



# **TOTAL EDEN**

*'BRINGING WATER TO LIFE'*



## **FRONT LANDSCAPING PACKAGES**

### **A Step By Step Guide**

### **Part 1 - Design to Installation**

**Email:** [residential@totaleden.com.au](mailto:residential@totaleden.com.au) ~~ **Phone:** 9434 7533 ~~ **Address:** 1 Altona Street, Bibra Lake 6163



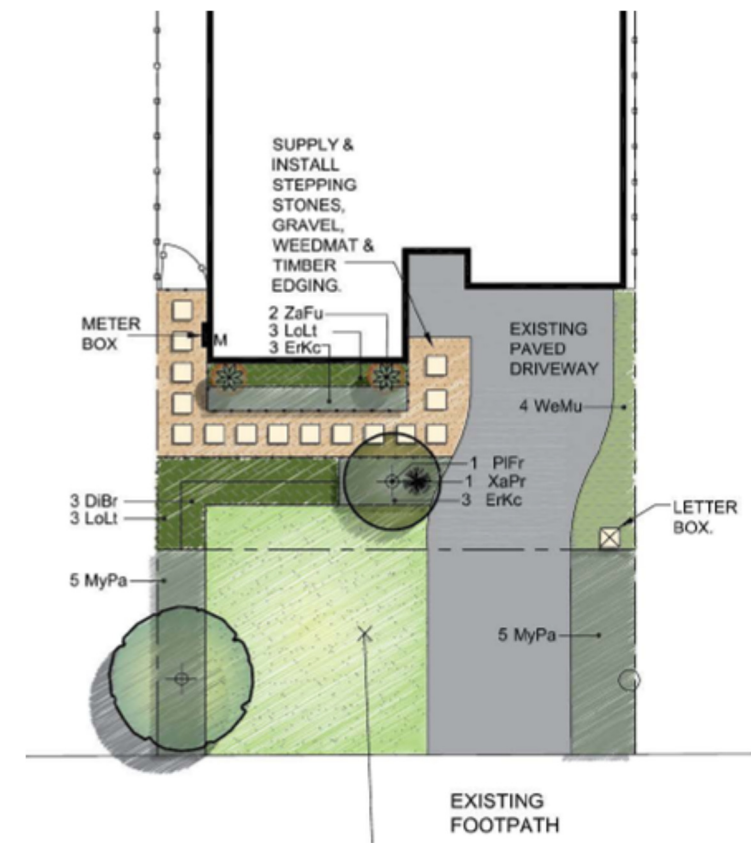
# WHATS INCLUDED - TAYLOR PRIVATE ESTATE

**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**

- ⇒ Automatic Reticulation Controller installed at the meter box by a licensed electrician
- ⇒ Cut in to water meter by a licensed plumber
- ⇒ Reticulation to all turf Areas & garden beds
- ⇒ Your choice of Turf (inc Dynamic Lifter) (Subject to budget)
- ⇒ Black Mulch & Soil conditioner to all garden beds
- ⇒ 140mm plants to garden beds (qty dependant on budget)
- ⇒ Compulsory 1 x 100ltr street tree installed on verge (3 for corners)  
\*THIS IS A COMPULSORY PART OF THE PACKAGE & SPECIES WILL BE DETERMINED BY THE COUNCIL\*
- ⇒ **UPGRADES INC STONE, STEPPERS & EDGING MAY BE INCLUDED IF IN BUDGET – TO BE DETERMINED ONCE CONSULT HAS TAKEN PLACE**

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





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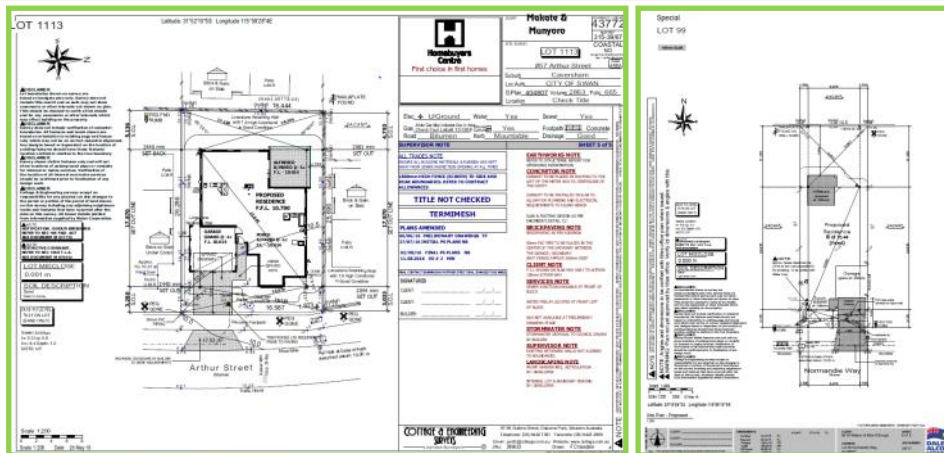
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# YOUR GUIDE TO THE PROCESS

