

Macnamara Village

Ballot Conditions

Macnamara Village

ACT Government | Suburban Land Agency | RIVERVIEW GROUP

Version 1 | October 2026

Macnamara Village

Table of Contents

DEFINITIONS		1
1.	SALES PACK	3
2.	REGISTRATION	3
3.	EXCLUSION OF APPLICATIONS FOR THE SALES EVENT	4
4.	DEFINITION OF RELATED PARTY	4
5.	ASSESSMENT OF REGISTRATIONS	5
6.	THE DRAW	5
7.	BLOCK SELECTION SESSION	6
8.	EXECUTION OF DOCUMENTATION FOLLOWING BLOCK SELECTION	7
9.	APPOINTMENT OF AGENT	7
10.	ANTI-MONEY LAUNDERING AND COUNTER-TERRORISM FINANCING (AML/CTF)	8
11.	COMMUNICATION	8
12.	DISCLAIMERS AND OTHER RIGHTS AND LIABILITIES	8

Macnamara Village

DEFINITIONS

Capitalised terms in these Sales Conditions have the following meanings:

Agent has the meaning specified in section 9.1 of these Sales Conditions;

Anti-money laundering and counter-terrorism financing (AML/CTF) means the comprehensive set of laws, regulations, and procedures designed to detect and deter criminals from disguising illegally obtained funds as legitimate income or financing terrorist activities;

Applicant means the natural person and/or corporation specified as such in the Ginninderry Ballot Registration;

Appointed Sales Agent means a real estate agent appointed by Ginninderry to sell Land on behalf of Ginninderry as specified in the Key Dates and Process;

Ballot Registration Code means the number allocated to an Applicant following submission of a Ginninderry Ballot Registration;

Block means the standard single dwelling residential and duplex package Blocks being promoted by Ginninderry as part of this Sales Event;

Block Selection Session means the time allocated to you following the Daw where you may select an available Block and enter into a Contract for that Block;

Buyer means the person/persons who are specified in the Contract;

Buyer Appointment of Agent Form means the document described as such and included in the Sales Pack;

Contract means the legally binding contract required to be executed by you and Suburban Land Agency following your Block Selection Session in the form of the Specimen Contract;

Customer Due Diligence (CDD) means the involvement understanding who Ginninderry's Applicants and Buyers are before providing them with designated services, and throughout the course of a business relationship;

Domestic Partner means someone who lives with the Applicant in a domestic partnership on a genuine domestic basis and includes a spouse, civil union partner or civil partner;

Draw means the draw of the Ballot Registration Codes;

Draw Number means the number allocated based on the ranking order of the drawn Ballot Registration Codes;

Ginninderry means the unincorporated joint venture between the Suburban Land Agency ABN 27 105 505 367 and Riverview Developments (ACT) Pty Limited ACN 165 870 557;

Ginninderry Ballot Registration means the application for this Sales Event available at www.ginninderry.com;

Key Dates and Process means the document described as such included in your Sales Pack;

Negative Dealing Notice means a notice issued by Ginninderry or its agents to an Applicant and/or Related Party to the Applicant for matters including:

a. breaches of obligations to Ginninderry or the Seller under other sales contracts including but not limited to breaches with respect to compliance obligations contained in Ginninderry's housing development requirements and/or design requirements;
b. intimidating, threatening, abusive, aggressive, harassing, discourteous or violent behavior towards Ginninderry, the Suburban Land Agency, their staff, agents or contractors; or
c. any other matter that Ginninderry deems to warrant the issue of a Negative Dealing Notice, the basis of which will be included in such notice;

Related Party has the meaning specified at section 4 of these Sales Conditions;

Sales Conditions means this document including conditions for participation in this Sales Event;

Sales Event means the Sales Event specified in the Key Dates and Process;

Sales Pack means the pack of documentation applicable to the Sales Event for Land comprising the following documents:

a. Ballot Conditions;
b. Key Dates and Process;
c. Buyer Appointment of Agent Form;
d. Specimen Contract;
e. a copy of the Blocks available and price list;
f. any variations to the above documents advertised by Ginninderry;

Specimen Contract means the applicable specimen Contract included in the Sales Pack (and as amended in accordance with any notice issued by Ginninderry to a specific Applicant, if relevant).

