

THE HOME FOR A CURE CHARITY AUCTION IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS

Promoters: The Promoters are Satterley Officer Pty Ltd (ACN 165 990 750) (Satterley) of Level 3, 27-31 Troode Street, West Perth, Western Australia 6005 and PDH Vic Pty Ltd (ACN 119 727 043) (Porter Davis Homes) of Level 10, 720 Bourke Street, Docklands, Victoria 3008 together, the Promoters).

Terms and Conditions of Promotion and Auction: By registering to bid at the Auction, the bidder accepts these Terms and Conditions. All applicable laws and regulations of the sale of land at auction continue to apply.

Who is eligible to bid at the Auction? The Auction is open to persons who are over the age of 18 years. Bidders in the Auction may register their details online at www.homeforacure.com.au prior to the Auction, however, registration is not a condition of participation in the Auction.

Time and location of Auction: The "Home for a Cure Charity Auction" will be conducted on 18th September 2021 at 11am AEST. The date and time of the Auction is subject to change due to ongoing COVID restrictions and implications. The updated details will be published on the website homeforacure.com.au. The Auction will be conducted by Barry Plant Taylor Lakes, Leading Realty Pty Ltd, Licence No: 025983L, trading as Barry Plant Brimbank (Barry Plant).

Subject of Auction: At the Auction, bidders will have the opportunity to bid for the purchase of: a) one land lot located at 93 Flanagan Avenue, Officer in the "Arcadia" development, being Lot 2151 (on plan of Subdivision PS817608D, being part of the land contained in certificate of title volume 12275 folio 276) (Land) provided by Satterley; and b) a Porter Davis Hampshire 25 (with Alfresco facade) (Home), provided by Porter Davis Homes, to be built on the Land (together, the Turnkey Home and Land Package).

Inclusions of the Turnkey Home and Land Package: Included in the Turnkey House and Land Package are the floorplan and all finishes, fixtures, modifications and interior colour schedule set out in the Contract of Sale (Contract of Sale). The Turnkey Home and Land Package also includes: (A) Home contents donated by partners of My Room Children's Cancer Charity, including up to \$93,000 worth of upgrades and inclusions, quality fixtures, fittings and appliances from Porter Davis Homes, up to \$42,000 worth of home furnishings from Adriatic Furniture up to \$15,000 worth of landscaping from Fleming's Landscapes, up to \$5,000 worth of outdoor furnishings from Bunnings and up to \$5,000 worth of homewares from Salt&Pepper. These inclusions are as displayed at the time of sale. (C) A 24 month subscription to Stan valued at \$240. The Stan subscription must be redeemed before 29 December 2021. Please note that to access the subscription, the subscriber must have access to internet/data, and a supported device. Further conditions apply at www.stan.com.au/terms. If the successful purchaser does not accept Stan's terms and conditions, the Stan service will not be able to be provided (D) A 12-month Premium Digital subscription to The Age - including unlimited access to theage.com.au across devices, Daily Crosswords and Today's Paper, the digital version of the Age, plus exclusive subscriber offers, experiences and events valued at \$300. The Age subscription will be cancelled after the twelve month period (i.e. not auto-renewing) and must be redeemed before 31 December 2021. Further conditions apply at: www.theage.com.au/digital-subscription-terms. If the successful purchaser does not accept The Age's terms and conditions, the Premium Digital subscription to The Age will not be able to be provided. The successful purchaser will only be entitled to receive the inclusions if it effects settlement on the due date for settlement as set out in the particulars of the Contract of Sale (Due Date) and has otherwise complied with its obligations under the Contract of Sale. Nothing in these Terms and Conditions detracts from Porter Davis Homes and/or Satterley's rights against the purchaser in the event that the purchaser fails to effect settlement of the Contract of Sale on the Due Date. Each of the inclusions are not available in conjunction with any other offer, non-transferable, non-exchangeable and not redeemable for cash. The bidder should make their own enquiries regarding the purchase of the Home and Land Package.

Exclusions of the Turnkey Home and Land Package: Images of a similar house to the House that may be used on this website or in any other medium are provided for illustrative purposes only. Other than the inclusions set out in these terms and conditions, all furnishings and water features are excluded. Landscaping may differ from that shown at the display home. For a full list of exclusions and inclusions, refer to the Contract of Sale, which is available for review at any time prior to the Auction upon request from a Barry Plant representative.

