



BUY & BUILD DEPOSIT 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 – first we will cover the 5% deposit and if there are funds left, they go towards your base stage claim.

To be eligible to receive the offer, 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 July 2025 and 31 October 2025 and settle on the land no later than 19 December 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 Deposit Deal Form - Purchaser', 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 Deposit Deal Terms and Conditions Form - Builder' and return that completed form to Buxton Ballarat prior to 30 March 2026. It is the purchaser's responsibility to ensure this is done.
- The purchaser must familiarise themselves with the 'Builders Buy & Build Deposit Deal Terms and Conditions - Builder'.
- 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.
- Prior to 30 June 2026 and prior to the commencement of the build, the purchaser must ensure that the builder provides a copy of the build contract, building permit and plans for their house 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 and upon presentation of a tax invoice from the builder, Abiwood will contribute up to \$20,000 (including GST) towards the deposit on your house build, with any payment towards the deposit limited to 5% of the contracted build price.
- 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 an invoice from the builder contribute the balance funds towards the base stage, as long as that base stage is complete prior to 30 September 2026.
- Abiwood will not contribute more than \$20,000 (including GST) towards the build of your new home. Any greater amount required for either the deposit or base stage, along with any future payments under the building contract must be covered by the purchaser.
- Any payments will be made directly to the builder and remittance advice sent to the purchaser.
- The purchaser must build their home in accordance with the plans approved by the Design Assessment Panel.
- The promotion runs until 31 October 2025, or until all promotional lots are sold, whichever occurs first.



BUY & BUILD DEPOSIT DEAL TERMS & CONDITIONS FORM - PURCHASER

TO BE COMPLETED BY BUXTON BALLARAT ONLY

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

Purchaser Acceptance:

I/We hereby accept the 'Buy & Build Deposit Deal Terms and Conditions - Purchaser' and are interested in proceeding to in addition to receiving a discount on the land price, potentially secure a \$20,000 payment as indicated on the Terms and Conditions 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 19 December 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 a building permit issued prior to 30 June 2026 and house base stage completed prior to 30 September 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.

Purchaser Name/s:	Contact Phone No.:
Signature:	Date:

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

Builder:
