

PREFERRED BUILD PARTNERS



metricon



Build Your Dream Home with Exclusive Savings

At Kingston Haven, we understand that building your dream home is a personal journey. That's why we've partnered with a select group of trusted builders to offer exclusive benefits through our Preferred Build Partner Program.

While you're free to choose any builder and design that suits your needs, our Preferred Build Partners provide offers available only to Kingston Haven purchasers.

Exclusive Offers with Preferred Build Partners

Eligible purchasers can enjoy significant savings, including:

- \$40,000 Release B Land Rebate for purchasers building with a Preferred Build Partner.
- An additional \$15,000 Promotion offer from participating builders.

Our Preferred Build Partners:

- Metricon Homes
- Simonds Homes
- Orbit Homes
- Geelong Homes

Flexible Process with Freedom of Choice

Step 1: Secure Your Lot

Choose from 24 lots in Release B. A \$20,000 deposit is required to secure your lot. Contact Ocean Grove Real Estate to get started on your lot selection and contract of sale.

Step 2: Explore Your Builder Options

You have the freedom to choose any builder for your new home. Should you decide to select one of our Preferred Build Partners, you'll gain access to exclusive savings and incentives.

Step 3: Submit Your Unconditional Build Contract

To qualify for the \$40,000 Release B Rebate, sign an unconditional build contract with a Preferred Build Partner and submit it to our legal representatives within 60 days of signing your land contract.

Further information and instructions can be provided by Ocean Grove Real Estate or the developer.

Step 4: Rebate Applied at Settlement

Once your contract is verified, the \$40,000 rebate will be applied at settlement of your new lot, offering you substantial savings.

Step 5: Build and Move In

With titles now issued, you can move forward with your builder and bring your future home to life sooner in Kingston Haven's growing community.

PREFERRED BUILD PARTNERS



Discover the Metricon difference. With over 45 years of experience building dream homes, Metricon combines innovation and elegance to deliver designs that suit every lifestyle. Explore our stunning range of homes, each crafted with meticulous attention to detail and premium finishes. Your perfect home awaits with Metricon.

Rob Roszbach | 0406 632 945

metricon.com.au



Geelong Homes builds quality, affordable homes designed for the local lifestyle. With a focus on craftsmanship, transparency, and personalised service, we make the building process easy and build every home like it's our own. Build local, live local with Geelong Homes.

Chris Dooling | 0458 007 776

geelonghomes.com.au



Building your future, today. Simonds Homes brings a legacy of trust, quality, and affordability to every project. With flexible designs and exceptional craftsmanship, we help families create spaces they'll love for years to come. Experience the ease of building with Simonds.

Bec Delaforce | 0400 486 098

simonds.com.au



Since 1979, Orbit Homes has been building premium homes for Australian families with a commitment to quality and care. Every home is crafted with the same dedication as if it were for their own family. With over 45 years of experience, Orbit Homes continues to help people turn their dream homes into reality. Experience the difference of being part of the Orbit Homes family.

James Hill | 0458 588 078

orbithomes.com.au

TERMS & CONDITIONS

Background

1. These terms and conditions apply to the Builder Partner Rebate Promotion (“**Promotion**”) offered by Shell Road Development Pty Ltd ACN 007 305 679 (“**Vendor**”).
2. The Promotion applies to all lots included in “Release B” at Kingston Haven, Ocean Grove, being lots Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 39, 40, 41, 42, 43, 44 and 45 on the plan of subdivision no. PS903588C (“**Eligible Lots**”) for which the purchaser enters into:
 - a. a Purchase Contract; and
 - b. an unconditional building contract with any of the following builders to construct a dwelling on the Eligible Lot:
 - i. builders trading as Metricon Homes, Simonds Homes, Orbit Homes or Geelong Homes; or
 - ii. any other builder that the vendor approves in writing from time to time, (“**Builder Partner**”),in accordance with these terms and conditions.
3. The Promotion commences at 9.00am on 12 June 2025 and ends at the earlier of:
 - a. 5.00pm on 12 June 2026; and
 - b. the time and date on which contracts have been entered into for all Eligible Lots (“**Promotion Period**”).
4. Under the Promotion, subject to the purchaser satisfying the Eligibility Requirements, the purchaser will be entitled to a rebate of \$40,000 (inclusive of GST) at settlement (“**Rebate**”) if the purchaser enters into a contract to purchase an Eligible Lot during the Promotion Period.
5. By participating in the Promotion, the purchaser agrees to be bound by these terms and conditions. Purchasers must comply with these terms and conditions to participate in the Promotion.