Fundraising: The proceeds of the Auction (being the purchase price of the Home and Land Package, less applicable GST) will be donated to My Room Children's Cancer Charity Limited ABN 51 636 749 570 (My Room). My Room is registered with the Australian Charities and Not-for-profits Commission (ACNC). My Room is proud to be the beneficiary of the Auction. My Room is endorsed as a Deductible Gift Recipient (DGR1) from 11 Dec 2019. It is covered by Item 1 of the table in section 30-15 of the Income Tax Assessment Act 1997. To the extent that Porter Davis Homes, Satterley, or Barry Plant may be deemed to participate in any fundraising appeal or other connected activity in connection with the Auction, they do so only as agents of My Room Incorporated.

Winner: A reserve price will be set for the Auction (Reserve), and the bidder offering the highest valid bid, as determined by the auctioneer, will be declared the winner of the Auction and the purchaser of the Home and Land Package. The purchaser will be required to enter into the Contract of Sale in respect of the Home and Land Package, and any other document reasonably required, immediately following the conclusion of the Auction, and to provide payment in the form of a deposit representing 10% of the purchase price on signing the Contract of Sale. The balance of the purchase price will be payable on settlement of the Home and Land Package and otherwise in accordance with the terms of the Contract of Sale. The purchaser is responsible for payment of all taxes (including land tax and any other duties applicable) and any legal costs or transaction fees in respect of its purchase of the House and Land Package. No cooling off period applies. A copy of the Contract of Sale including Vendor's Statement are available for review on request.

Further conditions: Visitors to and participants in the Auction event and participants in the Auction may be filmed and photographed and images and footage may be used by Nine, Satterley, Porter Davis Homes and My Room at their discretion. The winner of the Auction is purchasing the Home and Land Package as described in the Contract of Sale including Vendor's Statement, which will supersede and replace all prior representations. To the extent there is any inconsistency between these terms and conditions and the Contract of Sale, the terms and conditions in the Contract of Sale will prevail. No part of the Home and Land Package may be taken separately. Images of the Land and/or Home (including the landscaping) on this website, marketing material or in any other medium are provided for illustrative purposes only and may not be representative of the actual Land and Home (as built). Images, dimensions, sizes and areas, facilities, amenities, infrastructure, the configuration of these and other information displayed on this website may change depending on a range of variable factors including but not limited to council building approvals and planning consent, market conditions, governance and government and municipal requirements. Other than as set out in these terms and conditions, home decorator items, other furnishings and curtains are not included in purchase price.

Promoters Rights Reserved: The Promoters reserve the right, at their sole discretion, to cancel, terminate, modify or suspend the Auction and the Turnkey Home and Land Package if: for any reason the Promoters circumstances change; or settlement of the Contract of Sale does not occur in accordance with the terms set out in the Contract of Sale; or circumstances relating to ongoing COVID restrictions and implications

General: The Auction and promotion is governed by the laws of the state of Victoria, Australia. Refer to the Contract of Sale for details relating to the specifications of the Land and Home. The Promoters and their related bodies corporates do not accept any liability for any reliance upon this website/brochure and do not accept responsibility for any tax liabilities that may arise from a purchaser purchasing the Turnkey Home and Land Package. Applicants should seek independent financial advice if concerned. To the extent permitted by law, the Promoters 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 arising out of or in connection with the Auction, the purchase of the Turnkey Home and Land Package or the use of this document or the information contained in it, whether such loss or damage arises in contract, negligence, tort, under statute, or otherwise. If, for any reason whatsoever, the Auction is not capable of running as planned, the Promoters reserve their right in their sole discretion to take any action that may be available, subject to State and Territory regulations. Please note that the building and construction work has been performed by PDH Vic Pty LTD (ACN 119 727 043) CDB-U-49119. The information provided is not a prospectus or similar disclosure document, and is subject to change without notice.

Contact us: If you have any queries in relation to any of the above terms and conditions, please contact arcadia.sales@satterley.com.au or porterDavis.homes@porterDavis.com.au

homeforacure.com.au

myroom.com.au | porterDavis.com.au | satterley.com.au | nine.com.au

