



## BUY & BUILD DEAL TERMS & CONDITIONS – PURCHASERS

Abiwood Creekside Ptd Ltd (Abiwood), the developer of Pinnacle, are providing opportunities for purchasers of titled lots to receive up to \$50,000 towards their purchase at Pinnacle.

Under this promotion, the offer includes \$30,000 off the listed land price and a payment of \$20,000 (inc. GST) to your chosen builder towards the build of your new home.

To be eligible to receive the applicable rebate, the following terms and conditions must be satisfied by the purchaser:

- The purchaser must enter into a contract of sale for a titled lot identified for this promotion between 1 April 2025 and 30 June 2025, and settle on the land no later than 31 July 2025.
- A 5% deposit is required at the time of signing the land contract.
- The purchaser must at the time of signing the land contract, complete the 'Buy & Build Deal – Purchaser Form', expressing their interest in the promotion and accepting the terms and conditions for eligibility. Buxton Ballarat will provide the contractual details on that Form and provide a copy to the purchaser for their records.
- Lots available for this promotion are entirely at the discretion of Abiwood, though must be titled lots.
- The purchaser can choose their builder, though on engaging a builder, they must require that builder to complete the 'Buy & Build Deal Terms and Conditions – Builders Form' and return that completed form to Buxton Ballarat without delay and prior to 28 November 2025. It is the purchaser's responsibility to ensure this is done.
- The purchaser must familiarise themselves with the 'Buy & Build Deal Terms and Conditions – Builders'.
- 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.
- 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, and the base stage must be completed, prior to 30 June 2026.
- If the build accords with the Design Assessment Panel approved plans, when a progress payment is required for the base stage, upon presentation of the building inspection certificate and an invoice from the builder, Abiwood will contribute \$20,000 (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 builder will then need to apply that as a credit towards the purchasers next progress payment (i.e. for the frame stage).
- The promotion runs until 30 June 2025, or until all promotional lots are sold, whichever occurs first.



**BUY & BUILD DEAL TERMS & CONDITIONS – PURCHASER FORM**

**TO BE COMPLETED BY BUXTON BALLARAT ONLY**

<b>Lot No.</b>	<b>Listed Land Price:</b>
<b>Contract Land Price:</b> \$ _____ with an additional \$20k (inc. GST) towards build subject to meeting the Ts&Cs	<b>Settlement Date in Contract:</b>
<b>Signature:</b>	<b>Date:</b>

**Purchaser Acceptance:**

I/We hereby accept the ‘Buy & Build Deal Terms and Conditions - Purchasers’ and are interested in proceeding to in addition to receiving a discount on the land price, potentially secure a \$20,000 payment as indicated above towards my/our house build subject to meeting the requirements.

I/We acknowledge that I/we must settle on the purchase of the land no later than 31 July 2025, to continue to be eligible for the payment towards the build. I/We also acknowledge that to qualify for that payment I/we must also meet the additional terms and conditions for this promotion, including but not limited to having had the house construction commenced, and base stage completed, prior to 30 June 2026.

I/We acknowledge that our chosen builder will have terms and conditions to satisfy that I/we must make them aware of, and it is my/our responsibility to engage with the builder in relation to the matters surrounding this Promotion.

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

Our chosen builder is (if known at time of contract signing):

<b>Builder:</b>
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