

CLASSIC COLLECTION



**RAWSON
HOMES**
— EST 1978 —

Custom Collections

Better by design.

Our Custom Collections present a range of carefully considered, value orientated upgrade packages - giving you the ultimate advantage when it comes to adding the finishing touches of your home.

All inclusions within every single package have been hand selected and designed by our team to incorporate leading trends, our most popular inclusions and features that make your house feel like home.

With three ranges to choose from and packages designed to complete every room, our Custom Collections offer you better choices, made better by design.

Within our Classic Collections, you'll find all the packages you need to finish your home with style, quality and at an affordable price.



Every style, *every budget*

We understand that everyone is different. That's why our home designs provide more flexibility to design your home exactly how you want it. From the choice of home to the collection package and the tailored finishes – it's your home, designed by you, from the ground up.

Visit our design studios and explore our inspired selections to help you choose the right Collection for your home.



CLASSIC COLLECTION

The Rawson Homes Classic collection is everything you love about a Rawson Home, ready to go. It's the budget-friendly solution that doesn't compromise on quality.

With this collection, you can upgrade any space within your home to the Luxury or Prestige collections.



LUXURY COLLECTION

The Rawson Homes Luxury collection brings another level of living to the home. It's our most popular upgrades bundled up in a value-packed offering.

And for those that want to add even more to their home, you can upgrade to the Prestige collection or choose individual upgrades.



PRESTIGE COLLECTION

For the ultimate finish, the Rawson Homes Prestige collection allows you to add that extra opulence to your home. It's everything you get in the Luxury collection with additional upgrades and features.

Inspired Selections.

Experience our Design Studios.

To help you with your selections in choosing the right Custom Collection for you, we invite you to visit us at our Design Studios.

With centres strategically located across NSW our Design Studios give you the opportunity to immerse yourself in all the latest trends, product choices available and interact with finishes and explore the possibilities.

We even have trend and colour based starter packs providing you with a starting point from which you can use as inspiration to build on so you can make selections that truly match your style, and the home you always imagined.

Our Design Studios our inspired spaces with Inspired Selections and will help you decide the right Custom Collection packages for you.

Kitchen Inclusions

From smart storage cupboards to modern appliances and more, you'll have all the quality ingredients you need to cook up a storm.



CABINETRY

A.
Overhead cupboards to kitchen with plasterboard bulkheads above cupboards.

Laminated doors with 2mm ABS edges in a wide range of colours. Kitchen kickboards as per doors.

SPLASHBACK

Tiled splashback to kitchen (selected from Rawson Homes' standard tile range).

ELECTRICAL

Provision for dishwasher including water point and single power point.

Provision for microwave including single power point.



FINISHES

Kitchen drawers and cutlery tray (includes soft close hinges and drawers in varying configuration based on design. Maximum of 5 drawers allowed).



SINK

Clark Vital 1129 1180mm double bowl end stainless steel sink. Left hand bowl and right hand bowl available.



SINK MIXER

Stylus Venecia mixer to sink (chrome).

Images are for illustrative purposes only and may include items which are outside the standard inclusions. Please refer to your Tender for specific details of the inclusions and exclusions.



BENCHTOPS

B.
Laminated post formed / square edge benchtops in a wide range of colours.

Customise your kitchen with a high quality workspace, in a colour of your choice.

APPLIANCES



SFA562X2
SMEG 60cm
Single Wall Oven



CIR66XS3
SMEG 60cm
4 Burner Gas Cooktop

SE364TDAU
SMEG 60cm
Ceramic Cooktop
Where gas is not available to site.



SAH461SS
SMEG 60cm
Retractable Rangehood

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Looking for a little more?

Have a look at our **Luxury** or **Prestige** collections.

Kitchen Comparison Checklist

No matter what your style, additional extras are available to complete your ultimate kitchen look. Speak to your new home consultant to find out more.

