

A \$45,000* BOOST FOR FIRST HOME BUYERS.

Combining The Australian Government's Housing Affordability Fund at Ropes Crossing with the First Home Buyers Boost really adds up.

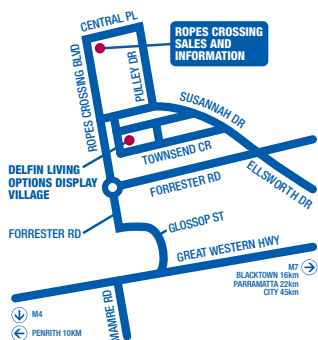
Right now, first home buyers have an exceptional opportunity to buy land and build their own brand new home at Ropes Crossing.

First home buyers are eligible for the First Home Owners Boost of \$24,000*. Additionally, there's an extra \$21,500* available from Ropes Crossing and the Government. That's \$45,000 towards building your beautiful new home in this exciting community, where you'll find parks, playgrounds, meandering hike and bike trails, schools and convenient shopping.

However, like all good things, this opportunity is only available for a very limited time. So do hurry, the First Home Owners Boost ends on September 30.

To qualify for these two grants, you must build a brand new home. The First Home Owner's Boost and the Australian Government's Housing Affordability Fund are making home buying at Ropes Crossing that little bit easier.

Find out more by visiting ropescrossing.com.au or by calling the Sales and Information Centre on 1800 182 211.



RopesCROSSING

Sales and Information Centre
Open 7 days, 8.30am – 5.30pm
Ropes Crossing Boulevard
off Forrester Road
Ropes Crossing NSW 2760
UBD Ref 145 K16
1800 18 22 11
www.ropescrossing.com.au

One word, **Delfin**

Fact Sheet

J U L Y 2 0 0 9



What is the Housing Affordability Fund? (HAF)

The Housing Affordability Fund is an Australian Government initiative aimed at reducing the cost of new homes for buyers. In very simple terms, the Australian Government will assist with the costs associated with the delivery of the development's infrastructure on the agreement that the Developer will pass on savings to new home buyers. At Ropes Crossing, the Australian Government will fund the development of the Community Resource Hub in the village centre.

What is the HAF Boost at Ropes Crossing?

The Boost available from the HAF initiative is \$21,500* and this will be available to 240 eligible lots. This includes \$16,500* from the Australian Government and a \$5,000* top up from Delfin Lend Lease.

This is a \$21,500* Boost that is not just for First Home Buyers but any purchaser who meets the eligibility criteria. The Boost will be paid to all Eligible Purchasers as a rebate at the time of settlement of the land.

What does the HAF Boost cover?

The \$21,500* Boost is available on residential land and house & land packages where the land is owned by St Marys Land Limited and contracts are entered into on or after 25 July 09.

In the event of an Eligible Purchaser buying land or house & land packages, a copy of the signed building contract will need to be provided prior to settlement of the land. This is to confirm the purchaser's intent to build on the lot.

Established homes are not eligible for the Boost.

Existing contracts cannot be cancelled with the intent of the same purchasers entering into a new contract on the same lot.

Who is eligible for the HAF Boost?

Eligible Purchasers are those people who purchase a residential lot at Ropes Crossing with the bona fide intention of constructing, or procuring the construction of a dwelling:

- in which the purchaser will reside; or
- in which the purchaser will make the property available for rent within 12 months of the dwelling being constructed and title of the property being transferred to the purchaser, whichever is the latter.

Eligible purchasers include an individual or individuals, but exclude companies and other registered business entities**. A purchaser must not have previously received the HAF Boost at Ropes Crossing. All purchasers must sign a copy of the Statutory Declaration form stating they are an Eligible Purchaser.

When is the HAF Boost paid?

The Boost will be paid as a rebate upon settlement of the land provided:

1. The purchasers have confirmed they are an Eligible Purchaser.
2. The purchaser has provided a signed copy of a building contract with the builder for the lot they are purchasing.
3. The purchaser has provided a completed copy of the Sustainable & Accessible Housing Checklist.

False Claims & Penalties

The HAF Boost is provided to Eligible Purchasers in accordance with the HAF Funding Guidelines for the Designated Use under the Programme.

The Australian Government and/or independent auditors appointed under the HAF Funding Agreement will conduct investigations and compliance checks to ensure the HAF Boost is transferred to Eligible Purchasers for the Designated Use. False and misleading declarations by purchasers may lead to criminal prosecution, and withdrawal of the Boost, together with a fine of \$10,000.

*Rebate only applicable to 240 lots. This amount is in accordance with the Australian Government's Housing Affordability Fund agreement with St Marys Land Limited. Information correct as at 25 July 2009 and subject to change without notice

**Charitable Housing organisations are eligible under the terms of the Agreement to purchase lots/dwellings

How do I apply for the HAF Boost?

Visit or call the Ropes Crossing Sales & Information Centre to register your interest and learn more about what is on offer at the community.

1800 18 22 11

or

visit ropescrossing.com.au