

**Rawson Homes - Sunshine & Savings 2025 Promotion
October 2025 Terms and Conditions**

1. In these Terms and Conditions, the below terms have the following meanings:

“Eligible Rawson Home” means a home design within the ‘Rawson Select’ and ‘Adapt’ ranges which is:

- a) a standard home, meaning a home of the standard sizes specified in the floorplans available on the Rawson Homes website (Standard Home) and excludes Duplex designs
- b) either single or double storey; and
- c) to be built by Rawson Homes Pty Ltd ACN 053 733 841 (Rawson) in Included Regions;

“Included Regions” means Sydney, Hunter/Newcastle, Regional Hunter/Newcastle, South Coast, ACT, and Regional ACT regions only, more clearly defined on our website in the following link: <https://www.rawsonhomes.com.au/where-we-build>; and

“New Customer” means a person who has not yet requested a tender (or paid a tender request fee) for their new home to be built by either Rawson or Thrive at the address provided by the new customer.

2. The Sunshine & Savings promotional offer comprises the following:

- a) a discount of \$70,000 (inc. GST) on Eligible Rawson Homes;
- b) a 12-month price-lock from the date that the tender is issued by Rawson to the New Customer;
- c) the inclusion of a free alfresco upgrade package comprising:
 - i. A sliding stacker door to the alfresco in lieu of a standard sliding door, with standard glass. NOTE: any glazing or treatment to the glass required for compliance purposes will be an additional charge; the onus is on customers to check their plans to be satisfied with the appearance of the stacker door as some smaller width alfresco doors will have multiple mullions (A mullion is a vertical element that forms a division between units of a window or door);
 - ii. 1 Atlanta 142cm DC Outdoor Ceiling Fan with Light in either White or Black
 - iii. 4 LED Downlights;
 - iv. 1 Everdure Seabreeze LPG BarBQue and Outdoor refrigerator NOTE: this item will be supplied flat packed and assembly is the customer’s responsibility after handover of the home
 - v. 1 x power connection to alfresco (for refrigerator)

NOTE: if a customer chooses to remove any item in the alfresco package there will be no credit given for that removed item. Rawson reserves the right to substitute any or all items described above in ii., iii., and iv., for an item of equivalent quality and/or finish whereby the original item becomes unavailable.

- d) The advertised RRP (Recommended Retail Price) combined value of the alfresco package items is based on the Keogh 41 design and prices are as advertised by suppliers as at 6 October 2025.
3. This Offer is only available to New Customers in the Included Regions who:
- a) request a tender and pay a tender request fee in respect of an Eligible Rawson Home between 9:00am on 6 October 2025 and 5pm on 28th February, 2026 AEST (**Offer Period**); and
 - b) proceed to sign the tender within 10 days of being presented with the tender; and
 - c) proceed to sign a build contract in respect of that tender and pay their preliminary payment under the Preliminary Services Agreement within 15 days of the contract issue date.
4. This Offer is limited to one offer per site/dwelling.
5. The following homes are excluded from this Offer:
- a) Medium Density homes and Duplex homes;
 - b) House and Land packages; and
 - c) a home design to be built by Rawson under the 'Tailored' service.
6. This Offer does not apply where the New Customer:
- a) engages Rawson to build a Granny Flat on their land; or
 - b) makes any changes to the Tender after it has been duly signed by the New Customer and Rawson Homes Pty Ltd
7. This Offer is not valid in conjunction with any other promotion, discount or offer available from Rawson Communities Pty Limited ACN 003 203 745.

8. This Offer is valid for tenders based on Rawson's current price list (as presented to New Customers during the tender presentation). Rawson reserves the right to revise, update or change prices without prior notice or obligation during the Offer Period.
9. For the purposes of this Offer, "Collateral" includes:
 - a) Any photographs, artist impressions or other images associated with this Offer; and
 - b) All other collateral, print materials, website, and online products of Rawson; and
 - c) Images of landscaping and outdoor items, floor coverings, doors, furniture, kitchen, bathroom, electrical and light fittings and decorative items.
10. Rawson advises that Collateral is for illustrative purposes only and does not constitute a representation or offer.
11. For the avoidance of doubt, Collateral may show items including but not limited to fixtures, fittings or finishes that are:
 - a) not supplied by Rawson (and are subject to third party supply arrangements); or
 - b) outside the relevant "Silver or Gold Inclusions" (as described on Rawson's website) for a Standard Home; or
 - c) only available in certain Rawson Home designs; or
 - d) only available when specifically selected as inclusions, which are not included in the price of standard inclusions for a particular home design or "Silver or Gold Inclusions" (as described on Rawson's website).
12. If an item is stated on Rawson's website to be a specified inclusion during the Offer Period, Rawson notes that it reserves the right to substitute a specified inclusion for an item of equivalent quality and/or finish.
13. The Customer must refer to its tender for specific details of the inclusions and exclusions.
14. Unless otherwise prescribed elsewhere in this Offer, all amounts quoted are inclusive of GST.
15. Participation in this Offer is deemed acceptance of these Terms and Conditions.
16. Customers must rely on their own investigations and enquiries and refer to the quotation acceptance and building contract for full terms and conditions.
17. Rawson's standard building contract conditions apply.
18. Rawson, may in its absolute discretion:

- a) amend these Terms & Conditions at any time;
- b) extend, change or terminate this Offer at any time, and

Rawson will use reasonable endeavours to provide reasonable notice of material changes to the Terms and Conditions of this Offer, before the changes take effect.
