

# QUAY

WATERFRONT  
NEWSTEAD

by mirvac



Artist's impression. Architecture, landscaping, furnishings and services are indicative only and subject to change. Views depicted are indicative only. Views and view corridors may be affected by other developments and planning issues outside of the control of Mirvac.

## The Right Start with Mirvac





# The Right Start with Mirvac

**MIRVAC IS MAKING IT EASIER FOR FIRST HOME BUYERS TO GET A FOOT IN THE DOOR BY LOWERING THE DEPOSIT BARRIER ON SELECT QUAY APARTMENTS.**

This initiative by Mirvac will allow pre-qualified first home buyers to purchase a brand new apartment, exchanging with just a 5 per cent initial deposit on nominated apartments that qualify for the Queensland (QLD) Government's First Home Owners' Grant, presenting an opportunity to buy in the sought after suburb of Newstead.



Pre-qualified First Home Buyers will be offered to pay their deposit in instalments - 5% contract signing, 5% by 30 June 2022.

To qualify for The Right Start by Mirvac, you will need to provide the following information to your Sales Consultant at the time of signing your contract:

- Proof of residency (copy of your passport or a copy of your current drivers licence and Medicare card)
- A completed statutory declaration form confirming your eligibility as a first home buyer





# The Right Start Terms and Conditions

## BACKGROUND TO PROMOTION

1. Mirvac Queensland Pty Ltd (Mirvac or the Promoter) recently introduced The Right Start by Mirvac initiative (The Right Start promotion).
2. The Right Start promotion will run for a limited time. The Right Start promotion commences at 8:00am on 1 August 2021 and ends at 5:00pm on 31 November 2021 (Promotion Period).
3. Under The Right Start promotion, subject to these terms and conditions, Mirvac selected type 1 or type 7 apartments at Quay Waterfront Newstead will provide The Right Start promotion offer to Eligible Buyers who purchase an apartment (maximum of 8 apartments available) (Eligible Property) during the Promotion Period.
4. The following terms and conditions apply to The Right Start promotion. By participating in The Right Start promotion, Eligible Buyers agree to be bound by these terms and conditions.

## THE RIGHT START PROMOTION OFFER

5. Eligible Buyers will be able to obtain the benefit of the following if they purchase an Eligible Property during the Promotion Period:
  - a. Deposit in instalments being an initial amount of 5% of the purchase price payable within 10 business days after the contract date and the balance of the deposit being a further 5% of the purchase price payable by 30 June 2022 as described in these terms and conditions.



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## Promotion Terms and Conditions

The Eligible Buyer will only be entitled to take part in The Right Start promotion if the following terms and conditions are satisfied:

6. The Promotion is for buyers who:
  - a. are natural persons over the age of 18 years and are not a company, superannuation fund or persons acting as agent on behalf of other persons;
  - b. are Australian permanent residents or Australian citizens. You will be asked to provide either an Australian Passport or a Medicare card and current Australian drivers licence as evidence;
  - c. have not owned or had a relevant interest in a residential property in Australia before and have not previously received or retained a grant, exemption or concession under any scheme or policy for first home buyers from any State Government or the Federal Government;
  - d. provide a statutory declaration in a form satisfactory to Mirvac declaring the matters set out in paragraph 6c above; and
  - e. enter into an unconditional contract of sale with Mirvac for the purchase of an Eligible Property (Contract) during the Promotion Period,

(Eligible Buyer).

7. Eligible Buyers will be eligible to pay their deposit in the manners described in these terms and conditions.
8. Within 10 business days after entry into the Contract, the Eligible Buyer must provide the first instalment of the deposit which is 5% of the Contract price (less any amounts paid prior to entry into the Contract as a reservation or holding amount) (1st Instalment). Bank guarantees and deposit bonds will not be accepted as payment for the 1st instalment.
9. Within 45 days after the Contract date, the Eligible Buyer must provide proof of conditional pre-approval for finance to a value of the purchase price under the Contract. The proof must be provided to Mirvac's solicitor as evidence of the Eligible Buyer's potential capacity to settle the Contract. If the Eligible Buyer does not provide this evidence, Mirvac may elect to rescind the Contract and return any deposit money paid, less legal expenses.
10. No later than 30 June 2022, Eligible Buyers must pay the balance of the deposit, being 5% of the Contract price (2nd Instalment).

