

Box Hill Estate – 128 Old Pitt Town Road – Land-Only Terms & Conditions

1. Our special “Land-Only” offer (**Offer**) is valid to new Rawson Homes Pty Ltd ACN 003 203 745 (**Rawson Homes**) customers, buying land-only lots only in the Box Hill Estate project at **128 Old Pitt Town Road, Box Hill**, and is subject to the terms and conditions below. For the avoidance of doubt, the Offer is **not** available in any other community or project.
2. This Offer is:
 - (a) **not** valid in conjunction with any other promotion, discount or offer available from either Rawson Homes Pty Limited CAN 053 733 841 (**Rawson**), Thrive Homes Pty Limited ACN 613 679 333 (**Thrive**), or Rawson Homes; **and**
 - (b) only available on specific land-only lots offered as part of the Box Hill Estate project
3. This Offer is:
 - (a) **not** available for any other community developed by Rawson Homes
 - (b) **not** applicable to any tenders requested for any other home designs other than the Offer Homes;
4. Non-refundable \$5,000 reservation fee
 - (a) The purchaser will be required to pay a non-refundable fee to reserve a specific eligible lot.
 - (b) The reservation fee is otherwise subject to the terms and conditions in the reservation fee agreement, which will be provided to you by the sales consultant.
- (c) The reservation fee will be applied to the 10% deposit payable under the land contract.
5. Flat Rate 10% land exchange
 - (a) The purchaser will be required to pay a 10% deposit under the land contract upon exchange and this deposit and other amounts payable by the purchaser after exchange are otherwise subject to the terms and conditions in the land contract.
 - (b) Exchange must occur within 14 days from contract issue date, with settlement on land to occur 28 days after exchange date
6. Rawson Homes has the right to amend these Terms & Conditions but will give reasonable written notice of any changes before the changes take effect. Subject to clause 5 below, any changes will not apply retrospectively to customers who have accepted the Offer before the date the changes take effect.
7. Rawson Homes reserves the right to revise, update or change prices without prior notice or obligation during the Offer Period (as displayed on our website or Collateral) but this will not impact Offers that have been accepted by Rawson Homes (unless the extenuating circumstances in clause 5 above apply).
8. 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.

9. Rawson Homes advises that Collateral is for illustrative purposes only and does not constitute a representation or offer.

10. 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 inclusions (as described on Rawson or Thrive website) for a Rawson or Thrive Standard Home;

or

(c) only available in certain Rawson or Thrive Home designs; **or**

(d) only available when specifically selected as inclusions, which are not included in the price of standard inclusions (as described on Rawson or Thrive website).

11. If an item is stated on Rawson Homes website to be a specified inclusion while this Offer is valid, Rawson Homes notes that it reserves the right to substitute a specified inclusion for an item of equivalent quality and/or finish.

12. All amounts quoted are inclusive of GST.

13. Participation in this Offer is deemed acceptance of these Terms and Conditions.

14. Customers must rely on their own investigations and enquiries and refer to

the quotation acceptance and building contract for full terms and conditions.

Effective as of **19 March 2024**