

FY21 Summer Campaign Rebate Promotion

Retirement Living Terms and Conditions

SCHEDULE		
Promotion	Stockland 2021 Summer Campaign Rebates – Retirement Living	
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 person participants, participation in the Promotion is only available to residents of <ul style="list-style-type: none"> • Australia 	
Promotion Period	9.00AM AEDT on Wednesday, 27 January 2021 to 5.00PM AEDT on Monday, 01 March 2021.	
Email Address	State	Email Address
	NSW + ACT Retirement Communities	Lisa.lee@stockland.com.au
	VIC Retirement Communities	Andrew.McLynskey@stockland.com.au
	WA Retirement Communities	Kate.Freeman@stockland.com.au
	SA Retirement Communities	Monica.Quaresima@stockland.com.au
	QLD Retirement Communities	Michael.Sharkey@stockland.com.au

<p>How to participate</p>	<p>Reserve a Qualifying Home as listed in Annexure A between Wednesday 27th January 2021 and Monday 01st March 2021 and settle the Qualifying Home by 5pm Tuesday 01 June 2021.</p> <p>To participate in the Promotion, each participant must:</p> <p>(a) before 5.00PM AEDT on Monday, 01 March 2021:</p> <ol style="list-style-type: none"> a. book an appointment with a Stockland Sales Professional in relation to purchasing a unit from the list of Qualifying Homes; and b. make a formal reservation of the unit from the list of Qualifying Homes; c. Complete settlement of the unit reservation made by 5pm Tuesday 01 June 2021 <p>(b) sign the relevant contractual documentation, pay the full ingoing contribution amount to the Promoter and settle under the relevant contractual documentation, before the expiration of the Promotion Period or other relevant period the Promoter sets or otherwise applies; and</p> <p>(c) comply with any other terms and conditions of the reservation (being those set out on the reservation form to be completed).</p> <p>The Promoter does not guarantee that each participant's preferred Qualifying Home will be available for purchase during the Promotion Period.</p>
<p>Qualifying Homes</p>	<p>Qualifying Homes are the units available for purchase as part of the Promotion at the Promoter's retirement living communities as set out in Annexure A.</p> <p>Qualifying Homes are only available until sold.</p>
<p>Villages / Communities not participating</p>	<p>This rebate Promotion is not available on serviced apartments or any apartments or villas located at:</p> <ul style="list-style-type: none"> • Arilla Village – VIC • Gillin Park Retirement Village – VIC • Highlands Retirement Village – VIC • Mernda Retirement Village – VIC • Selandra Rise Retirement Village – VIC • Tarneit Skies Retirement Village – VIC • The Grange Retirement Estate - SA • Walnut Grove Estate – SA • The Villas on Milton Avenue - Fullarton – SA • Aspire by Stockland Calleya (WA) • Wamberal Gardens Retirement Village - NSW • Camden View Retirement Village - NSW • Castle Ridge Resort – NSW • Bexley Gardens Retirement Village - NSW • Aspire by Stockland Elara (NSW) • Lourdes, NSW • Pine Lake Retirement Village – QLD • Bellcarra Retirement Resort – QLD • Fig Tree Village – QLD • Farrington Grove Retirement Estate – QLD • Greenleaves Retirement Village – QLD
<p>Incentive(s)</p>	<p>A rebate for the amount set out in Annexure A for the relevant Qualifying Home/ Community.</p>

	<p>If the Qualifying Home is offered by Stockland for lease by the participant, then the rebate will be applied to the ingoing contribution payable by the participant to the Promoter for the Qualifying Home under the relevant residence contract.</p> <p>If the Qualifying Home is purchased by a participant from an outgoing resident of the Community, then Stockland will pay the amount of the rebate to the participant by bank cheque within 30 days of settlement of the purchase of the Qualifying Home.</p> <p>The rebate will be applied to the purchase price payable by the participant to Stockland under the relevant contract of sale, and set-off the purchase price as an adjustment in favour of the participant at settlement of the relevant contract of sale.</p> <p>The rebate is not a price reduction. Any capital gain, departure fee, deferred fee, management fee, or like amount or fee payable by or to the participant under their residence contract will be calculated based on the ingoing contribution amount stated in the participant's residence contract (being an amount that has not been reduced or impacted in any way by this Promotion).</p> <p>Each participant is responsible for informing their lender (if any) about the rebate.</p>
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<p>Are there limitations on Incentives?</p>	<p>There is only one Incentive available for each Qualifying Home. 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 residence contract), then the Incentive will be offered jointly to all such persons.</p> <p>Each participant is not permitted to receive multiple Incentives. If the participant terminates their village or residence contract by exercising their rights under the Promoter's "Change of Mind Money Bank Guarantee", then the participant must repay the promoter immediately in cash for the whole value of the Incentive given to the participant, or the Promoter may set off this amount against any amount owed to the participant under their village, residence or purchase contract.</p> <p>This Promotion is not available in conjunction with any other promotion or offer by the Promoter or any of its related entities (except in relation to any promotion or offer which may be incorporated as part of your residence contract such as the Promoter's "Change of Mind Money Back Guarantee").</p> <p>Participants who:</p> <ol style="list-style-type: none"> a. as at the start of the Promotion Period, have reservation for a unit or have entered into a residence contract for a unit within a Stockland retirement village participating in the Promotion; and b. during the Promotion Period, cancel or terminate such reservation or residence contract,
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	<p>are not eligible to receive an Incentive.</p>
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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 and its affiliates 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 and Participating Retailers 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,
 - (b) breached any of these terms and conditions; and/or
 - (c) 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

31. 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.
32. 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.
33. 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:
- (c) any information they provide in connection with the Promotion is provided to the Promoter and not to Instagram or any other social network; and
 - (d) 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

34. 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.