COMPARISON CHECKLIST	CLASSIC	LUXURY	PRESTIGE
APPLIANCES Oven, Cooktop and Rangehood	60cm Smeg appliances	90cm Smeg appliances Dishwasher and microwave included	90cm Smeg premium appliances Dishwasher and microwave included
BENCHTOPS	Laminate post formed / square edge benchtops	20mm Caesarstone® benchtops Caesarstone® Standard range	40mm Caesarstone® benchtops with waterfall ends Caesarstone® Deluxe range
CABINETRY	Laminate cabinetry - matt finish only	Polytec cabinetry with shadowline	Polytec cabinetry with shadowline Four pot drawers
SINK MIXER	Stylus Venecia sink mixer	Dorf Vixen retractable sink mixer	Methven Culinary, Gaston Culinary or Liano Nexus sink mixer in black or chrome.
SINK	Clark Vital double bowl end stainless steel sink	Clark Monaco double bowl stainless steel sink (overmount or undermount)	Liano Nexus sink mixer in black or chrome (overmount or undermount)
BIN	-	Häfele twin pull out under sink bin	Häfele twin pull out under sink bin

Cooking up

a storm with Smeg



Few Italians know the importance of entertaining better than the Bertazzoni family, owners of Smeg since it was founded in 1948.

Smeg's birthplace is the culinary haven of Emilia Romagna in the north, nicknamed the 'bread basket' of Italy. Located within the Po River Valley, the region is home to some of the world's finest Italian produce, from parmesan to prosciutto and balsamic vinegar.

Northern Italians live for entertaining family and friends at home. They call it 'conviviality' or friendliness, where eating and drinking brings people together around the large family table.

Inspired by the local food culture and conviviality, Smeg appliances celebrate food and generosity – the Italian way of life.

From its inception over seventy years ago, Smeg's mission has been to develop cooking appliances which create the most flavoursome meals in the easiest manner; and complementary appliances including state-of-the-art dishwashers to enhance the quality of everyday life. Smeg is also committed to creating appliances that combine world-leading technology and architectural design for consumers who value style and quality. This formula has conceived major and small appliances with undeniable personality with inimitable style.

Porchetta

SERVES 10



Recipe by Smeg
Chef Elke Travers



Traditional Italian rolled loin and belly pork is cooked to moist perfection on the inside and adorned with golden crackling on the outside, with Smeg's supercook function, also known as the Ferrari function, where heat from all elements – top, bottom and rear – with the fan create the perfect cooking environment.

INGREDIENTS

2.5kg rolled & stuffed loin and belly pork, scored (available from the butcher)

3 tablespoons olive oil

1 tablespoon sea salt

2 bunches baby beetroots, trimmed

1 bunch Dutch carrots, trimmed

1kg small potatoes

5 sprigs rosemary

1 bulb garlic

2 tablespoons olive oil

Green vegetables, to serve

METHOD

Set oven to supercook function and pre-heat to 240°C.

Dry pork well, place on a grill insert in a large baking tray, drizzle with 1 tablespoon olive oil and rub with sea salt. Roast for 40 minutes.

Reduce oven temperature to 150°C and continue to roast pork for a further one hour and 30 minutes. Set aside to rest for 30 minutes.

Increase oven temperature to 220°C.

Place beetroot, carrots, potatoes, rosemary and garlic in a large baking tray and season with salt and pepper. Drizzle with remaining 2 tablespoons olive oil, toss to coat and roast for 30 minutes until tender and golden.

Serve sliced pork topped with juices and roast vegetables and greens.

Bathroom Inclusions

Your bathroom will provide the perfect escape for relaxing and pampering, with stylish Caroma accessories, quality surfaces, and a comfy bathtub to soak in.



BATH

A.
Stylus Maxton 1675mm white rectangular bath.

VANITY UNITS

B.
Laminated square edge tops to floating vanities. Laminated doors with PVC edges in a wide range of colours.

Laminated benchtop and apron to powder room (where specified on brochure plan).

Tiled splashback from Rawson Homes' standard tile range.

MIRROR

C.
Polished edge mirror fixed above the vanity (including backing board).

CEILINGS

D.
Square set ceilings to wet areas with showers only (excludes separate WC's).



BASIN

Caroma Cosmo semi-recessed or Caroma Cosmo Inset (basin size determined by architectural plans) with one tap hole and standard plug and waste.



