

House & Land  
*Mega Savings*

UP TO  
**\$90K\***  
worth of added value

## TERMS AND CONDITIONS

- “Spring into Mega Savings” promotion (hereinafter referred to as offer) is valid to Rawson Communities Pty Limited (Communities) new customers buying a house and land package on a specified Lot from Communities and who build with Rawson Homes Pty Limited (Rawson).
- This promotion is available to all new customers who pay a reservation fee of \$2,000 to secure a specified lot between 9.00am on 2nd September 2019 and 5.00pm on 15th September 2019, and who proceed to:
  - unconditionally exchange a land contract with Communities and pay the requisite deposit within twenty one days of land contract issued date, time being of the essence.
  - and
  - unconditionally exchange a build contract with Rawson and pay the requisite deposit within twenty one days of build contract issued date, time being of the essence.
- A “new customer” refers to anyone who has not yet paid a reservation fee on a block of land offered for sale by Communities.
- “Specified lot” is strictly limited to:
  - North Kellyville Lot 405
  - Aspect, Austral Lots 121, 132, 133, 136, 141, 153, 224, 225, 226, 228, 229, 231, 232, 233, 238, 240, 243, 244, 248, 250, 251, 306, 307, 309, 310, 323, and 326
  - Horizon, Marsden Park Lots 181, 212, 213, 214, 220, 221, 231, 232, 233, 234, 235, 236, 242, 244, 245, 247, 248, 250, 252, 256, 257, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, and 511
  - Seaside, Fern Bay Stage 14 Lots 2, 3, 6, 7, 11, 13, 21, 23, 24, 26, and 31
  - Orchid Lane/Lucere, Leppington Lots 127, 129, 133, 135, 141, 142, 143, 144, 145, 146, 1, 6, 7, 9, 10, 14, 15, and 16
- This offer is not applicable for house and land packages at Leppington Central, and lots at Aspect Fifth Avenue Austral, Horizon Marsden Park, Orchid Lane/ Lucere Leppington and Seaside Fern Bay which are not a ‘specified lot’.
- This offer is not valid in conjunction with any other promotion, discount or offer available from either Communities or Rawson.
- **\$20,000 off Land** – \$20,000 will be paid by way of a settlement adjustment in the purchaser’s favour at settlement of the land contract. The offer is conditional upon the purchaser completing the land contract for the purchase from Communities. Customers participating in this offer agree to disclose the terms of the offer to any bank or other financial institution from which they are obtaining finance for the purchase and to any relevant Government Authority. The customer agrees to indemnify Communities, Rawson and Thrive from any liability arising from the failure to disclose the terms of this offer.
- Refer to the land contract for full terms and conditions relating to the \$20,000 Land rebate offer.
- **House Bonus Rawson** – this offer consists of \$50,000 worth of upgrades for \$4,999 OR up to \$35,000 house discount as reflected in the Tender issued by Rawson.
  - Choice One**
  - \$50,000 worth of inclusions for \$4,990 specifically applies to:
  - “Kitchen Plus Package” valued at \$24,492 refers to:
    - Shadowline cabinetry with upgraded Polytec finish selected from the following ranges only: Finegrain, Woodmatt, Ravine or Legato.
    - 40mm Caesarstone® Supernatural benchtops and waterfall ends (if applicable) to kitchen, selected from the following colours only: Piatra Grey, Vanilla Noir, Alpine Mist or Frosty Carrina.
    - Caroma Compass double bowl kitchen sink (undermount) including polishing of Caesarstone® around the sink.
    - Dorf Vixen retractable sink mixer available in chrome, black or white.
    - Premium AEG appliances with industry-leading 5 year warranty.
    - AEG 90cm Electric gas cooktop HVB95450IB or AEG 90cm Induction cooktop IKE95471XB.
    - AEG 90cm Oven BPK722910M.
    - AEG 90cm Integrated rangehood DGE5160HM or AEG 90cm Canopy rangehood DBE6980HM.
    - AEG ProClean dishwasher with comfort lift FFE72800PM.
    - AEG built-in microwave MBE2658D-M.