Macnamara Village

1. SALES PACK

1.1. These Sales Conditions apply to the Sales Event specified in the Key Dates and Process in the Sales Pack.

1.2. A reference to “you” or “your” below is a reference to the Applicant or Applicants specified in the Ginninderry Ballot Registration submitted to Ginninderry.

1.3. If any of the documents contained in the Sales Pack are amended prior to the Draw, the amended documents will be made available to you by Ginninderry. Amendments made after the Draw will only be made available to you if you have been allocated a Block Selection Session.

1.4. You should make your own enquiries and satisfy yourself as to the accuracy of the information contained in the documents included in the Sales Pack and any other conditions for participating in the Sales Event advertised by Ginninderry, prior to registering to participate in the Sales Event.

2. REGISTRATION

2.1. To register to participate in this Sales Event you must complete and submit the Ginninderry Ballot Registration form at www.ginninderry.com

2.2. You must ensure your Ginninderry Ballot Registration includes the names of all persons to be included in the Contract. If you are successful and select a Block only those registered as a joint applicant in the Ginninderry Ballot Registration can be included as a buyer in the Contract.

2.3. By lodging a Ginninderry Ballot Registration, you agree to abide by these Sales Conditions.

2.4. When lodging a Ginninderry Ballot Registration, photo identification (e.g., driver’s license or passport) and proof of your current address (e.g., current bank statement, public utility record or other proof of address acceptable to Ginninderry) will need to be provided.

2.5. The Key Dates and Process specifies the dates and times during which Ginninderry Ballot Registration can be submitted. Registrations will not be accepted after the applicable date and time specified in the Key Dates and Process.

2.6. When attending your Block Selection Session, photo identification (e.g., driver’s license or passport) and proof of your current address (e.g., current bank statement, public utility record or other proof of address acceptable to Ginninderry) will need to be provided. This must match the details provided in your Ginninderry Ballot Registration.

2.7. If you do not have internet access, Ginninderry can assist you with the provision of all documentation, completing your Ginninderry Ballot Registration and providing you with information on available Blocks.

2.8. After submitting your Ginninderry Ballot Registration, you will be provided with a Ballot Registration Code by email (or letter if you have advised Ginninderry that you cannot accept email).

Macnamara Village

3. EXCLUSION OF APPLICATIONS FOR THE SALES EVENT

Who is eligible?

3.1. To participate in the Sales Event, you must be:

3.1.1. an individual aged 18 years or older; or

3.1.2. a corporation that is registered under the Corporations Act 2001 (Cth) and has been issued with an Australian Company Number (ACN); or

3.1.3. a combination of the above.

3.2. You, or a Related Party to you, may only submit one Ginninderry Ballot Registration to participate in the Sales Event.

3.3. Ginninderry reserves the right to reject a Ginninderry Ballot Registration or otherwise remove an Applicant and/or Related Party to the Applicant from the Draw and the Sales Event, where the Applicant and/or Related Party has been issued with a Negative Dealing Notice by Ginninderry or any of its agents (including the Appointed Sales Agent).

3.4. Your Ginninderry Ballot Registration will be rejected if:

3.4.1. you are not eligible to participate in the Sales Event under section 3.1 of these Sales Conditions;

3.4.2. you have already submitted a Ginninderry Ballot Registration;

3.4.3. you have provided false or misleading information in your Ginninderry Ballot Registration;

3.4.4. your Ginninderry Ballot Registration has not been fully completed to the satisfaction of Ginninderry;

3.4.5. your personal details specified on your Ginninderry Ballot Registration do not match your identification or proof of address; or

3.4.6. the submission of your Ginninderry Ballot Registration or anything contained in your Ginninderry Ballot Registration does not otherwise comply with any of the conditions for participation in the Sales Event including these Sales Conditions, the Key Dates and Process, the conditions on any forms required to be completed to participate in this Sales Event and any other conditions otherwise advertised by Ginninderry.

4. DEFINITION OF RELATED PARTY

4.1. Where you are a person, a "Related Party" to you is:

4.1.1. your spouse or Domestic Partner; or

4.1.2. a company of which you are a director or secretary; or

4.1.3. a company of which your spouse or Domestic Partner is a director or secretary.

