

Effective 14 July 2025

We have changed the Terms & Conditions to:

- exclude VillaRange lots in Stage 35 at Armstrong
- exclude VillaRange lots in Stage 11C at Redstone

First Home Buyers \$15K Offer | Terms and Conditions

1. In these terms and conditions and all advertising material relating to the "First Home Buyers \$15K offer" (**Current Promotion**), **Villawood** and **Villawood Properties** mean Villawood Management Pty Ltd unless the context indicates a contrary intention.
2. The Current Promotion replaces "The First Home Buyers \$25K Here + Now offer" promotion which ended at 5:00pm (AEST) on 30 June 2025.
3. The Current Promotion commences at 9:00am (AEDT) on 1 July 2025 and ends at 5:00pm (AEST) on 30 September 2025 or such later date notified by Villawood by providing notice on www.villawoodproperties.com unless sold out prior (**Current Promotion Period**).
4. The Current Promotion applies to residential lots at Villawood residential developments in Victoria participating in the Current Promotion (**Participating Communities**) excluding:
 - (a) all lots in Stages 17 and 18 at the Villawood residential development known as Alamora;
 - (b) all creek fronting lots at the Villawood residential development known as Armstrong (being lots 5302, 5303, 5305 in Stage 53A and lots 5332-5335, 5337, 5340-5343, 5355, 5357-5361 in Stage 53B) and VillaRange lots in Stage 35; and
 - (c) all VillaRange lots in Stage 11C at the Villawood residential development known as Redstone;
 - (d) any lots withdrawn in accordance with paragraph 13.

The lots to which the Current Promotion applies are referred to as "**Lots**" in these terms and conditions.

For full details of the Participating Communities and the Lots, please contact a Villawood Properties Sales Office. Without limitation, the Participating Communities do not include the Villawood developments known as Imagine, Maidens Green, Frawleys Paddock, Drew's Paddock, Rhondda Park, Estuary and Aspire.

5. Subject to paragraphs 7, 8, 9 and 13, for each Participating Community, the Current Promotion is available to persons (each a **Purchaser**) who:
 - (a) during the Current Promotion Period enters into an unconditional contract of sale (within 3 days of initial deposit) 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**); and
 - (b) is considered by Villawood to be a first home buyer.
6. Subject to paragraphs 7, 8, 9 and 13, Purchasers will be entitled following settlement of the Contract of Sale to receive a once-only rebate of:
 - (a) if the purchase is for land only - \$15,000;
 - (b) if the purchase is for one of Villawood's VillaRange products - \$10,000; or
 - (c) if the purchase is for any house and land package considered by Villawood Properties as being a "Medium Density" or "Townhouse" product - \$5,000,

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 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.
8. The Current Promotion is only available to:
 - (a) the first 10 Purchasers at the Villawood residential development known as Armstrong;
 - (b) the first 20 Purchasers at the Villawood residential development known as Alamora;
 - (c) the first 3 Purchasers at the Villawood residential development known as 450 Craigieburn Road;
 - (d) the first 20 Purchasers at the Villawood residential development known as Rathdowne;
 - (e) the first 20 Purchasers at the Villawood residential development known as Kimberley;
 - (f) the first 15 Purchasers at the Villawood residential development known as Redstone;
 - (g) the first 5 Purchasers at the Villawood residential development known as 50 Redstone;
 - (h) the first 5 Purchasers at the Villawood residential development known as Sherwood Grange; and
 - (i) the first 3 Purchasers at the Villawood residential development known as Coridale.
9. In order for a Purchaser to be eligible to receive a rebate in accordance with paragraph 6:
 - (a) settlement under the Contract of Sale must occur at the time required under the terms of the Contract of Sale;
 - (b) 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; and
 - (c) without limiting paragraph 8(b), the Purchaser (nor any spouse or partner of the Purchaser) may currently own, or previously have owned, a home or other residential property in Australia (including jointly with another person).
10. Purchasers who are eligible to receive a rebate in accordance with paragraphs 6 and 8 may also be eligible for the Victorian First Home Owner Grant (<https://www.sro.vic.gov.au/first-homeowner>) (the **FHOG**), which could allow them to receive a benefit from the Current Promotion and the FHOG of up to \$25,000 in total.
11. The Current Promotion is not available in conjunction with any other Villawood promotion or offer.
12. Villawood reserves the right to cancel, extend or make changes to the Current Promotion at any time.
13. Villawood reserves the right to withdraw any individual residential lots at a Participating Community from the Current Promotion at any time.

14. 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 this Current 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).
15. These terms and conditions are governed by and are to be construed in accordance with the laws of Victoria.
16. If any part of these terms and conditions is found to be invalid by law, the rest of them remain valid and enforceable.