

MERRIFIELD \$12.5K (REBATE) PROMOTION*

Terms and Conditions

1. In these terms and conditions and all advertising material relating to the Merrifield \$12.5K Rebate (**Promotion**), Merrifield means Ascotown Pastoral Company Pty Ltd, Merrifield Corporation Pty Ltd, Rosedust Pty Ltd or Copperdust Pty Ltd.
2. The Promotion runs from 9am (AEST) on 14 October 2026 and ends at 5pm (AEST) on 15 December 2026 or such later date notified by Merrifield (**Promotion Period**) by providing at least fourteen days' notice on www.merrifieldmelbourne.com.au (**Merrifield Website**).
3. The Promotion applies to all townhomes within Hollington Quarter at the development known as Merrifield, located on Donnybrook Road, Mickleham (**Eligible Townhomes** and **Eligible Townhome** has the corresponding singular meaning).
4. Subject to paragraph 7, the Promotion is available to each person (**Purchaser**) who during the Promotion Period enters into a valid unconditional contract (**Land Contract**) with Merrifield for the sale of an Eligible Townhome. Each Purchaser should contact a representative of Hollington Quarter, Merrifield, and make appropriate enquiries in respect of the Eligible Townhome and to confirm the Purchaser's eligibility for the Promotion.
5. The Promotion is only valid during the Promotion Period, and is correct as at the time of publication, but may change at Merrifield's absolute discretion at any time. It is the Purchaser's responsibility to check the applicable terms on the Merrifield Website.
6. Subject to paragraph 7, Merrifield will grant the Purchaser a rebate of \$12,500 (including GST) (**Rebate**). The Rebate will be applied to the purchase price payable by the Purchaser to Merrifield under the relevant Land Contract and set-off the purchase price as an adjustment in favour of the Purchaser at settlement of the relevant Land Contract. The Rebate is not a price reduction.

Eligibility

7. In order for a Purchaser to receive the benefit of the Promotion:
 - a) the purchaser must be a natural person (not a corporate entity);
 - b) the Purchaser must enter into a Land Contract for the purchase of an Eligible Townhome directly from Merrifield during the Promotion Period which must include a special condition noting the applicability of this Promotion;
 - c) the Land Contract will stipulate that the Purchaser pay the full 5% deposit required under the Land Contract on or before the date required by the Land Contract; (with the exact amount of the deposit to be agreed between the parties and reflected in the Land Contract);
 - d) the Land Contract must be, or become, unconditional;
 - e) the Purchaser must settle its purchase of the Eligible Townhome on or before the settlement date of the Land Contract (**End Date**); and
 - f) the Purchaser must not be in default of the Land Contract.
8. In the event the Purchaser settles its purchase under the Land Contract after the End Date or nominates an additional or substitute transferee or is in default of the Land Contract, the Rebate does not apply.
9. The Promotion is not available in conjunction with any other Merrifield promotion or offer.
10. Merrifield reserves the right to cancel, extend or make changes to the Promotion at any time, with such changes to be noted on the Merrifield Website. It is the Purchaser's responsibility to check the applicable terms on the Merrifield Website.

11. Merrifield reserves the right to withdraw any individual townhomes from the Promotion at any time.
12. Merrifield will not be liable for any liability, loss, damage or expense (including but not limited to direct, indirect or consequential loss or loss of profits), or death or personal injury, suffered or incurred (whether or not arising from any person's negligence) arising out of or in connection with this Promotion except for any liability which cannot be excluded by law (in which case that liability is limited to the minimum allowable by law).

