

Stockland Victoria
First Home Buyer Sale Promotion
\$40,000 Land Price Reduction
Terms and Conditions

SCHEDULE	
Promotion	Stockland Victoria 'First Home Buyer Sale' Promotion - \$40,000 Land Price Reduction
Promoter	Stockland Development Pty Limited ABN 71 000 064 835 Level 25, 133 Castlereagh Street, Sydney, NSW 2000 02 9035 2000
Participation – general	Participation in the Promotion is available to: (a) single person participants; and (b) multiple person participants
Participation – residency restriction	For single and multiple person participants, participation in the Promotion is only available to residents of Victoria.
Participation – age restriction	For single and multiple person participants, participation in the Promotion is only available to persons over 18 years of age.
Promotional Period:	9:00AM AEST on 1 October 2024 to the earlier of: (a) 5:00PM ADST on 15 November 2024; and (b) the time and date on which contracts of sale have been entered into for all the residential lots within the Qualifying Land.
How to participate	To participate in the Promotion, each participant must: (a) be a first home buyer in Australia and provide evidence to the Promoter's satisfaction; (b) during the Promotional Period: (i) enter into a contract of sale for a residential lot within the Qualifying Land; and (ii) pay the full deposit required under such contract of sale; (c) comply with the terms of such contract of sale at all times and without default; (d) complete and settle such contract of sale in accordance with its terms and by no later than 20 December 2024; and (e) not extend or delay, or attempt to extend or delay, settlement of such contract of sale.
Qualifying Land	Selected residential lots available for purchase during the Promotional Period at Stockland's communities outlined in Annexure A . Qualifying Land includes house and land packages

	<p>only, and only with selected builders; ABN Group (Boutique Homes/Homebuyers Centre), Metricon, Henley and Simonds. For detail of the house(s) available for construction by the builder on a residential lot within the Qualifying Land, please contact the builder. For the Promoter's House and Land Package Terms and Conditions, visit https://www.stockland.com.au/product-terms-and-conditions/house-and-land-package-terms-and-conditions</p> <p>Qualifying Land is only available until sold.</p>
<p>Incentive(s)</p>	<p>The price for each residential lot within the Qualifying Land has been reduced by \$40,000 (including GST) from the original listed price.</p> <p>The Incentive is not a rebate.</p> <p>The reduced purchase price will be the purchase price payable by the participant to Stockland under the relevant contract of sale.</p> <p>Stockland is only responsible for the performance of the Stockland Incentive. Stockland is not responsible for any discount, rebate, payment, contribution, benefit, concession or other inducement or consideration offered by any third party, including the Builder (Third Party Incentive).</p> <p>Any Third Party Incentive is subject to the terms and conditions of that third party supplier.</p> <p>Each participant is responsible for informing their lender (if any) about the price reduction.</p>
<p>Are there limitations on Incentives?</p>	<p>There is only one Incentive available for each contract of sale. Where a participant is a multiple person participant, (that is, where more than one person is noted as the buyer or purchaser on the relevant contract of sale), then the Incentive will be offered jointly to all such persons.</p> <p>Each participant is permitted to receive multiple Incentives during the Promotional Period.</p> <p>Participants who:</p> <ol style="list-style-type: none"> a. as at the start of the Promotional Period, have an accepted or exchanged contract of sale for a residential lot within a Stockland residential community participating in the Promotion; and b. during the Promotional Period, cancel or terminate such contract of sale, <p>are not eligible to receive an Incentive.</p> <p>Participants who have entered into a contract of sale for a residential lot within a Stockland residential community and have not completed the contract of sale are not eligible to receive an Incentive.</p>

Participants should pay particular attention to:

- **any unusual or onerous restrictions on the method of participation, if any (see the “How to participate” section of the Schedule and Part D of these terms and conditions); and**
- **the Promoter’s limitation of liability (see Part G of these terms and conditions).**

PART A - INTRODUCTION

1. Information on how to participate in the Promotion and Incentive details form part of these terms and conditions.
2. By participating in the Promotion, participants accept and agree to be bound by these terms and conditions. For the avoidance of doubt, these terms and conditions include the Schedule above.
3. Participants must comply with these terms and conditions to participate in the Promotion.
4. Where there is an inconsistency between the Schedule and Parts A to H of these terms and conditions, the Schedule will prevail.

PART B - PRIVACY AND COLLECTION NOTICE

5. The Promoter will collect and use each participant’s personal information for the purposes of:
 - (a) conducting the Promotion (which may include disclosure to third parties for the purpose of processing and conducting the Promotion) and for promotional purposes, public statements and advertisements in relation to the Promotion;
 - (b) providing information to the participant about the products and services offered by the Promoter and its related companies; and
 - (c) research to improve its products and services.
6. By participating in the Promotion, participants consent to the use of their personal information as described in clause 5.
7. Participants may access, change and/or update their personal information in accordance with the Promoter’s privacy policy <https://www.stockland.com.au/privacy-policy>.

