



**RAWSON  
COMMUNITIES**

# Land Loan Support Package





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# A letter from our General Manager



Dear valued customer,

We have been hearing that with our economy under pressure, people are pausing their plans to build a new home.

In response, I am pleased to announce the **Rawson Communities Land Loan Support Package**.

If you want to take the first step towards building a new home and have around \$30k saved, you could put it towards an interest only land loan which we'll pay:

- **Until 31-Dec-2020 for our registered lots,**
- **For three months post settlement for our unregistered lots.**

But to help you make sure that land is the right move for you, we are also providing complimentary finance health checks with our in-house mortgage brokers, Mint Loans.

This brochure tells you more about the finance health check and our competitively-priced lots at Rawson Communities Austral, Leppington, Leppington Central, Box Hill and Marsden Park.

We would look forward to helping you begin your new home journey.

Sincerely yours,

**Nick Chandler**  
General Manager  
Rawson Communities

## Unsure about your finances?

We understand that buying land or house and land takes a lot of financial planning.

That's why as part of our Land Loan Support Package, our in-house mortgage brokers Mint Loans are offering complimentary finance health checks.

Mint Loans pride themselves on offering lending choice, a personalised and comprehensive service; as well as support throughout your planning, buying, lending and repaying process.

The complimentary finance health check is a simple, four-step process:

- 1. First appointment:**  
15-minutes to talk you through the paperwork required.
- 2. Documentation:**  
You get your paperwork together and email it across.
- 3. Second appointment:**  
30-minutes to review your paperwork and go through any questions.
- 4. Third appointment:**  
45-minutes to talk you through recommendations on your affordability and lending options

And, if you choose to secure your finance with Mint Loans, you will also receive a \$1,500 rebate after you settle on your land.

All appointments can be conducted via phone or video call.

All your information will be kept in confidence by Mint Loans only.

