

Elegance Offer, Inspire Offer, Complete Offer - Terms and Conditions

1. Offer and Eligibility

- 1.1. Kingsbridge Homes is offering:
 - 1.1.1. the Elegance Offer;
 - 1.1.2. the Inspire Offers; and
 - 1.1.3. the KB Complete Offer,to Eligible Customers from the Commencement Date.
- 1.2. Kingsbridge Homes reserves the right to:
 - 1.2.1. verify the eligibility of any Eligible Customer; and
 - 1.2.2. refuse to provide any Offer to any customer who is not an Eligible Customer.

2. Offer Period

- 2.1. Subject to clause 8.1.3, Eligible Customers must select and accept the:
 - 2.1.1. the Elegance Offer and Inspire Offer during the Tender Stage within the Offer Period; and
 - 2.1.2. the KB Complete Offer during the KB Complete Tender Stage within the KB Complete Offer Period.
- 2.2. Kingsbridge Homes may, without notice to anyone (including Eligible Customers), and in its absolute discretion:
 - 2.2.1. extend or vary the Offer Period for the Elegance Offer and the Inspire Offer individually or collectively;
 - 2.2.2. bring the Elegance Offer and the Inspire Offer to an end individually or collectively;
 - 2.2.3. extend or vary the KB Offer Period; or
 - 2.2.4. bring the KB Complete Offer to an end.

3. Elegance Offer

- 3.1. The Elegance Offer:
 - 3.1.1. can only be redeemed in respect of Kingsbridge Homes' product range entitled "Elegance"; and
 - 3.1.2. provides Eligible Customers the right to obtain a MOSAIC Colour Studio Voucher for a cost of \$3,000 (plus GST), the cost of which will form part of the Contract Price of the Building Contract.
 - 3.1.3. cannot be used in conjunction with any other offers or discounts provided by Kingsbridge Homes.
- 3.2. The MOSAIC Colour Studio Voucher:
 - 3.2.1. must be used exclusively for selected upgrades and holds no cash value;

3.2.2. cannot be applied as a discount to the Contract Price or redeemed for credit for goods or services provided by Kingsbridge Homes; and

3.2.3. must be used entirely during the Tender Stage, and any balance unspent will be deemed to be forfeited.

4. Inspire Offers

4.1. The Inspire Offers can only be applied in connection with Kingsbridge Homes' product range entitled "Inspire".

4.2. The Inspire Offers allow Eligible Customers to apply either:

4.2.1. the Inspire Plus Turnkey Pack as part of their Building Contract; or

4.2.2. the Inspire Plus Discount to their Building Contract.

4.3. For the avoidance of doubt, an Eligible Customer in no instance will be entitled to both the Inspire Plus Turnkey Pack and the Inspire Plus Discount.

5. Inspire Plus Turnkey Pack

5.1. The Inspire Plus Turnkey Pack is only applicable to Lots with a Lot Size equal to or less than the Maximum Lot Size.

5.2. The inclusions comprising the Inspire Plus Turnkey Pack are subject to inclusions being made available by the relevant manufactures or suppliers.

5.3. All measurements included in the Inspire Plus Turnkey Pack are subject to applicable tolerances, including those prescribed by the Building and Plumbing Commission (BPC) and relevant standards.

5.4. All details, inclusions, specifications, plans, measurements and other information included in the Inspire Plus Turnkey Pack are indicative only and may be amended prior to, or at the time of, execution of the Building Contract.

5.5. Descriptions of the inclusions in the Inspire Offer are general in nature and do not represent a comprehensive description or specification of the inclusions. For complete specifications of the inclusions, please contact Kingsbridge Homes.

6. Inspire Plus Discount

The Inspire Plus Discount is applicable to Lots of all Lot Sizes and can only be applied once to a Building Contract.

7. KB Complete Offer

7.1. The KB Complete Offer can only be applied:

7.1.1. in connection with Kingsbridge Homes' product range entitled "Complete" by KB Qualified Customers;

7.1.2. upon satisfaction of the KB Complete Conditions Precedents; and

7.1.3. if the Eligible Customer is not, and has never been, in breach of the Building Contract at the time the KB Complete Conditions Precedents are satisfied.