4.2. Where you are a company, a "Related Party" to you is:

4.2.1. your director or secretary; or

4.2.2. a person who is a spouse or Domestic Partner of your director or secretary; or

4.2.3. a company where your director or secretary is also a director or secretary of that company; or

4.2.4. a company where your director or secretary is a spouse or Domestic Partner of a director or secretary of that company.

5. ASSESSMENT OF REGISTRATIONS

5.1. Ginninderry may, at its sole and absolute discretion, accept or reject any Ginninderry Ballot Registration at any time and exclude an Applicant from further participation in the Sales Event even if the Applicant has been offered a Block Selection Session or selected a Block. Ginninderry's decision in this regard will be final.

5.2. Ginninderry or its legal adviser may make any further enquiries and request any further information that it deems necessary, from you or other persons, at any time, for any reason in connection with the Sales Event including requesting a statutory declaration(s) and/or interviewing you or other parties in relation to your Ginninderry Ballot Registration. If you fail to cooperate with Ginninderry, its Appointed Sales Agent or legal adviser in this regard, or fail to provide the further information within the timeframes specified in the Key Dates and Process, you may be excluded from further participation in the Sales Event.

5.3. Ginninderry or its Appointed Sales Agent or legal adviser will use its best endeavors to notify you if your Ginninderry Ballot Registration has been rejected or your Block Selection Session has been cancelled.

5.4. Ballot Registration Codes in relation to rejected Ginninderry Ballot Registrations will be excluded from the Draw.

6. THE DRAW

6.1. Your Ballot Registration Code will be entered into the Draw unless your Ginninderry Ballot Registration is excluded by Ginninderry or you notify Ginninderry or its legal adviser that you wish to withdraw your Ballot Registration Code from the Draw.

6.2. Ginninderry will email you on the dates notified in the Key Dates and Process asking you to confirm by a specified date if you would like a Block Selection Session. You will only be allocated a Draw Number if you confirm with Ginninderry by the specified date that you would like a Block Selection Session.

6.3. Ballot Registration Code will be drawn at the location designated by Ginninderry.

6.4. The following details will be emailed to you on the dates notified in the Key Dates and Process:

6.4.1. The drawn Ballot Registration Code; and

6.4.2. the order of the drawn Ballot Registration Code Numbers (i.e. the Draw Numbers).

Macnamara Village

7. BLOCK SELECTION SESSION

7.1. This section only applies to you if you are notified that you have a Block Selection Session.

7.2. The Block Selection Session will take place at the location advised by Ginninderry. You (including all persons or representatives listed on your Ginninderry Ballot Registration) or your 'Agent' (see section 9 below) must attend your Block Selection Session at the allocated Block Selection Session time.

7.3. Before selecting a Block, you or your Agent must provide the Ginninderry representative with:

7.3.1. photo identification (e.g. driver license or passport);

7.3.2. proof of your current address (e.g. driver license, current bank statement, public utility record or other proof of address acceptable to Ginninderry); and

7.3.3. If you are represented by an Agent, your Agent must also provide Ginninderry with an original completed Buyer Appointment of Agent Form and appropriate proof of identification (see appointment of agent here).

7.4. You will be given until the end of the allocated 5 minutes time to make your Block selection. You may only purchase a maximum of one Block, subject to the discretion of Ginninderry.

7.5. You will be required to check-in prior to the commencement of your Block Selection Session. You will be advised of the check-in time by Ginninderry well in advance of your Block Selection Session.

7.6. If you or your Agent do not check-in for your Block Selection Session at the allocated check-in time and either you and/or your Agent arrive late in person or make contact with Ginninderry (or its Appointed Sales Agent) to advise of your inability to attend at the allocated Block Selection Session time, at Ginninderry's absolute discretion, your Block Selection Session time may be rescheduled to another time at Ginninderry's discretion.

7.7. If there is no response from you or your Agent to the call of your Draw Number, your Draw Number will be excluded from further participation in the Ballot and the next Draw Number will be called to select a Block.

7.8. If on completion of all scheduled Block Selection Sessions for that day you have failed to contact Ginninderry (or its Appointed Sales Agent) to agree a time for your Block Selection Session time be rescheduled (such agreement to be at Ginninderry's sole discretion), Ginninderry will remove you from any further participation in the Ballot.

