



THE  
**JUNCTION**

AT BOTANIC RIDGE

**Bonus \$10,000 Free  
Front Landscaping**

On selected lots at The Junction

MYJUNCTION.COM.AU

# All roads lead to home

*The Junction at Botanic Ridge is a prestigious new community just five minutes from Cranbourne and directly adjacent to the Cranbourne Royal Botanic Gardens.*

*Offering land up to 1,261m2 and now free front landscaping to the value of \$10,000 on selected lots, the time is right to take the road home to The Junction.*



ARTIST IMPRESSION

## Choose your garden

*Purchase a selected lot at The Junction and choose from our range of beautiful gardens designed by the highly acclaimed team at Flemings Landscapes. The same design cannot be repeated on adjacent lots so apply now, before your neighbours.*

### Option 1: Bunurong Garden

Inspired by the Indigenous peoples of the Casey region, this garden offers a low maintenance selection of Australian native species. It is designed to be highly functional and suitable for a wide range of contemporary home facades.



Plants shown may not be true to type. All plants subject to variation depending on availability.

### Option 3: Memento Garden

A keepsake garden to love and cherish is the inspiration behind the Memento Garden. Featuring a palette of ornamental favourites together with evergreen interest, this garden will shine in summer, autumn, winter and spring.



Plants shown may not be true to type. All plants subject to variation depending on availability.

### Option 2: Allure Garden

Pretty as a picture and as elegant as a garden can be, the Allure Garden features a selection of floral yet functional plants, and a small to medium sized tree which is ideal for those seeking a garden with seasonal variation.



Plants shown may not be true to type. All plants subject to variation depending on availability.



Landscaping plant species

# Your garden delivered

Here's how the landscape design team at Flemings will deliver your stunning new front garden. It begins when you receive your Certificate of Occupancy.

## Step One

Email your Certificate of Occupancy to Fleming's Landscapes and confirm which garden design you have selected.  
[landscapes@flemings.com.au](mailto:landscapes@flemings.com.au)

## Step Two

Make sure your property is ready for landscaping: the driveway is completed, concrete paths or retaining walls have been installed, and all rubble, builders rubbish and excess soil has been removed.

## Step Three

When Flemings receives confirmation that the property is ready for landscaping, they will contact you by email to schedule a commencement date.



## Masters of landscapes

A family business now in its fourth generation, Fleming's is committed to long-term excellence, whether delivering a single tree or an entire landscape.

Fleming's garden designs for The Junction will ensure that your neighbourhood will grow and develop into a place of verdant beauty.

By creating leafy streetscapes and colourful front yards of vast natural beauty, Fleming's gardens will enrich the lives of all residents at The Junction for years to come.

## **Bonus Front Landscaping Offer - Terms and Conditions**

### **1. Promotion Definitions**

*The following are the terms and definitions used within any marketing materials and advertisements relating to the Promotion:*

- **Contract** means a binding and unconditional contract between the purchaser and SIG for the sale of a lot in The Junction estate.
- **Contractor** means a Contractor appointed by SIG from time to time.
- Design Guidelines means the set of building and design guidelines named “Design Guidelines”, as amended from time to time, a copy of which can be found on The Junction website.
- Eligibility Conditions means the conditions outlined in clause 2.1.
- Flemings means the relevant entity associated with or related to Flemings Landscapes Pty Ltd ABN 18 621 168 607
- Landscape Works means the landscaping to the front of the Lot, which will include site preparation, in gravel base, advanced tree, tube stock trees, shrubs and groundcovers, turf, a consultation with a landscape designer, labour and machinery hire to a maximum retail value of \$10,000 (inclusive of any GST).
- Lot means the lot in The Junction estate which is the subject of the Contract.
- Promotion means the offer whereby the Seller agrees to provide, at the Seller’s expense, the Landscape Works to selected lots as agreed upon within the Contact.
- SIG means the relevant entity associated with or related to Sinointegrity Development Junction Village Pty Ltd ACN 637 690 487
- Seller means SIG or associated entities who are selling land within The Junction estate
- Settlement Date means the date that settlement of the Contract is completed.

