

## Promotion: Vantage Bloomdale – Site Rent Rebate on Qualifying Sites Development: Vantage Bloomdale, Diggers Rest VIC 3427

### Promotion Terms and Conditions

#### SCHEDULE to Terms and Conditions

<b>Promotion</b>	<p>Stage 1 and Stage 2 Vantage Bloomdale - Site Rent Rebate Offer for Buyers (<b>Participants</b>) who:</p> <ul style="list-style-type: none"> <li>- Purchase and settle a home; and</li> <li>- Enter into a Site Agreement,</li> </ul> <p>for selected Sites in Stages 1 and 2 as listed below (<b>Qualifying Sites</b>) from the Promoter (<b>Promotion</b>).</p> <p>Participants must meet all requirements in these terms and conditions and will be entitled to receive a 100% Site Rent Rebate (i.e. no Site fees, only on-supplied utilities are payable) from the Commencement Date of the Site Agreement until 31 December 2026 (<b>Site Rent Rebate Offer</b>).</p>
<b>Promoter</b>	AVID Property Group Nominees Pty Ltd (ACN 088 212 631) and Vantage Development Australia Pty Ltd (ACN 618 141 736) ( <b>Vantage</b> ) Level 5, 7 Macquarie Place, Sydney, NSW 2000
<b>Development</b>	"Vantage by Bloomdale", Diggers Rest VIC 3427
<b>Participant</b>	A buyer or buyers who satisfies the Eligibility Criteria may be an eligible Participant.
<b>Site Agreement</b>	Means the Site Agreement for the occupation of the Qualifying Site between AVID Property Group Nominees Pty Ltd ACN 088 212 631 (as the <b>Park Owner</b> ) and the Participant (as <b>Resident</b> ).
<b>Home Purchase Agreement</b>	Means the contract for the sale of a dwelling for the Community entered into between the Participant (as <b>Purchaser</b> ) and Vantage Developments Australia Pty Ltd ACN 618 141 736 (as <b>Vendor</b> ).
<b>Participation – general</b>	<p>Each Participant is eligible to participate as either one of the following:</p> <ul style="list-style-type: none"> <li>a. a single person participant;</li> <li>b. a multiple person participant; or</li> <li>c. an entity participant.</li> </ul>
<b>Participation – residency restriction</b>	Participation in the Promotion is only available to residents of Australia.
<b>Participation – age restriction</b>	Participation in the Promotion is only available to persons over 18 years of age.
<b>Promotional Period</b>	<p>From: 9:00am AEST on 3 March 2025 To: 5:00pm AEDT on 30 June 2025</p> <p>Note: The Promoter reserves the right to extend the Promotion in its absolute discretion.</p>

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<b>Promotion Period Exclusion</b>	The Promotion does not apply where a holding deposit or expression of interest deposit has been paid to Vantage or a Home Purchase Agreement has been signed by a Participant in respect of a Qualifying Sites prior to 9.00am AEST on 3 March 2025.
<b>Eligibility Criteria</b>	<p>The Participant's eligibility to receive Site Rent Rebate Offer is subject to:</p> <ul style="list-style-type: none"> <li>a. the Participant entering into the Home Purchase Agreement during the Promotion Period;</li> <li>b. the Participant satisfying all conditions under the Home Purchase Agreement, in accordance with the terms and conditions of the Home Purchase Agreement;</li> <li>c. the Participant settling the Home Purchase Agreement, in accordance with its terms and conditions by no later than the date specified as the date for settlement under the Home Purchase Agreement.</li> <li>d. the Participant entering into a Site Agreement with the Park Owner within the period specified in the Home Purchase Agreement (<b>Site Agreement Signing Period</b>); and</li> <li>e. the Participant satisfying all conditions under the Site Agreement, in accordance with the terms and conditions of the Site Agreement.</li> </ul> <p>The Promoter reserves the right, in its absolute discretion, to take all necessary steps to verify the validity and eligibility of a Participant.</p> <p>A Participant will not receive the Site Rent Rebate Offer if settlement under the Home Purchase Agreement is extended beyond the date specified as the date for settlement under the Home Purchase Agreement at the request of the Participant or is delayed as a result of the Participant's default.</p>
<b>Site Rent Rebate Offer</b>	<p>The Site Rent Rebate Offer will be applied by the Promoter in favour of the Participant.</p> <p>For avoidance of doubt, the Participant will not be eligible to receive the Site Rent Rebate Offer if the Home Purchase Agreement does not settle for any reason whatsoever.</p> <p>Subject to the Eligibility Criteria and these Terms and Conditions, the Participant will be eligible to receive the Site Rent Rebate Offer as a reduction to Site Rent under the Site Agreement. By participating in this Promotion, the Participant acknowledges that the Promoter is under no obligation to pay the Site Rent Rebate Offer directly to the Participant.</p>

