

UP TO

\$50,000*

OF INCLUSIONS

On the



house



\$50K On The House Terms & Conditions

1. Our special “\$50 On The House” offer (**Offer**) is valid to new Rawson Homes Pty Ltd ACN 053 733 841 (Rawson) customers building in the Sydney, Hunter/Newcastle, Regional Hunter/Newcastle, South Coast, ACT and Regional ACT regions only (**Included Regions**). Regions are more specifically defined on the map shown on the website <https://www.rawsonhomes.com.au/where-we-build>.
2. This Offer:
 - Is not valid in conjunction with any other promotion, discount or offer available from either Rawson, Thrive Homes Pty Limited ACN 613 679 333 (Thrive), or Rawson Communities Pty Limited ACN 003 203 745 (Rawson Communities); and
 - Does not apply to any tenders requested for the Three Birds Dream Home design, Medium Density homes or any Thrive Home design.
3. Rawson reserves the right (without prior notice or obligation) to:
 - Amend these Terms & Conditions at any time; **and**
 - Extend, change or terminate the Offer at any time.
 - Rawson will endeavour to provide reasonable notice of material changes before the changes take effect (where reasonable to do so)
4. A “new customer” refers to anyone who has not yet requested a tender (or paid a tender request fee) for their new home to be built by Rawson at the address provided by the new customer.
5. This Offer is only available to new customers for the Included Regions who:
 - Request and accept a quotation and pay a reservation fee **between 9:00am on 28 August 2023 and 5pm on 26 January 2024 AEST (Offer Period)**; and
 - Proceed to sign tender within 10 days of the tender date; **and**
 - Proceed to sign contract and pay their acceptance fee within 15 days of the contract issue date; **and**
 - Proceed with the building of an eligible Rawson home.
6. This Offer is limited to:
 - one offer per site/dwelling; **and**
 - new customers building single storey, double storey, split level or multi-dwelling homes within the Included Regions and excludes extensions made by a new customer and granny flats; **and**
 - a standard home, which means a home of the standard sizes specified in the floorplans as available on the Rawson Homes website (**Rawson Standard Home**).

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**RAWSON
HOMES**
— EST 1978 —

7. The exact value of the inclusions will vary depending on the individual house design that is selected

8. \$50K on the house specifically applies to BONUS upgrade to our Gold Inclusions:

Kitchen

- 90cm SMEG appliances (Oven, Cooktop & Rangehood)
- 60cm Dishwasher and built-in microwave including trim kit
- 40mm Caesarstone® benchtop (from standard range) or 20mm Caesarstone® benchtop with waterfall end panels (standard or deluxe range)
- Kitchen splashback with tiles
- Polytec soft close cabinetry (2400mm high) with shadowline, choice of: Polytec Melamine range (Matt, Sheen, Woodmatt or Smooth) OR Polytec Evolution range (Ravine or Legato) OR Polyurethane – Matt (various styles)
- Framed bulkheads to overhead cabinets
- Caroma pull out sink mixer (chrome)
- Clark double bowl stainless steel sink or Clark large single bowl undermount sink

Bathroom

- 20mm Caesarstone® benchtops to floating vanities (standard & deluxe range)
- Caroma Urbane II range for wall mounted tapware – round or rectangle (chrome) to all bathrooms, ensuite and powder

room (including shower room where applicable)

- Polytec soft close doors/drawers vanity with shadowline. Choice of: Polytec Melamine range (Matt, Sheen, Woodmatt or Smooth) OR Polytec Evolution range (Ravine or Legato) OR Polyurethane – Matt (various styles)
- Caroma porcelain counter top basin. Choice of; semi-recessed or inset basins with chrome pop-up plug and waste
- Floating frameless polished edge bathroom mirrors
- Choice of semi-frameless OR fully frameless shower screens (chrome trims)
- Tiled shower niche to main bathroom and bedroom, 1 ensuite only
- Caroma multi-function shower rail to all showers (chrome)
- Choice of Caroma 1600 white freestanding bath OR Stylus 1675 white rectangular bath
- Caroma double towel rail to bathroom & ensuite (chrome)
- Caroma hand towel rail to powder room (chrome) – where applicable
- Bathroom & Ensuite: full height tiling
- Powder & Separate WC: skirting tile only
- 2-globe heat, fan and light unit
- Caroma Cleanflush wall faced toilet suite with soft close seat
- Caroma toilet roll holders (chrome)



Living

- 2600mm high ceilings to ground floor
- 2450mm high ceilings to first floor
- 2340mm high internal doors to ground floor
- 2040mm high internal doors to first floor
- Up to 2340mm high x 820mm wide Corinthian timber external door Blonde Oak range (with clear glass)
- Painted timber staircase and handrail with MDF tread and carpet covering (where applicable)
- Linen cupboard, broom cupboard, storage cupboard and coat cupboard (where applicable to design)
- Clipsal Iconic switches
- 20 x 9W downlight package
- 1 x telephone point
- 1 x television point
- 2 x data points

Laundry

- Compass 35L Flushline stainless steel tub
- Caroma pull out sink mixer (chrome)
- Stylus washing machine set (concealed behind tub)
- 900mm wide with shadowline underbench and overhead soft close cupboards in Polytec Melamine, Polytec Evolution, or Polyurethane Matt
- Häfele laundry carrier 45 to base cabinet
- 20mm Caesarstone® laundry benchtop, approximately

900mm(W) x 610mm(D) x 35mm(H)

- 900mm wide tiled splashback (standard range) to underside of overhead cabinetry, skirting tile to the remainder
- 2040mm(H) Corinthian AWO21 full clear glazed laundry entrance door (from external) (where applicable)

Flooring

- Hybrid flooring OR rectified ceramic floor tiles to entry, entry hallway, family, dining/meals and kitchen (selected from our extensive range)
- Tiling to wet areas only (selected from our extensive range)
- Carpet (selected from our extensive range) including standard underlay to separate lounge, bedrooms, and bedroom hallways and stairs (if applicable)

Comfort

- Nylon mesh flyscreens to all opening windows, sliding & stacker doors
- 14kW or 20kW Daikin ducted air conditioning with 4 zones (subject to house size)

External

- Sectional garage door (standard range and colours) and motor, with 2 remote control openers
- PGH bricks from Desert, Elements, Foundations and Townhouse range

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- Colorbond® roof in a range of colours with 60mm Anticon blanket to the underside
 - Engineered steel frame
9. This Offer is valid for tenders based on Rawson's current price list (as shown on Rawson's website). Rawson 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:
- Any photographs, artist impressions or other images associated with this Offer; **and**
 - All other collateral, print materials, website and online products of Rawson; **and**
 - 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:
- not supplied by Rawson (and are subject to third party supply arrangements); **or**
 - outside the relevant "Custom Collections" (as described on Rawson's website) for a Rawson Standard Home; **or**
 - only available in certain Rawson Home designs; **or**
 - only available when specifically selected as inclusions, which are not included in the price of standard inclusions for a particular home design or "Classic Custom Collections Home Inclusions" (as described on Rawson's website).
13. If an item is stated on Rawson's website to be a specified inclusion while this Offer is valid, Rawson notes that it reserves the right to substitute a specified inclusion for an item of equivalent quality and/or finish.
14. Please refer to your tender for specific details of the inclusions and exclusions.
15. 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 quotation acceptance and building contract for full terms and conditions.
18. Rawson's standard building contract conditions apply.
19. Effective as of 28 August 2023