SIG gives no warranty and makes no representation as to the accuracy or sufficiency of any description, illustration, photograph or statement contained in any advertisement, or any information or statements made or given by its employees, agents or contractors, and will not be liable for any loss or damage suffered or incurred by any party who relies upon the information

in any advertisement, publication or statement except for any liability which cannot be excluded by law.

### **2. Eligibility**

*The Purchaser will be eligible under this Promotion if they have:*

- completed construction of a dwelling on the Lot which complies with the requirements of the Design Guidelines, the Contract and any restrictions under the plan of subdivision creating the Lot;
- lodged an application with NGD Design via their online portal confirming clause 2.1(a) has been satisfied and providing a copy of an occupancy permit for the purchaser’s dwelling on the Lot within 24 months of the Settlement Date (Purchaser’s Application);
- removed all rubbish, rubble and vegetation within the area on the Lot to be landscaped;
- provided a level grade on the Lot with a maximum differential of 300 millimetres;
- completed construction of any retaining walls, side boundary fencing, driveway and any paved areas to the Lot;
- provided a clear path free of obstructions to access the area to be landscaped; and
- provided a conduit underneath the driveway at the Lot for irrigation as required for any future irrigation systems.

### **3. Terms of the Promotion**

1. If the purchaser has satisfied the Eligibility Conditions, Flemings will determine the plans and specifications for, and complete the Landscape Works in the following manner:
  - Flemings will engage a contractor to design the Landscape Works and provide a proposed plan to the purchaser based on the landscape package chosen by the Purchaser;
  - the purchaser acknowledges and agrees that SIG retains absolute discretion if any requests by the purchaser cannot be incorporated, including but not limited to the appointment of contractors to perform, the selection of materials for use in, and location of the Landscape Works;

- Flemings must commence the Landscape Works within 6 months of the purchaser submitting the Purchaser’s Application;
  - the purchaser consents to Flemings engaging contractors to complete the Landscape Works; and
  - the purchaser must grant Flemings and its contractors, employees, agents and consultants a licence to enter upon and occupy such parts of the Lot as are necessary to undertake the Landscape Works.
2. The purchaser acknowledges that the Landscape Works will not include driveway construction, fencing, letterbox, irrigation, outdoor lighting or any form of maintenance after completion.
  3. After completion of the Landscape Works, the purchaser:
    - is wholly responsibly for any irrigation, watering and maintenance requirements; and
    - must not make any claim for compensation or any other claim in respect of the Landscape Works.
  4. The Contract contains further provisions regarding the Landscape Works and the Promotion. In the event of any inconsistency between the terms of this Promotion and the provisions of the Contract, the provisions in the Contract will apply.

### **4. General Terms**

1. Unless specified by SIG in writing, this Promotion is not available in conjunction with any other promotion or offer by SIG.
2. The Promotion is subject to all terms and conditions published by SIG from time to time, including the Contract.
3. SIG will not be liable for:
  - any loss or damage suffered or incurred by any person who relies upon the information in any advertisement relating to the Promotion or participates in the Promotion; or
  - any restriction of SIG’s ability to provide any aspect of the Promotion as a result of the act of any third party, its employees or agents, except for any liability which cannot be excluded by law.
4. SIG may cancel or make changes to the Promotion at any time without notice.

5. Subject to the terms of the Contract and clause 3.3 above, these terms and conditions supersede any prior terms and conditions for the Promotion.
6. The Purchaser acknowledges and agrees that the value of the Landscape Works is based on retail market value and that the Vendor may not and is not required to spend the full retail market value in providing the Landscape Works.

### **5. Privacy**

1. SIG collects personal information in order to conduct the Promotion, to assist in providing the products or services an individual has requested (if any), and to improve its products and services. SIG may use the information for promotional, marketing, publicity, research and profiling purposes, and may be in touch by any means (including telephone, email or SMS) at any time to let an individual know about products, services or promotional activities which may be of interest until the individual informs SIG otherwise.
2. SIG may also share individuals information with other persons or entities who assist it in providing its products or services or running competitions or trade promotions. SIG may also disclose personal information to third parties as required by Australian regulatory authorities and is bound by the National Privacy Principles in the Privacy Act 1988 (Cth). Participants should direct any request to access, update or correct personal information to SIG.

THE JUNCTION  
— WOODHAVEN ST & RIVERWOOD DR, BOTANIC RIDGE VIC 3977

Another development by



Sold by



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