## Further Terms and Conditions of Promotion

The following additional terms and conditions also apply to The Right Start promotion:

11. The Eligible Buyer acknowledges and agrees that The Right Start promotion is non-transferrable, non-refundable and cannot be exchanged for cash. All taxes which may be payable as a consequence of receiving or participating in The Right Start promotion are the sole responsibility of the Eligible Buyer.
12. The Eligible Buyer must disclose the contents of this Promotion to any lending institution providing finance to the Buyer to assist with the purchase of the Property.

13. The Eligible Buyer forfeits all rights to receiving or participating in The Right Start promotion if the Eligible Buyer does not comply with any of these terms and conditions or any term or condition under the Contract.
14. This Promotion cannot be used in conjunction with any other promotion or campaign promoted by Mirvac.
15. To the extent permitted by law, Mirvac is not liable to the Eligible Buyer for any direct, indirect, consequential, exemplary, incidental, special or punitive damages arising out of or in connection with the Eligible Buyer's participation in this Promotion even if Mirvac has been advised of the possibility of such damages.
16. Prior to an Eligible Buyer's entry into the Contract, Mirvac reserves the right, at its sole discretion, to cancel, terminate, modify, extend or suspend The Right Start promotion at any time without notice.
17. If there is any inconsistency between these terms and conditions and the provisions of the contract of sale entered into by a person participating in The Right Start promotion, the contract of sale prevails.
18. These terms and conditions are governed by the laws of Queensland.

## Privacy Collection Statement

19. The Mirvac Group (Mirvac Limited and its controlled entities) collects and uses personal information about you to promote its products and services and may disclose personal information to third parties agents and services providers. Mirvac also uses your personal information for related purposes including to request your feedback on the products and services provided by Mirvac. If you do not provide all the personal information Mirvac requests from you, Mirvac may be unable to provide these products or services to you.
20. Mirvac may disclose personal information about you to third party agents and service providers to assist Mirvac in the operation of its business to provide the products and services you request. Your personal information may also be disclosed to overseas recipients who use the personal information to assist Mirvac in the operation of its business in countries including, but not limited to, the United States of America, the Philippines, Japan and United Kingdom.
21. The Mirvac Group Privacy Policy (available on [mirvac.com](http://mirvac.com)) contains information about how you may request access to and correction of personal information Mirvac holds about you, or to make a complaint about an alleged breach of the Australian Privacy Principles. You can also contact our Mirvac Privacy Officer using the following details: Phone: (02) 9080 8000; Email: [privacy@mirvac.com](mailto:privacy@mirvac.com); and Address: 'Mirvac Privacy Officer', Mirvac Group Compliance, Level 28, 200 George Street, Sydney, NSW 2000.
22. By participating in The Right Start promotion, you agree to Mirvac using your personal information to promote its products and services. If you no longer wish to receive promotional information from Mirvac, you may advise Mirvac of your wish. The Mirvac Group Privacy Policy contains information about how you may send your request to Mirvac.



# Qld First Home Owners' Grant

## FIRST HOME OWNERS' GRANT

The First Home Owners' Grant is a Queensland Government initiative to assist first home owners to purchase their first new home sooner. The current value of the grant is \$15,000 towards buying or building a new house, unit or townhouse up to the capped value of \$750,000 with a contract dated 1 July 2018 or later.

