LOCAL: Box Hill

Up to 8 Weeks Rent Free on 2 & 3 Bedroom Apartments – Terms & Conditions

Promotion Overview

From 1 October 2026 to 31 December 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 (ABN 85 223 945 798) (the "Rental Provider"), may qualify for one of the rental promotions set out below (each a "Rental Promotion").

The Rental Promotion applies to two and three-bedroom apartments only, subject to availability. The incentive available depends on the apartment's advertised weekly rent. Eligibility is determined by the Rental Provider.

Offer Details

The following incentives are available for completed applications submitted between 1 October 2026 and 31 December 2026. Only one incentive applies per lease, based on the apartment's advertised weekly rent.

Incentive	Amount	Conditions
Rent Incentive	4 weeks rent free	Two-bedroom apartments with an advertised rent of $830 to $885 per week. Lease with an initial term of 13 months or longer. Applied as 2 weeks' rent free in each of Months 11 and 12 of the lease.
Pick & Save	4 weeks rent free, plus a choice of 50% off one car park or 12 months free Wi-Fi	Two-bedroom apartments with an advertised rent of $890 to $945 per week. Lease with an initial term of 13 months or longer. Rent free applied as 2 weeks' rent free in each of Months 11 and 12 of the lease. The renter also chooses one of: 50% off the licence fee for one car park for the initial lease term, or free Wi-Fi for the first 12 months of the lease. The choice must be confirmed before the lease is signed.
Complete Home Bundle	8 weeks rent free, plus a free car park, free storage unit and 12 months free Wi-Fi	Two and three-bedroom apartments with an advertised rent of $950 or more per week. Lease with an initial term of 13 months or longer. Rent free applied as 2 weeks' rent free in each of Months 9, 10, 11 and 12 of the lease. Also includes one car park and one storage unit free of charge for the initial lease term, and free Wi-Fi for the first 12 months of the lease.

Rent ranges refer to the apartment's advertised weekly base rent at the time the application is submitted, as determined by the Rental Provider. Car park and storage benefits are subject to availability. Rent for all other periods is payable in accordance with the lease.

Eligibility

- The Rental Promotion is available only to new renters who sign a lease with an initial term of 13 months or longer on an eligible two or three-bedroom apartment and submit a completed application on or before 31 December 2026. All conditions must be met.
- Eligibility is determined by the date a completed application is submitted.
- Only one advertised rental promotion may be applied per lease.

Application and Tenant Screening

- Participation in the Rental Promotion does not guarantee lease approval. All applicants remain subject to the Rental Provider's standard screening, approval and reference-check processes.

- Approved applicants must sign and execute their lease within the timeframe advised by the Rental Provider to receive the Rental Promotion.

Limitations

- The Rental Promotion is not transferable, not redeemable for cash and cannot be exchanged for any other benefit.
- Rent-free periods apply to base rent only. They exclude utilities, parking, storage, additional services and other charges unless expressly stated.
- The Rental Provider may offer additional discretionary incentives on a case-by-case basis. These are not advertised, are not guaranteed, may be withdrawn at any time and only apply if confirmed in writing in the renter's lease or offer documentation.

Early Termination and Repayment

- If a renter ends their lease before the initial lease term expires, the Rental Provider may revoke, or recover the value of, any incentive provided, to the extent permitted by law.

General

- The Rental Provider reserves the right to amend, suspend, withdraw or cancel the Rental Promotion at any time without notice.
- To the extent permitted by law, the Rental Provider is not liable for any loss, damage or claim arising from participation in or use of the Rental Promotion.

Contact

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