



BONUS INCLUSIONS

At Rawson Homes, we're committed to doing things better - through smarter design, uncompromising quality, and real value. That's why we're giving you some bonus inclusions beyond what's outlined in the **Rawson Silver** inclusions package on the following pages.

PACKED WITH VALUE ENJOY THESE BONUS ITEMS IN YOUR HOME

- Tiles to porch and alfresco
- Dishwasher
- Microwave
- 900mm kitchen appliances
- Driveway

Eucalypt Grove
AUSTRAL

Silver

INCLUSIONS



CONCRETE SLAB

Engineered concrete slab to suit 'M' soil classification at 20Mpa.

Engineered concrete slab to Porch/Patio and Alfresco including broom finished concrete slab, brick piers and roof over (subject to design)
These slabs are not classified as a "finished" surface

Recessed wet areas (includes all Ground Floor Bathrooms and Laundry)

Recessed sills to all Ground Floor stacker/sliding doors

TERMITE TREATMENT

Rentokil Homeguard Red termite protection to pipe penetrations and perimeter cavity with 25 year warranty and \$1,000,000 insurance cover

FRAME

Engineered hybrid frames - steel frames and timber roof trusses
N.B. ACT & Surrounds, Monaro regions only – engineered steel frames

450mm Eaves to Roof Line

90mm external and internal steel stud frames to Ground and First Floor

- Nominal 2600mm high ceilings to the Ground Floor Only
- Nominal 2450mm high ceilings to First Floor.

Minimum 340mm engineered steel joist system to First Floor and Includes recessed wet areas to all Bathrooms, Ensuities, WC's and Powder Rooms (where applicable)

NOTE: Client acknowledges that all dimensions stated on the plans, specifications, variations and upgrades are to structural frames only and exclude finished surfaces.

BRICKS

Selection of bricks from PGH Dark and Stormy, Elements, Foundations and Townhouse Range. Grey Mortar or Off White.

NOTE: If a feature brick is selected, additional charges will apply.

WINDOWS

Nylon Mesh Flyscreens to all opening windows, sliding & stacker doors (excluding hinged doors)

Aluminium windows and sliding doors in a range of colours including security keyed windows & door locks with the option of obscure glass to Bathrooms, Ensuite & Powder room to all wet areas excluding laundry

ROOFING

Colorbond® roof in a range of colours with 60mm Anticon blanket to the underside

FASCIA & GUTTER

Colorbond® Fascia & Gutter with painted PVC Downpipes or Colorbond® downpipes when the Rainwater tank is not required

WALL WRAP

Wall wrap to external walls

DECKING

Modwood Decking to First Floor Deck (Facade dependant) excludes Deck Fascia - Painted Treated Pine

EXTERNAL DOORS

Corinthian Madison 2340mm (H) x 820mm(W) - PMAD101, PMAD 104, PMAD 111 or PMAD 04 entrance doors (with clear glass) in paint finish to all Facades

Corinthian 2040mm (H) AWO21 full clear glazed Laundry entrance door in painted finish (where applicable)

Sidelights (where applicable) are clear glazed

INTERNAL DOORS

Corinthian flush panel internal doors in pre-primed paint finish - 2340mm (H) to Ground Floor only (excludes wardrobes) & 2040mm (H) to First Floor

DOOR FURNITURE

Gainsborough Tri-lock in satin or polished chrome to Front door and Laundry

Internal Doors: Gainsborough Lever handles with privacy sets to all bathrooms & WC's and deadlock to Garage internal access door

Wardrobe/Linen Doors: Choice of either Round or Square Handles

Plastic wall/door stops to bedrooms, wet areas and living areas (excludes robes and linen)

Cavity Sliding Doors (where applicable): Circular cavity slider passage and privacy sets to all Bathrooms & WC's

FIXOUT

Choice of one; (Classic Hamptons, French Provincial, Coastal Scandi, Modern Industrial) 66mm x 18mm profile architrave with paint finish throughout and square set wet area windows

Choice of one; (Classic Hamptons, French Provincial, Coastal Scandi, Modern Industrial), 66mm x 18mm profile skirting with paint finish (excluding wet areas)

- 90mm cove cornice to wall and ceiling junction throughout; and
- Square set cornice to wall and ceiling junction to Main Bathroom, Ensuite and Shower Room (Where applicable) (Excludes separate WC's and Powder Rooms)

Alfresco: 32mm x 18mm pine trim to Alfresco ceiling junction

NOTE: Any Variation for upgraded cornice will not be applied to wet areas as noted above and square set ceiling will be applied.