## In this booklet you will find a step by step guide of the process to having landscaping installed at your new property.

1. You have now returned your Landscape Voucher, or we have received this from your developer.
2. **PLEASE SEND A COPY OF YOUR SITE PLAN TO [residential@totaleden.com.au](mailto:residential@totaleden.com.au) (BELOW).** If you do not have a copy of this, please contact your builder who will be able to supply this for you.
3. Once you have chosen between an onsite meeting or a phone meeting, our design consultant will contact you to discuss further.
4. The designer will draw a plan and will send this to the office to price.
5. Once the office has determined costs, the plan will be sent to you to review. At this time any upgrades or extra quotes will also be created and sent. If you have any changes, please contact the designer to amend.
6. If you are happy with the plan, please sign & return the plan. If you are proceeding with any quotes, please sign & return these also.
7. Once we receive signed paperwork, our site supervisor will attend the site to review. You will find information in this booklet about site requirements.
8. Once supervisor has approved the site, this will be sent to the scheduler to book you in.
9. You will receive an email with your landscaping dates & important information for your reading.
10. Retic & Landscaping will commence on the days provided.
11. You will need to contact the Water Corp on the day of the INSTALLATION. (See Page 13 For details)
12. Turf & street tree will follow a few days later. For an exact day please contact office just prior to install for confirmation.
13. Upon completion of your landscaping, a handover can occur if required. Please contact the supervisor to arrange.



**Please read all items below carefully. These are crucial to your installation going smoothly and quickly.**

**Please advise the office if you do not understand. By signing your plan you are agreeing to the below terms.**

- ⇒ A 90mm pipe to be installed under the driveway and to be **marked & visible** (if unsure please contact your builder to confirm) (See page 10 for further info)
- ⇒ If paving exists directly under the meter box, a 20mm conduit pipe (with draw string) has been installed, running to the closest garden bed/turf area and is **marked & visible** (See page 10 for further info) *If not installed, Total Eden may pull up pavers where required and **WILL NOT** reinstate.*
- ⇒ If proceeding with rear landscaping, & if paving exists down the side of house, a 90mm pipe will need to be installed from front to rear prior to paving
- ⇒ The Crossover & all paving/poured limestone/garden edging etc, must be completed **PRIOR** to returning forms.
- ⇒ If planter boxes exist & if owner would like the plants installed, this must be filled **PRIOR** to our arrival. (**NO** retic will be installed to any planter boxes attached to the house).
- ⇒ Areas to be landscaped (including all verges) must be cleared of all rubbish, rocks & builder rubble. Final soil levels must be at **30mm below all paving**. If synthetic is to be installed, the levels will need to be 100mm where cars will drive & 50mm for all other areas
- ⇒ Handover must have occurred **PRIOR** to install
- ⇒ All boundary fences must be installed **PRIOR** to install
- ⇒ The plumbing & electrical contractors may attend site **WITHOUT** notice, **PRIOR** to the main install dates. If access is required you will be contacted
- ⇒ The selection of plants are subject to availability at the time of install. Changes may be required and will be made **WITHOUT** notice
- ⇒ You will need to contact the **Water Corp** on the day the DAY OF THE INSTALL to arrange a **WATERING EXEMPTION**. We will program the controller as per the exemption, so if no exemption has been applied for, you may receive a fine. Total Eden accepts **NO** responsibility for fines (See page 13 for further info)
- ⇒ Client is responsible to change the controller back to their designated watering days, once exemption expires
- ⇒ Controller door must be **CLOSED SECURELY AT ALL TIMES**, to adhere to warranty conditions. Warranty will be void if this does not occur
- ⇒ Reticulation is covered by a 12 month warranty. This **EXCLUDES** damage or neglect (including blocked nozzles). It is your responsibility to look after and properly maintain the system to ensure working effectively.
- ⇒ Warranty on the plants will be determined once checked by the supervisor. Neglect and vehicular or pedestrian damage will not be covered