7.2. The KB Complete Offer:

7.2.1. only applies to standard approved design within the KB Complete Range;

7.2.2. does not apply where any structural alterations, design modifications or non-standard design changes are requested or required; and

7.2.3. does not apply if the Building Contract ends before the Handover Stage.

8. General Limitations

8.1. Unless otherwise set out in these Terms and Conditions:

8.1.1. each Offer cannot, either individually or collectively:

8.1.1.1. be combined with any other, rebates, or incentives unless approved in writing by Kingsbridge Homes;

8.1.1.2. be assigned, transferred, exchanged or redeemed for cash, credit, or other goods or services offered by Kingsbridge Homes, unless prior approval is obtained in writing by Kingsbridge Homes;

8.1.2. all costs associated with any Offer are GST inclusive;

8.1.3. each Offer can only be applied by an Eligible Customer once; and

8.2. Kingsbridge Homes may, at its reasonable discretion, amend, withdraw, or substitute inclusions or any details of any of the Offers without prior notice to Eligible Customers.

9. Marketing, Photography, Social Media and Privacy

9.1. Images in connection with any Offer are for illustrative purposes only and may not represent the final appearance, specifications, or finishes in connection with the relevant Offer.

9.2. Kingsbridge Homes may post promotional or positive commentary, reviews or content relating to any of the Offers on social media platforms or other public forums.

9.3. Subject to the Eligible Customer's prior written consent (which must not be unreasonably withheld), the Eligible Customer authorises Kingsbridge Homes to take photographs and video recordings of any part of the scope of building works in the Building Contract include for the Inspire Plus Turnkey Pack, for the purposes of marketing, promotion, advertising and portfolio use.

10. Variation, Withdrawal and Errors

10.1. Kingsbridge Homes may vary these Terms and Conditions at any time during the Offer Period by publishing the updated terms on its website.

10.2. Kingsbridge Homes may correct any errors or omissions in any advertising, offer or promotional materials relating to the Offers.

10.3. Any variation or withdrawal of the Offers will not affect a Building Contract that has already been signed.

11. Disputes

If there is any dispute arising out of or in connection with the Offers, Kingsbridge Homes may issue a determination in respect of the dispute. Subject to law, Kingsbridge Homes' decision will be final and binding.

12. Liability

Nothing in these Terms and Conditions excludes, restricts or modifies any rights or remedies under the Australian Consumer Law that cannot be excluded, restricted or modified.

13. General

- 13.1. Kingsbridge Homes may assign or novate its rights or obligations under these Terms and Conditions.
- 13.2. In the event of any inconsistency between these Terms and Conditions and the Building Contract, the Building Contract prevails.
- 13.3. These Terms and Conditions are governed by the law of the State of Victoria, Australia.

14. Definitions

In these Terms and Conditions:

Builder means Kingsbridge Homes in its capacity as the builder under the Building Contract.

Building Contract means any building contract between Kingsbridge Homes and an Eligible Customer for the construction of a residential dwelling.

Claim means a claim, action, proceeding, damage, loss, expense, cost or liability, immediate, future or contingent and includes a claim for compensation.

Commencement Date means 1 February 2026.

Contract Price means the description given to it under the Building Contract.

Elegance Offer means the offer by Kingsbridge Homes to Eligible Customers to purchase a MOSAIC Colour Studio Voucher.

Eligible Customer means any customer engaged by Kingsbridge Homes at the Tender Stage of that has not signed a Building Contract.

External Works means when each of the following are completed by the Builder under the Building Contract:

- a treated pine paling fence installed in accordance with the Builder's standard specification, being a minimum height of 1800mm unless otherwise stated in the Building Contract;
- a clothesline;
- a letterbox with numbering, designed to comply with applicable developer requirements;
- colour through concrete slabs to the driveway, porch, and outdoor living areas (if applicable); and
- comprising double roller blinds to front windows and single roller blinds to all remaining clear glazed windows and sliding doors.

