



## CAPRICORN BEACH, YANCHEP

### \$10K PRE-START BONUS PROMOTION - GENERAL INFORMATION

#### Background to the Promotion

1. Capricorn Investment Group Pty Ltd and Yanchep Sun City Pty Ltd, together trading as Capricorn Village Joint Venture (CVJV) recently introduced a promotion for buyers who are looking to purchase a property at Capricorn Beach, Yanchep (**Promotion**).
2. The Promotion is being run for a limited time.
3. Subject to the terms and conditions of the Promotion, which are set out in summary form below, CVJV has agreed to contribute towards the payment of pre-start costs incurred by each eligible buyer at Capricorn Beach property up to a maximum amount of \$10,000.00 including GST (**Sum**) on eligible lots\*.
4. The improvements to the Property are to be in the nature of a builder pre-start bonus, or such other improvements as agreed between the Buyer and their chosen Builder Company. (**Pre-start Upgrades**).
5. Payment of the Sum will only be made directly to the nominated Builder Company upon presentation of a Tax Invoice, after Settlement of the Lot has occurred.

#### SUMMARY OF TERMS AND CONDITIONS

The following paragraphs, which are supplied for general information purposes only, comprise a summary of the terms and conditions of the Promotion.

#### Payment Preconditions

Before a buyer can request payment of the Sum, the following requirements must apply or have been satisfied (as the case may be):

1. The Promotion only applies to eligible\* lots at Capricorn Beach, Yanchep, Western Australia.
2. The Promotion is only open to natural persons over the age of 18 and who are acting personally (**Eligible Buyers**). The Promotion is not open to companies or registered builders or persons acting as an agent on behalf of others.
3. The Promotion is only open to Eligible Buyers who enter a contract (**Contract**) with CVJV to purchase a lot at Capricorn Beach (**Property**).
4. The Contract must:

- a. be entered into between 9:00am (Perth time) on 9<sup>th</sup> September 2019 and 5:00pm (Perth time) on 22<sup>nd</sup> November 2019 (Promotion Period);
  - b. be unconditional (except that it may be subject to finance); and
  - c. contain a 'Pre-Start Bonus Annexure' which sets out the terms and conditions for the Promotion (**Promotion Annexure**). \*\*
5. The buyer must have paid the Deposit by the time specified in the Contract.
  6. Settlement of the lot occurs on or before 31<sup>st</sup> March 2020.
  7. The dwelling's concrete slab must be laid on the Property not later than 6 months after Settlement.
  8. The Buyer must not be in breach of these terms and conditions or the Contract.

### **Payment of the Sum**

9. The Sum is not payable if the Buyer has ceased to be the registered proprietor of the Property.

### **Other terms and conditions**

10. The benefits conferred on the Buyer under the Promotion Annexure in respect of the Sum will not be transferable to another person.
11. The Promotion cannot be used in conjunction with any other campaign promoted by CVJV.
12. To the extent permitted by law, under no circumstances will CVJV be liable to the Buyer for any indirect or consequential loss arising out of or in connection with the Buyer's participation in the Promotion or any breach of the Promotion Annexure by CVJV. CVJV's liability under the Promotion Annexure will be limited to that amount of the Sum (if any) that CVJV is contractually required to pay under it.
13. No third party will be able to acquire any rights under the Promotion Annexure.
14. CVJV may, in its unfettered discretion, cancel the Promotion before the end of the Promotion Period, or may use terms and conditions upon which the Promotion is offered (including as to the amount of the Sum) that are different from the terms and conditions that are outlined in this document. However, CVJV will not be able to change the terms and conditions that are contained in a Promotion Annexure that forms part of a binding contract of sale unless the buyer agrees to that change in writing.

\*Speak to the Capricorn Beach Sales Consultant to confirm Promotion details and eligible lots.

\*\* Speak to the Capricorn Beach Sales Consultant regarding the Pre-start Bonus Annexure.