



**STAMP
DUTY**
on us!

**FOR A LIMITED TIME,
RAWSON COMMUNITIES
WILL PAY YOUR
STAMP DUTY***

**Purchase a house and land package
at one of our selected estates and
your stamp duty will be on us!**

This offer is valid at Horizon**, Half Moon, North Kellyville and
Orchid Lane*** from 6th July 2018 and 31 October 2018 (inclusive).



**RAWSON
COMMUNITIES**

*This offer is not valid at Aspect Fifth Avenue Austral, Seaside Fern Bay, and **excludes lot 242, and Precinct 3 at Horizon Marsden Park. ***This offer is only valid on Lots 133, 135 and 146 at Orchid Lane Leppington. Promotion valid on lots in these estates reserved during the Promotion Period. Paid by way of a settlement adjustments on completion of the land contract. See overleaf for terms and conditions.



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COMMUNITIES**

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TERMS & CONDITIONS

- "Stamp Duty On Us!" offer is valid to Rawson Communities Pty Ltd (Communities) customers buying a house and land package in a selected estate from Communities and who build with Rawson Homes Pty Limited (Rawson).
- This promotion is available to all new customers who pay a reservation fee of \$2,000 between 6 July 2018 and 31 October 2018 (inclusive) for a house and land package at a Communities (or related party) estate, being Horizon Marsden Park (excludes Lot 242 and Precinct 3), Half Moon Schofields, North Kellyville or Orchid Lane Leppington (only valid for Lots 133, 135 and 146) and who proceed to (i) unconditionally exchange a land contract with Communities and building contract with Rawson and (ii) pay the requisite deposits under both of those contracts, within twenty one days of issue of the Land Contract (notwithstanding when the building contract is issued).
- A "new customer" refers to anyone who has not yet paid a reservation fee to secure a house and land package from Communities.
- This offer is not applicable for house and land packages at Aspect Fifth Avenue Austral, Seaside Fern Bay, Lots 242 and Precinct 3 at Horizon Marsden Park. This offer is only valid for Lots 133, 135 and 146 at Orchid Lane Leppington all other lots at Orchid Lane are excluded.
- "Stamp Duty On Us!" offer will be paid by way of a settlement adjustment in the purchaser's favour at settlement of the land contract, the adjustment sum will be equal to the amount of stamp duty payable under Chapter 2 of the Duties Act 1997 in respect to the price stated on the front page of the land contract between the vendor of the site and the purchaser (excluding any surcharge purchaser duty, aggregation, interest, or penalty tax or duty, or duty arising from any novation or assignment of the contract). The "Stamp Duty On Us!" offer is conditional upon the purchaser completing the land contract for the purchase from Communities. Customers participating in this offer agree to disclose the terms of the "Stamp Duty On Us!" 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, and Rawson from any liability arising from the failure to disclose the terms of this offer.
- Refer to the land contract for full terms and conditions relating to the "Stamp Duty On Us!" offer.
- "Stamp Duty On Us!" offer is only provided to those clients who meet these terms and conditions and unconditionally exchange a land contract and building contract at a selected Communities estate with Rawson, and complete settlement on the purchase of that block of land and otherwise comply with the terms and conditions of the land contract and building contract.
- Communities standard land contract conditions and Rawson standard building contract conditions apply.
- Communities reserves the right to amend these terms and conditions at any time. Furthermore, Communities reserves the right to extend, change or terminate the "Stamp Duty On Us!" 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 deposits. 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, Rawson are for illustrative purposes only.
- Participation in this offer is deemed acceptance of these Terms and Conditions.
- Effective as of the 6 July 2018.