



SAVE **5K**

**ON YOUR LOT THROUGH OUR
KEY WORKER REBATE AT**



THE AVENUES OF HIGHFIELDS

In response to the rising property prices that pose challenges for those in essential services, The Avenues of Highfields is proud to introduce the Key Worker Support Program. This initiative, launched in 2024, aims to address the affordability concerns faced by key workers, ensuring they can still achieve their dream of homeownership within our community.

Through the Key Worker Support Program, eligible purchasers employed in essential services within a 50km radius of The Avenues of Highfields will receive a \$5,000 reduction in lot costs for land purchases. This rebate serves as our gesture of appreciation for the dedication and commitment demonstrated by key workers in their daily service to our community.

We recognise the invaluable contributions of key workers, including **nurses, doctors, police officers, teachers, firefighters, paramedics, and army personnel**, who play a vital role in supporting and safeguarding our community.

Scan to

SAVE 5K



The Avenues of Highfields Key Workers Program

Terms & Conditions (Queensland)

The Avenues of Highfields would like to acknowledge the crucial role that Key Workers play in caring for our community.

This promotion enables eligible Key Workers to benefit from a \$5,000 rebate on nominated blocks of land within the Estate.

The Key Worker Rebate Promotion period commences on 8 April 2024 and expires on 31 December 2024, or such other date as may be nominated by us.

Terms and Conditions

1. The Key Worker Rebate is only applicable to Nominated Lots within the Estate during the promotion period.
2. Once the Nominated Lots are sold out then Key Workers will not be given any priority in the public release.
3. The Key Worker Rebate is offered in addition to any standard Compliance Rebate offered under your Contract of Sale provided you meet the criteria outlined in the terms of your Contract.
4. To be eligible for the Key Worker Rebate, you must be a Key Worker at the time of settlement of your Contract.
5. The Key Worker Rebate is personal to you and is not assignable to any subsequent purchaser, nominee or transferee.
6. The Key Worker Rebate is not available to you if you are in breach of your Contract of Sale, Build Contract or the terms and conditions of this promotion by:
 - (a) not paying the Deposit on the day of signing the Contract of Sale;
 - (b) not completing settlement on the original due date for settlement specified of your Contract;
 - (c) not being a Key Worker on the due date for settlement of your Contract;
 - (d) not providing independent documentary evidence that satisfies us that you qualify for the Key Worker Rebate;
 - (e) not entering into a Build Contract with a builder who is a member of The Avenues Builders Guild;
 - (f) not strictly complying with the Design Guidelines and Estate Covenants;
 - (g) not completing construction of a home on the Land within 12 months of the Settlement Date.
7. Key Worker means a person who is considered by us to be a Key Worker which may include a health care worker (including a nurse or an orderly), a registered teacher qualified to practice as a teacher in a Queensland primary or secondary school or early childhood centre, a child care worker, a member of the Queensland emergency services including the police service, fire service, SES and ambulance service, a person who is a current member of any branch of the defence force, an aged care worker or such other occupation as may be determined by us.
8. Key Worker Rebate means \$5,000 inclusive of GST.
9. Nominated Lot means a Lot nominated by us exclusively as Key Worker Lots. We may choose to vary the Nominated Lots from time to time following any release of land.
10. By making an offer to purchase a Lot within The Avenues of Highfields under the Key Worker Rebate Promotion you are accepting these Terms and Conditions.
11. Regardless of whether you meet the criteria for the promotion, we are not required to accept your offer to purchase a Nominated Lot.
12. You must tell us if you change your employment between the time of signing the Contract and Settlement.
13. We reserve the right to change these Terms and Conditions from time to time. If this happens, we will notify you by posting the new Terms and Conditions on the website. If you do not wish to be governed by the revised Terms and Conditions, you must not make any further offers.
14. These Terms and Conditions are governed by and are to be construed in accordance with the laws of Queensland. You and we agree to the non-exclusive jurisdiction of the Courts of Queensland and waive any right to object to proceedings being brought in the Queensland courts should any dispute arise.
15. If any part of these Terms and Conditions is found to be invalid by law, the remainder of them will be valid and enforceable.

Please contact an Avenues of Highfields sales representative for further information regarding this promotion.

ANNEXURE "E"
KEY WORKER CONDITION

28. Key Worker Compliance Rebate

28.1 The Buyer warrants that the Buyer is actively employed as a Key Worker at the Contract Date.

28.2 The Seller agrees to pay a performance bonus of \$5,000.00 (including any applicable GST) ("Key Worker Compliance Rebate") to the Buyer, provided that:

- (a) the Buyer strictly complies with the terms of this Special Condition;
- (b) the Buyer is a Key Worker at the Settlement Date of the Contract;
- (c) the Buyer strictly complies with the siting requirements in outlined in the Design Guidelines when constructing any improvements on the Property;
- (d) the Buyer strictly complies the Design Guidelines;
- (e) the house construction is completed within 12 months of the Settlement Date;
- (f) all landscaping (front and rear) on the Property is completed within 12 months of the Settlement Date;
- (g) all fences on the Property which are visible from the street are painted or stained;
- (h) at least one tree is planted in the front yard of the Property. The tree must:
 - (i) be a tree species outlined in Appendix B of the Design Guidelines;
 - (ii) be a minimum size of 45 litres as specified in the Design Guidelines; and
 - (iii) meet the Design Review Panel's standards;
- (i) should the Buyer install an air conditioner/s in any dwelling constructed on the Land, the Buyer must install a PeakSmart air conditioner or add a PeakSmart signal receiver to its chosen air conditioner to promote energy efficiency throughout the Estate; and
- (j) if the Buyer is not an owner occupier, the Buyer has installed a garden shed of a minimum of 10m² to the rear of the dwelling constructed on the Land and covenants to require any tenants/occupiers to maintain the lawns, gardens and landscaping in an neat and tidy state.

28.3 The Key Worker Compliance Rebate will be paid by the Seller to the Buyer in addition to any Compliance Rebate offered in Special Condition 12 of this Contract (provided the Buyer meets all requirements of both conditions).

28.4 The Key Worker Compliance Rebate will be paid by the Seller to the Buyer following:

- (a) the Buyer's submission of a Compliance Rebate Request Form to the Design Review Panel (as defined in the Design Guidelines);
- (b) confirmation from the Design Review Panel that the Buyer has complied with both the Design Guidelines and Estate Covenants; and
- (c) provision of satisfactory evidence to the Design Review Panel that the Buyer was actively employed as a Key Worker on the Settlement Date of the Contract.

28.5 The Key Worker Rebate is personal to the Buyer and is not assignable to any subsequent purchaser, nominee or transferee.

28.6 The Key Worker Rebate is not available to the Buyer if the Buyer breaches any term of Contract.

28.7 The Buyer must provide the Seller with satisfactory documentary evidence of its employment as a Key Worker upon request or the Seller will not be required to provide the Key Worker Rebate.

28.8 The Buyer must give the Seller written notice if its employment as a Key Worker changes between the time of signing the Contract and Settlement.

28.9 Key Worker means a person who is considered by us to be a Key Worker which may include a health care worker (including a nurse or an orderly), a registered teacher qualified to practice as a teacher in a Queensland primary or secondary school or early childhood centre, a child care worker, a member of the Queensland emergency services including the police service, fire service, SES and ambulance service, a person who is a current member of any branch of the defence force, an aged care worker or such other occupation as may be determined by us.