7.9. If you attend the Block Selection Session but fail to select an available Block by the end of allocated time you may be excluded from further participation in the Sales Event.

7.10. Following the selection of your Block you or your Agent must confirm your selection with the Ginninderry representative (or its Appointed Sales Agent) conducting the Block Selection Session. You or your Agent will not be permitted to change your Block selection or swap your Block selection once this has been confirmed with the Ginninderry representative (or Ginninderry's Appointed Sales Agent) conducting the Block Selection Session.

Macnamara Village

7.11. Subject to Section 7.12 below, Block Selection will continue until:

7.11.1. each Applicant entered into the Draw has had the opportunity to select a Block or is excluded from the Sales Event in accordance with these Sales Conditions; or

7.11.2. all available Blocks have been selected by an Applicant, whichever occurs first.

7.12. Ginninderry reserves the right to cancel block selection at any time during the Sales Event, even if there are Blocks remaining, and will inform you if block selection is cancelled.

7.13. If upon completion of the Sales Event there remains unsold Blocks, Ginninderry reserves the right to offer the Blocks for sale without applying the Sales Conditions.

8. EXECUTION OF DOCUMENTATION FOLLOWING BLOCK SELECTION

8.1. After selecting a Block, you or your Agent must:

8.1.1. sign the Contract and be in a position to comply with the Contract upon execution; and

8.1.2. pay the required deposit specified in the Contract (being the 5% deposit).

8.2. If you fail to comply with these conditions, Ginninderry may exclude you from further participation in the Sales Event.

8.3. The only person(s) that will be entered on the Contract to purchase are those listed on your Ginninderry Ballot Registration.

8.4. Additions or changes to your details will only be permitted in limited circumstances to correct minor and insignificant errors (for example to correct errors of a typographical nature or to correct an accidental omission of your middle name).

8.5. You will not be permitted to add or substitute your name with a new person to the Contract (including that of your Domestic Partner, or any other person required for finance purposes).

8.6. If you elect to purchase a Block you must provide a 5% deposit at the time of signing the Contract. You can pay by personal or bank cheque in favour of 'Suburban Land Agency', electronic funds transfer, credit card or EFTPOS.

8.7. Cash will not be accepted.

8.8. Exchange of the Contract will occur at the Block Selection Session. Following exchange your nominated solicitor (or, if you have not nominated a solicitor, you) will be provided with a copy of the exchanged contract.

9. APPOINTMENT OF AGENT

9.1. If you are unable to attend your Block Selection Session, you may appoint a person to act on your behalf ("Agent") by completing a Buyer Appointment of Agent Form. If your Agent selects a Block on your behalf

Macnamara Village

your Agent will be required to make a selection for that Block on your behalf in accordance with the terms of these Sales Conditions.

9.2. The Buyer Appointment of Agent Form must be presented to the Appointed Sales Agent by your Agent at your Block Selection Session prior to selecting a Block and must be accompanied by photo identification for you and the Agent. The Agent may not complete the Buyer Appointment of Agent Form on your behalf. This must be completed by you and brought to the Block Selection Session by your Agent.

9.3. If you appoint an Agent, a reference to "you" includes your Agent.

10. ANTI-MONEY LAUNDERING AND COUNTER-TERRORISM FINANCING (AML/CTF)

10.1. You acknowledge and accept that Ginninderry is legally required to conduct Customer Due Diligence for Applicants and Buyers in accordance with the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (the Act) and Rules, starting 1 July 2026.

10.2. To participate in the Sales Event, you must provide all reasonable information required by Ginninderry to enable it to comply with its Customer Due Diligence obligations under the Act, including but not limited to the following:

10.2.1. Collecting and verifying appropriate information about you; and

10.2.2. Identifying the ultimate beneficial owners behind corporate or trust structures; and

10.2.3. Verifying source of funds.

10.3 Further information in relation to the Act and requirements can be found at: https://www.austrac.gov.au/

11. COMMUNICATION

11.1. All questions regarding the Sales Event should be directed to Ginninderry in accordance with the Key Dates and Process.

11.2. At any time Ginninderry or its legal adviser may request further information from you for the purposes of determining whether to exclude you from participating in the Sales Event. If you fail to provide further information requested by Ginninderry or its legal adviser within the timeframe required, Ginninderry may exclude you from participating in the Sales Event.

