



Application Form – Home Starter

Applicant to complete		
Full name <i>(name must be the same as purchaser details on contract of sale of land)</i>		
Phone (Home)	Phone (Work)	Mobile
Email address		
Postal Address		
Urban Square Lot No.	Street No.	Street Name
Suburb	State VIC	Postcode
Settlement Date of Lot (Land)/ Townhome		
Issued Building Permit (Copy attached): Yes / No		Dated:
License copy: Yes / No (Take photocopy and have applicant/s sign)		
<p>Attach copies of both the contract of sale for the land and the building contract with a nominated builder for the land</p> <p>By ticking the boxes below, I declare that I am the Applicant named above and that:</p> <p><input type="checkbox"/> I have read and understood, and I accept the Terms and Conditions of the Promotion;</p> <p><input type="checkbox"/> I have read and understood, and I accept the Personal Information Collection Statement and the Urban Square Privacy Policy; and</p> <p><input type="checkbox"/> I agree to my personal information being collected, used and disclosed in the manner it describes. I agree to notify any person whose personal information I have provided on this form about the Personal Information Collection Statement.</p> <p>I/WE, HEREBY DECLARE THAT I/WE HAVE OBTAINED SUCCESSFUL SETTLEMENT ON ABOVE MENTIONED LAND AT URBAN SQUARE ESTATE AND HAVE RECEIVED A BUILDING PERMIT AT THE ABOVE MENTIONED ADDRESS IN URBAN SQUARE ESTATE. I/WE, HAVE PROVIDED A TRUE AND CORRECT COPY ATTACHED OF ISSUED BUILDING PERMIT. I/WE HAVE ALSO PROVIDED COPY OF PHOTO ID IN THE FORM OF CURRENT DRIVERS LICENCE/S OR PASSPORT/S - THESE ARE TRUE AND CORRECT.</p> <p>Signature/s of applicants/s:</p>		
Office Use Only: Signed by Oliver Hume Representative (On behalf of Owner, Lotus Oaks Development Pty Ltd)		
Name:		
Position:		
Signature:		
Date: / /		



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Office Use Only: Urban Square Home Starter Campaign

STEP ONE

Application Form completed by Owner and Oliver Hume (Sales Agent) on behalf of Promoter (Lotus Oaks Development Pty Ltd) with Purchaser/s/Owner/s after receiving issued Building Permit and Drivers Licence (or other form of photo ID, passport accepted).

Oliver Hume to complete

Name:

Position:

Signature:

Date: / /

STEP TWO

Lotus Living: Approved by Daniel Smith (General Manager)

Name:

Signature:

Date: / /

STEP THREE

Approved by Finance – Andrew Phillips (Financial Controller)

Name:

Signature:

Date: / /

Transfer of Funds completed:

Date: / /



Terms and Conditions – Home Starter

The Urban Square Home Starter (Promotion) is subject to the following Terms and Conditions:

Promoter

The Promoter is Lotus Oaks Developments Pty Ltd, ABN 71 897 387 383, of PO Box 6653, Point Cook, VIC, 3030 (Promoter). The development is the development known as 'Urban Square' at 774 Ballan Road, Wyndham Vale VIC 3024 (Urban Square).

Terms and Conditions of Application

By completing and submitting the Application Form supplied on the Promoter's website: www.urbansq.com.au/homestarter(Website) the applicant accepts these Terms and Conditions.

Who is eligible for the Promotion?

An application for the Promotion is open to persons who: (1); are over the age of 18 years; and (2) have satisfied the following conditions (**Conditions**): (a) they have entered into a Contract of Sale of land as purchaser (**Purchaser**) for land in Urban Square (**Contract of Sale**); (b) they have paid the full deposit payable under the Contract of Sale by the due date under the Contract of Sale; (c) the Contract of Sale has not been nominated; (d) they have successfully settled on their land with Lotus Oaks development Pty Ltd. (e) entered into a HIA building contract (**Building Contract**) for the construction of a dwelling on the property to be carried out by the Nominated Builder under the Building Contract (**Building Works**) by the date which is 120 days of the day of sale (**Sunset Date**); (e) the Building Contract becomes unconditional and any cooling off period under the Building Contract expires by the Sunset Date; (f) They have been provided with an issued building permit by their builder, and (g) the Eligible Applicant successfully submits a completed Application Form to the Promoter within 10 days of the Conditions (d) and (f) being satisfied. The Promotion may only be claimed once land has successfully settled and a copy of building permit has been provided.

Employees of the Promoter are not eligible to apply. Any Eligible Applicant who, in the opinion of the Promoter, tampers or interferes with the entry mechanism in any way, or who does not properly comply with the entry process will be ineligible for the Home Starter promotion.

How to apply for the Promotion?

