

## \$20K Build Ready Terms and Conditions

1. In these terms and conditions, and all advertising material relating to "The \$20K Build Ready" promotion (**Current Promotion**), **Villawood** and **Villawood Properties** mean Villawood Management Pty Ltd unless the context indicates a contrary intention.
2. The Current Promotion commences at 9:00am (AEST) on 18 August 2025 and ends at 5:00pm (AEST) on 30 November 2025 or such later date notified by Villawood by providing notice on [www.villawoodproperties.com](http://www.villawoodproperties.com), or unless sold out prior (**Current Promotion Period**).
3. The Current Promotion only applies to certain titled lots (see paragraphs 4 and 5) at the Villawood residential developments known as:
  - (a) Armstrong;
  - (b) Coridale;
  - (c) Alamora;
  - (d) Rathdowne;
  - (e) Redstone; and
  - (f) Sherwood,(together, the **Participating Communities**).
4. Subject to paragraph 5, the only lots at the Participating Communities to which the Current Promotion applies are lots that were titled on or before 14 August 2025 (**Nominated Titled Lots**).
5. The following lots are excluded from the Current Promotion:
  - (a) lots that are purchased as part of one of Villawood's VillaRange products;
  - (b) lots that are purchased as part of one of Villawood's house and land packages considered by Villawood to be a "Medium Density" product;
  - (c) reserve fronting lots in Stages 53 and 52 at Armstrong;
  - (d) lots titled after that 14 August 2025, even if they are titled in the Current Promotion Period; and
  - (e) any lots withdrawn in accordance with paragraph 12.
6. Subject to paragraphs 8, 9 and 12, the Current Promotion is available to purchasers (each a **Purchaser**) who, during the Current Promotion Period, enter into an unconditional contract of sale of real estate in the standard form used by the land owner, for the purchase of a Nominated Titled Lot (**Contract of Sale**).
7. Subject to paragraphs 8, 9 and 12, Purchasers will be entitled to receive a once-only rebate of \$20,000, 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.
8. 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.
9. For a Purchaser to be eligible to receive a rebate 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 31 December 2025; and

- (b) the Purchaser, and any spouse or partner of the Purchaser, must not have previously claimed a rebate under the Current Promotion.
10. The Current Promotion is not available in conjunction with any other Villawood promotion or offer.
  11. Villawood reserves the right to cancel, extend or make changes to the Current Promotion at any time.
  12. Villawood reserves the right to withdraw or add any Nominated Titled Lots from the Current Promotion at any time.
  13. 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).
  14. These terms and conditions are governed by and are to be construed in accordance with the laws of Victoria.
  15. If any part of these terms and conditions is found to be invalid by law, the rest of them remain valid and enforceable.