

Aspire Bonus - Victoria

Terms and Conditions

1. In these terms and conditions and all advertising material relating to the "Aspire Bonus" (**Promotion**), **Villawood** and **Villawood Properties** means Villawood Management Pty Ltd.
2. The Promotion commences at 9:00am (AEDT) on 14 November 2024 and ends at 5:00pm (AEST) on 31 January 2025 or such later date notified by Villawood by providing at least fourteen days' notice on www.villawoodproperties.com unless sold out prior (**Promotion Period**).
3. The Promotion applies to the following selected residential lots at the Villawood residential development of Aspire in Fraser Rise, Victoria (**Lots**):

| | | | |
|-----|-----------|-----|-----------|
| (a) | Lot 3010; | (e) | Lot 3133; |
| (b) | Lot 3011; | (f) | Lot 3613; |
| (c) | Lot 3012; | (g) | Lot 3635 |
| (d) | Lot 3034; | (h) | Lot 3638; |
| (e) | Lot 3035; | | |
| (f) | Lot 3050; | | |
| (g) | Lot 3002; | | |
4. Subject to paragraphs 6, 7 and 11, the Promotion is available to each person (**Purchaser**) who during the Promotion Period enters into an unconditional contract of sale of real estate in the standard form used by the land owner, for the purchase of a Lot (**Contract of Sale**).
5. Subject to paragraph 6, 7 and 11, each Purchaser will be entitled following settlement of their Contract of Sale to receive a once-only rebate 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. The amount of the rebate is:

| | |
|-----|-------------------------|
| (a) | for Lot 3010 - \$40,000 |
| (b) | for Lot 3011 - \$25,000 |
| (c) | for Lot 3012 - \$25,000 |
| (d) | for Lot 3034 - \$40,000 |
| (e) | for Lot 3035 - \$40,000 |
| (f) | for Lot 3050 - \$40,000 |
| (g) | for Lot 3002 - \$40,000 |
| (h) | for Lot 3613 - \$25,000 |
| (i) | for Lot 3635 - \$25,000 |
| (j) | for Lot 3638 - \$25,000 |
| (k) | for Lot 3133 - \$25,000 |
6. Only one rebate is available for each Lot purchased irrespective of the number of Purchasers purchasing the Lot and no additional discount or rebate can be claimed under any other Villawood promotion or support program.
7. In order for a Purchaser to be eligible to receive a rebate in accordance with paragraph 5, settlement under the Contract of Sale must occur at the time required under the terms of the Contract of Sale, which must be on or before 31 March 2025.
8. Purchasers who are eligible to receive a rebate in accordance with paragraph 5 and 7 may also be eligible for the Victorian First Home Owner Grant (<https://www.sro.vic.gov.au/first-home-owner>) (**FHOG**), which could allow them to receive a benefit from the Promotion and a benefit from the FHOG of up to \$50,000 in total. Villawood makes no representation or guarantee as to any person's eligibility for the FHOG.
9. The Promotion is not available in conjunction with any other Villawood promotion or offer.
10. Villawood reserves the right to cancel, extend or make changes to the Promotion at any time.
11. Villawood reserves the right to withdraw any individual lots from the Promotion at any time.

12. 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 (including any failure of a Purchaser to receive a FHOG), except for any liability which cannot be excluded by law (in which case that liability is limited to the minimum allowable by law).
13. These terms and conditions are governed by and are to be construed in accordance with the laws of Victoria.
14. If any part of these terms and conditions is found to be invalid by law, the rest of them remain valid and enforceable.