PART I - OTHER

35. For the purposes of these terms and conditions, a reference to purchase or sale of a home includes the lease of a home on a long term basis.

ANNEXURE A

Village	State	Unit number	Type	Rebate Amount												
Donvale Village	VIC	029 077 097 100	Independent Living Unit	\$ 15,000												
		403 406 416 423			Serviced Apartment	\$ 15,000										
Gowanbrae Village	VIC	301 325 330	Independent Living Apartment	\$ 15,000												
Knox Village	VIC	18 25 67 69 76 84 88	Independent Living Unit	\$ 15,000												
		Midlands Terrace			VIC	46	Independent Living Unit	\$ 15,000								
		Oak Grange Village			VIC	7 28 32 34 51 62 67 99	Independent Living Unit	\$ 15,000								
						Patterson Lakes Village			VIC	406 410 419	Serviced Apartment	\$ 15,000				
										Plenty Valley Village			VIC	404 405 409	Serviced Apartment	\$ 15,000
														Salford Park Village		
						Templestowe Village			VIC		62 74 89 93 97 99 122	Independent Living Unit				
The Lakes Estate	VIC		101 107 372	Independent Living Apartment						\$ 15,000						
			372								Serviced		\$ 15,000			

		385 386 392 396 397	Apartment	
Vermont Village	VIC	3 34	Independent Living Unit	\$ 15,000
Wantirna Village	VIC	139	Independent Living Unit	\$ 15,000
		421 428	Serviced Apartment	\$ 15,000

Village	State	Product Type/Unit number	Rebate Amount
Bay Village Retirement Village	SA	Independent Living Units	\$ 15,000
Hillsview Village	SA	Independent Living Units	\$ 15,000
Lightsview Retirement Village	SA	Independent Living Units	\$ 15,000
Ridgehaven Rise Retirement Village	SA	Independent Living Units	\$ 15,000
Salford Retirement Village	SA	Independent Living Units	\$ 15,000
Somerton Park Retirement Village	SA	Independent Living Units Serviced Apartments	\$ 15,000
Unity Retirement Village	SA	Independent Living Units	\$ 15,000
Villas at Brighton	SA	Independent Living Units	\$ 15,000

Village	State	Type	Rebate Amount
Ridgecrest Retirement Village	ACT	Independent Living Unit	\$ 15,000

Village	State	Type	Rebate Amount
Bellevue Gardens Retirement Village	NSW	Independent Living Unit	\$ 15,000
Golden Ponds Resort	NSW	Independent Living Unit	\$ 15,000
Lincoln Gardens Retirement Village	NSW	Independent Living Unit	\$ 15,000
Macarthur Gardens Retirement Village	NSW	Independent Living Unit	\$ 15,000
Macquarie Grove Retirement Village	NSW	Independent Living Unit	\$ 15,000
Maybrook Retirement Village	NSW	Independent Living Unit	\$ 15,000
Parklands Retirement Village	NSW	Independent Living Unit	\$ 15,000
Queens Lake Retirement Village	NSW	Independent Living Unit	\$ 15,000
The Cove Village	NSW	Independent Living Unit	\$ 15,000
The Village Swansea	NSW	Independent Living Unit	\$ 15,000
The Willows Retirement Village	NSW	Independent Living Unit	\$ 15,000
Waratah Highlands Village	NSW	Independent Living Unit	\$ 15,000

Village	State	Type	Rebate Amount
North Lakes Retirement Resort (first 8 sold)	QLD	Serviced Apartments	\$ 15,000

Salford Waters Retirement Village (first 10 sold), excluding unit 55.	QLD	Independent Living Unit, Serviced Apartments	\$ 15,000
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Village	State	Type	Rebate Amount
Affinity Village	WA	Independent Living Unit	\$ 15,000

Village	State	Unit / Villa No.	Type	Rebate Amount
Newport Retirement Living (first 10 apartments sold)	QLD		Independent Living Apartment	\$ 25,000
Shine Birtinya Retirement Village (first 10 apartments sold)	QLD		Independent Living Apartment	\$ 25,000

Village	State	Unit No.	Type	Rebate Amount
Cardinal Freeman, The Residences	NSW	Unit # 5306	Independent Living Unit	\$25,000
Cardinal Freeman, The Residences	NSW	Unit # 7107	Independent Living Unit	\$25,000
Cardinal Freeman, The Residences	NSW	Unit # 301	Independent Living Unit	\$15,000
Cardinal Freeman, The Residences	NSW	Unit # 307	Independent Living Unit	\$15,000
Cardinal Freeman, The Residences	NSW	Unit # 252	Independent Living Unit	\$15,000
Cardinal Freeman, The Residences	NSW	Unit # 256	Independent Living Unit	\$15,000
Cardinal Freeman, The Residences	NSW	Unit # 332	Independent Living Unit	\$15,000
Cardinal Freeman, The Residences	NSW	Unit # 3202	Independent Living Apartment	\$15,000
Cardinal Freeman, The Residences	NSW	Unit # 6007	Independent Living Apartment	\$15,000
Willowdale Retirement Village	NSW	Unit # 121	Independent Living Unit	\$25,000
Willowdale Retirement Village	NSW	Unit #346	Independent Living Unit	\$25,000
Willowdale Retirement Village	NSW	Unit # 109	Independent Living Unit	\$25,000