BASIN FITTINGS

Caroma Blaze Pin lever mixer to all basins chrome).



BATH FITTINGS

Caroma Blaze Pin lever mixer and Stylus outlet to bath (chrome).



TOILET SUITES

Stylus Prima II close coupled toilet suite with soft-close seat.



WALL AND FLOOR TILING

Wall and floor tiles to wet areas from Rawson Homes' standard tile range.

Tiling heights to bathroom and ensuite – 2100mm (H) to shower recess, 500mm over bath, skirting tile to remainder.



BATHROOM ACCESSORIES

Caroma Cosmo 600mm double towel rail to bathroom and ensuite.

Caroma Cosmo towel ring to powder room.

Caroma Cosmo toilet roll holder to bathroom, ensuite and powder room.



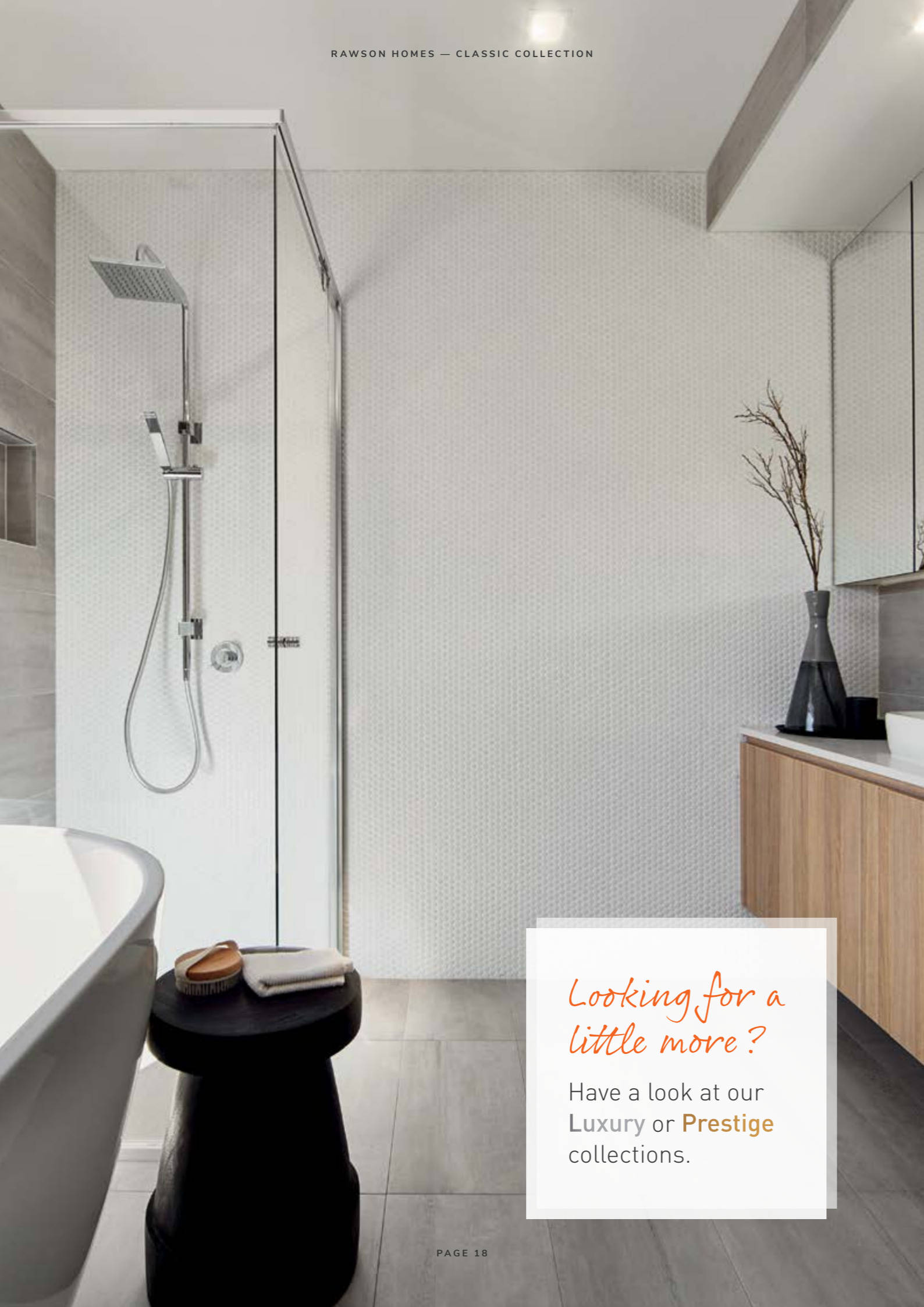
SHOWER SCREENS

Framed shower screens with pivot doors, chrome trims and clear laminated glass.



SHOWER FITTINGS

Caroma Pin Multifunction hand-held shower with rail and Blaze Pin mixer (chrome).



Looking for a little more?

Have a look at our **Luxury** or **Prestige** collections.

Main Bathroom Comparison Checklist

No matter what your style, additional extras are available to complete your ultimate bathroom look. Speak to your new home consultant to find out more.

COMPARISON CHECKLIST	CLASSIC	LUXURY	PRESTIGE
BENCHTOPS	Laminate benchtops	20mm Caesarstone® to vanity benchtop	20mm Caesarstone® to vanity benchtop
SHOWER SCREEN	Fully framed	Semi-frameless	10mm fully frameless
TAPWARE INCLUDING SHOWER	Caroma Blaze Pin range	Caroma Luna range for tapware and shower in chrome or black	Caroma Urbane II range in chrome or matt black
BASIN	Caroma Cosmo range including standard plug and waste	Caroma Luna range including chrome or black pop-up plug and waste	Caroma Tribute range including chrome or black pop-up plug and waste
MIRROR	Polished edge mirror fixed above the vanity	Polished edge mirror fixed above the vanity or mirror shaving cabinet	Polished edge mirror fixed above the vanity or mirror shaving cabinet