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	For information on the restrictions and limitations of the Site Rent Rebate Offer, please see the section “Are there any restrictions or limitations on the Site Rent Rebate Offer” below.
<b>How to participate</b>	Subject to meeting the Eligibility Criteria, in order to participate in the Promotion the Participant must provide evidence to the satisfaction of the Promoter of satisfaction of the eligibility criteria.
<b>Qualifying Sites</b>	<p>The Promotion applies to the following sites available for occupation pursuant to a Site Agreement at Vantage Bloomdale (each a <b>Qualifying Site</b>):</p> <ul style="list-style-type: none"> <li>• Stage 1, Vantage Bloomdale: 113, 117, 118, 140, 141, 142, 143, 148, 149</li> <li>• Stage 2, Vantage Bloomdale: 119, 120, 121, 122, 123, 135, 136, 137, 138 and 139,</li> </ul> <p>unless already subject to Home Purchase Agreement and/or Site Agreement.</p>
<b>Are there any restrictions or limitations on the Site Rent Rebate Offer?</b>	<p>There is only one Site Rent Rebate Offer available for each Home Purchase Agreement and Site Agreement for a Qualifying Property irrespective of:</p> <ol style="list-style-type: none"> <li>a. the number of Participants claiming eligibility;</li> <li>b. the number of Participants purchasing any particular lot of the Qualifying Property under that Home Purchase Agreement; or</li> <li>c. the number of Qualifying Property lots being purchased in the Home Purchase Agreement.</li> </ol>
<b>Collection of Site Rent Rebate Offer</b>	The Site Rent Rebate Offer will be applied in favour of the Participant by the Promoter from the Commencement Date of the Site Agreement subject to settlement of the Home Purchase Agreement in accordance with its terms and conditions by no later than the date specified as the date for settlement under the Home Purchase Agreement and generally in accordance with these terms and conditions. By participating in this Promotion, the Participant acknowledges that the Promoter is under no obligation to pay the Site Rent Rebate Offer directly to the Participant.

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#### **Terms and Conditions Section 1 – General**

1. Information on how to participate in the Promotion and Site Rent Rebate Offer 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 Sections 1 to 7 of these terms and conditions, the Schedule will prevail.
5. Any dispute in relation to the eligibility to participate in the Promotion or receive the Site Rent Rebate Offer will be determined by the Promoter in its absolute discretion. The Promoters decision will be final and binding on the Participant.

#### **Terms and Conditions Section 2 – Who can participate**

6. At the discretion of the Promoter, the Promotion is not available in conjunction with any other promotion or offer by the Promoter or any related body corporate.
7. A Participant will not receive the Site Rent Rebate Offer if as Buyer, they do not settle the Home Purchase Agreement by 5pm on the day specified as the first date for settlement under the Home Purchase Agreement at the request of the Buyer or settlement is delayed as a result of the Buyer's default.

#### **Terms and Conditions Section 3 – How to Participate**

8. To participate in the Promotion, each Participant must comply with the 'How to Participate' section of the Schedule.
9. 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.
10. 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.

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11. The eligibility of Participants to receive a Site Rent Rebate Offer is solely within the discretion of the Promoter and pursuant to these terms.
12. The Promoter accepts no responsibility for late, lost or misdirected communications.
13. 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.
14. 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.
15. 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.

