

The following terms and conditions apply to the 'Take \$40k off all lots' Campaign at Azure at Arcadia (**Promotion**).

Promoter

The **Promoter** is Satterley Officer Pty Ltd ACN 165 990 750 in respect of Azure at Arcadia of Level 10, 5 Queens Road, Melbourne VIC 3004.

Participating Estate

Azure at Arcadia of 65 Mary Street, Officer, Victoria 3809 (**Azure at Arcadia**).

Promotion Lots

The lots of land subject to the Promotion are only lots sold during the Promotion Period at the Participating Estate (**Promotion Lots**).

The offer is applicable to the following lots at Azure at Arcadia:

Stage 31 - \$40,000 discount on all land	All lots available for purchase during the promotional period.
Stage 32 - \$40,000 discount on all land (split contracts)	All lots available for purchase during the promotional period
Stage 33 - \$40,000 discount on all land (split contracts)	All lots available for purchase during the promotional period

Who can enter?

An eligible **Applicant** for the Promotion is a natural person, who:

- a. is a resident of Australia;
- b. is 18 years of age and over;
- c. during the Promotion Period has paid a deposit made prior to entry into a contract of sale at a Participating Estate for a Promotion Lot;
- d. has entered into an unconditional or subject to finance, binding contract of sale of land between the Applicant as the purchaser and the Promoter for the relevant Participating Estate as the vendor, for the purchase of a Promotion Lot (**Contract of Sale**) at a Participating Estate; and
- e. is not a sales agent, home builder (or an employee or sales representative of a home builder), or a financial planner.

Employees of the Promoter, as well as the employees of the Promoter's related entities or associated businesses, contractors and any person working onsite at Participating Estates (including builders), are ineligible to participate in the promotion.

Promotion dates

The Promotion commences at 9 am AEST on **Thursday 1st August 2024** and ends at 5 pm AEST on **Tuesday 31st December 2024** (**Promotion Period**).

The Promoter, may at its discretion, extend the Promotion Period by publishing a notice at the Sales Office with the dates of the extended promotion period. These terms and conditions apply to any extended promotion period.

Promotion Offer

Subject to these terms and conditions, the Promoter is offering to eligible Applicants that the Promoter will provide the Applicant with:

1. A direct reduction of AUD \$40,000 to the contract price for Promotion Lots at Azure at Arcadia (applied to the contract of sale of land) in Stage 31.
2. A direct reduction of AUD \$40,000 to the land contract of sale price to all applicable promotion lots available for purchase during the promotional period.
3. A direct reduction of AUD \$40,000 to the land contract of sale price to all applicable promotion lots available for purchase during the promotional period.

where the eligible Applicant, during the Promotion Period:

- a. pays the deposit, or provides a bank guarantee, in accordance with the terms of the Contract of Sale;
- b. effects settlement of the Contract of Sale on the due date; and
- c. has complied with all other terms of the Contract of Sale.

Discount

The discount will be adjusted in favour of the eligible Applicant by the relevant vendor at settlement of the Contract of Sale and results in an adjustment (reduction) of the balance of the purchase price payable by the purchaser at settlement. Therefore, the purchaser will be required to pay the full deposit upon signing the Contract of Sale and the discount will reduce the balance payment payable by the purchaser at settlement.

The Applicant forfeits all their rights to receive a Rebate if:

- a. they fail to settle on the settlement date specified in their Contract of Sale;
- b. these terms and conditions are not satisfied for any reason whatsoever; or
- c. the Applicant breaches any term of their Contract of Sale.

Other Terms and Conditions

- a. This Promotion cannot be used in conjunction with any other campaign, offer or promotion promoted by the Promoter.
- b. The Applicant acknowledges and agrees that the Promoter shall not be liable to the Applicant for:
 - i. any financial or legal implications (or otherwise) that may arise from the Promotion; or
 - ii. replacing any lost, stolen or damaged Pre-Paid Visa Cards.
- c. Independent financial, legal or other professional advice should be sought by the Applicant.
- d. The Promoter reserves the right, at its sole discretion, to cancel, terminate, modify or suspend the Promotion if for any reason the Promoter's circumstances change or the Promotion is not available, the Promoter reserves the right but not the obligation to substitute the Promotion for another similar item, of equal value.
- e. To the extent permitted by law, under no circumstances will the Promoter be liable to the Applicant for any direct, indirect, consequential, exemplary, incidental, special or punitive damages arising out of or in connection with the Applicant's participation in this Promotion, even if the Promoter has been advised of the possibility of such damages.
- f. There is no limit to the number of Contracts of Sale for Promotion Lots that an Applicant may enter into under this Promotion. An Applicant will be eligible for a Rebate for each Contract of Sale they have entered into for a Promotion Lot (subject to these terms and conditions).
- g. These terms and conditions are governed by the laws of the state of Victoria.

If you have any queries in relation to any of the above terms and conditions, please contact Satterley on 03 9223 6700.