

**Rawson Homes and Thrive Homes Lock + Save Promotion**  
**Terms and Conditions**

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

**"Base Price"** means the standard price of a home design with a standard façade, including the standard Rawson Homes Thrive Inclusions for a Thrive Home or the standard Bronze level of Inclusions for a Rawson Home, Site Essentials and most builder requirements to complete the construction of the home. It excludes Compliance Essentials, upgrades and any unforeseen or site- specific requirements identified following analysis of your land.

**"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**)
- b) either single or double storey, including duplex designs; and
- c) to be built by Rawson Homes Pty Ltd ACN 053 733 841 (**Rawson**) in Included Regions;

**"Eligible Thrive Home"** means a home design within the 'Thrive Select' and 'Adapt' ranges which is:

- d) a standard home, meaning a home of the standard sizes specified in the floorplans available on the Rawson Homes website (**Standard Home**);
- e) either single or double storey to be built by Thrive Homes Pty Limited ACN 613 679 333 (**Thrive**) in Included Regions;

**"Included Regions"** means those regions shown on Rawson Homes "Where we build" map: visit <https://www.rawsonhomes.com.au/where-we-build>

**"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.

**"Price Hold"** means the holding of the Base Price of the home stated in the New Customer's signed tender documentation for the Eligible Rawson Homes and Eligible Thrive Homes.

2. The Lock + Save up to \$50K promotional offer ("**Offer**") comprises the following:

- a) a discount of \$50,000.00 (inc. GST) on Eligible Rawson Homes and a discount of \$30,000.00 (inc. GST) on Eligible Thrive Homes; and

- b) a 12-month Price Hold.
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 or Eligible Thrive Home within the promotional period between 9:00am on Tuesday April 28<sup>th</sup> 2026 to 5:00 pm on Sunday September 27<sup>th</sup> 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; and
  - d) the Price Hold means the tender remains valid for 12 months from the date the tender is signed (**Tender Price Hold Period**). Construction under the build contract is intended to commence as soon as Rawson or Thrive have obtained all required approvals and consents under the build contract and may commence during the Tender Price Hold Period.
4. This Offer is limited to one offer per site/dwelling. For the avoidance of doubt, this Offer applies only once per duplex design and does not apply separately or additionally to each dwelling within the duplex.
5. The following homes are excluded from this Offer:
- a) Medium Density homes;
  - b) House and Land packages; and
  - c) A home design to be built by Rawson or Thrive under the 'Tailored' service.
6. This Offer does not apply where the New Customer:
- a) engages Rawson or Thrive 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 or Thrive.
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 and Thrive current price list (as presented to New Customers during the tender presentation). Rawson and Thrive 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 Thrive; and
  - c) Images of landscaping and outdoor items, floor coverings, doors, furniture, kitchen, bathroom, electrical and light fittings and decorative items.
10. Rawson and Thrive 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 Thrive (and are subject to third party supply arrangements); or
  - b) outside the relevant Thrive or Rawson “Silver or Gold Inclusions” (as described on Rawson’s website) for a Standard Home; or
  - c) only available in certain Rawson and Thrive 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 “Thrive” 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 and Thrive 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 and Thrive standard building contract conditions apply.
18. Rawson and Thrive, 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 and Thrive will use reasonable endeavours to provide reasonable notice of material changes to the Terms and Conditions of this Offer, before the changes take effect.

Rawson Homes NSW Builder Licence No. 33493C, ACT Builder Licence No. 19936252B  
Thrive Homes NSW Builder Licence No. 301349C

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