



J I N D E E

## **INCLUSIONS and IMPROVEMENTS – Release 3 South**

### **BOUNDARY FENCING**

Selected Jindee home sites are inclusive of a high quality fencing system which incorporates Colorbond side and rear fencing and a Colorbond gate to the rear laneway. This includes all lots in Release 3 South.

In addition, the following lots include an upgraded unique secondary street/laneway boundary fencing system: 116, 127, 280, 281, and 925.

Refer to the Individual Lot Plans, Jindee Release 3 South Architectural Standards and the Release 3 South Materials and Colour Palette for details of fencing types.

### **DEVELOPER SUPPLIED VERANDAH BALUSTRADE**

Selected lots in Release 3 include front balustrading which is to be designed and installed by the developer to complement the verandah design for homes on selected lots with retaining walls over 1 metre in height. This includes lot 274, 275, and 276. Please consult Nicola or your contract documents for specific details of the balustrade design for these lots. These developer supplied balustrades have been designed to add to the beauty of the Jindee streetscape.

### **STAIR REBATE**

Home sites which include a retaining wall built by the developer within the front setback, and require the buyer to build front stairs to access the footpath, will be eligible for a stair rebate from the developer. This includes lots 122 to 127. The Jindee home stairs will be designed by your builder to complement the individual home, adding to the beauty of the Jindee streetscape.

Stair structures are to be included in the build cost of your home and completed by your builder during construction. Stair rebates can be submitted to Jindee Development Pty Ltd once the stairs are constructed.

### **ATTACHED FENCING**

All lots in Release 3 South (excluding lot 127) are inclusive of an attached fence, which will be constructed by the developer. This fencing will extend from the side of the dwelling to the side boundary of the lot meeting with the attached fencing of the neighbouring dwelling and will incorporate one single gate per lot. The attached fencing maintains the consistent quality finish and streetscape of Jindee.

An attached fence and a single gate are included to all lots in Release 3 South (excluding lot 127).

Refer to the Individual Lot Plans, Jindee Release 3 South Architectural Standards and the Release 3 South Materials and Colour Palette for details of attached fencing

## OTHER IMPROVEMENTS

Selected lots in Release 3 South include additional improvements as part of the construction of the lot including low capped limestone walls between adjoining lots and/or between adjoining verandahs to selected sites. The following lots have these improvements included: 117, 118, 122 929, 271, 274, 275, 276, 277, 278, 279, 280, 281. Please consult your Technical Lot plan to determine where these are provided on these selected lots.

Estate Development Company  
49 Hampden Road  
Nedlands WA 6009