House & Land  
*Mega Savings*

UP TO  
**\$90K\***

worth of added value

## TERMS AND CONDITIONS

- “Main Bathroom Plus Package” valued at \$7,216 refers to:
    - 20mm Caesarstone® Supernatural vanity benchtops, selected from the following colours only: Piatra Grey, Vanilla Noir, Alpine Mist and Frosty Carrina.
    - Upgraded cabinetry with Polytec finish selected from the following ranges only: Finegrain, Woodmatt, Ravine or Legato.
    - Freestanding bath with choice of either Caroma Blanc 1700 or Caroma Aura 1600. Size of the bath will be dependent on home design.
    - Caroma Urbane multi-function rail shower with overhead.
    - Full height tiling from Rawson’s standard tile range.
    - Mirrored shaving cabinets fixed above vanity or floating polished edge mirrors. Note: Final specification supplied will depend on home design.
    - Caroma Luna basin, including Chrome pop-up plug and waste.
    - Smart square tile floor waste.
    - Clipsal 2-globe heat fan light unit (ducted).
    - Caroma Urbane toilet roll holder and Caroma Urbane 600mm double towel rail.
  - “Main Bathroom Plus Package” applies to one main bathroom per site. It does not apply to powder rooms, shower rooms, ensuites or additional bathroom areas.
  - “Ensuite Plus Package” valued at \$5,856 refers to:
    - 20mm Caesarstone® Supernatural vanity benchtops, selected from the following colours only: Piatra Grey, Vanilla Noir, Alpine Mist and Frosty Carrina.
    - Upgraded cabinetry with Polytec finish selected from the following ranges only: Finegrain, Woodmatt, Ravine or Legato.
    - Freestanding bath with choice of either Caroma Blanc 1700 or Caroma Aura 1600. Size of the bath will be dependent on home design. Bath upgrade to Ensuite only applicable if a bath is part of the standard design.
    - Caroma Urbane multi-function rail shower with overhead.
    - Full height tiling from Rawson’s standard tile range.
    - Mirrored shaving cabinets fixed above vanity or floating polished edge mirrors. Note: Final specification supplied will depend on home design.
    - Caroma Luna basin, including Chrome pop-up plug and waste.
    - Smart square tile floor waste.
    - Clipsal 2-globe heat fan light unit (ducted).
    - Caroma Urbane toilet roll holder and Caroma Urbane 600mm double towel rail.
  - “Ensuite Plus Package” applies to one ensuite per site. It does not apply to powder rooms, shower rooms, or additional ensuites.
  - “Comfort Plus Package” valued at \$13,147 refers to:
    - Air Conditioning for standard homes equal to or less than 35sq: 14kW Daikin ducted air-conditioning; or standard homes greater than 35sq: 20kW Daikin ducted air conditioning. 20kW excludes Edge and Balmoral Elite facades due to roof design constraints.
    - Airbase Controller in conjunction with Daikin’s BRP15B61 wireless LAN adaptor, the Airbase app enables you to use your smart phone or tablet to operate your air conditioning unit via your in-home Wi-Fi or remotely with an internet connection.
    - Airbase controller includes temperature control only. Zone control via the Airbase app requires upgrade to Daikin Zone Controller BRC24Z4A separate to this promotion.
- Choice Two:**
- \$30,000 will be taken off the base price of a standard home up to 29 squares; or
  - \$35,000 taken off the base price of a standard home 30 squares and above.
    - This offer is applicable to single storey, double storey, split level and Duplex homes. The price will be taken off the total Duplex base price.
    - A standard home refers to the standard size specified in the floorplan as available on the Rawson website. It does not include alterations made by the client or include granny flats.
    - Any upgrades made to components being offered in this offer will be priced in lieu of standard inclusions from the Luxury or Prestige Custom Collections specification.
    - Deletions of any items or items Not Applicable to the selected home design or region from the offer will not be credited or substituted for any other products.
    - Some components of this package may be subject to statutory requirements and choice of design.
    - Stated package values are based on an average recommended retail price for a sample set of standard Rawson homes.

House & Land  
*Mega Savings*

UP TO  
**\$90K\***  
worth of added value

## TERMS AND CONDITIONS

- **\$20,000 Landscape Bonus Rawson** – this offer consists of a standard landscape package valued at \$20,000 which will include items such as, concept landscape plan, coloured concrete driveway, turf to the front yard, letter box and clothes line. No credit will be offered if the full value of the voucher is not used nor is the voucher redeemable for cash or transferrable to the House Bonus. The value of the voucher is inclusive of GST.
- The offer is only provided to those clients who meet these terms and conditions and unconditionally exchange a land contract and building contract on a specified lot within a Communities estate with Rawson, and complete settlement on the purchase of that block of land and otherwise comply with the terms and conditions of the land contract and building contract.
- Communities' standard land contract conditions and Rawson's standard building contract conditions apply.
- Any difference in value due to choice of house design or deletion of upgrade or selection is not redeemable or transferable for cash or product.
- Communities reserve the right to amend these terms and conditions at any time. Furthermore, Communities reserves the right to extend, change or terminate the offer at any time without prior notice.
- Communities reserves the right to use their sole discretion to extend the twenty one day deadline to exchange contracts and pay the requisite deposits. Each such request will be considered on a case by case basis, and the decision of the General Manager of Communities is final and no correspondence will be entered into regarding their decision.
- Any photographs, artist impressions or other images associated with this offer, and all other collateral, print materials, website and online products of Rawson are for illustrative purposes only and may show fixtures, fittings or finishes which are outside the relevant Custom Collection or which are not supplied by Rawson, or which are only available in some Rawson designs or when selected as inclusions above the specific Collection or Standard Home Inclusions for a particular design. This may include landscaping and outdoor items, floor coverings, doors, furniture, kitchen, bathroom and light fittings and decorative items, which are shown as examples only. Specified inclusions are correct as at the time of printing and Rawson reserves the right to substitute an item of equivalent quality and/or finish.
- All amounts quoted are inclusive of GST.
- Participation in this offer is deemed acceptance of these Terms and Conditions.
- Effective as of the 28 August 2019.