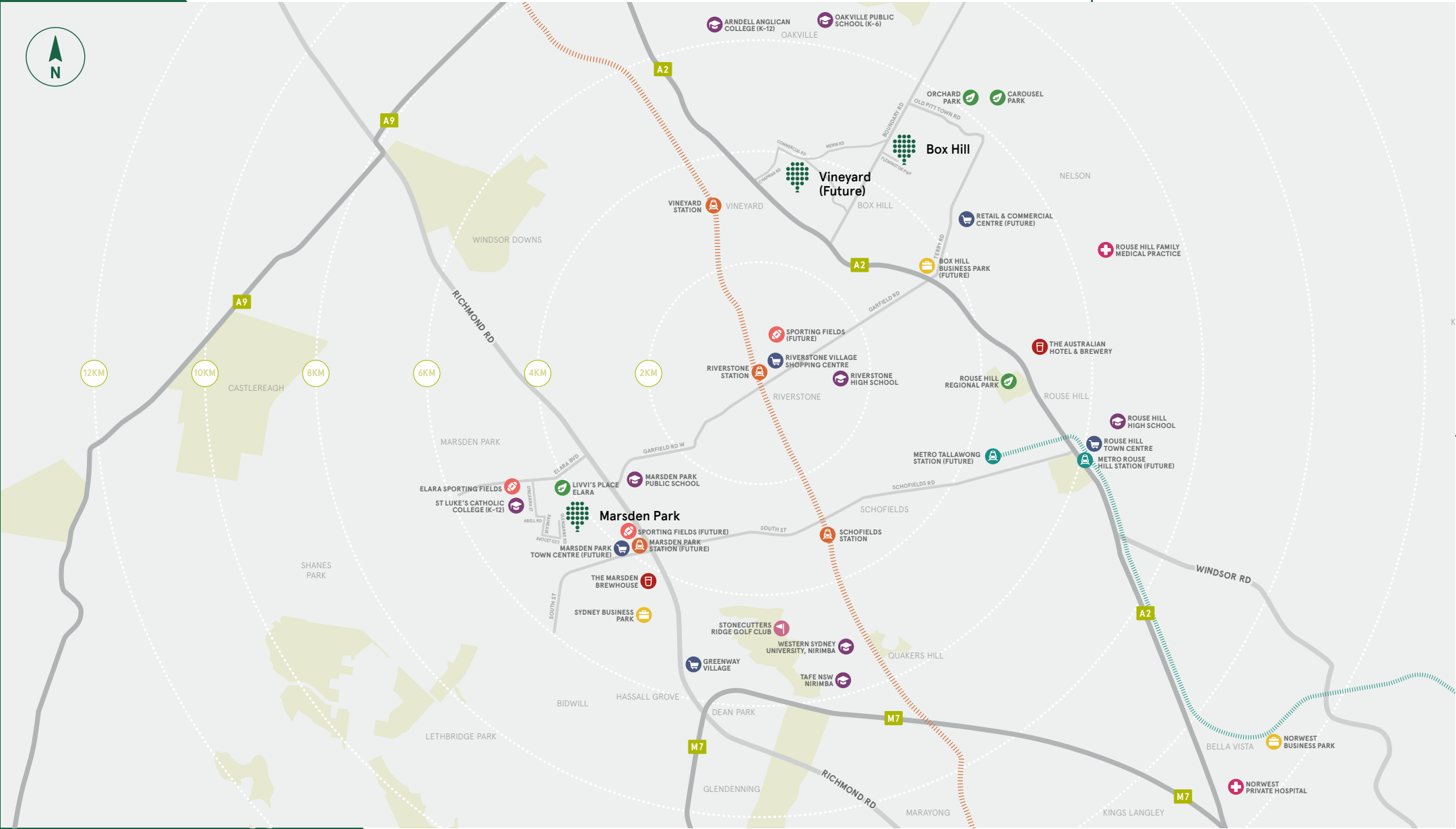
**mint loans**

# Why buy in North West Sydney?

Sydney's north west is a major growth corridor, offering a blend of convenient and spacious living.

As businesses look for opportunities outside Sydney CBD, developments like Norwest Business Park and Sydney Business Park are drawing people to Sydney's north west.

To support such growth, the government is heavily investing in new neighbourhoods, regional parklands, primary to tertiary education, major retail, as well as transport including the North Connex motorway, linking the M1 Pacific Motorway to the M2 and the Sydney Metro Northwest, creating a direct train route into Sydney CBD.



## Current and future features within 10kms of our North West Sydney projects:



2 metro and  
4 train stations



3 business  
parks



3 town  
centres



Tafe NSW and  
Western Sydney  
University



# Rawson Communities in North West Sydney


## Box Hill





Part of a highly connected Hills Shire community, Box Hill delivers opportunity in abundance.


With nearby business and industrial estates bringing plenty of employment opportunities, and a choice of schools, the whole family can settle into a convenient everyday.

### Current and future features within 6kms:

- 

1 regional park and 2 local parks
- 

Public and private primary and high schools
- 

2 business parks
- 

2 metro and 4 train stations

### Land Price Guide


Frontage (m)	Depth (m)	Area (m2)	Standard Price*
10	30	300	\$418,000
10.4	32	332.8	\$478,000
12.5	30	375	\$510,000


## Marsden Park





Marsden Park is at the centre of open space and convenience, including over 450 hectares of protected green zones, 100 hectares of outdoor recreation areas and a future town centre.

### Current and future features within 6kms:

- 

2 sporting fields
- 

Public and private primary and high schools, Tafe NSW and Western Sydney University
- 

2 business parks
- 

2 town centres

### Land Price Guide

Frontage (m)	Depth (m)	Area (m2)	Standard Price*
9	25	225	\$349,000
9	30	270	\$390,000
10	30	300	\$435,000
11	30	330	\$450,000

\*Lots of the same or similar area (m2) may vary in price due to pricing considerations including but not limited to location, aspect and site grading.



# Why buy in South West Sydney?

Sydney's south west offers endless possibilities, both now and in the future.

With Sydney's second international airport due to open a short distance away, the area is undergoing an extraordinary pace of change, bringing major upgrades in infrastructure and amenities, while retaining the local charm of the region.



## Current and future features within 10kms of our South West Sydney projects:



2 train stations



2 major business retail centres



2 sporting fields



Quick links to future airport



# Rawson Communities in South West Sydney

## Austral



Families can enjoy the benefits of the emerging south west all in a vibrant community set in the suburb of Austral.

A highly convenient place to live, Austral is close to transport, shops, schools and future open space, business and industrial precincts.

### Current and future features within 6kms:

- Public and private primary and high schools
- 2 sporting fields
- 2 major business retail centres
- Walking distance to train station

### Land Price Guide

Frontage (m)	Depth (m)	Area (m2)	Standard Price*
14	18	252	\$333,200
11	25	276	\$369,800
9	31	279	\$382,900
9	33.3	300	\$399,900
11	29	319	\$409,700

## Leppington



Leppington is a close-knit neighbourhood enveloped by village centres and walking and cycling tracks.

The Leppington area is enjoying billions of dollars of government investment in infrastructure for new communities, including a vibrant new town centre in Leppington itself.

