

## **\$30k rebate promotion (September 2024)**

### **Terms and conditions**

1. These terms and conditions apply to the Promotion ("Promotion") offered by Balcon Group ("Balcon").
2. The Promotion applies to all lots at Orana by Balcon other than:
  - a. lots 707 and 708 on plan of subdivision PS846075Y; and
  - b. all lots on plan of subdivision PS908394P (Stage 13A).("Lots"),  
for which a Qualifying Contract is entered into.
3. The Promotion is only available for contracts of sale for Lots which:
  - a. are entered into between 14 September 2024 and 26 October 2024; and
  - b. specify a due date for settlement that falls before 30 November 2024. ("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:
  - a. required to only pay a deposit of \$10,000; and
  - b. entitled to a rebate of up to \$30,000 at settlement ("Rebate").
5. The purchaser will be entitled to the 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.
6. The Rebate will be adjusted in favour of the purchaser at settlement of the Qualifying Contract , and results in a reduction of the balance of the purchase price payable by the purchaser at settlement. For the avoidance of doubt, the 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.
7. The Qualifying Contract will state that the price of the Lot is the full price, not taking into account the Rebate. For example, if the price of a Lot (not taking into account the Rebate) is \$360,000, the Qualifying Contract shall provide that the price is \$360,000. If for any reason the purchaser does not qualify for the 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 Rebate.
8. Only one Rebate may apply, per Lot. The Rebate does not apply per purchaser if there are multiple purchasers.
9. If a purchaser (or, if there are multiple purchasers, any one of them) purchases more than one Lot for which the Rebate applies (whether or not it has been paid or applied with respect to that other Lot), then the purchaser shall only be entitled to the Rebate for one Lot (which will be determined by Balcon).
10. The Rebate is personal to the purchaser, and is not transferrable to a nominee or later purchaser of the Lot.

11. The sale of a Lot will be subject to the conditions of the Qualifying Contract. To the extent of any inconsistency between these terms and conditions and the Qualifying Contract, terms of the Qualifying Contract prevails.