STAIRCASE

Painted timber staircase with square newel posts, handrail and MDF treads and risers (Carpet floor covering). Choice of either painted pine balusters or 12 x 12mm Stainless Steel Balusters

ROBES

Corinthian Flush internal 2040mm doors in pre-primed paint finish to bedroom robes with one melamine shelf & hanging rail

LINEN, BROOM, COAT & STORE CUPBOARD

Melamine shelves Four (4) to Linen cupboards, One (1) to Broom cupboard, One (1) to Store cupboard and One (1) to Coat cupboard including hanging rail (where applicable to design)

GARAGE DOORS

Sectional door and motor in standard range and colours only

Remote control operation to a door of your choice, including two handsets

HOT WATER SYSTEM

26L continuous flow, 6 star gas wall mounted (recessed into wall) hot water system (subject to gas availability & not available in ACT)

KITCHEN

20mm Caesarstone benchtop to Kitchen, selected from Rawson Homes M0 range

Choice of:

- Polytec Melamine (Matt, Woodmatt or Sheen) OR
- Polytec Evolution (Ravine or Legato) laminated doors/drawers with shadowline and 2mm ABS edges in a wide range of colours

2166mm (H) Finger pull Overhead Cupboards to Kitchen

Framed and Plasterboard Bulkheads to Overhead Cupboards

Hafele Soft Close Drawers & Doors to Kitchen

Kitchen kickboards as per doors

Cutlery Tray to Kitchen Drawer

Provision for dishwasher including water point and single power point

Provision for microwave including single power point

Clark 1180mm double bowl end stainless steel sink

Tiled splashback to kitchen (Selected from standard range)

KITCHEN APPLIANCES - OVEN

SMEG 60cm Single Wall Oven

KITCHEN APPLIANCES - COOKTOP

Choice of:

- SMEG 60cm 4 Burner Gas Cooktop OR
- SMEG 60cm Electric Ceramic Cooktop (subject to gas availability)

KITCHEN APPLIANCES - RANGEHOOD

Choice of:

- SMEG 60cm Retractable Rangehood OR
- SMEG Integrated Rangehood OR
- SMEG 60cm Canopy Rangehood

GAS CONNECTION

Gas service connection from front boundary to house, including provision for hot water system, cooktop and internal heating point (not available in ACT)

ELECTRICAL

Single Phase switchboard and recessed meterbox

NBN Provision includes:

- Conduit and draw wire from front boundary to meterbox;
- Conduit and draw wire from Meterbox to internal wall of Garage;
- One single power point to internal wall of Garage;
- One additional telephone point to internal wall of Garage; and
- Two CAT6 data points to internal wall of Garage.

NOTE: If constraints occur due to beam locations, NBN provision location will be determined by electrical contractor.

Earth leakage circuit breaker for lights and power

Ten (10) x 7W Downlights to main living areas

1 light point to each room

1 x Two Way Switch

1 x Double Power Point (Double GPO) to all rooms including Garage
2 x Double Power Points (Double GPO to Master Bedroom (Bedroom 1))

Power provision (Single GPO) for fridge provision

Power provision (Single GPO) for dishwasher provision

Power provision (Single GPO) for microwave provision

Power provision (Single GPO) for rangehood provision

Power Provision (Single GPO) for cooktop provision

Powder Room & Seperate WC Exhaust Fan externally ducted to External Eave Vents

Heat/Fan/Light unit to all Bathrooms with a Shower externally ducted to External Eave Vents

1 x Data Point

1x Television Point

1 x External Weather Proof Single Power Point (Single GPO) for HWU, Rainwater Tank & Septic (Where Applicable)

External junction box beside external doors without eaves (light fitting by owner)

External light point to eaves at external doors

Direct wired smoke detectors with battery back up as required

1 x Isolated Cooker Switch to Kitchen (Applicable to Electric & Induction Cook tops only, excludes additional Power Circuit)

1 x Run on Timer interlocked with the light switch to any Bathroom and/or Laundry which does not have compliant natural ventilation (i.e. a window and/or external door)

AIR CONDITIONING

Daikin 14kW (up to and including 35SQ) or 20kW (36SQ and above)(subject to standard house size) standard Inverter ducted air conditioning with 2 zones and return air to be located on the ceiling.

