

Sherwood \$40k* Off Build Ready Blocks | Terms & Conditions

1. In these terms and conditions, and all advertising material relating to "The Sherwood Grange \$40k* Off Build Ready Blocks" promotion (**Promotion**), **Villawood** means Racecourse Road Holdings Pty Ltd or Villawood Management Pty Ltd unless the context indicates a contrary intention.
2. Please read these terms and conditions carefully. By making an offer to purchase a Nominated Titled Lot in connection with the Promotion you are accepting these terms and conditions.
3. The Promotion commences at 9:00am (AEST) on 1 October 2026 and ends at 5:00pm (AEDT) on 30 November 2026 or such later date notified by Villawood by providing notice on www.villawoodproperties.com, or unless the Nominated Titled Lots are sold out prior (**Promotion Period**).
4. The Promotion only applies to the following titled lots at the Villawood residential developments known as Sherwood Grange:

Lots 104, 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. (the **Nominated Titled Lots**).
5. Subject to paragraphs 6, 7 and 10, the Promotion is available to purchasers (each a **Purchaser**) who, 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 a Nominated Titled Lot (**Contract of Sale**).
6. Subject to paragraphs 6, 7 and 10, Purchasers will be entitled to receive a once-only rebate of \$40,000, 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.
7. Only one rebate is available for each Nominated Titled Lot purchased, irrespective of the number of Purchasers purchasing the Nominated Titled Lot and no additional discount or rebate can be claimed under any other Villawood promotion or support program.
8. For a Purchaser to be eligible to receive a rebate in accordance with paragraph 5:
 - (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; and
 - (b) the Purchaser, and any spouse or partner of the Purchaser, must not have previously claimed a rebate under the Promotion.
9. The Promotion is not available in conjunction with any other Villawood promotion or offer.
10. Villawood reserves the right to:
 - (a) cancel, extend or make changes to the Promotion at any time; and
 - (b) withdraw or add Nominated Titled Lots from the Promotion at any time.
11. 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 Current Promotion, except for any liability which cannot be excluded by law (in which case that liability is limited to the minimum allowable by law).
12. These terms and conditions are governed by and are to be construed in accordance with the laws of Victoria.
13. If any part of these terms and conditions is found to be invalid by law, the rest of them remain valid and enforceable.