



LOCAL SCHOOLS AND COMMUNITY GRANT **\$10,000 DISCOUNT**



ON CURRENT PUBLICLY LISTED SALE PRICE
FOR FAMILIES WITH CHILDREN ENROLLED AND
EMPLOYEES OF THE SCHOOL

\$2,000 WILL ALSO BE DONATED TO THE SCHOOL UPON SETTLEMENT.



Offer is open for people proposing to use the property as their principal residence.
Available on current unsold lots from 1st August 2024 to 30th November 2024.
Subject to full Terms and Conditions available from
Bendigo Real Estate or on www.emurise.com.au

EMU RISE - SUPPORTING COMMUNITY

- Cleared mainly level lots.
- Simple protective covenants to protect your investment.
- Lots from 630m² to 890m².
- Excellent connectivity to shops and schools.

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To find out more call
Damien O'Shannessy
on 0417 055 593



REBATE WITH PURCHASE PROMOTION

TERMS AND CONDITIONS

Promotion	Local schools and community grant
Developer	Emu Rise Estate Pty Ltd
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: Australia
Participation – age restriction	Participation in the Promotion is only available to persons over 18 years of age
Participation - specific	Participation in the Promotion is only available to persons who: (a) are parents of a child currently enrolled at participating schools, or employees of participating schools at the commencement of the Promotional Period, during the Promotional Period and at the time of settlement of the contract of sale; or (b) are current active and fully paid members of participating sporting clubs or the parents of active junior members of participating sporting clubs at the commencement of the Promotional Period, during the Promotional Period and at the time of settlement of the contract of sale; and (c) will be claiming principal place of residence stamp duty concession and/or first home owners stamp duty concession at the time of settlement of the contract of sale. (d) Settle on the contract of sale for the land before 20 th December, 2024
Participating schools	means schools approved by the Developer from time to time
Participating sporting clubs	means sporting clubs approved by the Developer from time to time
Promotional Period	1 st August, 2024 to 30 th November, 2024

How to participate	<p>To participate in the Promotion, each participant must:</p> <p>(a) during the Promotional Period:</p> <p>(i) enter into a contract of sale for a residential lot within the Qualifying Land; and</p> <p>(ii) pay the full deposit required under such contract of sale;</p> <p>(b) comply with the terms of such contract of sale at all times and without default;</p> <p>(c) complete such contract of sale in accordance with its terms; and</p> <p>(d) not to unreasonably extend or delay, or attempt to unreasonably extend or delay, settlement of such contract of sale.</p>
Qualifying Land	<p>Unsold lots at Emu Rise Estate Stage One, excluding lots 1, 22 & 23.</p>
Incentive	<p>\$10,000.00 rebate in the listed purchase price, with the Developer to pay the sum of \$2,000.00 to the participating school or participating sporting club upon settlement of the of the contract of sale.</p>
Limitations on Incentive	<p>There is only one Incentive available for each contract of sale.</p> <p>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>Participants who:</p> <p>(a) as at the start of the Promotional Period, have an accepted or exchanged contract of sale for a residential lot with the Developer; and</p> <p>(b) during the Promotional Period, cancel or terminate such contract of sale,</p> <p>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 C of these terms and conditions); and**
- **the Promoter’s limitation of liability (see Part E 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 F of these terms and conditions, the Schedule will prevail.

PART B – HOW TO PARTICIPATE IN THE PROMOTION

5. To participate in the Promotion, each participant must comply with the ‘How to Participate’ section of the Schedule.
6. The Developer 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 Developer reserves the right to disqualify any participant who provides false information or fails to provide information that is reasonably requested by the Developer.
7. The Developer 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.
8. The eligibility of participants to receive an Incentive is solely within the discretion of the Developer.
9. The Developer accepts no responsibility for late, lost or misdirected communications.
10. If participation in the Promotion is online, by telephone or SMS, the Developer 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 Developer may modify, cancel, terminate or suspend the Promotion.

PART C - INCENTIVES

11. Each Incentive is not transferrable, exchangeable or redeemable for cash.
12. All taxes (excluding GST, if any) which may be payable as a consequence of receiving an Incentive are the sole responsibility of each participant.
13. The Incentive cannot be used in conjunction with any other discounts or house and land packages in respect to the Qualifying Land.

PART D – RECEIVING THE INCENTIVE

14. Each eligible participant during the Promotional Period will receive an Incentive.
15. The eligibility of participants to receive the Incentive is solely within the discretion of the Developer.
16. The Developer 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.
17. It is the responsibility of each participant to notify the Developer of any change to their contact details.

PART E - NO LIABILITY

The Developer 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.

PART F - TERMINATION OF PROMOTION

The Developer 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.

The Developer's right to vary or cancel the Promotion will not affect the rights to receive the Incentive for any participants who have signed a contract of sale prior to such variation or cancellation of the Promotion.