

## LOCALS SLOPING LOT PROMOTION TERMS & CONDITIONS – PURCHASERS

Abiwood Creekside Ptd Ltd (Abiwood), the developer of Pinnacle, has partnered with five (5) builders of split-level homes to provide local Ballarat purchasers with the opportunity to receive \$10,000 towards the build of their new split-level home.

The following terms and conditions must be satisfied by the purchaser:

- The purchaser must be a local resident of Ballarat and live within a 20-kilometre radius to Pinnacle, Glenelg Highway, Smythes Creek. This must be proven with a driver's licence, rates notice, rental agreement or other suitable form of identification. That address must also be included within the contract of sale for the property.
- The purchaser must be purchasing to live in the new home (i.e. owner occupier).
- The purchaser must enter into a contract of sale for one of the lots identified for this promotion prior to 17 December 2021. For titled lots, contracts of sale must be unconditional. Soil test conditions will not be accepted on any of the lots. A 5% deposit is required at the time of signing.
- Lots available for this promotion are entirely at the discretion of Abiwood and only a limited number of lots are available.
- The purchaser must build with one of our partner builders for this promotion:
  - » GJ Gardner Homes;
  - » Highmark Homes;
  - » Hotondo Homes;
  - » Integrity New Homes; or
  - » Langdon Building.
- The purchaser must ensure that any application to the Design Assessment Panel for approval of their home design satisfies Version 5 of the Pinnacle Design Guidelines and is for a split-level dwelling.
- The purchaser must ensure that the builder provides a copy of the building permit and plans for their house to Abiwood prior to commencement of the build. Those plans must align with the plans approved by the Design Assessment Panel.
- The purchaser must build their home in accordance with the plans approved by the Design Assessment Panel.
- The build must commence within 6 months of the day of settlement.
- If the build accords with the Design Assessment Panel approved plans, when a progress payment is required for the base stage, upon presentation of an invoice from the builder, Abiwood will contribute \$10,000 (including GST) towards your build. That payment will be made directly to the builder and a copy of the remittance advice will be sent to the purchaser. The \$10,000 credit will then be put against your next progress payment for the frame stage.
- The promotion runs until Friday 17 December 2021, or until all promotional lots are sold, whichever occurs first.
- To be eligible, the purchaser and their selected partner builder must complete the Local Sloping Lots Form and submit it to Buxton Ballarat (Abiwood's nominated sales agent) prior to 17 December 2021.