Promotion Eligibility Requirements

6. A purchaser of an Eligible Lot will be entitled to the Rebate under this Promotion if:
 - a. the purchaser:
 - i. during the Promotion Period, enters into a contract with the Vendor to purchase an Eligible Lot, the contract of which will contain the special condition in Annexure 1 of these terms and conditions (“**Purchase Contract**”);
 - ii. within 60 days of the day of sale of the Purchase Contract, enters into an unconditional building contract with a Builder Partner to carry out the construction of a dwelling on the Eligible Lot (“**Building Contract**”), and provides evidence to the Vendor’s satisfaction that it has complied with this requirement including that it has paid the deposit under the Building Contract;
 - iii. has complied with all terms of the Purchase Contract; and
 - iv. effects settlement of the Purchase Contract on the due date; and
 - b. the Building Contract has not been terminated at settlement.
7. The Rebate will be adjusted in favour of the purchaser at settlement of the Purchase Contract, and results in a reduction of the balance of the purchase price payable by the purchaser at settlement. For the avoidance of doubt, the Rebate is not a payment made to the purchaser and cannot be applied to reduce the deposit payable by the purchaser or any other sum pursuant to the Purchase Contract.
8. The Purchase Contract will state that the price of the Eligible Lot is the full price, not taking into account the Rebate. For example, if the price of an Eligible Lot (not taking into account the Rebate) is \$360,000, the Purchase Contract shall provide that the price is \$360,000. If for any reason the purchaser does not qualify for the Rebate (for example, by not effecting settlement on the due date under the Purchase Contract) the purchaser will be required to pay the price in the Purchase Contract and will not receive the Rebate.
9. Only one Rebate may apply, per Eligible Lot. The Rebate does not apply per purchaser if there are multiple purchasers under a Purchase Contract.

TERMS & CONDITIONS

10. If a purchaser (or, if there are multiple purchasers, any one of them) purchases more than one Eligible Lot for which the Rebate applies (whether or not it has been paid or applied with respect to that other Eligible Lot), then the purchaser shall only be entitled to the Rebate for one Eligible Lot (which will be determined by the Vendor).
11. The Rebate is personal to the purchaser, and is not transferable to a nominee or later purchaser of the Eligible Lot.

General provisions

12. This Promotion cannot be used in conjunction with any other promotion, offer or campaign promoted by the Vendor (other than to the extent that a promotion, incentive or benefit is referred to in the Purchase Contract).
13. The sale of an Eligible Lot will be subject to the conditions of the Purchase Contract. To the extent of any inconsistency between these terms and conditions and the Purchase Contract, the terms of the Purchase Contract prevails.
14. To the full extent permissible by law, the Vendor (including the Vendor's related entities, employees, contractors, agents and servants) is not liable to any purchaser for any direct, indirect, consequential, exemplary, incidental, special or punitive damages arising out of or in connection with the purchaser's participation in this Promotion.
15. Failure by the Vendor to enforce any of its rights under these terms and conditions or a Purchase Contract does not constitute a waiver of those rights.
16. The Vendor reserves the right to vary the terms of, or cancel, the Promotion at any time without notice.
17. These terms and conditions are governed by the laws of Victoria.