12. DISCLAIMERS AND OTHER RIGHTS AND LIABILITIES

12.1. Ginninderry makes no representations or warranties as to the suitability of any Crown Lease for a Block for you. Ginninderry strongly recommends that you make your own enquiries and that you obtain legal, financial and accounting advice prior to entering into a Contract.

Macnamara Village

12.2. Nothing in the Sales Pack will be construed to create any binding contract (express or implied) between Ginninderry and you or your Agent(s) until a formal written contract, if any, is entered into by the parties. Any conduct or statement whether prior to or subsequent to your entry into a contract is not, and the content in the Sales Pack is not, and will not be deemed to be:

12.2.1 an offer to contract; or

12.2.2 a binding undertaking of any kind by Ginninderry including, without limitation an undertaking that could give rise to any promissory estoppel, quantum merit or any other contractual, quasi contractual or restitutionary action or any rights with a similar legal or equitable basis whatsoever.

12.3. Without limiting the rights at law or otherwise and according to such processes as it may determine to be appropriate, Ginninderry may:

12.3.1. exclude you from participating in the Sales Event for failing to comply with these Sales Conditions, the Ginninderry Ballot Registration system or any other condition for participating in this Sales Event advertised by Ginninderry;

12.3.2. amend any document in the Sales Pack including these Sales Conditions, the Ginninderry Ballot Registration system or any other condition for participating in this Sales Event advertised by Ginninderry;

12.3.3. seek an amended Ginninderry Ballot Registration or any other application or form included in the Sales Pack;

12.3.4. consider and accept or reject any Ginninderry Ballot Registration;

12.3.5. ask for further information in relation to a Ginninderry Ballot Registration;

12.3.6. suspend or cease to proceed with the Sales Event or any part of the Sales Event, any Ginninderry Ballot Registration or Block Selection Session; or

12.3.7. vary or extend any time or date in the Key Dates and Process or in any other condition for participating in this Sales Event advertised by Ginninderry.

12.4. Participation in any stage of this Sales Event or in relation to any matter concerning this Sales Event will be at your sole risk, cost and expense. Ginninderry will not be responsible in any circumstance for any costs or expenses incurred by you in preparing for the Sales Event or in taking part in the Sales Event or taking any action related to the Sales Event.

12.5. Neither Ginninderry, nor its officers, employees, advisers or Appointed Sales Agent will be liable to you on the basis of any promissory estoppel, quantum meruit or on any other contractual, quasi contractual or restitutionary grounds or any rights with a similar legal or equitable basis whatsoever or in negligence as a consequence of any matter or thing relating or incidental to your participation in the Sales Event, including, without limitation, instances where Ginninderry issues a Negative Dealing Notice or exercises its rights under these Sales Conditions.

12.6. If you are one of two or more Applicants named in the Ginninderry Ballot Registration you are liable for all of the obligations under these Sales Conditions both separately on your own and jointly with the other person or persons named as Applicants.

12.7. Ginninderry have taken all reasonable steps to preserve the security and ensure the prompt transmission of information provided to Ginninderry. However, Ginninderry do not guarantee the security and speed of any data transmission over the internet. While Ginninderry strive to ensure security and prompt transmission of information provided to them, Ginninderry do not warrant and cannot ensure the security, speed of Ginninderry's receipt of information which you transmit to Ginninderry. Ginninderry exclude all liability to you for any costs, expenses, losses and damages suffered or incurred by you in connection with your use of Ginninderry or a related project website, whether that liability arises in contract notwithstanding any other provision in these Sales Conditions, tort (including by Ginninderry or its servants, employees, contractors or agents negligence) or under statute.

12.8. By applying for this Sales Event, you:

12.8.1. acknowledge and accept Ginninderry's privacy policy (available on Ginninderry website at www.ginninderry.com);

12.8.2. acknowledge and accept that Ginninderry may provide the ACT Revenue Office with information relating to the sale of Block including details of Contracts that have been exchanged and personal details of buyers as defined in the schedule of the Contracts. This information is provided for various purposes including allowing the ACT Revenue Office to determine outstanding duty to be paid; and

12.8.3. consent to Ginninderry disclosing your personal information to other ACT and Commonwealth Government agencies in accordance with the *Information Privacy Act 2014* (ACT).