PART C - WHO CAN PARTICIPATE IN THE PROMOTION

8. If the Schedule permits participants to be under the age of 18 years, such participants must seek permission from their parent or guardian to participate. If the participant is under 18 years of age, the Incentive will be provided to the participant’s parent or legal guardian.
9. Directors and employees (and their immediate families) of the Promoter or its related companies or agencies are not eligible to participate. Immediate families means spouse, ex-spouse, de facto partner, ex-de facto partner, child, step-child, parent, step-parent, legal guardian, sibling or step-sibling.
10. The Promotion is not available in conjunction with any other promotion or offer by the Promoter or any related body corporate.

PART D – HOW TO PARTICIPATE IN THE PROMOTION

11. To participate in the Promotion, each participant must comply with the ‘How to Participate’ section of the Schedule.
12. The Promoter reserves the right, at any time, to request verification of the age, identity, residential address or any other information relevant to participation in the Promotion of all

participants. The Promoter reserves the right to disqualify any participant who provides false information or fails to provide information that is reasonably requested by the Promoter.

13. The Promoter reserves the right, in its sole discretion, to disqualify any participant who has:
 - (a) provided incomplete, indecipherable and/or offensive material as part of their participation in the Promotion, breached any of these terms and conditions; and/or
 - (b) contravened any applicable laws or regulations or otherwise engaged in unlawful or improper conduct.
14. The eligibility of participants to receive an Incentive is solely within the discretion of the Promoter.
15. The Promoter accepts no responsibility for late, lost or misdirected communications.
16. If participation in the Promotion is online, by telephone or SMS, the Promoter assumes no responsibility for any failure to receive any information or for inaccurate information or for any loss, damage or injury as a result of technical or telecommunications problems, including security breaches. If such problems arise, then the Promoter may modify, cancel, terminate or suspend the Promotion.
17. If participation in the Promotion requires access to Facebook, participants acknowledge and agree that use of Facebook is subject to Facebook's terms and conditions. The Promoter is not responsible or liable for any loss, damage or injury suffered by any participant as a result of the conduct of Facebook, including any decision by Facebook to remove or not remove any content, except for liability which cannot be excluded by law. The opinions and images uploaded on Facebook as part of this Promotion are not necessarily endorsed or supported by the Promoter and the Promoter does not confirm, guarantee or warrant their accuracy.
18. If participation in the Promotion requires access to Instagram, participants acknowledge and agree that use of Instagram is subject to Instagram's terms and conditions. The Promoter is not responsible or liable for any loss, damage or injury suffered by any participant as a result of the conduct of Instagram, including any decision by Instagram to remove or not remove any content, except for liability which cannot be excluded by law. The opinions and images uploaded on Instagram as part of this Promotion are not necessarily endorsed or supported by the Promoter and the Promoter does not confirm, guarantee or warrant their accuracy.

PART E - INCENTIVES

19. Each Incentive is not transferrable, exchangeable or redeemable for cash.
20. If any Incentive is unavailable for reasons beyond the Promoter's control, the Promoter reserves the right to substitute the Incentive with an incentive of equal or greater monetary value. This right is subject to any applicable legislation, regulations or directions from a regulatory authority.
21. Not used.
22. All taxes (excluding GST, if any) which may be payable as a consequence of receiving an Incentive are the sole responsibility of each participant.
23. The participant's use of the Incentive is entirely at their own risk. Before the Incentive is provided, the receiver of the Incentive may be required to sign an agreement to release the Promoter from and indemnify the Promoter against any liability arising from or in connection with the Incentive.

PART F – RECEIVING THE INCENTIVE

24. Each eligible participant during the Promotional Period will receive an Incentive.
25. The eligibility of participants to receive the Incentive is solely within the discretion of the Promoter.
26. Not used.
27. The Promoter reserves the right to request each participant to provide proof of their identity and/or proof that they were responsible for participating in the Promotion.
28. Each participant agrees to participate and cooperate, as required, in all publicity activities relating to the Promotion, including, without limitation, being interviewed, photographed, filmed and recorded. Each participant authorises the Promoter to use such content for advertising and publicity purposes in any media in perpetuity worldwide.
29. It is the responsibility of each participant to notify the Promoter of any change to their contact details.