LIGHTS	Standard batten light point with exhaust fan	Clipsal 2-globe heat, fan and light unit	Clipsal 2-globe heat, fan and light unit
TOILET SUITES	Stylus Prima II close-coupled toilet suite with soft-close seat	Stylus Prima II close-coupled toilet suite with soft-close seat	Caroma Cleanflush square toilet suite
BATH	Stylus Maxton 1675mm white rectangular bath	Stylus Maxton 1675mm white rectangular bath	Freestanding bath in either Caroma Urbane 1600 or Caroma Blanc
TILING	2100mm (H) to shower recess, 500mm over bath, skirting tile to remainder	2100mm (H) to shower recess, 500mm over bath, skirting tile to remainder Tiled niche to showers	Full height tiling Tiled niche to showers
FLOOR WASTE	Standard floor waste	Standard floor waste	Smart square tile floor waste
BATHROOM ACCESSORIES	Caroma Cosmo 600mm doubletowel rail and toilet roll holder	Caroma Luna range double towel rail and toilet roll holder in chrome or black	Caroma Urbane II double towel rail and toilet roll holder in chrome or matt black

Living Inclusions

Start in the right place with our quality living inclusions. From neat door fixtures to generous bedroom wardrobes, you'll feel right at home and have everything you need at hand.



CEILINGS AND INTERNAL DOORS

A. Corinthian Flush pre-hung internal doors in pre-primed paint finish – 2040mm (H) to ground floor and first floor. Nominal 2450mm (H) ceilings to ground floor and first floor.

ROBES

B. Corinthian Flush internal 2040mm (H) doors in pre-primed paint finish to bedroom robes with one melamine shelf and hanging rail.

ARCHITRAVES, SKIRTINGS AND CORNICES

C. 67 x 18mm beveled-edge profile architrave with skirting below including paint finish.

D. 90mm cove cornice at the junction of wall and ceiling.



EXTERNAL DOOR FIXTURES

Gainsborough Tri-lever handle in satin or polished chrome for the front door and laundry.