# DESIGNING YOUR GARDEN - PLANTS

## MODERN/CONTEMPORARY GARDEN



1.	Dianella 'Seaspray'	H: 1.0m W: 2.0m	7.	Phormium 'Black Rage'	H: 1.5m W: 1.5m
2.	Dianella 'Silver Streak'	H: 0.5m W: 0.5m	8.	Cordyline 'Red Star'	H: 3.0m W: 2.0m
3.	Dianella 'Streetscape'	H: 0.6m W: 0.5m	9.	Cordyline 'Sundance'	H: 2.0m W: 1.5m
4.	Festuca glauca	H: 0.3m W: 0.3m	10.	Draceana draco	H: 9m W: 10.0m
5.	Agave attenuata	H: 1.5m W: 1.0m	11.	Nandina domestica Nana	H: 1.5m W: 0.5m
6.	Phormium 'Jester'	H: 1.5m W: 1.5m	12.	Yucca elephantipes	H: 5.0m W: 2.0m

## NATIVE GARDEN



1.	Anigozanthos Asst	H: 2.0m W: 1.0m	7.	Lomandra 'Little Con'	H: 0.5m W: 0.5m
2.	Eremophila glabra	H: 1.0m W: 2.0m	8.	Callistemon 'Little John'	H: 1.5m W: 1.5m
3.	Grevillea asst	H: 4.0m W: 6.0m	9.	Leucadendron Asst	H: 1.5m W: 1.0m
4.	Pimelea ferruginea	H: 1.0m W: 1.0m	10.	Leucospermum Asst	H: 1.5m W: 1.0m
5.	Ficinia nodosa	H: 1.5m W: 1.0m	11.	Protea 'King Pink'	H: 2.0m W: 2.0m
6.	Myoporum parvifolium	H: 0.1m W: 1.5m	12.	Casuarina 'Cousin It'	H: 0.3m W: 1.0m

# DESIGNING YOUR GARDEN - PLANTS

## TROPICAL GARDEN



1.	Liriope 'Evergreen Giant'	H: 0.5m W: 0.5m	7.	Loropetalum chinense	H: 1.0m W: 2.0m
2.	Bougainvillea Asst	H: 10m W: 5.0m	8.	Solanum 'Royal Robe'	H: 2.0m W: 2.0m
3.	Philodendron 'Xanadu'	H: 0.5 W: 0.5m	9.	Cordyline 'Torbay Dazzler'	H: 2.0m W: 1.5m
4.	Rhoeo discolor	H: 0.5m W: 0.5m	10.	Hibiscus Asst	H + W: Varies
5.	Mandevilla Asst	H: 3.0m W: 1.0m	11.	Hibiscus tiliaceus	H: 8.0m W: 4.0m
6.	Brunfelsia Asst	H: 1.0m W: 0.7m	12.	Plumeria 'Frangipani'	H: 5.0m W: 5.0m

## FORMAL/COTTAGE GARDEN

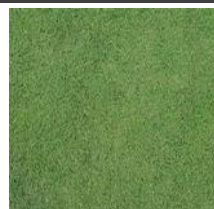


1.	Agapanthus 'Baby Pete'	H: 0.3m W: 0.2m	7.	Syzygium 'Bush Xmas'	H: 6.0m W: 3.0m
2.	English Lavender	H: 1.5m W: 1.5m	8.	Gardenia 'Florida'	H: 2.0m W: 1.5m
3.	Rosemary 'Tuscan Blue'	H: 1.0m W: 1.0m	9.	Murraya paniculata	H: 4.0m W: 3.0m
4.	Trachelospermum jasminoides	H: 2.0m W: 1.0m	10.	Rhamphiolepis indica	H: 4.0m W: 3.0m
5.	Tulbaghia violacea	H: 0.4m W: 0.5m	11.	Viburnum tinus	H: 3.0m W: 3.0m
6.	Convolvulus cneorum	H: 0.4m W: 0.4m	12.	Pittosporum 'Golf Ball'	H: 0.5m W: 0.5m

**We can offer the supply of the below turf species. Please see your Estate's inclusions page to see what is covered in your package and what is an upgrade that can be quoted on.**

## WINTERGREEN

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.



