

Early Purchaser Bonus Terms and Conditions

1. These terms and conditions apply to the Early Bird Promotion ("Promotion") offered by Balcon Group ("Balcon").
2. The Promotion is only available for Stages 3 and 4 at Balcon by Orana, being the lots shown in proposed plans of subdivision 833961U and 833958H ("Lots").
3. The Promotion is only available for contracts of sale for Lots which are entered into on or before 31 August 2020 ("Qualifying Contract"). If all Lots have been sold or allocated prior to that date, the Promotion may cease at Balcon's absolute discretion.
4. If a purchaser enters into a Qualifying Contract, the purchaser will be entitled to a rebate of \$5,000 at settlement ("Early Bird Rebate"), provided that the purchaser has:
 - a. complied with all of the terms of the Qualifying Contract; and
 - b. effects settlement of the Qualifying Contract on the due date.
5. The Early Bird Rebate will be adjusted in favour of the purchaser at settlement of the Qualifying Contract and results in an adjustment (reduction) of the balance of the purchase price payable by the purchaser at settlement. For the avoidance of doubt, the Early Bird Rebate is not a payment made to the purchaser and cannot be applied to reduce the deposit payable by the purchaser or any other sum pursuant to the Qualifying Contract.
6. The Qualifying Contract will state that the price of the Lot is the full price, not taking into account the Early Bird Rebate. For example, if the price of a Lot (not taking into account the Early Bird Rebate) is \$260,000, the Qualifying Contract shall provide that the price is \$260,000. If for any reason the purchaser does not qualify for the Early Bird Rebate (for example, by not effecting settlement on the due date under the Qualifying Contract) the purchaser will be required to pay the price in the Qualifying Contract and will not receive the Early Bird Rebate.
7. Only one Early Bird Rebate may apply, per Lot. The Early Bird Rebate does not apply per purchaser if there are multiple purchasers.
8. The Early Bird Rebate is personal to the purchaser and is not transferrable to a nominee or later purchaser of the Lot.
9. The sale of a Lot will be subject to the conditions of a contract of sale entered into between the purchaser and the vendor of the Lot. To the extent of any inconsistency between these terms and conditions and the contract of sale, the contract of sale prevails.

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