NOTE: Positions of outlets, return air and droppers is determined by air conditioning contractor. This unit is designed to have one zone operating at a time.

LAUNDRY SINK

Seima Tilos 600b 45L stainless steel tub with white metal cabinet including overflow

VANITY UNITS

20mm Caesarstone benchtop to floating vanities selected from Rawson Homes M0 range

Choice of:

- Polytec Melamine (Matt, Woodmatt or Sheen) OR
- Polytec Evolution (Ravine or Legato)

laminated doors/drawers with shadowline and 2mm ABS edges in a wide range of colours

Caroma Luna porcelain counter top basin. Choice of; semi-recessed, above counter or inset basin with chrome pop up plug and waste (subject to design)

VANITY MIRRORS

Floating frameless polished edge mirror with backing board

BATHROOM ACCESSORIES

Caroma Luna 630mm chrome double towel rail to Bathroom & Ensuite

Caroma Luna chrome toilet roll holder to Bathroom, Ensuite, WC and Powder Room

Caroma Luna chrome hand towel rail to Powder Room (where applicable)

Chrome floor waste (as required)

BATHS

Clark Round Bath 1675mm with overflow

TOILET SUITES

Caroma Luna wall faced toilet suite with soft close seat

SHOWER SCREENS

Semi-frameless shower screens with pivot doors, chrome trims and clear laminated glass, or fixed panel, subject to design

Tiled Shower Niche to Main Bathroom and Bedroom 1 Ensuite only (excludes shower room)

TAPS & FITTINGS

Caroma pin lever gooseneck chrome sink mixer to Kitchen sink

Caroma Luna - chrome wall mounted tapware to all Bathrooms, Ensuite and Powder Room

Caroma Luna chrome Multi Function Rail Shower to all showers

Stylus Venecia chrome sink mixer to Laundry

Stylus Cadet Washing Machine Set to Laundry (concealed behind tub)

FLOOR COVERINGS

Choice of:

Laminate Flooring OR Ceramic Floor Tiles (450mm x 450mm) to Entry, Entry Hallway, Family, Dining/Meals and Kitchen (selected from Rawson Homes extensive range)

Carpet (selected from Rawson Homes extensive range) to remainder of dwelling including standard underlay (separate Lounge, Bedrooms, Bedroom Hallways and Stairs - if applicable)

WALL & FLOOR TILING

Wall & Floor tiles to Wet Areas from Rawson Homes extensive range

Tiling Heights: Bathroom and Ensuite: 2100mm high to shower recess, 500mm over bath, skirting tile to remainder. Laundry: 300mm high tiling over laundry tub & skirting tiles to remainder

Skirting tiles to Laundry and WC

Grated drain to front porch to suit NCC requirements (Applicable to ACT only)

PAINTING

3 coat paint system to internal walls including 2 external paint colours, 1 internal wall colour, 1 ceiling colour, Gloss paint to doors and internal woodwork, Matt to Walls and Flat to Ceiling

W.H & S

Heavy Duty Scaffold to perimeter of house (included for double storeys) Safety Rail to perimeter of roof

Safety Rail to perimeter of first floor

Stair Void Protection

CERTIFICATES

Concrete slabs and piling

Pest control certificates

Site contour and survey plans

ESSENTIALS BUNDLES

SITE ESSENTIALS

Incorporates the mandatory state, council and legislative fees you are required to pay and includes:

Complying Development Certificate and Development Application Fee

Home Owners Warranty Insurance

Construction Certificate Fee

1 x Occupation certificate fee (fee only)

Standard Water Authority fee and Sewer Inspections fee

Long Service Levy fee

Certifier inspection fee

Waste Management Report

Shadow Diagrams

Statement of Environmental Effects

ABSA Certificate

Council fees:

- Includes standard council fees only; and
- Excludes (but not limited to) the following council areas: Inner West, Georges River, Northern Beaches, Blue Mountains, Botany Bay, Burwood, Canada Bay, Canterbury Bankstown, Hornsby, Hunters Hill, Ku-ring-gai, Lane Cove, Mosman, North Sydney, Port Stephens, Randwick, Rockdale / Bayside, Ryde, Strathfield, Sutherland, Sydney City, Waverly, Willoughby, Woollahra, Cumberland and Parramatta.

