

Terms and Conditions – LEG UP INTO HOME OWNERSHIP 2018 Land Sales Promotion in Playford Alive

Urban Renewal Authority ABN 86 832 349 553 trading as Renewal SA (“Renewal SA”) and the South Australian Housing Trust ABN 17 545 435 789 (“SAHT”), collectively referred to as the “Vendor” is offering a special promotion for a limited period between 22 November 2018 through to 28 February 2019.

The value of this promotion has the potential to deliver savings up to a value of \$35,000 to eligible purchasers.

The following sets out the full terms and conditions of the offer and qualifications.

PLAYFORD ALIVE BONUS PACK

The Playford Alive Bonus Pack incorporates a number of bonus items which are included when you purchase your allotment. This is our way of saying “Welcome”. With up to \$10,000 worth of extras, it will give your new home that perfect finish.

- FREE front, side and rear fencing. This includes the fencing to the side and rear of the Property’s boundaries with 1.8 metre high good neighbour fencing (in a colour and design determined by the Vendor) and front fencing with a choice from a range of approved fencing styles and colours.
- FREE front landscaping design and installation. You get to choose from a range of themes to suit your home;
- FREE driveway crossover. That part of your new driveway from your boundary to the roadside kerb. This crossover will match the pedestrian footpath and be built between the Property’s driveway and the road for front loading allotments. This does not include the installation of the driveway on the Property which is the Purchaser’s responsibility;
- FREE letterbox. An integrated letterbox (in a colour and design determined by the Vendor) will be installed as part of the fencing works undertaken. The letterbox will complement the fencing works installed at the Property; and
- \$250 hot water system rebate when you’ve installed a compliant hot water system. The rebate is applicable on the following hot water systems:
 - A gas boosted hot water system; or
 - Instantaneous gas hot water system (5.5 Star minimum), with at least one of the following:
 - Home energy monitor (display unit that measures current household consumption);
 - 1kw minimum PV electricity generating system; or
 - An alternative that demonstrates as good or better energy savings when compared to gas boosted solar hot water systems.

This rebate is redeemable on the complete installation of the approved hot water system. The rebate will be made payable to the owner(s) of the Property within twelve (12) weeks of the Vendor receiving from the Purchaser the rebate form and having met the Vendor’s criteria of installation.

The total value of the Playford Alive Bonus Pack could be up to \$10,000. The actual value is dependent on the value of the works undertaken, which will be different for each allotment depending on the type and size of the allotment. The balance is not redeemable for cash or any other service.

For more information visit playfordalive.com.au/living-choices-for-sale/bonus-pack/

BONUS SAVINGS ON LAND

This offer is available to purchasers of eligible vacant allotments in Playford Alive. Those who purchase an eligible vacant allotment will be eligible to receive a rebate of up to 10% of the purchase price of the vacant allotment up to a maximum amount of \$10,000.

The amount of any rebate to be applied will depend on the type of allotment and purchase price of the vacant allotment. The maximum rebate amount of \$10,000 is based on the purchase of an eligible vacant irregular allotment.

The rebate will be applied at the time of settlement and will be shown as a credit on the purchaser's settlement statement.

To be eligible for this offer, a sale of land contract for the purchase of an eligible vacant allotment must be signed by the purchaser on or after 22 November, 2018 and by no later than 31 January, 2019. Settlement must happen on or before 30 June, 2019.

Eligible vacant allotments for the purposes of this offer are:

- Vacant housing allotments (see Schedule 1) owned by Renewal SA or South Australian Housing Trust in Playford Alive (not including Terrace or development allotments) that are listed for sale through the Playford Alive selling agents, Connekt Urban Projects RLA247093.

FIRST HOME OWNERS GRANT

The First Home Owner Grant (FHOG) is paid by the State Government to eligible first home owners. FHOG applies to the purchase or construction of a new residential property, including a house, flat, unit, townhouse or apartment that meets local planning standards anywhere in South Australia. FHOG ceased for established homes from 1 July 2014.

In October 2012, the State Government announced reforms to stimulate new housing construction. These reforms include increasing the First Home Owners Grant from \$7,000 to \$15,000 for first home owners who build or purchase a new home. This is ongoing.

Therefore, an eligible first home buyer in Playford Alive could receive up to \$15,000 through the FHOG. To check eligibility, please see <http://www.revenuesa.sa.gov.au/grants-and-concessions/first-home-owners>

SUMMARY

The potential maximum savings of \$35,000 that a purchaser could realise is based on an aggregate of:

- up to \$10,000 in savings from the Playford Alive Bonus Pack

plus

- up to 10% of the purchase price of the vacant allotment up to a maximum amount of \$10,000 to be applied at settlement by the Vendor;

plus

- up to \$15,000 if the purchaser has access to the South Australian First Home Owners Grant, subject to relevant eligibility criteria.

Some purchasers, due to their individual circumstances, may not be eligible for any or all of the potential savings of the various above incentives and the Vendor is under no obligation to make up the difference between the actual savings realised by a purchaser and the full value of the potential savings as listed above.

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