

**Thrive Homes – Cool Comfort and Savings Offer 2025
Terms and Conditions**

1. In these Terms and Conditions, the below terms have the following meanings:
 - a) “Eligible Thrive Home” a ‘Rawson Homes Thrive’ design which is:
 - i. a Standard home design;
 - ii. either single or double storey; and
 - iii. to be built by Thrive Homes Pty Limited ACN 613 679 333 (**Thrive**) in Included Regions.
 - b) “**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> .
 - c) “**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 promotional offer comprises the following:
 - a) a total discount of up to \$30,000 (inc. GST) on Eligible Thrive Homes;
 - b) a 12-month price-lock from the date that the tender is issued by Thrive to the New Customer; and
 - c) the inclusion of a free upgrade to Panasonic ducted air conditioning in lieu of split system air conditioning (NOTE: if a customer does not upgrade to ducted air conditioning there will be no credit provided in lieu of upgrade.)
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 1st March, 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 per site/dwelling.
5. The following homes are excluded from this Offer:
 - a) Medium Density homes
 - b) House and Land packages
6. This Offer does not apply where the New Customer makes any changes to the Tender after it has been duly signed by the New Customer and Thrive Homes Pty Ltd.
7. This Offer is not valid in conjunction with any other promotion, discount or offer available from either Thrive or 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) are outside the relevant Inclusions (as described on Rawson's website) for a Standard Home; or
 - c) are only available in certain Rawson Home designs; or
 - d) are only available when specifically selected as inclusions, which are not included in the price of standard inclusions for a particular home design (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
 - c) 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.
