

Move in Pack Incentive – Terms and Conditions

1. Xu Hui International Group Co. Pty Ltd ACN 608 047 454 (**Vendor**) is offering a special incentive to eligible purchasers of Stage 1 apartments in the West Tower of the development known as 'The Evermore', 52–66 Dorcas Street, Southbank 3006 (**Development**) on the following terms and conditions (**Move in Pack Incentive**).
2. To be eligible for the Move in Pack Incentive, a prospective purchaser (**Purchaser**) must satisfy the following conditions:
 - (1) enter a contract of sale with the Vendor to acquire an apartment in the Development in the form required by the Vendor, which will include special conditions relating to the terms of the Move in Pack Incentive (**Contract**) by the deadline specified in the Contract; and
 - (2) pay the Vendor a non-refundable and unconditional deposit equal to 10% of the purchase price, or such amount as is otherwise specified in the Contract, in accordance with the Contract.
3. This offer is only available to the first 10 Purchasers to satisfy the eligibility criteria above. This offer will automatically terminate once the Vendor has granted 10 Move in Pack Incentives to eligible Purchasers.
4. Once a Purchaser has been accepted as an eligible Purchaser and entered a Contract with the Vendor, to qualify for the Move in Pack Incentive it must satisfy the following conditions:
 - (1) comply strictly with all of the Purchaser's obligations under the Contract and at law until settlement of the Contract; and
 - (2) settle the purchase of the apartment by the settlement date specified in the Contract (**Settlement Date**).
5. The Move in Pack Incentive comprises:
 - (1) a Fisher & Paykel fridge with integration kit (or similar fridge with no integration kit if the specified fridge is not available at the time the Vendor is sourcing it);
 - (2) an LG washer dryer combo WD1402CRD6 (or similar washer dryer combo if this model is not available at the time the Vendor is sourcing it); and
 - (3) roller blinds in living room and bedrooms of the apartment (to be installed by the Vendor or an approved supplier, in the Vendor's discretion),to the value of up to \$10,000 (inclusive of GST).
6. Upon settlement of the Contract (**Settlement**), provided the Purchaser has complied with these terms and conditions and the Contract in all respects, the Vendor will deliver, or cause to be delivered, the Move in Pack Incentive to the Purchaser.
7. The Move in Pack Incentive is not available in conjunction with any other incentives offered from time to time by the Vendor and cannot be redeemed for cash or as a discount on the purchase price.
8. The Move in Pack Incentive will cease if the Purchaser sells the property or assigns its interest in the Contract (including by nominating another transferee) prior to Settlement. The benefit of the Move in Pack Incentive cannot be assigned by the Purchaser.
9. The Vendor may revoke the Move in Pack Incentive at any time if the Purchaser breaches these terms and conditions or the Contract at any time prior to Settlement.

10. If the Contract is terminated, novated or assigned for any reason prior to Settlement, the Move in Pack Incentive will automatically cease.
11. These terms and conditions do not constitute a binding contract between the Vendor and Purchaser and any eligibility for the Move in Pack Incentive will be subject to the parties entering a formal Contract containing special conditions reflecting the terms of the Move in Pack Incentive. The terms of the Contract will prevail over these terms and conditions.

Travel Incentive – Terms and Conditions

1. Xu Hui International Group Co. Pty Ltd ACN 608 047 454 (**Vendor**) is offering a special incentive to eligible purchasers of Stage 1 apartments in the West Tower of the development known as 'The Evermore', 52–66 Dorcas Street, Southbank 3006 (**Development**) on the following terms and conditions (**Travel Incentive**).
2. To be eligible for the Travel Incentive, a prospective purchaser (**Purchaser**) must satisfy the following conditions:
 - (1) reside in Sydney but travel to Melbourne to meet with an authorised representative of the Vendor to discuss the purchase of the apartment (or intend to travel to Melbourne after entering a contract of sale);
 - (2) enter a contract of sale with the Vendor to acquire an apartment in the Development in the form required by the Vendor, which will include special conditions relating to the terms of the Travel Incentive (**Contract**) by the deadline specified in the Contract; and
 - (3) pay the Vendor a non-refundable and unconditional deposit equal to 10% of the purchase price, or such amount as is otherwise specified in the Contract, in accordance with the Contract.
3. This offer is only available to the first 10 Purchasers to satisfy the eligibility criteria above. This offer will automatically terminate once the Vendor has granted 10 Travel Incentives to eligible Purchasers.
4. Once a Purchaser has been accepted as an eligible Purchaser and entered a Contract with the Vendor, to qualify for the Travel Incentive it must satisfy the following conditions:
 - (1) have travelled to Melbourne from Sydney to meet with an authorised representative of the Vendor in connection with the Contract;
 - (2) comply strictly with all of the Purchaser's obligations under the Contract and at law until settlement of the Contract; and
 - (3) settle the purchase of the apartment by the settlement date specified in the Contract (**Settlement Date**).
5. The Travel Incentive is a cash adjustment in favour of the Purchaser in the amount of \$1,000 (inclusive of GST).
6. Upon settlement of the Contract (**Settlement**), provided the Purchaser has complied with these terms and conditions and the Contract in all respects, the Vendor will pay the Travel Incentive to the Purchaser by way of adjustment in the statement of adjustments in the Purchaser's favour.
7. The Travel Incentive is not available in conjunction with any other incentives offered from time to time by the Vendor and cannot be redeemed for cash.
8. The Travel Incentive will cease if the Purchaser sells the property or assigns its interest in the Contract (including by nominating another transferee) prior to Settlement. The benefit of the Travel Incentive cannot be assigned by the Purchaser.
9. The Vendor may revoke the Travel Incentive if the Purchaser breaches these terms and conditions or the Contract at any time prior to Settlement.
10. If the Contract is terminated, novated or assigned for any reason prior to Settlement, the Travel Incentive will automatically cease.

