

Save up to \$50k* on House & Land at Sherwood Grange | Terms and Conditions

The Promotion

1. In these terms and conditions, and all advertising material relating to the "Save up to \$50k* on House & Land at Sherwood Grange" promotion (**Promotion**), **Villawood** and **Villawood Properties** means Racecourse Road Holdings Pty Ltd or Villawood Management Pty Ltd.
2. The Promotion commences at 9:00am (AEST) on 21 August 2026 and ends at:
 - (a) 5:00pm (AEST) on 30 September 2026 or such later date notified by Villawood in writing; or
 - (b) unless sold out prior pursuant to paragraph 6,**(Promotion Period)**.
3. The Promotion only applies to the following lots at Villawood's residential development known as Sherwood Grange which (each an **Eligible Lot**) which were titled on or before 31 July 2026 – Lots 104, 105, 106, 107, 615, 618, 619, 620, 623, 711, 714, 715, 719, 720, 721, 723, 724, 725, 726, 727, 801, 802, 803, 804, 805, 806, 808, 809 and 811.
4. The builders participating in the Promotion with Villawood are Elements, Glenvill / Mayde, GJ Gardner (Sunbury) and Hermitage / Kingsbridge (each a **Participating Builder**). Additional builders may be added to the Promotion at the discretion of Villawood. This will be notified in writing. For a current list of Participating Builders, please contact Villawood using the details in paragraph 19.

Eligibility

5. Subject to paragraphs 6 to 10, the Promotion is available to purchasers (each a **Purchaser**) who:
 - (a) during the Promotion Period, enter into an unconditional contract of sale of real estate in the standard form used by Villawood for the purchase of an Eligible Lot (**Contract of Sale**);
 - (b) sign Villawood's acknowledgement form that set outs the process for the Promotion and confirms the Purchaser's intention to claim under the Promotion;
 - (c) 7 days prior to settlement under the Contract of Sale, enters into a domestic building contract with a Participating Builder for construction of a dwelling on an Eligible Lot (**Building Contract**); and
 - (d) has provided Oliver Hume Real Estate Group Pty Ltd with a copy of the Building Contract.
6. The Promotion is strictly limited to the first ten (10) Eligible Lots sold during the Promotion Period, on a first in basis. Once the first ten (10) Eligible Lots have been sold during the Promotion Period, with the applicable Purchasers having notified of their intention to claim under the Promotion, the Promotion will end, unless extended by Villawood in writing.
7. Subject to paragraphs 5, 6, 8 and 10, Purchasers:
 - (a) will be entitled to receive a once-only rebate of \$25,000 from Villawood, which is to be applied at settlement under the Contract of Sale as a reduction in the purchase price payable by the Purchaser under the Contract of Sale (**Villawood Rebate**); and
 - (b) **may** be entitled to receive a once-only discount of **up to** \$25,000 off the price in the Building Contract from the applicable Participating Builder (**Builder Discount**), **subject to the terms and conditions of the applicable Participating Builder**.

8. **Purchasers' eligibility to the Builder Discount will be subject to separate terms and conditions of the Participating Builder. Purchasers must make their own enquiries in this regard by contacting the Participating Builder or Villawood in the details in paragraph 19.**
9. Only one Villawood Rebate and one Builder Discount is available for each Eligible Lot purchased, irrespective of the number of Purchasers purchasing the Eligible Lot and no additional discount or rebate can be claimed under any other Villawood or Participating Builder promotion or support program.
10. For a Purchaser to be eligible to receive a Villawood Rebate and/or Builder Discount in accordance with paragraph 7:
 - (a) settlement under the Contract of Sale must occur at the time required under the terms of the Contract of Sale, which must be prior to 18 December 2026;
 - (b) any deposit payable under the Building Contract must have been paid; and
 - (c) the Purchaser, and any spouse or partner of the Purchaser, must not have previously been in breach of the Contract of Sale or the building Contract.

Limitation of liability, exclusions and restrictions

11. **Villawood gives no warranties and makes no representations about any Participating Builder's:**
 - (a) **ability to enter into or perform a Building Contract, including in respect of any delay or building defects; or**
 - (b) **ability or willingness to honour any Builder's Discount,**

and the Purchaser accepts that they bear the risk of any Builder becoming insolvent prior to or during the construction of a dwelling at the Lot. The Building Contract and any Builder Discount are strictly matters between the applicable Participating Builder and the Purchaser. Purchasers must make their own enquiries regarding any terms and conditions applicable to the Builder Discount from the Participating Builder. The Purchaser agrees that they will not make any claim against Villawood regarding these matters in this paragraph 11.
12. If a Purchaser pays any form of commitment fee or initial deposit to a builder, the treatment of that payment is a matter between the Purchaser and the Participating Builder only.
13. The Promotion is not available in conjunction with any other Villawood or Participating Builder promotion or offer.
14. Villawood reserves the right to:
 - (a) cancel, extend or make changes to the Promotion at any time; and
 - (b) withdraw Eligible Lots from the Promotion at any time.
15. Villawood will not be liable for any liability, loss, damage or expense (including but not limited to direct, indirect or consequential loss or loss of profits), or death or personal injury, suffered or incurred (whether or not arising from any person's negligence) arising out of or in connection with the Promotion or a Building Contract (including any failure by a Builder to enter into or perform a Building Contract), except for any liability which cannot be excluded by law (in which case that liability is limited to the minimum allowable by law).

General and further information

16. These terms and conditions are governed by and are to be construed in accordance with the laws of Victoria.

17. If any part of these terms and conditions is found to be invalid by law, the rest of them remain valid and enforceable.
18. No part of the Promotion is redeemable for cash or any other products or services. The Promotion is not transferable to a third party and will become null and void should the Eligible Lot be on-sold to another party.
19. Please contact the Sherwood Grange Sales Office on the details below for further information regarding the Promotion, including for details of any terms and conditions applicable to the Participating Purchasers:

Sherwood Grange Land Sales Office
148 Elizabeth Drive, Sunbury VIC 3429
P: 0482 072 025
E: sherwood@villawoodproperties.com