Privacy

13. Merrifield collects personal information in order to conduct the Promotion, to assist in providing the products or services an individual has requested (if any), and to improve its products and services. Merrifield may use the information for promotional, marketing, publicity, research and profiling purposes, and may be in touch by any means (including telephone, email or SMS) at any time to let an individual know about products, services or promotional activities which may be of interest until the individual informs Merrifield otherwise.
14. Merrifield may also share individuals information with other persons or entities who assist it in providing its products or services or running competitions or trade promotions. Merrifield may also disclose personal information to third parties as required by Australian regulatory authorities.
15. Merrifield is bound by the National Privacy Principles in the Privacy Act 1988 (Cth), and by participating in the Promotion, each individual is taken to consent to Merrifield's privacy policy, which is available on request from Merrifield. Participants should direct any request to access, update or correct personal information to Merrifield.

SIMONDS \$12.5K HOLLINGTON QUARTER BUNDLE**

For a limited time only, customers who purchase an eligible townhouse on an eligible lot in the Hollington Quarter project in Merrifield, Mickleham may be able to receive a Hollington Quarter Bundle** at no additional charge subject to the following terms and conditions (**Offer**):

1. This Offer is based on the customer:
 - a) receiving a Hollington Quarter Bundle** at no additional charge.
 - b) Subject to clause 9, this Offer is available from 14 October 2026 at 9:00am (AEST) to 15 December 2026 at 5pm.
2. This Offer is not available to customer(s) who have:
 - a) signed any sales documentation with Simonds Homes [1];
 - b) signed a building contract with Simonds Homes; or
 - c) paid a deposit or any other fees to Simonds Homes in anticipation of any preliminary work or other building work, before 14 October 2026.
3. The Hollington Quarter Bundle** is only available to the customer(s) who purchase a Simonds townhome on an eligible lot^ and is subject to the:
 - a) the customer paying their \$500 initial fee and \$2,000 preliminary fee to Simonds Homes within fourteen (14) days of receiving all sales documentation (provided to the customer(s) by Simonds Homes) [1]; and
 - b) all sales documentation being signed by the customer(s) (where applicable) and returned to Simonds Homes within fourteen (14) days of receiving all sales documentation (provided to the customer(s) by Simonds Homes) [1].
4. This Offer is not available in conjunction with any other Simonds Homes offer or promotion.

5. The Offer is not transferable, redeemable for cash or any other form of credit.
6. This promotion is limited to one Offer per building contract.
7. Simonds Homes reserves the right to vary and/or withdraw this Offer at any time
8. Simonds Homes reserves the right to substitute similar products to those referred to in this promotion should an item not be available.
9. Simonds Homes is not obligated to provide a credit where the design constraints of your selected dwelling does not allow for any of the inclusions forming part of the Offer.
10. All inclusions and prices are correct at the time of publication (October 2026).
11. The Offer must be read in conjunction with the building contract and the Simonds Homes terms and conditions www.simonds.com.au/vic/terms-and-conditions.

[1] Sales documentation includes but is not limited to the initial terms and conditions, a sales advice estimate and a preliminary agreement.

^An eligible lot to be determined by Simonds Homes at their sole discretion in the Hollington Quarter project in Merrifield, Mickleham. Terms and conditions apply.

The Hollington Quarter Bundles include:

4 Bedroom Bundle	Price
3 x additional Split Systems	\$8,400
Electrical Pack 10 x extra power points 1 x additional TV point - Data point & phone point (locations as per upgrade standard plan)	\$1,500
40mm stone to kitchen	\$900
Overhead fridge cabinetry to fridge space	\$600
Finger pull cabinetry to kitchen, bathroom and ensuite	\$700
Flyscreen sliding door	\$590
TOTAL	\$12,690

2 Bedroom Bundle	Price
2 x additional Split Systems	\$5,600
Electrical Pack 10 x extra power points 1 x additional TV point - Data point & phone point (locations as per upgrade standard plan)	\$1,500
Alarm System	\$1,500
40mm stone to kitchen	\$900
Overhead fridge cabinetry to fridge space	\$600
Finger pull cabinetry to kitchen, bathroom and ensuite	\$700
Flyscreen sliding door	\$590
Flexible hose mixer	\$400
Mirrored robes in all bedrooms	\$700
Privacy locks to ensuite, bath and powder	\$290
TOTAL	\$12,780