

## Modeina - Terms and conditions of the DFC \$11,600 Spring Bonus Promotion

1. The promoter is DFC (Project Management) Pty Ltd ACN 161 448 139 of Level 1, 863 High Street Armadale, Victoria 3143 (**Promoter**).
2. This '**\$11,600 Spring Bonus**' promotion (**Spring Bonus Promotion**) entitles the Buyer of a Selected Lot to have the following items included, at no additional cost to the Buyer, in its Building Contract with the Builder for that Selected Lot during the **Spring Bonus Promotion Period**:

Item	Retail Value
5.2kw split system heating & cooling (existing offer)	\$3,500
600mm SMEG Appliances	\$2,500
Alarm sensor & keypad	\$1,500
Flywire Screens to all openable windows	\$1,300
Roller Blinds	\$2,800
<b>Total Value</b>	<b>\$11,600</b>

This offer is not offered by the Promoter and is offered by a third party. This offer is subject to separate terms and conditions and eligibility criteria set out below:

This offer is available until sold out. The Buyer must sign the Building Contract and a DFC Contract for the Selected Lot during the Spring Bonus Promotion Period. In addition to paying the deposit payable under the Building Contract for the Selected Lot, the Buyer must also pay the Deposit under the DFC Contract for the Selected Lot within 7 days of the Buyer signing the DFC Contract. This offer cannot be applied to previous purchases and is not redeemable for cash or discount to the price of the Building Contract. Any enquiries about this should be directed to the Builder.

### General terms and conditions

3. This Spring Bonus Promotion will run for the Spring Bonus Promotion Period, which may be reduced by the Promoter if all Selected Lots are sold or if reasonably required by the Promoter due to circumstances beyond its control, including where its business requirements no longer support the continuation of this promotion. For the avoidance of doubt, the Spring Bonus Promotion does not apply to any Building Contracts entered into in respect of any Selected Lot, or any Selected Lot reserved (with or without a holding deposit), outside of the Spring Bonus Promotion Period.
4. By participating in this Spring Bonus Promotion, the Buyer acknowledges and agrees that:
  - (a) the Promoter, DFC (Services) Pty Ltd ABN 15 089 081 667 and its Related Entities (together, the **Dennis Group**) may collect the Buyer's Personal Information directly from the Buyer or via third parties (such as estate agents, sales agents and referrers);
  - (b) the Buyer's Personal Information may be shared:
    - (i) with the Vendor;
    - (ii) within the Dennis Group; and

- (iii) with third parties outside of the Dennis Group (such as government agencies, banks, professional advisors, contractors, real estate agents and any other service providers), for the purposes of this Spring Bonus Promotion or for related or similar purposes; and
  - (iv) as required by law;
  - (c) if the Buyer chooses not to provide any Personal Information that the Dennis Group requests in connection with this Spring Bonus Promotion, (whether directly or through its agents), then the Buyer may not be able to participate in the Spring Bonus Promotion;
  - (d) subject to anything otherwise set out in the DFC Privacy Policy the Dennis Group does not disclose Personal Information outside Australia;
  - (e) the Buyer's Personal Information will be handled by the Dennis Group in accordance with the DFC Privacy Policy which is available upon request or can be viewed at <https://modeina.com.au/privacy-policy>;
  - (f) the DFC Privacy Policy states how the Buyer can seek to access or correct any Personal Information the Dennis Group holds about the Buyer, how to raise a privacy complaint and how the Dennis Group will deal with a privacy complaint if received; and
  - (g) the Buyer can contact the DFC Privacy Policy Officer by email at [privacy@denniscorp.com.au](mailto:privacy@denniscorp.com.au) or by calling 03 9573 1208.
5. By participating in this Spring Bonus Promotion, the Buyer consents to receiving communications, including marketing and promotional materials concerning other products and services offered by the Dennis Group, via electronic means from the Dennis Group.
6. The Buyer acknowledges and agrees that the Promoter has not at any time made any warranties or representations about the suitability or impact of this Spring Bonus Promotion on the Buyer's circumstances. The Buyer warrants to the Promoter that it has made all necessary enquiries and sought independent advice on the terms and conditions of this Spring Bonus Promotion before participating.
7. To the extent permitted by law, the Buyer releases and indemnifies the Promoter and each other member of the Dennis Group and each of their officers, employees, representatives, agents and contractors from all losses, claims or damages suffered, incurred or resulting from or in connection with their participation in this Spring Bonus Promotion.
8. The Promoter holds the benefit of clause 7 on trust for each member of the Dennis Group and each of their officers, employees, representatives, agents and contractors.

## Definitions

9. The following definitions apply in these terms and conditions:

- (a) **Builder** means Soho Living Australia Pty Ltd ACN 147 394 367 (Builder registration number CDB-U 50036);
- (b) **Buyer(s)** means any person who purchases a Selected Lot during the Spring Bonus Promotion Period (for the avoidance of doubt, a Buyer does not include a nominee, and nominees will not be accepted for this Spring Bonus Promotion).
- (c) **Deposit** means the deposit amount referred to in the DFC Contract.
- (d) **DFC Community** means the residential development of the Promoter or its Related Entities that is marketed under the name Modeina.
- (e) **DFC Contract** means the contract for the sale of a Lot in the DFC Community between the Buyer as the purchaser, the Promoter and the Vendor.
- (f) **Lot** means a lot on a plan of subdivision for a DFC Community and includes 'Lots'.
- (g) **Personal Information** has the meaning given to that term in the *Privacy Act 1988* (Cth).
- (h) **Related Entity** or **Related Entities** has the same meaning given to it under the *Corporations Act 2001* (Cth).
- (i) **Selected Lots** mean the Lots (both titled and untitled) selected by the Promoter, the particulars of which can be provided upon request.
- (j) **Settlement** means the provision of vacant possession of the Lot to the Buyer, and the acceptance of title and payment by the Buyer of the purchase price and all other money due to the Vendor under the DFC Contract.
- (k) **Spring Bonus Promotion Period** means 17 September 2021 to 5.00pm on 17 October 2021, unless varied in accordance with these terms and conditions.
- (l) **Vendor** means the party who is listed as the vendor in the DFC Contract.