



BUY & BUILD DEPOSIT DEAL TERMS & CONDITIONS - BUILDER

Abiwood Creekside Ptd Ltd (Abiwood), the developer of Pinnacle, is offering purchasers the opportunity to receive \$20,000 (inc. GST) towards the build of their new home, firstly towards the 5% deposit and if there are funds left, they go towards the base stage claim.

To be eligible to receive the offer, the following terms and conditions must be satisfied by the builder:

- The purchaser can choose their builder, though if you are the builder engaged, for the purchaser to be eligible for the payment of \$20,000 (inc. GST) towards their home, you as their builder must complete the 'Buy & Build Deposit Deal Terms and Conditions Form - Builder' and have that completed form returned to Buxton Ballarat without delay, and prior to 30 March 2026.
- Lots available for this promotion are entirely at the discretion of Abiwood and must be titled lots.
- Under this promotion any house design must accord with Version 5 of the Pinnacle Design Guidelines.
- The builder must ensure that any plans submitted for building approval align with the plans approved by the Design Assessment Panel, with that Panels approval required prior to the issue of a building permit as per the terms of Contract of Sale for the land with the purchaser and restrictions on the plan of subdivision.
- Prior to 30 June 2026 and prior to the commencement of the build, the builder must provide a copy of the build contract, building permit and plans to Abiwood. Those plans must align with the plans approved by the Design Assessment Panel.
- Upon receipt of the building permit and its associated plans, if the plans accord with the Design Assessment Panel approved plans, up to \$20,000 (inc. GST) will be payable by Abiwood towards the purchasers 5% deposit payable under their building contract. A tax invoice for an amount up to \$20,000 (inc. GST) but no more than 5% of the contracted build price must be provided to the attention of Abiwood Creekside Pty Ltd. Abiwood will provide a copy of the remittance advice to the purchaser.
- Where the deposit amount payable towards the build is less than \$20,000 (including GST), Abiwood will upon presentation of the building inspection certificate and tax invoice from the builder (payable by Abiwood Creekside Pty Ltd), contribute the balance payment towards the base stage, as long as the base stage is completed prior to 30 September 2026. Remittance advice will be sent to the purchaser.
- Abiwood will not pay more than \$20,000 (including GST) towards the build contract. Any amount beyond that required for either the deposit or base stage, along with any future payments under the building contract, must be covered by the purchaser.
- Builders must familiarise themselves with the 'Buy & Build Deposit Deal Terms and Conditions - Purchaser'.
- The promotion runs until 31 October 2025, or until all promotional lots are sold, whichever occurs first.
- To be eligible, the purchaser must enter a contract of sale for a lot forming part of the promotion between 1 July 2025 and 31 October 2025 and settle on that no later than 19 December 2025.
- Upon meeting the requirements for the purchaser to be eligible for the \$20,000 (inc. GST) payment towards their build, Abiwood will accept and send back a copy of the 'Buy & Build Deal Deposit Terms and Conditions Form - Builder', with a copy of that Form also supplied to the purchaser.



BUY & BUILD DEPOSIT DEAL TERMS & CONDITIONS FORM - BUILDER

Builder Acceptance:

We hereby accept the 'Buy & Build Deposit Deal Terms and Conditions - Builder' and have familiarised ourselves with the Purchasers Terms and Conditions.

Builders Name:	Builders Address:
Contact:	Signature:
Position:	Date:

As the chosen builder, we agree to meet the 'Buy & Build Deposit Deal Terms and Conditions - Builder' to enable a payment of \$20,000 (inc. GST) towards the build listed below, and acknowledge this requires the build permit to be issued by 30 June 2026 and base stage completed for this property by 30 September 2026:

Builders Client (Purchaser):	Lot No./Address:
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ABIWOOD ACCEPTANCE TO PROCEED – TO BE COMPLETED BY ABIWOOD ONLY

To date, the Purchaser and Builder have met the relevant Terms and Conditions relating to the settlement and provision of required Buy & Build Deposit Deal Terms and Conditions Forms, and as such, a payment of \$20,000 (inc. GST) towards the build may be payable subject to meeting the other Terms and Conditions.

To enable the payment of such, other Terms and Conditions must be satisfied, including but not limited to, the design of the house and its required approvals and supply of relevant documentation to Abiwood by 30 June 2026, and completion of the base stage prior to 30 September 2026.

Applicable Payment if Terms and Conditions Satisfied: up to \$20,000 inc. GST	
Name of Abiwood Representative:	Signature:
Position:	Date: