

Effective 23 April 2025

We have changed the Terms & Conditions to:

- extend the offer to 30 June 2025

The Great \$35K Give Back | Terms and Conditions

1. In these terms and conditions and all advertising material relating to the "The Great \$35K Give Back" promotion (**Promotion**), **Villawood** and **Villawood Properties** mean Villawood Management Pty Ltd unless the context indicates a contrary intention.
2. The Promotion commences at 9:00am (AEDT) on 30 November 2024 and ends at 5:00pm (AEST) on 30 June 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 titled lots, and lots that will title prior to 30 June 2025, at the Villawood residential developments known as Alamora, Armstrong (as identified below), Coridale, Rathdowne Redstone and Sherwood Grange (**Participating Communities**) excluding:
 - (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; and
 - (c) any lots withdrawn in accordance with paragraph 10.

The only lots at the Villawood residential development known as Armstrong to which the Promotion applies are lots within stages 68, 69, 59 (Villawood lot only) and 53A/B (internal lots only).

The lots to which the Promotion applies are referred to as "**Lots**" in these terms and conditions. For full details of the Lots to which the Promotion applies, please contact Villawood Properties

4. Subject to paragraphs 6, 7 and 10, for each Participating Community, the Promotion is available to:
 - (a) in respect of Alamora, the first 6 persons;
 - (b) in respect to Redstone, the first 35 persons, and
 - (c) in respect of each of Armstrong, Coridale, Rathdowne and Sherwood Grange, the first 20 persons,

(each a **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 at that Participating Community (**Contract of Sale**).

5. Subject to paragraphs 6, 7 and 10, Purchasers will be entitled following settlement of the Contract of Sale to receive a once-only rebate of \$35,000, 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.
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:

- (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 30 June 2025; and
 - (b) the Purchaser, and any spouse or partner of the Purchaser, must not have previously claimed a rebate under the Promotion.
- 8. The Promotion is not available in conjunction with any other Villawood promotion or offer.
- 9. Villawood reserves the right to cancel, extend or make changes to the Promotion at any time.
- 10. Villawood reserves the right to withdraw any individual 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 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.