths and retaining walls should be completed.

2. Who will construct my front garden?

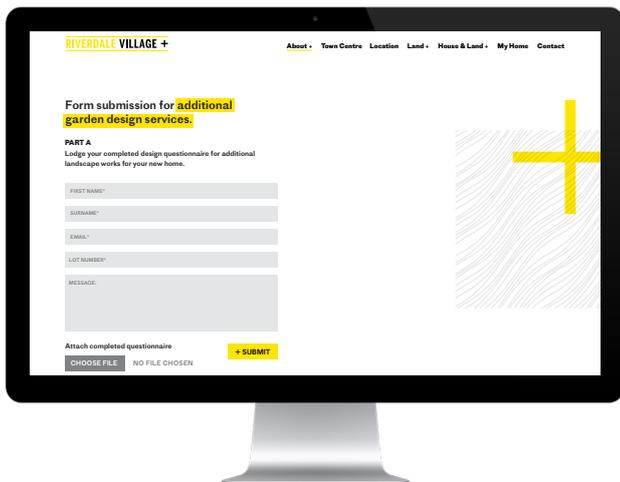
The developer (APD) have nominated Fleming's Landscapes to construct all front gardens.

3. How do I apply for my front garden to be built?

On completion of your home, simply lodge your landscaping application via the landscape webpage on the Riverdale website:

www.RiverdaleVillage.com.au/about/front-landscaping/

You will be required to advise your design selection and attach a copy of your Certificate of Occupancy. Fleming's Landscapes will schedule a date for the commencement of your landscaping and communicate this information directly to you.



4. Can I change or alter the landscape design?

Due to the scale of the build operation across the estate and the ability to streamline and ensure the very best service to you, we cannot accept changes, alterations or additions to the gardens.

5. Can I choose my plants and features?

Due to the scale of the build operation across the estate and the ability to streamline and ensure the very best service is delivered to you, customers cannot make individual selections of the plants and features. Fleming's reserves the right to make alterations to plants and products within the design due to availability and seasonality restrictions. In the instance you wish to have plants excluded for any reason – we can do this if the request is lodged at the time of the COO.

6. Can I change or alter the garden design after it has been built?

This is entirely at your own discretion once the landscaping is completed. Fleming's believe gardens are an ongoing evolution so it is perfectly normal and right that you might want to add plants or other features, or even change the design slightly to suit your own preferences. Please note your estate may have design guidelines and council requirements that relate to landscape. It is important you are aware of these.

7. Will my garden package be exactly as it is drawn in the brochure?

Every home site and building envelop is unique and our designers will tweak each design to best suit the block, orientation, building envelop and housing façade.

8. Does my front garden incorporate irrigation?

Irrigation is not included in the landscaping package.

9. What happens if I have a corner lot?

You will still receive front yard landscaping – i.e. from the 'front' of your lot (the shortest frontage) to the front façade of the home. Side boundary landscaping (whether fronting a street or not is not included).

10. How long will it take to build my front garden?

The build for each garden will take approximately three weeks. It is important to note that this schedule is a guideline only. There are many contributing factors which may impact on the time required to build the front garden. Things that may impact a build being executed within three weeks include: extreme weather conditions, council interruption, unforeseen site issues and other complicating factors.

11. Can I build my front garden through my own resources?

Fleming's is contracted by the developer (APD), to construct all the front yard landscape packages. Alternatives to this will not be accepted.

12. Can Fleming's build my retaining wall?

No, it is the homeowner's responsibility to install any retaining walls prior to the commencement of the landscaping.

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13. Will Fleming's install my letterbox?

No, it is the homeowner's responsibility to install the letterbox prior to the commencement of the landscaping.

14. Will Fleming's maintain my garden?

No, once the front garden is completed it is the homeowner's responsibility to water and maintain.

15. Can Fleming's install artificial turf?

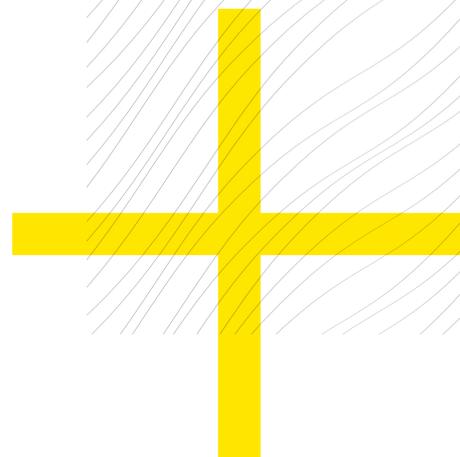
The landscape package does not include artificial turf. Homeowners can elect to arrange for this independently. In this instance Fleming's Landscapes will not landscape the turf area.

16. Can I receive cash-in-lieu?

No – the offer is for APD's nominated landscaping contractor to provide front garden landscaping only.

17. What happens if my plants die?

We do not provide a warranty on the front yard landscapes. Any plant failure will not be subject to replacement and it is therefore the responsibility of the occupiers or the owner of the property to ensure the health and ongoing maintenance of the garden once it has been installed.



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