INTERNAL DOOR FIXTURES

Gainsborough Amelia or Carla series lever handles with privacy sets to all bathrooms and wash closets and 1951 deadlock to door between house and garage.



WARDROBE DOOR FIXTURES

Choice of either bar or square designer handles.



WALL / DOOR STOPS

Wall / door stops to bedrooms, wet areas and living areas (excludes robes and linen).



ENTRANCE DOOR

E.
Corinthian Madison 2040mm (H) entrance door – PMAD 101, PMAD 104, PMAD 111 or PMAD 04 (with clear glass) in paint finish to all facades.

Note: Where applicable sidelights are clear glazed and subject to your BAL Rating.



STAIRCASE

Painted timber staircase with square newel posts, handrail and balusters with MDF treads and risers (excludes any flooring to treads and risers).



LINEN CUPBOARD

Melamine shelves: 4 to linen cupboards, 1 to store cupboard and 1 to coat cupboard including hanging rail (where applicable to design).

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ELECTRICAL

- Three-phase underground mains provision with single phase switchboard.
- NBN provision:
Conduit and draw wire from front boundary to meterbox;

Conduit and draw wire from meterbox to back internal wall of garage;

One single power point to internal back wall of garage;

One additional telephone point to back internal wall of garage;

One CAT6 data point to internal wall of garage.
- Earth leakage circuit breaker for lights and power.
- 1 light point to each room.
- 2 way switch to stairs only.
- Double power points (double GPO) to all rooms including garage
- Power provision points:
Single GPO for fridge provision;

Single GPO for dishwasher provision;

Single GPO for microwave provision;

Single GPO for rangehood provision.
- Exhaust fan in the bathroom and ensuite vented into roof space with two external eave vents.
- Isolated powder room exhaust fan.
- 1 telephone point.
- 1 television point.
- External light point to eaves at external doors.
- External junction box beside external doors without eaves (for fitting by owner).
- Direct wired smoke detectors with battery back up as required.
- External GPO for rainwater tank, if applicable.



LIGHT SWITCHES

Clipsal C2000 single light switch (white only).



DOUBLE POWERPOINT

Clipsal C2000 double power point to all rooms (white only).



EXHAUST FAN

Installed in bathroom and ensuite.



SMOKE DETECTORS

Clipsal Firetek 755PSMA4 direct wired smoke detectors with battery back-up as required.

FINISHING TOUCHES

- Insulation:
CSR Bradford 1.5 Thermal batts to external walls including internal wall between garage and house (excluding external walls of garage).

CSR Bradford R2.5 Thermal batts to ceilings with roof over (excluding ceilings over garage, porch, alfresco).
- Wall and floor tiles to wet areas from Rawson Homes' standard range.
- Taubmans 3 coat paint system to internal walls including 2 external paint colours, 1 internal wall colour, 1 ceiling colour, Taubmans gloss paint to doors and internal woodwork.

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Living Comparison Checklist

No matter what your style, additional extras are available to complete your living area. Speak to your new home consultant to find out more.

COMPARISON CHECKLIST	CLASSIC	LUXURY	PRESTIGE
CEILINGS AND DOORS	2450mm (H) ceilings to ground floor	2600mm (H) ceilings to ground floor	2600mm (H) ceilings to ground floor
		2340mm (H) internal doors	2340mm (H) internal doors
ENTRANCE DOOR	2040mm (H) x 820mm (W) Corinthian entry door	Up to 2040mm (H) x 1020mm (W) Corinthian entry door	Up to 2340mm (H) x 1020mm (W) Corinthian entry door
LIGHT SWITCHES	Clipsal C2000 single light switch (white only)	Clipsal Iconic switches (white only)	Clipsal Iconic switches (white or grey)
LIGHTING	Standard batten light points (excludes bulb)	10 x 9W downlight package	20 x 9W downlight package
TELEPHONE AND TV POINTS	1x telephone point 1x television point	2x telephone points 2x television points	2x telephone points 2x television points

Looking for a little more?

Have a look at our **Luxury** or **Prestige** collections.

Laundry Inclusions

Laundry day is an effortless experience when you have everything you need and you know exactly where it is. Get everything sorted with plenty of storage space for all your items, big and small.