Handover Stage means the definition provided in the Building Contract or notified by the Builder.

Inspire Offers means the promotions known as "Inspire Plus Turnkey Pack Option" and the "Inspire Plus Discount".

Inspire Plus Discount means a discount up to \$15,000 (GST inclusive) to be applied against the Contract Price of the Building Contract.

Inspire Plus Turnkey Pack means the offer by Kingsbridge Homes (in its capacity the Builder under the Building Contract) to provide a complete, move-in-ready dwelling, including carrying out Landscaping Works and External Works.

KB Complete Offer means the offer by Kingsbridge Homes to provide Eligible Customers a cash refund of \$10,000 (GST inclusive) at the Handover Stage under the Building Contract.

KB Complete Offer Period means the period commencing from the Commencement Date and expiring on 20 February 2026, unless otherwise extended by Kingsbridge.

KB Complete Conditions Precedents means the following conditions that need to be satisfied at the time or before the time an Eligible Customer can accept the KB Complete Offer:

- the Building Contract being validly executed by both parties;
- the Builder reasonably anticipating a Site Start Date of, on or before 31 May 2026;
- the Eligible Customer being the registered proprietor of the Lot which is titled; and
- an Eligible Customer being able to provide Kingsbridge Homes evidence of the following:
 - land title details; and
 - finance pre-approval or other information required by Kingsbridge (acting reasonably) to establish the Eligible Customer having sufficient financial capacity to comply with its obligations under the Building Contract.

KB Complete Tender Stage means the stage before the Building Contract is signed where Kingsbridge Homes and the Eligible Customer, among other things, prepare the Tender Pack.

Kingsbridge Homes means Hermitage Building Group ACN 150 694 572 trading as Kingsbridge Homes.

Landscaping Works means when each of the following are completed by the Builder under the Building Contract:

- combination of plants, mulch, and decorative toppings to the front and rear yards;
- one (1) tree to the front yard;
- sections of turf to the front and rear yards, drip irrigation connected to two (2) garden taps, including timers;
- compacted paths around the perimeter of the home and beneath the clothesline; and
- nature strips levelled and seeded.

Lot means the parcel of land identified as a lot on a plan of subdivision or plan of survey, as registered or capable of being registered with the relevant land titles authority, together with all rights, easements, and appurtenances attached to that land.

Lot Size means the area of a Lot measured in square metres (m²).

Maximum Lot Size means a Lot size up to 448m².

MOSAIC Colour Studio means the colour selection studio owned and operated by Kingsbridge Homes.

MOSAIC Studio & Colour Studio Voucher means the voucher of \$30,000 (GST inclusive) to be spent in the MOSAIC Colour Studio in accordance with these terms and conditions.

Offer Period means from the Commencement Date until the 31 May 2026.

Offers means the Elegance Offer, Inspire Offer and the Complete Offer.

Retail Value means the 'Retail Value' price including in the Upgrade Pack as an approximate retail value of the Upgrade Pack, as determined by Kingsbridge Homes.

Site Start Date means the date the Builder reasonably believes any works or services under the Building Contract can commence.

Tender Pack means the proposed plans and specifications to be included, in final form, in the Building Contract.

Tender Stage means the stage before the Building Contract is signed where Kingsbridge Homes and the Eligible Customer, among other things, prepare the Tender Pack.

Terms and Conditions means these terms and conditions, as amended from time to time by Kingsbridge Homes.

15. Interpretation

In these Terms and Conditions headings do not affect interpretation, and unless the context requires otherwise:

- 15.1. references to laws include all amendments and replacements;
- 15.2. the singular includes the plural and vice versa;
- 15.3. time refers to Melbourne time;
- 15.4. days mean calendar days;
- 15.5. "include" means "including without limitation"; and
- 15.6. references to "A\$", "\$", "AUD" or "dollars" mean Australian dollars.

16. Enquiries

If you have any queries, please contact us at:

info@kingsbridge.com.au

1800 897 876

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