## SIR WALTER

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. It is easily the most popular lawn variety available.



## PALMETTO

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.



## KIKUYU

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.



## SYNTHETIC

Synthetic Lawn is an excellent option for small gardens and for an easy to maintain alternative. While in most cases, Synthetic lawn is a great option, it is not suited to areas with animals or children as can become hot underfoot. While synthetic lawn is an expensive option, we offer first class installation by qualified and experienced installers. Please note however this is in most estates NOT included in the package and will be quoted direct to you.

We offer two varieties, Buffalo 30mm & Silk 30mm. Your designer will be able to discuss further.



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



# OPTIONAL EXTRAS

You have several extra design options when choosing your garden. We can offer the below extras. Some of these may be able to be included in your package, but will be reviewed at time of quoting.

RAINBOW STONE



CRACKED PEA GRAVEL



BASALT STONE



CRUSHED LIMESTONE



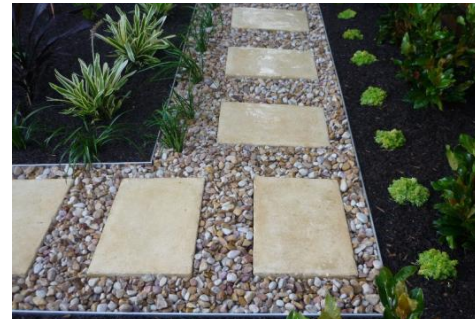
LINK EDGING



CONCRETE KERBING



STEPPERS



# REAR LANDSCAPING

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

## DISCOUNT OFFER

If you are interested in getting your rear landscaping installed, we would be happy to offer you a **15% discount** if you choose to go ahead at the same time as your front yard package. To take advantage of our current Rear Landscaping offer, please inform your landscape designer during the *initial consultation* that you would like a quote for your backyard. If you then proceed with the installation while we construct the front yard package you will receive the discount off your rear works.



We would also like to offer an **INTEREST FREE PAYMENT PLAN** for your rear landscaping. Please contact the office for the official form to fill out if you would like to proceed. This will need to be returned with your signed Quote & Plan.

Our payment plan works on the below three instalments:

- ⇒ An initial 50% deposit will be taken upon receiving signed paperwork
- ⇒ 25% of the total will be taken from your credit card upon completion of the works
- ⇒ The final 25% will be taken ONE month after completion



# GETTING STARTED - SITE PREPARATION

In order to get your landscaping under way, your site will need to be ready as per the below requirements. You will be required to complete these **PRIOR** to returning signed paperwork. **PLEASE READ PAGE 4 TO ENSURE ALL ITEMS ARE MET**

## FINAL SOIL LEVELS

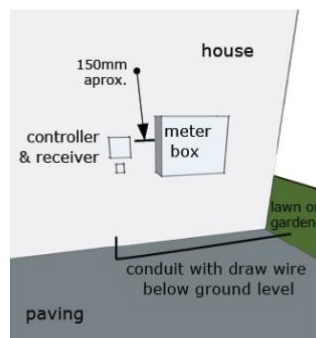
It is a requirement of the owner that all areas to be landscaped (including verges) must be levelled to 30mm below hard surfaces (paving/limestone, kerbing, footpaths). All areas will need to be cleared of rubbish, rocks, building rubble and weeds. We recommend you spray the weeds before removing, to ensure they don't grow through your lawn.