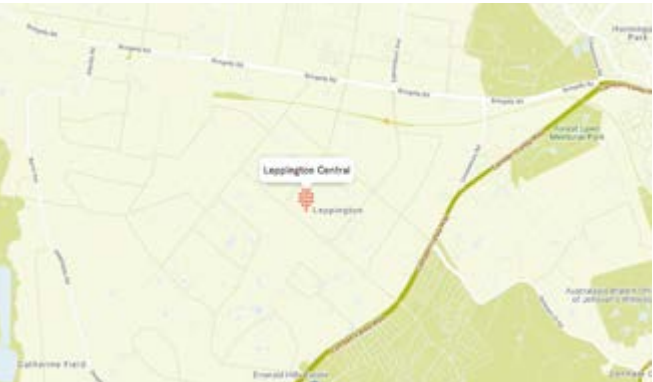
### Current and future features within 6kms:

- Public and private primary and high schools
- Walking distance to retail
- 2 medical precincts
- 2 train stations

### Land Price Guide

Frontage (m)	Depth (m)	Area (m2)	Standard Price*
9	30	270	\$357,750
9	35	315	\$374,900
11	28	308	\$385,000
12.7	30	381	\$438,150
11	35	385	\$421,878

## Leppington Central



Leppington Central is your chance to embrace contemporary urban living, without the city grind.

At Leppington Central, everyday life is effortless, with a diverse range of community facilities and major shopping centres close-by, along with excellent schools, colleges and leading Australian universities.

### Current and future features within 6kms:

- Walking distance to district park
- Walking distance to retail
- Public and private primary and high schools
- 2 major business retail centres

### Land Price Guide

Frontage (m)	Depth (m)	Area (m2)	Standard Price*
9	28	252	\$349,965
9	29.8	268	\$361,330
9	30	270	\$361,330
10	27.6	276	\$369,400

\*Lots of the same or similar area (m2) may vary in price due to pricing considerations including but not limited to location, aspect and site grading.





## Terms and Conditions

- This offer is valid to Rawson Communities Pty Ltd (Communities) customers buying a parcel of land within a Specified Estate (Promotional Lot).
- This offer is available to all new customers who comply with the following:
  - pay a reservation fee of \$2,000 to secure a Promotional Lot between 9.00am on 9 May 2020 and 5.00pm on 30 September 2020;
  - provide a signed copy of these terms and conditions with their sales advice reserving the Promotional Lot;
  - 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
  - settle on their land contract on the completion date as defined in the land contract.
- A "new customer" refers to anyone who has not yet paid a reservation fee on a block of land offered for sale by Communities (also referred to as purchaser in these terms and conditions and in the land contract).
- This offer is not applicable for any parcels of land available for sale by Communities which is not within a Specified Estate.
- "Specified Estate" is strictly limited to parcels of land for sale within Rawson Communities at:
  - Austral
  - Leppington
  - Leppington Central
  - Box Hill
  - Marsden Park
  - Seaside, Fern Bay
- This offer consists of the vendor of the Promotional Lot paying the Loan Interest by way of an Electronic Funds Transfer to the Purchaser's nominated account within 30 days of settlement.
- The Loan Interest to be paid to the purchaser will be calculated on the following basis:  
$$\text{Loan Interest} = \text{Loan Amount} \times \text{Interest Rate} \times (\text{Interest Period} / 365 \text{ days})$$
  
Where:
  - Interest Calculation: Simple Interest
  - Loan Amount is deemed to be 90% of the Price of the Promotional Lot as noted on the front page of the land contract
  - Interest Rate: NAB's "basic variable rate with package (owner occupied)" as noted on NAB's website as at the date of settlement
    - (<https://www.nab.com.au/personal/home-loans/nab-base-variable-rate-home-loan>), which as at 29 April 2020 is 3.45% p.a.
  - Interest Period: Commences from the date after settlement of the Promotional Lot up to and including either the later of (i) 31 December 2020 and (ii) three months after settlement.
- No regard will be had to the actual loan amount or actual interest payable by the purchaser under their letter of offer with their financial institution.
- This offer is conditional upon the purchaser completing the land contract for the purchase from Communities on the completion date as defined in the land contract.
- Customers participating in this offer agree to disclose the terms of this 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 from any liability arising from the failure to disclose the terms of this offer.
- Refer to the Loan Interest Offer Deed which will be provided to the Purchaser with the land contract for full terms and conditions relating to the offer.
- This offer is not valid in conjunction with any other promotion, discount or offer available from Communities.
- The offer is only provided to those clients who meet these Terms and Conditions and unconditionally exchange a land contract on a lot within a Specified Estate from Communities, and complete settlement on the purchase of that block of land on the completion date as defined in the land contract and otherwise comply with the Terms and Conditions of the land contract.
- Communities' standard land contract conditions apply.
- 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 deposit. 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 and other pictures associated with this promotion, and all other collateral, print materials, website and online products of Communities are for illustrative purposes only.
- All amounts quoted are inclusive of GST.
- Participation in this offer is deemed acceptance of these Terms and Conditions.
- Effective as of 9 May 2020.







**RAWSON  
COMMUNITIES**

To request a complimentary finance health check  
or to speak to one of our friendly sales consultants, click  
'Apply Now' in the email you downloaded this brochure from.

**Build Happy**

**1300 733 193**

**[rawsoncommunities.com.au](http://rawsoncommunities.com.au)**