

Rawson at Caddens Hill Quarter – Thrice as Nice Promotion – Terms and Conditions

1. The “Thrice As Nice” promotion consists of the following offering:
 - a) Stamp Duty Rebate
 - The stamp duty rebate will be calculated based on the NSW government transfer duty rates applicable to the property price, to a maximum value of \$25,000. The rebate will be deducted from the settlement amount at completion.
 - b) \$10,000 (inc. GST) rebate off the total contract price
 - The \$10,000 rebate will be deducted from the Build Contract settlement amount at completion
 - c) \$10,000 (inc. GST) upgrade voucher on eligible upgrade items within the homes
 - The \$10,000 Upgrade Voucher will be applied to existing list of eligible upgrade items, where they will be processed at nil cost up to a total value of \$10,000.
2. This offer is available exclusively on the three-storey product packages within the Rawson at Caddens Hill Quarter project, and is limited to the first 5 purchases of any of the following eligible packages:
 - a) Lot 202
 - b) Lot 203
 - c) Lot 205
 - d) Lot 206
 - e) Lot 302
 - f) Lot 303
 - g) Lot 305
3. The promotion does not apply to previously sold homes or homes under construction.
4. The promotion is only available on home packages purchased as a split contract. If purchased as a single contract, this offer does not apply.
5. This offer is valid for contracts exchanged between 27th August 2025 and 31st October 2025. To be eligible, buyers must enter into an unconditional contract of sale within this period.
6. To qualify for this promotion, buyers must exchange on both the land and build contract within 14 days of date of contract issue.

7. To qualify for this promotion, buyers must complete settlement on the land contract on the agreed date as per the contract. Any variations to the settlement date, contract terms, or payment schedules may result in forfeiture of the stamp duty rebate.
8. This offer is limited to one offer per lot/package
9. This offer is not valid in conjunction with any other promotion, discount or offer available from either Rawson Homes Pty Ltd ACN 053 733 841 (Rawson), Thrive Homes Pty Limited ACN 613 679 333 (Thrive) or Rawson Communities Pty Limited ACN 003 203 745 (Rawson Communities).
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; and
 - c) Images of landscaping and outdoor items, floor coverings, doors, furniture, kitchen, bathroom, electrical and light fittings and decorative items.
11. Rawson 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 (and are subject to third party supply arrangements); or
 - b) Only available when specifically selected as inclusions, which are not included in the price of standard inclusions for a particular home design or included in the project inclusions level (as described in the project inclusions brochure).
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’s standard building contract conditions apply

18. Rawson, may in its absolute discretion: a. amend these Terms & Conditions at any time; b. extend, change or terminate this Offer at any time; and c. Rawson will use reasonable endeavors to provide reasonable notice of material changes to the Terms and Conditions of this Offer, before the changes take effect.