

Villawood First Homeowner Boost (Regional VIC & NSW)

Terms and Conditions

- 1 In these terms and conditions and all advertising material relating to the “Villawood First Homeowner Boost – Regional Vic & NSW” promotion (**Promotion**), Villawood means Villawood Management Bendigo Pty Ltd.
- 2 The Promotion runs from 9am (AEST) on 8 October 2024 and ends at 5pm (AEST) on 31 January 2025 or such later date notified by Villawood by providing at least fourteen days’ notice on <https://villawoodproperties.com.au> (**Promotion Period**).
- 3 The Promotion applies to residential lots sold at **Imagine, Maidens Green, Drew’s Paddock and Rhondda Park** during the Promotion Period (for the avoidance of doubt, the Promotion **does not apply** to residential lots within the Alamora, Armstrong, Aspire, Coridale, Delaray, Estuary, Frawleys Paddock, Kimberley, Rathdowne, Redstone, Sherwood Grange, and Williams Walk estates in Victoria, and the residential developments in South Australia and Queensland).
- 4 Subject to paragraphs 5, 8 and 9, the **persons** (each a Purchaser) who enter into an unconditional contract of sale of real estate in the standard form used by the land owner (Contract of Sale) during the Promotion Period will receive a once-only rebate of \$10,000 which will be applied as a reduction in the purchase price payable by the Purchaser under the Contract of Sale at settlement. The total rebate available for each Lot is \$10,000 irrespective of the number of persons entering into the Contract of Sale.
- 5 For a Purchaser to be eligible to receive the Promotion in accordance with paragraph 4, the Purchaser, and any spouse or partner of the Purchaser, must not have previously claimed a rebate under the Promotion.
- 6 Unless expressed or implied to the contrary: the Purchaser must be a first home buyer as determined by Villawood in its absolute discretion based on information provided by the Purchaser to Villawood.
- 7 The Promotion is not available in conjunction with any other Villawood promotion or offer.
- 8 Villawood reserves the right to cancel, extend or change the Promotion at any time.
- 9 Villawood reserves the right to withdraw any individual lots from the Promotion at any time.
- 10 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, except for any liability which cannot be excluded by law (in which case that liability is limited to the minimum allowable by law).

- 11 Purchasers who are eligible to receive a rebate in accordance with paragraph 5 and 6 may also be eligible for:
- (a) the Victorian First Home Owner Grant (<https://www.sro.vic.gov.au/first-homeowner>); or
 - (b) the New South Wales First Home Owner Grant (<https://www.revenue.nsw.gov.au/grants-schemes/first-home-buyer/first-home-owner-new-homes-grant>),
- (each a FHOG), which could allow them to receive a benefit from the Promotion and the FHOG of \$20,000 in total.
- 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.

As of 8/10/24