

A close-up photograph of red kangaroo paw flowers, showing the fuzzy, tubular petals in sharp detail. The background is blurred, showing more of the same flowers.

# kala

*Free front landscaping  
up to \$10,000*

ON SELECTED LOTS AT KALA



# kala

Kala is just five minutes from the bustling Pakenham town centre, where you can spend a day shopping, pick up the groceries or hop on a train.

Offering land up to 648m<sup>2</sup> and now free front landscaping to the value of \$10,000 on selected lots, it's time to come home to Kala

WHERE GREAT  
THINGS COME

Artist Impression

## Choose your garden

Purchase a selected lot at Kala and choose from our range of gorgeous gardens designed by the highly acclaimed team at FLOW Design Studio and constructed by the expertise of Fleming's Landscapes. The same design cannot be repeated on adjacent lots, so choose your garden now and apply before your neighbours!

### OPTION 1: Half Moon Garden

Pretty as a picture with its gently curved layout, the Half Moon Garden showcases a selection of floral yet functional plants around a pair of stunning Pink Cascade Weeping Cherry trees, creating a stunning statement.



### OPTION 3: Graceful Garden

Welcoming bluestone pavers soften the formality of the bed arrangements, where hues of purple and lilac bursting from silver-greens provide a sense of calm. The Weeping Cherry central feature tree adds to the garden's grace.



### OPTION 2: Classical Garden

The formal layout of the Classical Garden owes its beauty to the great garden designs of Europe. Garden beds of accent colour interspersed with neutrals create the setting for the feature tree, a magnificent blooming Crab Apple.



### OPTION 4: Culture Garden

Inspired by native Australian flora, the organically shaped garden beds of the Culture Garden create an authentic sense of Australia. Green grasses and groundcovers make the perfect backdrop for the blaze of red flowers.



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

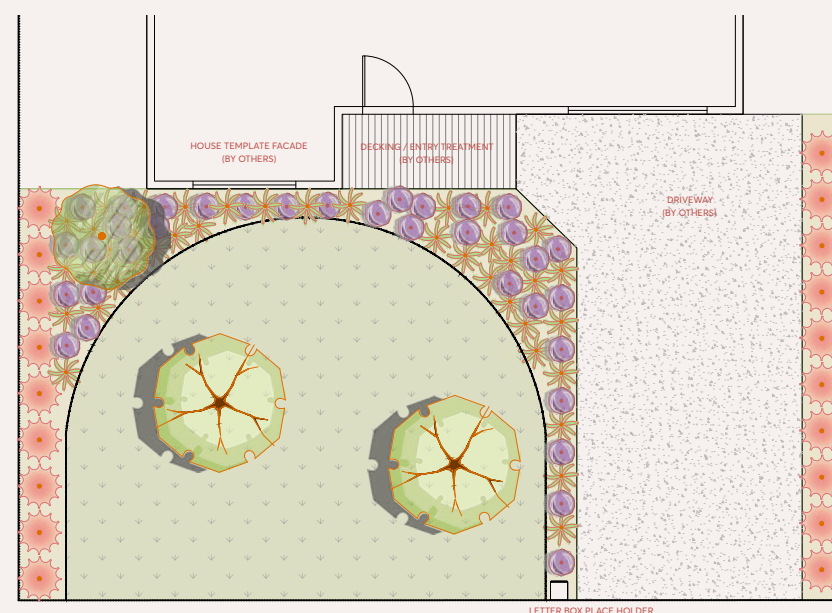


OPTION 1:

# Half Moon Garden

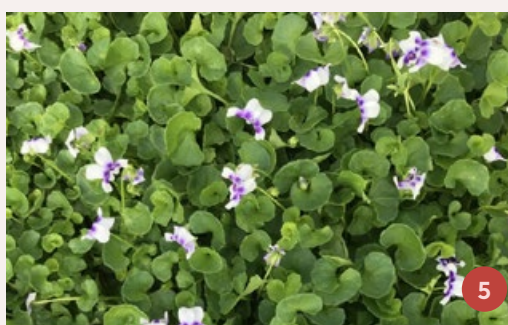
BOTANICAL NAME:

1. *Choisya Ternata*
2. *Acer Palmatum 'Dissectum Atropurpureum'*
3. *Lomandra Longifolia 'Tanika'*
4. *Prunus Yedoensis x Incisa 'NCPH1' Icon Pink Cascade*
5. *Viola Hederacea*



- Australian Violet
- Mat Rush
- Weeping Cherry
- Mexican Orange Blossom
- Laceleaf Maple