**Terms and Conditions Section 4 – Incentives**

16. Each Site Rent Rebate Offer is not transferrable, exchangeable, or redeemable for cash.
17. If any Site Rent Rebate Offer is unavailable for reasons beyond the Promoter's control, the Promoter reserves the right to substitute the Site Rent Rebate Offer with an incentive of equal or greater monetary value. This right is subject to any applicable legislation, regulations or directions from a regulatory authority.
18. All taxes (excluding GST, if any) which may be payable as a consequence of receiving a Site Rent Rebate Offer are the sole responsibility of each Participant.
19. The Participant's use of the Site Rent Rebate Offer is entirely at their own risk. Before the Site Rent Rebate Offer is provided, the receiver of the Site Rent Rebate Offer may be required to sign an agreement to release the Promoter from and indemnifying the Promoter against any liability arising from or in connection with the Site Rent Rebate Offer.
20. The Buyer may not deduct or set off the value of the Site Rent Rebate Offer from any other moneys or debts payable to the Promoter. The Site Rent Rebate Offer is not transferrable or exchangeable and, may not be issued or taken as cash.



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21. Any taxes, duties, levies or similar charges payable in relation to the receipt of the Site Rent Rebate Offer are assigned to and are the responsibility of the Buyer.

#### **Terms and Conditions Section 5 – Receiving the Incentive**

22. Subject to these Terms and Conditions each eligible Participant that complies with these terms and condition will receive the Site Rent Rebate Offer.
23. The eligibility of Participants to receive the Site Rent Rebate Offer is solely within the discretion of the Promoter.
24. 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.
25. 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.
26. It is the responsibility of each Participant to notify the Promoter of any change to their contact details.
27. The Promoter may vary or withdraw any Qualifying Site from the Promotion or vary the Promotion Period. The Promoter may also with prior notice, make reasonable variations to the terms of the Promotion.
28. All information provided is subject to change without notice. Participants should make their own enquiries and satisfy themselves as to whether the information provided is current and correct and if appropriate, seek appropriate advice before making the referral.

#### **Terms and Conditions Section 6 – Limit on Liability**

29. Any Site Rent Rebate Offer supplied by a third-party supplier is subject to the terms and conditions of that third party supplier. The Site Rent Rebate Offer may come with guarantees that cannot be excluded under the Australian Consumer Law. If those guarantees are not complied with, then the Referring Participant 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 Site Rent Rebate Offer except for any liability which cannot be excluded by law including as provided for under the Australian Consumer Law.
30. By entering into this Promotion, the Participant is indicating its agreement to be bound by these Terms and Conditions.
31. In consideration for the Promoter entering into a Home Purchase Agreement and Site Agreement, and the offer of a Site Rent Rebate Offer in accordance with this Promotion, the Participant agrees to release and indemnify the Promoter and each of its officers, employees and agents in respect of all claims, liabilities,

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losses and causes of action whatsoever arising directly or indirectly out of or in connection with the Site Rent Rebate Offer.

32. To the maximum extent permitted by law, the Promoter gives no warranty and makes no representation as to the accuracy or sufficiency of any description, illustration, photograph or statement contained in any advertisement relating to the Promotion, or any information or statements made or given by its employees, agents or contractors concerning the Promotion, and, except for any liability which cannot be excluded by law, will not be liable for any loss or damage suffered or incurred by any party who relies upon the information in any such Promotion, advertisement, publication or statement

### **Terms and Conditions Section 7 – Privacy**

33. 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.
34. By participating in the Promotion, Participants consent to the use of their personal information as described in these terms and conditions.
35. Any personal data relating to the Participant or any other entrants will be used solely in accordance with current Australian data protection and privacy legislation, and in accordance with the AVID Privacy Policy [https://www.avid.com.au/privacy\\_policy/](https://www.avid.com.au/privacy_policy/).
36. Participants may access, change, opt out and/or update their personal information in accordance with the Promoter's privacy policy [https://www.avid.com.au/privacy\\_policy/](https://www.avid.com.au/privacy_policy/)
37. This is the current version of the promotion Terms and Conditions as of **14 March 2025** and supersede all early versions of these Terms and Conditions.

**For full terms and conditions on Vantage Contracts, please see <https://avid.com.au/terms-and-conditions/#vantage-terms-and-conditions>**