

Rawson Homes Big Boost Bonus Promotion

Terms and Conditions

September 2026

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, the Bronze level of inclusions, Site Essentials and most builder requirements to complete the construction of the home. It excludes Compliance Essentials, variations made in accordance with the New Customer's Build Contract, upgrades and any unforeseen or site-specific requirements identified following analysis of your land.

"Build Contract" means a contract between the New Customer and Rawson Homes Pty Limited ACN 053 733 841 (**Rawson Homes**) for the construction of an Eligible Rawson Home.

"Compliance Essentials" means the mandatory compliance costs required to satisfy applicable statutory, BASIX, NatHERS, EERS and other building compliance requirements, including all required assessments, reports and standard compliance measures. Any additional upgrades, design changes or compliance measures required due to a particular home design, lot characteristics, site conditions or assessment outcomes are excluded and may incur an additional cost. Further information regarding Compliance Essentials is available on the Rawson Homes website - <https://www.rawsonhomes.com.au/disclaimer>.

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

- a) a standard home, meaning a Rawson Homes design and floorplan published on the Rawson Homes' website that has not been modified or customised by the New Customer (**Standard Homes**);
- b) either single or double storey, including duplex designs; and
- c) to be built by Rawson Homes 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 quotation or tender (or paid a tender request fee) for their new home to be built by either Rawson Homes or Thrive Homes Pty Limited at the address provided by the new customer.

“12 month 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 for a period of 12 months from the date the tender is signed by Rawson Homes and the New Customer.

2. The Big Boost Bonus \$40K promotional offer comprises the following:
 - a) a discount of \$40,000.00 (inc. GST) off the price of an Eligible Rawson Home, which can be applied as credit towards upgrades selected by the New Customer in the Design Studio; and
 - b) a 12-month Price Hold.

(together the ‘**Offer**’)
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 within the promotional period between 9:00am on Saturday September 19, 2026 to 5:00 pm on Sunday December 13, 2026 AEST (**Offer Period**);
 - b) proceed to sign the tender within 10 days of being presented with the tender; and
 - c) proceed to sign a Build Contract and Preliminary Services Agreement (**PSA**) in respect of that tender and pay their ‘preliminary payment’ under the PSA within 15 days of the date the Build Contract and PSA are issued.
4. Construction under the Build Contract is intended to commence as soon as Rawson Homes have obtained all the required approvals and consents required under the Build Contract. Rawson Homes discloses that construction works may commence prior to the expiry of the 12-month Price Hold period.
5. This Offer is limited to one redemption 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.
6. The following homes are excluded from this Offer:
 - a) Medium Density homes;
 - b) Readybuilt (Spec) homes; and
 - c) A home design to be built by Rawson Homes under the ‘Tailored’ service.
7. This Offer does not apply where the New Customer:
 - a) engages Rawson Homes 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.
- 8. This Offer is valid in conjunction with the Rawson Homes Registered Land Rewards Offer. This Offer is not valid with any other promotion, discount or offer and is not transferable
- 9. This Offer is valid for tenders based on Rawson Homes' current price list (as presented to New Customers during the tender presentation). Rawson Homes reserves the right to revise, update or change prices without prior notice or obligation during the Offer Period.
- 10. 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 Homes and Thrive Homes Pty Limited; and
 - c) Images of landscaping and outdoor items, floor coverings, doors, furniture, kitchen, bathroom, electrical and light fittings and decorative items.
- 11. Rawson Homes advises that Collateral is for illustrative purposes only and does not constitute a representation or offer.
- 12. 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 Homes (and are subject to third party supply arrangements); or
 - b) outside the relevant Rawson "Bronze, Silver or Gold Inclusions" (as described on Rawson Homes' website) for a Standard Home; or
 - c) only available in certain Rawson Homes 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 "Bronze, Silver or Gold Inclusions" (as described on Rawson Homes' website).
- 13. If an item is stated on Rawson Homes' website to be a specified inclusion during the Offer period, Rawson Homes notes that it reserves the right to substitute a specified inclusion for an item of equivalent quality and/or finish, without notice.
- 14. The Customer must refer to the tender for specific details of the inclusions and exclusions.
- 15. Unless otherwise prescribed elsewhere in this Offer, all amounts quoted are inclusive of GST.
- 16. Participation in this Offer is deemed acceptance of these Terms and Conditions.
- 17. Customers must rely on their own investigations and enquiries and refer to the tender, the Preliminary Services Agreement and their Build Contract for full terms and conditions.

18. Rawson Homes standard building contract conditions apply.
19. Rawson Homes may in its absolute discretion:
 - a) amend these Terms & Conditions at any time; and
 - b) extend, change or terminate this Offer at any time.
20. Rawson Homes 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. 19936252
Thrive Builders Lic. No: 301349C