PART G - NO LIABILITY

30. Any incentive supplied by a third party supplier is subject to the terms and conditions of that third party supplier. The Incentive may come with guarantees that cannot be excluded under the Australian Consumer Law. If those guarantees are not complied with, then you will have rights under the Australian Consumer Law. Subject to those guarantees and rights, the Promoter shall not be liable and excludes all liability (including negligence), for any loss or damage whatsoever which is suffered (including but not limited to indirect or consequential loss) for damage to property, personal injury or death suffered or sustained in connection with this Promotion or the use or taking of any Incentive except for any liability which cannot be excluded by law including as provided for under the Australian Consumer Law.
31. If participation in the Promotion is via Facebook or if the Promotion is promoted on Facebook, the Promotion is in no way sponsored, endorsed, administered by or associated with Facebook and each participant agrees to grant Facebook a complete release from any claims that they now have or may have in the future which relate to or are incidental to the Promotion. Participants acknowledge and agree that:
 - (a) any information they provide in connection with the Promotion is provided to the Promoter and not to Facebook or any other social network; and
 - (b) any questions, comments or complaints regarding the Promotion will be directed to the Promoter, not to Facebook or any other social network.
32. If participation in the Promotion is via Instagram or if the Promotion is promoted on Instagram, the Promotion is in no way sponsored, endorsed, administered by or associated with Instagram and each participant agrees to grant Instagram a complete release from any claims that they now have or may have in the future which relate to or are incidental to the Promotion. Participants acknowledge and agree that:
 - (a) any information they provide in connection with the Promotion is provided to the Promoter and not to Instagram or any other social network; and
 - (b) any questions, comments or complaints regarding the Promotion will be directed to the Promoter, not to Instagram or any other social network.

PART H - TERMINATION OF PROMOTION

The Promoter reserves the right to vary the terms of, or cancel, the Promotion at any time without liability to any participant or other person, subject to applicable laws.

ANNEXURE A

Qualifying Land

Project	Stage Number	Lot Number
Banksia	6	611
Banksia	5	530
Banksia	5	531
Banksia	4	442
Banksia	4	438
Banksia	4	439
Banksia	1	126
Cloverton	100	50
Cloverton	100	31
Cloverton	100	51
Cloverton	100	64
Cloverton	100	54
Cloverton	329	32941
Evergreen	23	2354
Evergreen	26	2637
Grand Central	16	1605
Grand Central	15	1522
Grand Central	16	1614
Grand Central	16	1603
Grand Central	16	1640
Grandview	19	1927
Grandview	19	1944
Grandview	19	1933
Grandview	19	1946
Grandview	19	1947
Grandview	19	1936
Grandview	19	1902
Grandview	3A	3084
Grandview	19	1937
Grandview	17	1735
Grandview	17	1702
Grandview	17	1713
Grandview	17	1749
Grandview	17	1751
Grandview	19	1950
Katalia	210	21023
Katalia	210	21024
Lyra	4	428

Project	Stage Number	Lot Number
Lyra	4	430
Lyra	4	423
Lyra	4	411
Lyra	3	337
Lyra	4	403
Lyra	2	229
Lyra	2	231
Lyra	2	245
Lyra	3	305
Lyra	3	349
Lyra	4	439
Lyra	4	440
Lyra	2	206
Mt Atkinson	311	31107
Mt Atkinson	310	31005
Mt Atkinson	305	30509
Mt Atkinson	305	30516
Mt Atkinson	305	30514
Mt Atkinson	305	30515
Mt Atkinson	305	30520
Mt Atkinson	306	30610
Mt Atkinson	311	31103
Mt Atkinson	310	31017
Mt Atkinson	404	40408
Mt Atkinson	404	40411
Mt Atkinson	404	40412
Mt Atkinson	307	30709
Wattle Park	1	156
Wattle Park	1	104
Wattle Park	1	105
Wattle Park	1	124
Wattle Park	1	135
Wattle Park	1	154
Wattle Park	1	155
Wattle Park	1	157
Wattle Park	2	210
Wattle Park	2	211
Wattle Park	3	302
Wattle Park	3	305
Wattle Park	3	308
Wattle Park	3	310
Wattle Park	1	114
Wattle Park	1	140
Wattle Park	3	307
Wattle Park	3	315

Project	Stage Number	Lot Number
Wattle Park	3	324
Wattle Park	2	222
Wattle Park	2	221
Wattle Park	1	118
Wattle Park	2	220
Wattle Park	3	313
Wattle Park	3	311
Wattle Park	1	116
Wattle Park	1	137
Wattle Park	1	138
Wattle Park	3	306
Wattle Park	3	309
Wattle Park	3	319
Wattle Park	2	228
Wattle Park	3	317
Wattle Park	3	321
Wattle Park	3	301
Wattle Park	2	227
Highlands	407	40740