Eligible applicants must (i) Successfully purchase and settle on block of land purchased STRICTLY and ONLY at the Urban Square Estate, Wyndham Vale. (ii) Must enter into a Building Contract with any approved builder. (iii) Provide copy of issued building permit to Lotus Oaks Development Pty Ltd, Owner of Urban Square. (iv) Purchaser may then apply for the Home Starter promotion. Application Form is available to download on the Promoter's Website. The Promoter will not accept any applications that are illegible and/or incomplete (Failed Application) and the Promoter accepts no liability for failure to successfully process a Failed Application. Entries are limited to one cash EFT payment of funds per unconditional Contract of Sale and building a single dwelling home &/or Townhome at the Urban Square Estate. Upon receipt of the Application Form, as well as providing copy of an issued building permit attached (Copy from builder accepted), the Promoter will confirm in writing that it determines that the Eligible Applicant is eligible for the Home Starter promotion. The applicant will then need to complete and co-sign a 'Release form'.

Dates of Promotion

The Promotion commences on 10th February 2021 and continues until 31st May 2021. The Promoter reserves the right to withdraw or to extend the Promotion at any time. Eligible Purchasers up to the time that the Promoter publishes a notice to withdraw the Promotion will remain eligible for the Promotion. Any contracts of sale entered into after the Promotion is withdrawn will not be eligible for the Promotion. Notification of the Promotion being withdrawn will be published on the Promoter's Website.

What is the Home Starter promotion?

The HomeStarter value is nominated by the vendor and varies by lot consisting of up to \$20,000 GST inclusive cash EFT payment transfer for a starter pack to purchaser/s (after the purchaser/s have settled the land and had a building permit issued) to help buy furniture &/or electrical appliances &/or similar goods for their new home at Urban Square. The eligible Urban Square lots listed in the terms and conditions of the Offer itself varies \$\$\$ and applies to certain lots. The Promoter has no commercial association/s with any retailer/s and therefore the Home Starter is to be paid by the Promoter (or its



Terms and Conditions – Home Starter

nominee). The Home Starter is non-transferable, non-exchangeable. The Home Starter promotion only applies and is strictly for lots listed in the terms and conditions ONLY and not applicable to any other Stages in the Urban Square.

How to redeem the promotion

The vendor will give the eligible and approved purchaser the transfer of funds (As per the Home Starter promotion) via an EFT payment strictly only after successful settlement of land and issued building permit has been provided to Lotus Oaks Development Pty Ltd. The Vendor will not and is not required to give the cash EFT payment transfer at any time prior to this. The Purchaser will only be entitled to the Home Starter if: they have settled the land and had a building permit issued. Nothing in these Terms and Conditions detracts from the Vendor's rights against the Purchaser in the event that the Purchaser fails to effect settlement of the Contract of Sale on the Due Date, including the Vendor's right to claim penalty interest from the Purchaser in accordance with the Contract of Sale. The purchaser must first complete a 'Application form' that both parties sign, only then will the cash EFT payment transfer be completed once all the terms are satisfied.

The Urban Square lots eligible for the Home Starter promotion include the following or any lot nominated by the Vendor from time to time:

Urban Square Lot #	Home Starter Amount
5045	\$ 15,000
5046	\$ 15,000
5059	\$ 15,000
5105	\$ 15,000
5106	\$ 15,000
5107	\$ 20,000
5108	\$ 20,000
5112	\$ 20,000
5113	\$ 20,000
5117	\$ 20,000
5118	\$ 20,000
5120	\$ 20,000
5121	\$ 15,000

General

The Promotion is governed by the laws of the state of Victoria, Australia. The Promoter accepts no responsibility for any tax liabilities that may arise from a Purchaser receiving the Home Starter in the Promotion. To the extent permitted by law, the Promoter shall not be liable for any loss or damage whatsoever (including but not limited to direct, indirect, special or consequential loss or damage, loss revenue or profit) or personal injury suffered or sustained in connection with the Promotion or accepting the Home Starter. If, for any reason whatsoever, the Promotion is not capable of running as planned, including due to infection by computer virus, bugs, tampering, unauthorised intervention, fraud, technical failure or any other cause beyond the control of the Promoter which corrupt or affect the administration, security, fairness or integrity or proper conduct of the Promotion, the Promoter reserves its right in its sole discretion to take any action that may be available, subject to State and Territory regulations. Eligible and approved applicants must complete and sign with the promoter an 'Application Form'. Once the 'Application Form' is signed by both parties (Applicant and Promoter), and then approved, only then will the EFT transfer be completed. Once transfer of funds have been completed, the promoter is totally removed from any liability and/or responsibilities – as outlined in the 'Application Form'.

Contact us

If you have any queries in relation to any of the above terms and conditions, please contact Daniel Smith, General Manager, Lotus Living: daniels@lotusliving.com.au or contact (03) 9731 9898.