

# DISCLAIMER

While Walker Corporation Pty Limited and its related entities and agents ("Walker") has endeavoured to ensure that all information provided in this sales office at Shop 2, 76 Appin Rd, Appin NSW 2560 (the "Sales Office") and on Walker Corporation's website at [www.walkercorp.com.au](http://www.walkercorp.com.au) (the "Walker Website") is complete, accurate and up to date, any logo, design, floorplans, lot plan, landscaping images, text, graphic, render or other image relating to any product offering displayed in the Sales Office and/or on the Walker Website (the "Content") are provided on the basis that Walker takes no responsibility for any error or omission relating to this information of any kind whatsoever.

The Sales Office and the Walker Website contains general information about Walker's products and services.

Unless expressly stated otherwise, the Content contained within the Sales Office and on the Walker Website do not:

- Constitute an offer or inducement to enter into a legally binding contract;
- Form part of the terms and conditions for Walker's products and services;
- Purport to be real time accurate and Walker reserves the right to make any change, add or remove any material from the Sales Office and/or the Walker Website without notice;
- Purport to provide you with personal financial or investment advice of any kind; or
- Take account of your particular financial position or requirements.

The Sales Office and the Walker Website contain information and offerings from third party suppliers ("Third Party Material") which may relate to Walker products and services.

Walker makes no representations or warranties as to the quality, accuracy, completeness, merchantability and/or fitness for purpose of the Third Party Material. Walker accepts no liability of any kind whatsoever for negligence, misdescription, error or discrepancy in relation to any such Third Party Material.

Any offers to sell made by third parties in any Third Party Material within the Sales Office and on the Walker Website are the sole responsibility, and given by, the relevant third party. Any such offers made by third parties in any Third Party Material displayed in the Sales Office and/or on the Walker Website are displayed by Walker on the strict basis that the offer is being made by the relevant third party only and not by Walker. Walker expressly disclaims acting in any other manner on behalf of any such third party.

In relation to any advertised Fixed Price House and Land Packages displayed in the Sales Office and/or on the Walker Website, the following general terms and conditions apply:

- Any potential purchaser interested in any advertised Fixed Price House and Land Package are advised to carry out their own investigations to satisfy themselves as to all aspects of the advertised product;
- All photographs, illustrations, images and information are depictions and representations only and are solely for presentation purposes and are to be used by any potential purchaser as a guide only and may represent non-standard or upgrade options that are not included in the advertised House & Land Package price;
- The advertised land component is supplied by Walker to which terms and conditions of sale apply;
- Houses are supplied by a third party and any potential purchaser must enter into a home building contract with the third party building contractor on terms to be agreed directly between the potential purchaser and the third party building contractor;
- House and Land packages are only available for the specific lot and home advertised;
- House packages may change as a result of variations to the inclusions or specifications required by the potential purchaser as may be agreed with the third party building contractor;
- House packages do not include stamp duty, legal fees or any other costs incurred with the purchase;
- Walker is responsible for the contract of sale of the land only;
- Unless otherwise agreed by Walker potential purchasers will be required to enter into a separate home building contract for the house component of the package with the relevant third party building contractor as a precondition to Walker entering into a land sale contract with a potential purchaser;
- Final costs, dimensions and inclusions for the house component of the package may vary from the information provided in the Sales Office and/or on the Website and may be varied by Walker and/or the relevant third party building contractor without notice;
- Walker reserves the right to withdraw any House & Land Package at any time without notice;
- Walker reserves the right to withdraw any House & Land Package if the land or house become unavailable or sold.