



## LOCALS & ESSENTIAL WORKER PURCHASER OFFER - TERMS & CONDITIONS

Abiwood Creekside Pty Ltd (Abiwood), the developer of Pinnacle, recognises the importance of giving back to the community and providing homes for Ballarat's growing population and essential service workers. As such, people who reside in the local Ballarat community or those who provide essential services are being given an opportunity to receive 2.5% off the purchase of land at Pinnacle. This includes a further 2.5% discount on-top of any other discount offers which may apply through other promotions!

The following terms and conditions must be satisfied by the purchaser to be eligible for this discount:

- Local purchasers must be a 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.
- Essential workers provide services to Victorian communities, such as Ballarat, in health care, aged care, teaching (qualified to practice teaching in a Victorian primary or secondary school or early childhood centre), childcare worker, emergency services (i.e. police, fire, ambulance and SES) or current defence force member or as otherwise determined as suitable solely at the discretion of Abiwood. To be eligible workers must have been in that field for a minimum of a 6-month period. This must be proven through payslips, letter from employer on letterhead, or by other means to provide documentary evidence to the satisfaction of Abiwood.
- If multiple persons are purchasing the land, only one party entering into the land contract needs to qualify for this offer.
- The purchaser must enter into a contract of sale for one of the eligible lots identified on Pinnacle's pricelist and pay a 5% deposit at the time of signing. For titled lots, contracts of sale must be unconditional. Soil test conditions will not be accepted on any of the lots.
- Lots available for this promotion are entirely at the discretion of Abiwood and only a limited number of lots are available.
- If a discount is being offered for the eligible lot under another promotion, in the first instance the discount applying under the other promotion is applied, with the 2.5% then deducted off that discounted price.
- Should there be a need to nominate the land contract to another party, the nomination will only be accepted if the nominee meets these local or essential worker criteria.
- The purchaser acknowledges that Version 5 of the Pinnacle Design Guidelines apply to the land and that approval of any house design is required through the Design Assessment Panel. The purchaser also needs to ensure that they meet any other restriction on the plan of subdivision that burdens the lot in which they purchase.
- The promotion runs until Monday 30 June 2025, or until all promotional lots are sold, whichever occurs first. Abiwood in its own discretion may extend the promotion.

These terms and conditions can be varied at Abiwood's sole discretion.



## LOCALS & ESSENTIAL WORKER PURCHASER OFFER TERMS & CONDITIONS – FORM

### Purchaser Acceptance:

I/We hereby acknowledge the 'Locals & Essential Workers Offer Terms and Conditions' and declare that I/we meet the requirements being:

A local resident of Ballarat, residing within 20kms of Pinnacle at the following address:

\_\_\_\_\_

An essential service worker within the state of Victoria, being a (occupation)\_\_\_\_\_

At (branch/location):\_\_\_\_\_

The following documentation has been provided to the Pinnacle sales agent as evidence to prove the status noted above (tick all that apply):

Current Victorian Drivers Licence

Rates Notice

Current Rental Agreement

Payslip

Letter from Employer (on letterhead)

Other (list):\_\_\_\_\_

<b>Purchaser Name/s:</b>	<b>Contact Phone No.:</b>
<b>Signature:</b>	<b>Date:</b>

### TO BE COMPLETED BY BUXTON BALLARAT ONLY

<b>Lot No.</b>	<b>Listed or Discounted Price PRIOR to 2.5% reduction</b> \$_____
<b>Contract Price AFTER 2.5% reduction:</b> \$_____	<b>Settlement Date in Contract:</b>
I _____ of Buxton Ballarat declare I have sighted the original documentation indicated above by the purchaser to prove their eligibility for this offer.	
<b>Signature:</b>	<b>Date:</b>