**Should you require assistance with this and would like to obtain a quote, please contact the office**

## 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. Cottage lot locations may vary.

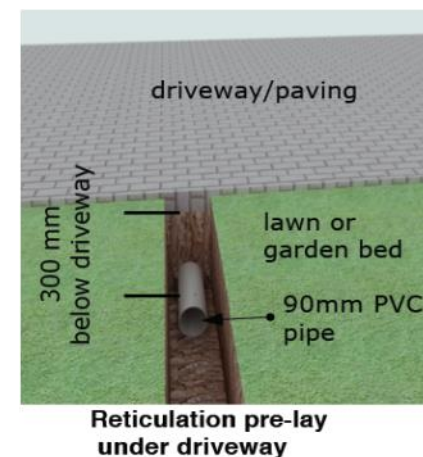


**Controller Location & 20mm conduit location**

## 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 (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



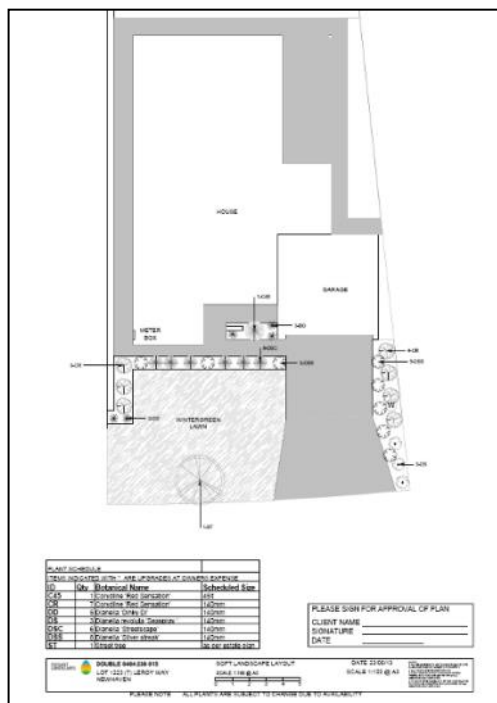
**Reticulation pre-lay under driveway**

Once you have met all requirements and are ready to be scheduled in, please sign & return your landscape plan. If you are proceeding with a quote or a rear, please also sign corresponding paperwork

These documents will be sent to you by your consultant once a meeting has taken place. Please see PAGE 4 with special conditions.

(You will sign point 4 on your plan that states you have read & understood these conditions)

## LANDSCAPE PLAN



## QUOTATION

(If required)

TOTAL EDEN PTY LTD  
ABN: 47 610 118 895  
8 ASTORIA STREET  
BIBRA LAKE WA 6160  
TELEPHONE 08 9434 7300  
FACSIMILE 08 9434 7301

**TOTAL EDEN**

**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 IN BY 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: IT IS YOUR DUTY TO READ THE TERMS & CONDITIONS OF THIS QUOTATION & TO SIGN IT TO ACCEPT THE WORKS AND CONDITIONS.

**Credit Card Details:**  
Card Number: \_\_\_\_\_ Expiry Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Card Holder Name: \_\_\_\_\_ Amount: \$ \_\_\_\_\_

**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

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@totaleden.com.au

# FINAL SITE CHECK & SCHEDULING

Once we receive your signed plan, a site supervisor will come out and check all items have been completed and that your site is ready to be scheduled.

Please note that if your site is not ready, you will not be booked in until it is

- ⇒ Site is signed off and ready to book in. Scheduler will schedule in and email client with the dates that works will be completed.
- ⇒ 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. You may notice a small hole dug at the water meter. Please do not fill this is.
- ⇒ 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.
- ⇒ You will need to contact the Water Corporation to apply for a watering exemption on the day of the **INSTALLATION**
- ⇒ 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. **TREES** will be installed on a separate day after main install
- ⇒ 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.



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

# WATER CORP EXEMPTION

On the day of installation, you will need to contact the Water Corp to arrange a watering exemption.

Below is info taken from the Water Corp website

To apply for an exemption please call

**13 10 39**



## HOW TO APPLY

The exemption must be applied for and granted on the day of planting. Sprinklers cannot be used outside of the watering roster until an exemption is put in place.

To apply for an exemption, please call 13 10 39 on the day you need the exemption to start, and provide the required information detailed below. An exemption will be activated immediately for eligible customers and a letter confirming the conditions and end date of the exemption will be sent to you.

### What you will need to tell the Water Corp when applying

- The address of the property
- Your name, mobile, home telephone details and email address
- If you are using a garden bore

## BREACHES OF EXEMPTIONS

If you have been granted an exemption and found not to comply with the exemption conditions, an infringement notice can be issued. The penalty is a \$500 fine, which may be modified to a \$100 on-the-spot fine.

All exemptions cease after the approved exemption period from the date the exemption is requested to commence.

**Regardless of who has installed the landscaping, the owner of the property is held responsible for any breach of the exemption conditions**

At the end of the exemption period, the settings on your irrigation controller must be amended according to the sprinkler roster for your house #