Privacy Collection Statement

18. The Vendor will collect and use the purchaser's personal information for the purposes of:
 - a. conducting the Promotion (which may include disclosure to Builder Partners and/or third parties for the purpose of processing and conducting the Promotion) and for promotional purposes, public statements and advertisements in relation to the Promotion; and
 - b. research to improve its products and services.
19. By participating in the Promotion, the purchaser consents to the use of their personal information as described in clause 18.
20. Any personal information relating to the purchaser will be used solely in accordance with current Australian data protection and privacy legislation, and in accordance with the Vendor's privacy policy available at <https://www.kingstonoceangrove.com.au/privacy-policy/>.
21. Purchasers may access, change, opt out and/or update their personal information in accordance with the Vendor's privacy policy.

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Build Your Dream Home with Exclusive Savings

At Kingston Haven, we understand that building your dream home is a personal journey. That's why we've partnered with a select group of trusted builders to offer exclusive benefits through our Preferred Build Partner Program. While you're free to choose any builder and design that suits your needs, our Preferred Build Partners provide offers available only to Kingston Haven purchasers.

Exclusive Offers with Preferred Build Partners

Eligible purchasers can enjoy significant savings, including:

- \$50,000 Release A Land Rebate for purchasers building with a Preferred Build Partner.
- An additional \$15,000 Promotion offer from participating builders.

Our Preferred Build Partners:

- Metricon Homes
- Simonds Homes
- Orbit Homes
- Geelong Homes

Flexible Process with Freedom of Choice

Step 1: Secure Your Lot

Choose from 20 lots in Release A. A \$20,000 deposit is required to secure your lot. Contact Ocean Grove Real Estate to get started on your lot selection and contract of sale.

Step 2: Explore Your Builder Options

You have the freedom to choose any builder for your new home. Should you decide to select one of our Preferred Build Partners, you'll gain access to exclusive savings and incentives.

Step 3: Submit Your Unconditional Build Contract

To qualify for the \$50,000 Release A Rebate, sign an unconditional build contract with a Preferred Build Partner and submit it to our legal representatives *within 60 days* of signing your land contract

Further information and instructions can be provided by Ocean Grove Real Estate or the developer.

Step 4: Rebate Applied at Settlement

Once your contract is verified, the \$50,000 rebate will be applied at settlement of your new lot, offering you substantial savings.

Step 5: Build and Move In

With titles expected in Q2 2025, there's ample time to collaborate with your builder and plan your future home in Kingston Haven's growing community.

TERMS & CONDITIONS

Builder Partner Rebate Promotion

Terms and conditions

Background

1. These terms and conditions apply to the Builder Partner Rebate Promotion ("**Promotion**") offered by Shell Road Development Pty Ltd ACN 007 305 679 ("**Vendor**").
2. The Promotion applies to all lots included in "Release A" at Kingston Haven, Ocean Grove, being lots 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 and 38 on plan of subdivision no. PS903588C ("**Eligible Lots**") for which the purchaser enters into:
 - a. a Purchase Contract; and
 - b. an unconditional building contract with any of the following builders to construct a dwelling on the Eligible Lot:
 - i. builders trading as Metricon Homes, Simonds Homes, Orbit Homes or Geelong Homes; or
 - ii. any other builder that the vendor approves in writing from time to time, ("**Builder Partner**"),in accordance with these terms and conditions.
3. The Promotion commences at 9.00am on 26 February 2025 and ends at the earlier of:
 - a. 5.00pm on 25 February 2026; and
 - b. the time and date on which contracts have been entered into for all Eligible Lots ("**Promotion Period**").
4. Under the Promotion, subject to the purchaser satisfying the Eligibility Requirements, the purchaser will be entitled to a rebate of \$50,000 (inclusive of GST) at settlement ("**Rebate**") if the purchaser enters into a contract to purchase an Eligible Lot during the Promotion Period.
5. By participating in the Promotion, the purchaser agrees to be bound by these terms and conditions. Purchasers must comply with these terms and conditions to participate in the Promotion.

Promotion Eligibility Requirements

6. A purchaser of an Eligible Lot will be entitled to the Rebate under this Promotion if:
 - a. the purchaser:
 - i. during the Promotion Period, enters into a contract with the Vendor to purchase an Eligible Lot, the contract of which will contain the special condition in Annexure 1 of these terms and conditions ("**Purchase Contract**");
 - ii. within 60 days of the day of sale of the Purchase Contract, enters into an unconditional building contract with a Builder Partner to carry out the construction

of a dwelling on the Eligible Lot ("**Building Contract**"), and provides evidence to the Vendor's satisfaction that it has complied with this requirement;

- iii. has complied with all terms of the Purchase Contract; and
 - iv. effects settlement of the Purchase Contract on the due date; and
 - b. the Building Contract has not been terminated at settlement.
- 7. The Rebate will be adjusted in favour of the purchaser at settlement of the Purchase Contract, and results in a reduction of the balance of the purchase price payable by the purchaser at settlement. For the avoidance of doubt, the Rebate is not a payment made to the purchaser and cannot be applied to reduce the deposit payable by the purchaser or any other sum pursuant to the Purchase Contract.
 - 8. The Purchase Contract will state that the price of the Eligible Lot is the full price, not taking into account the Rebate. For example, if the price of an Eligible Lot (not taking into account the Rebate) is \$360,000, the Purchase Contract shall provide that the price is \$360,000. If for any reason the purchaser does not qualify for the Rebate (for example, by not effecting settlement on the due date under the Purchase Contract) the purchaser will be required to pay the price in the Purchase Contract and will not receive the Rebate.
 - 9. Only one Rebate may apply, per Eligible Lot. The Rebate does not apply per purchaser if there are multiple purchasers under a Purchase Contract.
 - 10. If a purchaser (or, if there are multiple purchasers, any one of them) purchases more than one Eligible Lot for which the Rebate applies (whether or not it has been paid or applied with respect to that other Eligible Lot), then the purchaser shall only be entitled to the Rebate for one Eligible Lot (which will be determined by the Vendor).
 - 11. The Rebate is personal to the purchaser, and is not transferrable to a nominee or later purchaser of the Eligible Lot.

General provisions

- 12. This Promotion cannot be used in conjunction with any other promotion, offer or campaign promoted by the Vendor (other than to the extent that a promotion, incentive or benefit is referred to in the Purchase Contract).
- 13. The sale of an Eligible Lot will be subject to the conditions of the Purchase Contract. To the extent of any inconsistency between these terms and conditions and the Purchase Contract, the terms of the Purchase Contract prevails.
- 14. To the full extent permissible by law, the Vendor (including the Vendor's related entities, employees, contractors, agents and servants) is not liable to any purchaser for any direct, indirect, consequential, exemplary, incidental, special or punitive damages arising out of or in connection with the purchaser's participation in this Promotion.
- 15. Failure by the Vendor to enforce any of its rights under these terms and conditions or a Purchase Contract does not constitute a waiver of those rights.
- 16. The Vendor reserves the right to vary the terms of, or cancel, the Promotion at any time without notice.
- 17. These terms and conditions are governed by the laws of Victoria.

Privacy Collection Statement

- 18. The Vendor will collect and use the purchaser's personal information for the purposes of:

- a. conducting the Promotion (which may include disclosure to Builder Partners and/or third parties for the purpose of processing and conducting the Promotion) and for promotional purposes, public statements and advertisements in relation to the Promotion; and
 - b. research to improve its products and services.
- 19. By participating in the Promotion, the purchaser consents to the use of their personal information as described in clause 18.
- 20. Any personal information relating to the purchaser will be used solely in accordance with current Australian data protection and privacy legislation, and in accordance with the Vendor's privacy policy available at <https://www.kingstonoceangrove.com.au/privacy-policy/>.
- 21. Purchasers may access, change, opt out and/or update their personal information in accordance with the Vendor's privacy policy.