Oly Homes $10,000 Upgrade Offer

Terms and Conditions

1. Promoter
The promoter is Oly Homes, ABN 92 103 649 814, QBCC Licence No. 1156073 ("Oly Homes").

2. Promotion Period
The promotion commences on 24 September 2026 and closes at 5.00pm AEST on 30 November 2026 ("Promotion Period").

3. Eligibility
The promotion is available to new residential customers who pay the standard Oly Homes preliminary deposit during the Promotion Period and otherwise meet the requirements of these Terms and Conditions.

Customers who paid a preliminary deposit prior to the commencement of the Promotion Period are not eligible for the promotion.

4. Qualifying Deposit
To qualify for the promotion, the customer must pay the standard Oly Homes preliminary deposit of $9,000 between 24 September 2026 and 5.00pm AEST on 30 November 2026.

Payment must be received by Oly Homes within the Promotion Period.

5. Eligible Homes
The promotion applies to eligible new Oly Homes residential projects, including standard Oly Homes designs and approved customer designs.

6. Promotional Benefit
Eligible customers will receive an allowance of up to **$10,000 including GST** to put towards eligible upgrades to their new Oly Home.

The promotional allowance may only be applied to eligible upgrades selected and approved through Oly Homes' normal selection and approval processes.

7. Eligible Upgrades
Eligible upgrades may include, but are not limited to:

- appliances
- tapware
- cabinetry and storage
- flooring
- electrical upgrades
- air conditioning
- exterior finishes
- kitchen upgrades.

All upgrade selections remain subject to availability, suitability, eligibility under the promotion and Oly Homes' standard selection and approval processes.

Products, materials or finishes that are not part of Oly Homes' standard range, or that are unfamiliar to the company, may be excluded from the promotion where their use could

compromise build integrity, compliance, quality, installation requirements, warranty obligations or the constraints of modular construction.

8. Excluded Costs
Unless otherwise agreed by Oly Homes in writing, the promotional allowance cannot be applied towards land, site works, engineering, council or approval fees, delivery, installation, transport, foundations, service connections or other base contract costs.

9. No Cash Redemption or General Credit
The promotional allowance:

- is not redeemable for cash;
- cannot be applied towards the preliminary deposit;
- cannot be used as a general credit against the base price or outstanding balance of the home; and
- will not be refunded or paid to the customer where the full allowance is not used.

Any unused portion of the promotional allowance will be forfeited.

10. Other Offers
The promotion cannot be used in conjunction with any other Oly Homes promotion, discount, incentive or special offer.

11. Build Proceeding
The promotional benefit is conditional on the customer proceeding with an eligible Oly Homes building contract following payment of the qualifying preliminary deposit.

If the proposed build or subsequent building contract is cancelled, terminated or otherwise does not proceed to completion, the promotional benefit will be forfeited.

12. Upgrades Above the Promotional Allowance
Where the total value of selected upgrades exceeds $10,000 including GST, the amount above the promotional allowance will be payable by the customer.

Additional upgrade costs will be documented and administered through Oly Homes' normal approval, contract and variation processes, as applicable.

13. Product Availability and Suitability
All products, materials, finishes and upgrade selections are subject to availability and approval by Oly Homes.

Where a selected item is unavailable, unsuitable for the proposed home or inconsistent with Oly Homes' construction, compliance, quality or warranty requirements, Oly Homes may require the customer to select an alternative eligible product or finish.

14. Promotional Images
Images used in connection with the promotion are illustrative only and may depict upgrades, products, finishes, landscaping, furnishings or other items that are not included in Oly Homes' standard specification or as part of this promotion.

15. Verification of Eligibility
Oly Homes reserves the right to verify a customer's eligibility for the promotion, including the date the qualifying preliminary deposit was received, the eligibility of the proposed residential project and the eligibility of upgrade selections.

Eligibility will be determined by reference to Oly Homes' records and any other supporting documentation reasonably required to verify compliance with these Terms and Conditions.

16. Consumer Rights
Nothing in these Terms and Conditions is intended to exclude, restrict or modify any rights or remedies available to a customer under the Australian Consumer Law or any other applicable law that cannot lawfully be excluded, restricted or modified.

17. Privacy
Any personal information collected in connection with the promotion will be handled in accordance with Oly Homes' standard customer enquiry procedures and the Oly Homes Privacy Policy, including for the purposes of responding to enquiries, assessing eligibility and communicating with customers about their proposed build.