For more information visit: <https://www.qld.gov.au/housing/buying-owning-home/financial-help-concessions/qld-first-home-grant>

## APPLYING FOR THE FIRST HOME OWNERS' GRANT

Applications can be lodged within 12 months of completion of the eligible transaction with an approved bank or financial institution or directly through the Office of State Revenue. If the grant is required for settlement or needed earlier the application needs to be lodged with an approved agent (approved agents list can be found via <https://www.qld.gov.au/housing/buying-owning-home/financial-help-concessions/qld-first-home-grant/approved-agents-first-home>

For the application form visit: <https://www.publications.qld.gov.au/dataset/first-home-owner-grant-forms>

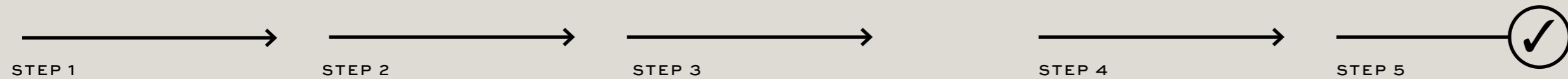


Artist's impression. Architecture, landscaping, furnishings and services are indicative only and subject to change. Please note the pool walls are tiled. Views depicted are indicative only. Views and view corridors may be affected by other developments and planning issues outside of the control of Mirvac. The location, extent, height and design of the upstand balustrades is subject to change.



# Buying off the plan can be a straight forward process and often there are benefits that you may not have considered.

THE MIRVAC TEAM IS HERE TO GUIDE YOU THROUGH THE PROCESS FROM GETTING READY TO SIGN YOUR CONTRACT, TO THE SETTLEMENT OF YOUR NEW HOME AND THROUGH THE MAINTENANCE PERIOD.



## SIGNING YOUR CONTRACT

Once you have selected the property of your choice with a Sales Consultant and you have signed your contracts, these will be countersigned by Mirvac. We will then forward one copy to our Solicitor and one copy to your nominated solicitor, conveyancer or you (if self-acting).

It is at this point you will be required to pay the \$2,000 holding deposit. If you change your mind within the statutory cooling off period, the holding deposit is fully refundable.

Your dedicated Mirvac contact will be available to help in sourcing a lawyer to act on your behalf for the legal formalities and conveyancing of the property.

When you select your property you will also finalise colour selections and standard options. It is important that everything is finalised at this time to avoid delays to construction or fit outs. This ability to choose options and colour schemes is dependent on different projects and their construction progress. Your Sales Consultant will assist you in completing the necessary documentation.

## PAYING YOUR DEPOSIT

Buying a property off the plan requires the payment of 10% of the value of the contract price. For approved eligible first home buyers this may be paid in instalments. This is commonly paid in cash via Direct Deposit or Cheque. Your deposit will be held in a secure trust account by Mirvac's solicitor. It's wise to speak to your bank to discuss what options might be suitable.

## CONSTRUCTION OF YOUR PROPERTY

Once your contract becomes unconditional, you will be contacted by your Settlement Consultant. During the construction period you will be kept updated of key dates and any other relevant information in regards to the progress of your apartment.

### DURING CONSTRUCTION OF YOUR APARTMENT

Prior to the completion of your new apartment, we will start to send you information to assist you in the lead up to settlement. This will include such information as your final inspection, a moving guide, brochures and fact sheets and any information to make your settlement as seamless as possible.

### INSPECTIONS

Buying off the plan and seeing the building coming out of the ground is very exciting, and given the lengthy build time, the desire to go on site to inspect your purchase is heightened. Mirvac sites follow strict Health and Safety guidelines to ensure your safety at all times. As your home gets closer to settlement, your Settlement Consultant will organise a preview when your apartment is nearly complete, to enable you to take measurements for window furnishings and furniture. This appointment is the perfect opportunity to confirm that the finishes, any upgrades and inclusions are in accordance with your Contract of Sale. Once your home is completed a detailed Pre-Settlement Inspection is conducted with your Settlement Consultant. You will also receive your Home Owner's Manual which is filled with useful information on your new apartment.

## COMPLETION OF YOUR APARTMENT

At your Pre-settlement Inspection a checklist will be filled out and a copy will be available for your records. Any rectification items will be actioned before settlement.

## AFTER SETTLEMENT

After settlement Mirvac's Post Completion team will assist you with any questions you may have. All Mirvac properties come with a rectification period to give our purchasers peace of mind. The Settlement Team will also explain this rectification process at your Pre-Settlement Inspection.



[QUAY.MIRVAC.COM](http://QUAY.MIRVAC.COM)

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