PINNACLE

LOCALS & ESSENTIAL WORKER PURCHASER REBATE - 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 a 2.5% rebate off their purchase of land at Pinnacle. This rebate is also valid with any other discount offers applied through other promotions on eligible lots.

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

- 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.
- A 'Locals & Essential Workers Rebate Terms and Conditions Acceptance Form' must be completed at the time of executing a contract of sale for an eligible lot.
- 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% rebate then calculated off that discounted price.
- The rebate will be applied at settlement, with the 2.5% deducted from monies payable by the purchaser to effect settlement.
- Should there be a need to nominate the land contract to another party, the rebate will only be applied at settlement if the nominee meets these local or essential worker criteria and has a' Locals & Essential Workers Rebate Terms and Conditions Acceptance Form' completed in their name at least 7 days prior to settlement and settlement occurs on the due date listed in the contract of sale (i.e. no extensions are provided).
- 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.
- Lots available for this promotion are entirely at the discretion of Abiwood and only a limited number of lots are available.
- The promotion runs until Thursday 31 December 2026, 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.

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LOCALS & ESSENTIAL WORKER PURCHASER REBATE TERMS & CONDITIONS ACCEPTANCE FORM

Purchaser Acceptance:

I/We hereby acknowledge the 'Locals & Essential Workers Rebate 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):_____

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

TO BE COMPLETED BY BUXTON BALLARAT ONLY

I _____ of Buxton Ballarat declare I have sighted the original documentation indicated above by the purchaser to prove their eligibility for this offer.	
Signature:	**Date:**

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TO BE COMPLETED BY ABIWOOD ONLY

Lot No.	**Contract Price** **$_____**
2.5% Rebate Applicable at Settlement: **$_____**	**Settlement Date in Contract:**
I _____ of Abiwood Pty Ltd authorise a 2.5% rebate to be deducted from the sale price shown in the Contract of Sale for the abovementioned Lot at the time of settlement.	
Signature:	**Date:**