

Up to 12 weeks Free (8 weeks + 4 weeks long-term) on 2 & 3 Bedroom Apartments – Terms & Conditions

Promotion Overview

Between 1 July 2026 and 30 September 2026, eligible new renters who sign and execute a lease on an approved apartment at Local: Box Hill with the Rental Provider, Local: Residential Services Pty Ltd (ACN 673 326 120) as trustee for the Box Hill BTR Trust (the “Rental Provider”), may qualify for one or more of the rental promotions set out below (each a “Rental Promotion”).

Rental Promotions vary by apartment type, rent level and lease term. Primary rent incentives cannot be combined with one another; only one primary incentive may be applied per lease. Wi-Fi, parking, storage and lease term conditions may apply alongside a primary incentive where eligibility criteria are met. Eligibility for all promotions is determined by the Rental Provider.

Offer Details

The following incentives are available during the promotion period. All offers require applications to be submitted by 30 September 2026 and are subject to eligibility and screening conditions.

Incentive	Period / Amount	Conditions
Primary Incentive	4 weeks rent free + “Pick & Save” Package	2-bedroom apartments priced between \$830 and \$949 per week. Includes either 1 year free Wi-Fi or 50% off parking. Applied in Months 3–6 of the tenancy. Minimum lease term: 13 months.
Primary Incentive	8 weeks rent free + “Sky Living Bundle”	2- and 3-bedroom apartments priced from \$950+ per week. Includes 50% off one parking space for 12 months, 1 year free Wi-Fi and a complimentary large storage cage for the lease term. Applied in Months 3–10 of the tenancy. Minimum lease term: 13 months.
Long Term Lease Incentive	Additional 4 weeks rent free	Applicable to 2- and 3-bedroom apartments. Applied in Months 20–23 of the tenancy. Minimum lease term: 24 months.
Lease Term	13 months	No rent increase for the lease term.
Lease Term	24 months	Fixed 4% increase for the lease term.
Lease Term	36 months	Fixed 4% increase year on year.

Rent thresholds refer to the advertised base rent of the apartment and are determined by the Rental Provider. Rent-free periods apply to base rent only.

Eligibility

- Rental Promotions are available only to new renters who execute a lease and submit a completed application by 30 September 2026.
- Offers apply only to eligible apartments as determined by the Rental Provider.
- Long term and lease conditions apply only where minimum lease terms are met.

Application and Tenant Screening

Participation in any Rental Promotion does not guarantee approval. All applicants are subject to standard screening including credit, reference and background checks. Approved applicants must execute the lease within the timeframe provided to access the promotion.

Limitations

- Each Rental Promotion is non-transferable and not redeemable for cash.
- Only one primary incentive applies per lease.
- Rent-free periods apply to base rent only and exclude utilities, parking, storage and additional services unless explicitly included.
- Eligibility for each offer is determined by the Rental Provider.
- Additional discretionary incentives may be offered by the Rental Provider on a case-by-case basis. These are not advertised, not guaranteed and may be withdrawn at any time.

Early Termination and Repayment

If the lease is terminated for any reason, the Rental Provider may revoke or recover any incentives applied.

General

The Rental Provider reserves the right to amend, suspend or cancel any promotion at any time without notice. The Rental Provider will not be liable for any loss, damage or claim arising from the use of or participation in any promotion.

Contact

For any questions or further information, please contact the Leasing Team:
BXHleasing@localresidential.com.au