11. These terms and conditions do not constitute a binding contract between the Vendor and Purchaser and any eligibility for the Travel Incentive will be subject to the parties entering a formal Contract containing special conditions reflecting the terms of the Travel Incentive. The terms of the Contract will prevail over these terms and conditions.

First Home Buyer Rebate Incentive – Terms and Conditions

1. Xu Hui International Group Co. Pty Ltd ACN 608 047 454 (**Vendor**) is offering a special incentive to eligible purchasers of Stage 1 apartments in the West Tower of the development known as 'The Evermore', 52–66 Dorcas Street, Southbank 3006 on the following terms and conditions (**FHB Incentive**).
2. To be eligible for the FHB Incentive, a prospective purchaser (**Purchaser**) must satisfy the following conditions:
 - (1) be entitled to receive and receiving the First Home Owner Grant administered by the Commissioner of State Revenue under the *Taxation Administration Act 1997* (Vic) and pursuant to the *First Home Owner Grant Act 2000* (Vic);
 - (2) enter a contract of sale with the Vendor to acquire an apartment in the Development in the form required by the Vendor, which will include special conditions relating to the terms of the FHB Incentive (**Contract**) by the deadline specified in the Contract;
 - (3) enter a rebate deed with the Vendor in respect of the payment of this FHB Incentive, in the form required by the Vendor; and
 - (4) pay the Vendor a non-refundable and unconditional deposit equal to 10% of the purchase price, or such amount as is otherwise specified in the Contract, in accordance with the Contract.
3. This offer is only available to the first 10 Purchasers to satisfy the eligibility criteria above. This offer will automatically terminate once the Vendor has granted 10 FHB Incentives to eligible Purchasers.
4. Once a Purchaser has been accepted as an eligible Purchaser and entered a Contract with the Vendor, to qualify for the FHB Incentive it must satisfy the following conditions:
 - (1) comply strictly with all of the Purchaser's obligations under the Contract and at law until settlement of the Contract; and
 - (2) settle the purchase of the apartment by the settlement date specified in the Contract (**Settlement Date**).
5. The FHB Incentive is a cash adjustment in favour of the Purchaser in the amount of \$10,000 (inclusive of GST).
6. Upon settlement of the Contract (**Settlement**), provided that the Purchaser has complied with these terms and conditions and the Contract in all respects, the Vendor will pay the FHB Incentive to the Purchaser by way of adjustment in the statement of adjustments in the Purchaser's favour.
7. The FHB Incentive is not available in conjunction with any other incentives offered from time to time by the Vendor and cannot be redeemed for cash.
8. The FHB Incentive will cease if the Purchaser sells the property or assigns its interest in the Contract (including by nominating another transferee) prior to Settlement. The benefit of the FHB Incentive cannot be assigned by the Purchaser.
9. The Vendor may revoke the FHB Incentive if the Purchaser breaches these terms and conditions or the Contract at any time prior to Settlement.
10. If the Contract is terminated, novated or assigned for any reason prior to Settlement, the FHB Incentive will automatically cease.

11. These terms and conditions do not constitute a binding contract between the Vendor and Purchaser and any eligibility for the FHB Incentive will be subject to the parties entering a formal Contract containing special conditions reflecting the terms of the FHB Incentive. The terms of the Contract will prevail over these terms and conditions.