

National Land Campaign

Up to \$20k Rebate Terms and Conditions.

1. By participating in the AVJennings “Up to \$20k Rebate” (“Offer”), the Purchaser accepts these Terms and Conditions.
2. In these Terms and Conditions
 - a) “AVJennings” means:
 - i. AVJennings Properties Limited of Level 4, 108 Power Street, Hawthorn, Victoria, 3122, ABN 50 004 601 503 as vendor under a Contract
 - b) “Contract” means a contract for the sale of land issued by AVJennings as Vendor with respect to the sale of a Land Lot to a Purchaser.
 - c) “Land Lots” means those individual allotments listed below available for sale at Somerset, Clyde North, during the (“Offer Period”):

Lot No.	Release	Promo Amount
107	1A	\$ 20,000
123	1A	\$ 15,000
124	1A	\$ 10,000
125	1A	\$ 20,000
126	1A	\$ 20,000
127	1A	\$ 20,000
128	1A	\$ 10,000
129	1A	\$ 20,000
130	1A	\$ 20,000
131	1A	\$ 15,000
106	1B	\$ 15,000
108	1B	\$ 15,000
132	1B	\$ 15,000
133	1B	\$ 15,000
134	1B	\$ 20,000
142	1B	\$ 20,000
155	1B	\$ 15,000
163	1B	\$ 10,000
164	1B	\$ 10,000
165	1B	\$ 10,000
110	1C	\$ 10,000
111	1C	\$ 10,000
112	1C	\$ 10,000
137	1C	\$ 20,000
138	1C	\$ 20,000
141	1C	\$ 20,000
150	1C	\$ 10,000

- (i) “Purchaser” means: the person or persons who have entered into a Contract to purchase a Land Lot.
 - (ii) “Cooling Off Period” means 3 clear business days from the date the purchaser signs the Contract
 - (iii) “Deposit” means 10% of the purchase price (GST inclusive) to be paid by the Purchaser by bank cheque, cash or direct deposit within 7 days of the Finance Approval condition being satisfied.
 - (iv) “Up to \$20k Rebate” means an amount of up to \$20,000 to be applied at settlement of a Contract with the actual amount being that set out in the Table against the relevant Land Lot in paragraph 2(c).
 - (v) “Vendor” means AVJennings Properties Limited as vendor under a Contract.
3. The Offer commences **10am Thursday 24 August 2023** and concludes at **5pm Thursday 29 February 2024**, unless all Land Lots are sold prior and subject to the Offer not being withdrawn earlier by the Vendor in accordance with these Terms and Conditions. (“Offer Period”).
 4. The Offer is available on all Land Lots (referred to in Clause 2c) which are available for sale during the Offer Period and purchased from an AVJennings Sales and Information Centre or through an authorised AVJennings Sales Consultant or representative.
 5. The Offer entitles the Purchaser to receive a Rebate of up to \$20,000 at settlement of the Contract with the actual amount being determined in accordance with the Table in paragraph 2(c).
 6. This Offer cannot be accepted in conjunction with any other offer or promotion conducted by AVJennings or any subsidiary of AVJennings Limited ACN 004 327 771.
 7. To be eligible to receive the Offer, the Purchaser must comply strictly with the following purchasing procedures:
 - a) During the Offer Period, purchase a Land Lot by paying an initial \$2,000 deposit and signing a Contract within 5 business days.
 - b) Paying the balance of 10% Deposit by bank transfer to the Vendor’s solicitor’s trust account
 - c) Exchange the Contract no later than 5pm 29 February 2024;
 - d) Settle on the Land Lot on or before 5pm 18 April 2024; and
 - e) Complete the Contract strictly in accordance with the terms of the Contract;

8. The Purchaser is responsible for:
 - a) Stamp duties payable on purchase of a Land Lot and in connection with any mortgage;
 - b) Any and all legal costs payable by the Purchaser in connection with the purchase of the Land Lot;
 - c) Loan Mortgage Insurance (if applicable);
 - d) Disclosing the rebate to any relevant mortgagee; and
 - e) Any and all other ancillary costs or the completion of any other documentation that is not stipulated in these Terms and Conditions.
9. The Offer is subject to any other terms and conditions as set out in the Contract for sale of the Land Lot. In the event of any inconsistency between the Terms and Conditions, the terms set out in the Contract will prevail to the extent of the inconsistency except for the conditions contained in Clause 7, in which case these Terms and Conditions prevail.
10. AVJennings reserves the right, prior to acceptance to:
 - a) Suspend, terminate, withdraw or modify this Offer and the Terms and Conditions; and/or
 - b) Withdraw any Land Lot from this Offer, only prior to an exchange of contracts;
11. The Purchaser releases, and discharges, AVJennings if it elects to exercise its rights under Clause 10 above.
12. To the full extent permitted by law, AVJennings and its related companies exclude all liability however so arising (including all liability arising from negligence on the part of AVJennings and its related companies or their officers, employees, or agents) for any loss or damage whether direct, indirect, special or consequential or for personal injury which is suffered or sustained, by any individual or the Purchaser, arising in any way out of or in connection with the Offer, including but not limited to:
 - a) not being able to take up the Offer because none of the Land Lots are available;
 - b) not being able to take up this Offer as a result of loan application refusal;
 - c) any increase in interest rates if the Purchaser is obtaining finance; and/or
 - d) As a result of AVJennings relying on any of their rights under these Terms and Conditions.
13. AVJennings will need to collect personal information for the purpose of conducting the Offer and may need to disclose the personal information to

third parties. If the Purchaser or individual does not provide the requested personal information, then they cannot participate in the Offer. To access, update or correct any personal information contact AVJennings on 131 878.

14. All amounts stated in these Terms and Conditions are inclusive of all taxes and other duties.