Water service Fee:

- Excludes additional engineering design or provisions due to building adjacent or over the sewer; and
- Excludes water service coordinator (WSC) fees/inspections

Standard site cost

- Even cut and Fill excavation only (Site Prep & Laser Grade Slab Area), (approx. 500mm Cut & 500mm Fill); and
- Export of ENM/Natural material (spoil) for a Site scrape

Standard Screw Piles subject to:

- Site location;
- Geotechnical report;
- Engineers requirements and design (approx. depth 2.0m Sydney & Hunter) (approx. depth 1.5m ACT & surrounds)

Storm water connection from approximately 50% of stormwater downpipes to the water tank with connection of water tank overflow

Sewer connection from the dwelling to the mains junction located within property boundaries

Water connection to the house from the water mains on the near side of the street with one potable garden tap and one garden tap connected to the rainwater tank

Telecommunication connection - conduit with a draw wire from the house to the property boundary. Where possible Rawson Homes will take the conduit to the Telstra Pit. The Telstra phone connection and associated fees are the responsibility of the owner

Underground electrical connection from nearside turret to meterbox located on side of dwelling

NOTE: Meterbox to be located on nearside of existing turret location

Three Phase underground mains provision

Temporary construction fence to boundaries where required

Sediment Control Fencing includes maintaining during construction

Toilet Hire

COMPLIANCE ESSENTIALS

Incorporates the mandatory state, council and legislative fees you are required to pay and includes:

- BERS / NatHers Report;
- BASIX Assessment & Report;
- Concrete Watertank pad

NOTE: Excludes any additional/upgrade items (i.e. upgrade of insulation, window shading devices, upgrade of window glazing or other such plan changes) required in the Basix / EERS assessment report

BASIX or EERS Certificate

3.52kw solar system

R2.5 Thermal batts to external walls including internal wall between Garage & House (excludes external walls of Garage)

R6.0 Thermal batts to ceilings with roof over (excluding ceilings over Garage, Porch, Alfresco & Deck)

- Slimline Colorbond® Rainwater Tank to comply with BASIX requirements, 3,000 litre 750mm W x 2800mm L x 1560mm H Colorbond® Coloured Steel aboveground water tank, connected all toilets, cold washing machine tap and one garden tap (Sydney & Hunter only)
- Slimline Colorbond® Rainwater Tank to comply with BASIX requirements, 4,000 litre 1000mm W x 2800mm L x 1560mm H Colorbond® Coloured Steel aboveground water tank, connected all toilets, cold washing machine tap and one garden tap (ACT & surrounds)

- Low-E glazing - or other glass specification where required to meet NCC 2022 requirements on standard floor plans and design options (excludes other floor plan/window changes which may impact compliance with NCC requirements, these will be raised as a variation)
- Standard range double glazing 4mm/6mm/4mm throughout (ACT compliant range only)

Two x standard Whirly Birds and Four Eave vents

SPECIFICATION DISCLAIMER

DISCLAIMER: References to block size are based upon a standard block which is up to 700m² with up to 1m fall across the block. "M" class soil classification, all services within boundaries, Garage setback up to 5.5m from front boundary, even cut and fill.

Rawson Homes Pty Ltd considers safety in every aspect of your home, from design through to handover. During the construction phase, all components, including those that are at a height of 3.0 metres or more, can be completed safely due to Rawson Homes strict policies, work methods and safety controls.

However, once the finished house is handed over to the client, Rawson Homes can no longer ensure the safety of any person that needs to maintain any components (for example, but not limited to, light fittings, fixtures, antennas or gutter cleaning). The client must be aware that the maintenance of any components that are at a height of 3.0 metres or more, will require the implementation of adequate safety control measures and the service of a qualified person that is trained in safe work at heights.

90 day maintenance period (from handover)

6 years structural warranty and 2 years non-structural warranty