

Streetscape Incentive Plan

To ensure that the future streetscape of The Ridge is maintained at the highest quality for the benefit of all residents Sheargold's have implemented a Streetscape Incentive Plan. The plan aims to encourage:

- **Quality and sustainable house design,**
- **Early establishment and maintenance of landscaping, and**
- **Care is taken of the newly finished streets and swales.**

Residents who are eligible will be able to claim Streetscape Incentive payments to a total of:

\$15,000

The streetscape incentive is payable in two instalments of:

1. An initial instalment of \$10,000 claimable within five weeks of the issue of the Occupation Certificate for your new home, and
2. A final instalment of \$5,000 payable after six months of the Occupation Certificate's issue.

In order to successfully claim the first instalment of the streetscape incentive you must

1. Comply with the Covenants and observe the restrictions that are registered on the use of your lot,
2. Submit Design Plans to Sheargold and obtained Sheargold's Design Endorsement of the design plans before having sought Council and/or private certifier development approval,
3. Complete the construction of a residence within 30 months from completion of the Contract for Sale of Land,
4. Complete the landscape works within 4 weeks of receiving Occupation Certificate, as submitted with the design plans,
5. Ensure the maintenance of the street verge and swale crossing in front of your lot,
6. Complete the application form and submit to the Sales and Information Centre within five weeks of the issue of your Occupation Certificate.

To successfully claim the final instalment of the streetscape incentive you must;

1. Maintain the landscape works in good order and condition for a period of six months, and
2. Complete the application form and submit to the Sales and Information Centre within five weeks of the six month period for payment of the second part of the landscape incentive.

Within one week of submission of the application form for a streetscape incentive instalment a member of our sales team will conduct an inspection of your lot to verify the application and if all requirements are met the instalment will be paid the following week.