

## National Land Campaign Extension \$20k Rebate Terms and Conditions.

1. By participating in the AVJennings “\$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 6, 58 Norwest Boulevard, Norwest, 2153, New South Wales, ABN 50 004 601 503 as developer of the Rosella Rise project at Warnervale NSW on behalf of the Vendor.
  - b) “Contract” means a contract for the sale of land issued by AVJennings on behalf of the 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, during the “Offer Period”:

### AVJennings’ Rosella Rise Estate project at Warnervale, New South Wales

Lot No.	Stage	Promo Amount
2162	2A	\$ 20,000
2026	2B	\$ 20,000
2042	2B	\$ 20,000
2043	2B	\$ 20,000
2048	2B	\$ 20,000
2054	2B	\$ 20,000
2055	2B	\$ 20,000
2056	2B	\$ 20,000
2057	2B	\$ 20,000
2073	2B	\$ 20,000
2075	2B	\$ 20,000

- d) “Purchaser” means: the person or persons who have entered into a Contract to purchase a Land Lot.
- e) “Cooling Off Period” means 10 clear business days from the date the purchaser signs the Contract.
- f) “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.
- g) “\$20k Rebate” means an amount of \$20,000 to be applied at settlement of a Contract.

- h) “Vendor” means Bitova Pty Limited A.C.N 071 155 818 and Rathdrum Properties Pty Limited A.C.N 123 510 001 as vendor under a contract.
3. The Offer commences **10am Wednesday 1 November 2023** and concludes at **5pm Thursday 30 November**, unless all Land Lots are sold prior and subject to the Offer not being withdrawn earlier by the Vendor in accordance with these Terms and Conditions.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 \$20,000 at settlement of the Contract.
  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 deposit being 0.25% of the purchase price and signing a Contract within 2 business days.
    - b) Paying the balance of 10% Deposit by bank transfer to the AVJennings solicitor’s trust account
    - c) Exchange the Contract no later than 5pm 30 November 2023;
    - d) Settle on the Land Lot on or before 15 December 2023; 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.