**COMMON NAME:** 1. Mexican Orange Blossom, 2. Laceleaf Maple, 3. Mat Rush, 4. Weeping Cherry, 5. Australian Violet

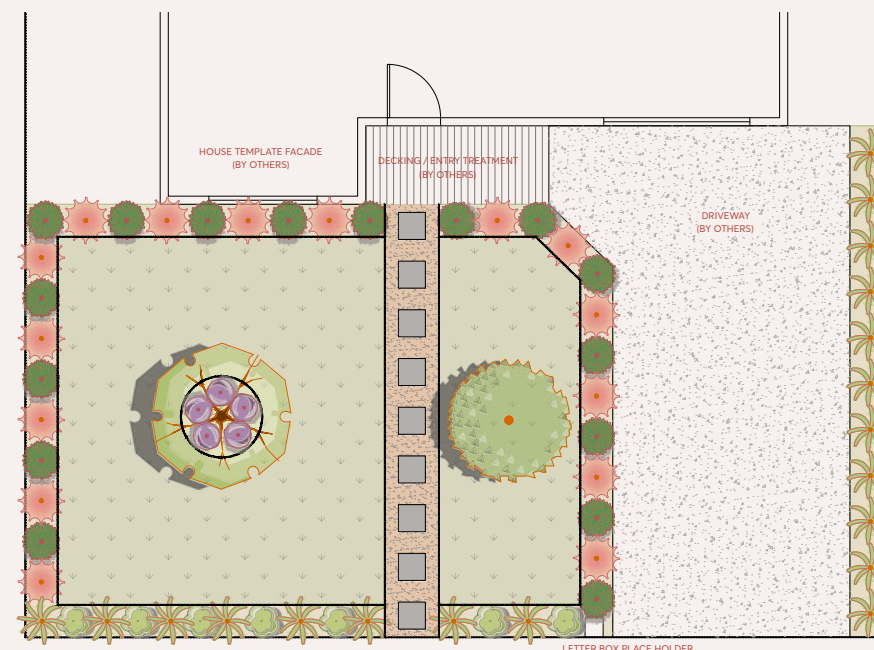


OPTION 2:

# Classical Garden

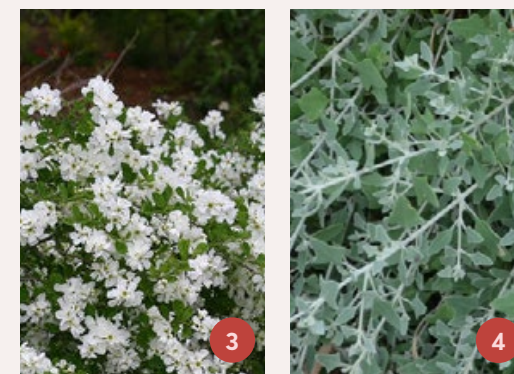
BOTANICAL NAME:

1. *Acer Palmatum 'Sango Kaku'*
2. *Hydrangea Macrophylla 'Bloomstruck'*
3. *Limonium Perezii 'White Star'*
4. *Rhagodia Spinescens*
5. *Malus Ioensis 'Plena'*
6. *Anigozanthos 'Bush Diamond'*
7. *Convolvulus Sabatius 'White'*



- Kangaroo Paw
- Hydrangea
- Sea Lavender
- Creeping Salt Bush
- Bechtel Crab Apple
- Coral Bark Maple
- Morning Glory

**COMMON NAME:** 1. Coral Bark Maple, 2. Hydrangea, 3. Sea Lavender, 4. Creeping Salt Bush, 5. Bechtel Crab Apple, 6. Kangaroo Paw, 7. Morning Glory



7

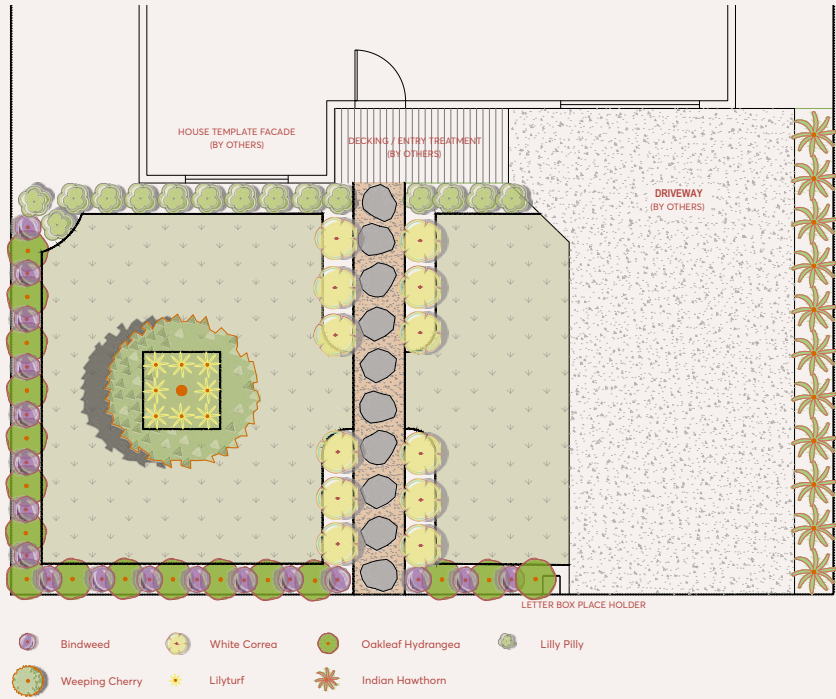


OPTION 3:

# Graceful Garden

BOTANICAL NAME:

- 1. Convolvulus Mauritanicus
- 2. Correa Alba
- 3. Hydrangea Quercifolia ‘Munchkin’
- 4. Syzygium Paniculatum ‘Backyard Bliss’
- 5. Prunus Yedoensis x Incisa ‘NCPH1’ Icon Pink Cascade
- 6. Liriope Muscari ‘Royal Purple’
- 7. Rhabiolepis ‘Oriental Pearl’



COMMON NAME: 1. Bindweed, 2. White Correa, 3. Oakleaf Hydrangea, 4. Lilly Pilly, 5. Weeping Cherry, 6. Lillyturf, 7. Indian Hawthorn

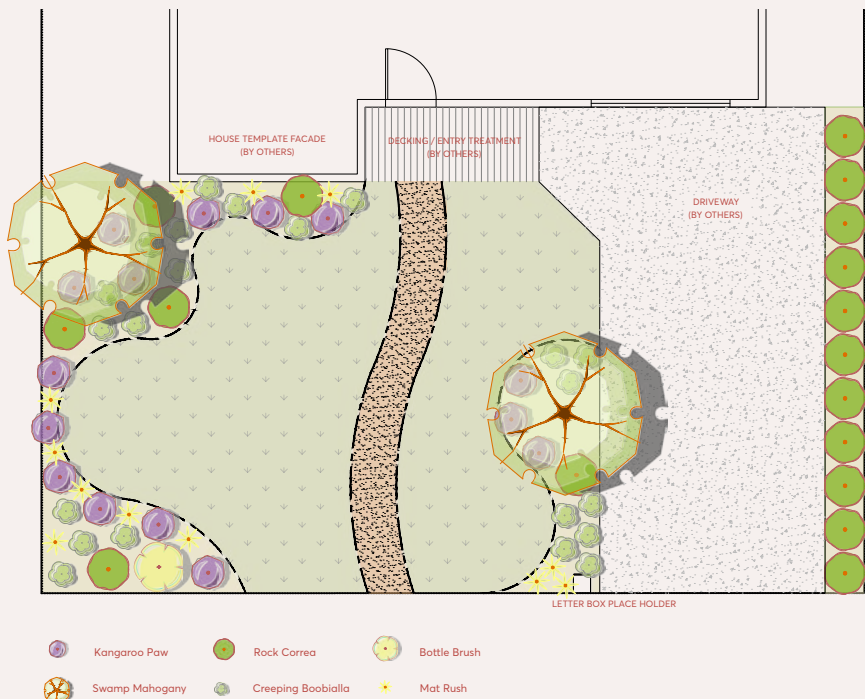


OPTION 4:

# Culture Garden

BOTANICAL NAME:

- 1. Anigozanthos Flavids ‘Bush Bonanza’
- 2. Correa Glabra ‘Ivory Beacon’
- 3. Callistemon Viminalis ‘Slim’
- 4. Eucalyptus Robusta ‘Matong’
- 5. Myoporum Parvifolium ‘Fine Leaf Pink’
- 6. Lomandra Longifolia ‘Lime Tuff’



COMMON NAME: 1. Kangaroo Paw, 2. Rock Correa, 3. Bottle Brush, 4. Swamp Mahogany, 5. Creeping Boobialla, 6. Mat Rush







# Delivering your garden

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



## STEP ONE

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



## 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 our landscape design team has received confirmation that your property is ready for landscaping, they will contact you by email to schedule a commencement date.



## *The value of beauty*

The garden designs for Kala will ensure that your neighbourhood will grow and develop into a place of verdant beauty.

By creating colourful and yet hardy front gardens that, in combination, create a sense of calm affluence, the value of your Kala home is protected.

Above all, the gardens of Kala will enrich the lives of all our residents for years to come.





# Bonus Front Landscaping Offer

## 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 Kala 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 Kala estate 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 Kala 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 Contract.
  - SIG** means the relevant entity associated with or related to Pakenham East Development Pty Ltd ABN: 21 667 140 123.
  - Seller** means SIG or associated entities who are selling land within the Kala 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 Flemings 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 3 months of the issue of the Certificate of Occupancy (Purchaser's Application). Any applications submitted after this deadline will be subject to determination at SIG's discretion;
  - 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

- 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.
- The purchaser acknowledges that the Landscape Works will not include driveway construction, fencing, letterbox, irrigation, outdoor lighting or any form of maintenance after completion.
- 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.
- 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

- Unless specified by SIG in writing, this Promotion is not available in conjunction with any other promotion or offer by SIG.

- The Promotion is subject to all terms and conditions published by SIG from time to time, including the Contract.
- 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.
- SIG may cancel or make changes to the Promotion at any time without notice.
- Subject to the terms of the Contract and clause 3.4 above, these terms and conditions supersede any prior terms and conditions for the Promotion.
- 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

- 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.
- 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.



# kala

Sold by



Developed by



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Call 1300 809 194



@kalapakenhameast

**KALAESTATE.COM.AU**

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