SINK MIXER

A.
Stylus Venecia Mixer.
Stylus Venecia Washing Machine Set
(concealed behind tub).

TILING

B.
300mm (H) tiling over laundry tub
and skirting tiles to remainder from
Rawson Homes' standard range.



TUB

Clark 45L stainless steel tub with white metal cabinet.



DOOR

2040mm (H) Corinthian WIN 21 full clear glazed laundry entrance door in painted finish where applicable (excludes matt black door hardware).

Looking for a little more?

Have a look at our **Luxury** or **Prestige** collections.

Laundry Comparison Checklist

COMPARISON CHECKLIST	CLASSIC	LUXURY	PRESTIGE
SINK MIXER	Stylus Venecia sink mixer Stylus Venecia washing machine set	Stylus Venecia sink mixer Stylus Venecia washing machine set	LUXURY COLLECTION INCLUSIONS
TILING	300mm (H) tiling over tub Skirting tile to the remainder	300mm (H) tiling over tub Skirting tile to the remainder	
TUB	Clark 45L stainless steel tub	Compass 35L Flushline stainless steel tub	
DOOR	2040mm (H) Corinthian WIN 21 full clear glazed laundry entrance door	2040mm (H) Corinthian WIN 21 full clear glazed laundry entrance door	
STORAGE	-	900mm (W) underbench storage Overhead cupboards Up to 450mm (W) broom cupboard	
INTEGRATED LAUNDRY HAMPER	-	Häfele Hailo laundry carrier 45	
FIT OUT	-	Approximately 900mm (W) x 610mm (D) x 35mm (H) standard range laminate laundry bench	

Outdoor Inclusions

The building blocks for a sturdy, secure and beautiful home. Quality windows, roofing, doors and more will give your home real street appeal.



WINDOW AND DOORS

A.
Aluminium windows and sliding doors in manufacturer's standard colour range, including security-keyed windows and door locks with obscure glass to bathrooms, ensuite and powder room (excludes flyscreens).

BRICKS

B.
Selection of bricks from PGH Townhouse, Summervilla, Foundations and Desert ranges.

Note: Does not include feature colour finishes to brickwork (i.e. Moroka / Render).

ALFRESCO SLAB

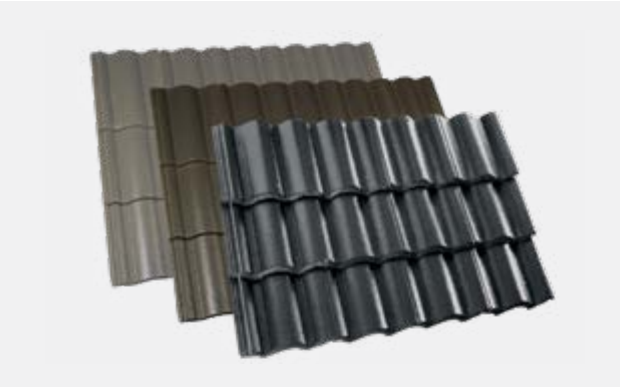
Engineer designed concrete slab to porch / patio. Porch and alfresco includes broom-finished concrete slab, brick piers and roof cover.

Note: These slabs are not classified as a "finished" surface. Rawson Homes recommends that these slabs are tiled (not included in standard specification).



FASCIA AND GUTTER

Colorbond® fascia and gutter with painted PVC downpipes or Colorbond® downpipes where the rainwater tank is not required.



ROOFING

CSR Monier concrete roof tiles in Elabana profile and sarking to the underside of roofing.



GARAGE DOOR

C.
B&D roller door in a range
of COLORBOND® col-
ours (excludes motor).

EXTERNAL TAP

One external tap included.

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*Looking for a
little more?*

Have a look at our
Luxury or **Prestige**
collections.

Builder Inclusions

The quality inclusions within your Rawson home make life that much more comfortable, but it's also important to include features that give your home a solid foundation. We've got the essentials covered.



FRAME

- A.
- High quality termite treated frame.
- 450mm eaves to roof line (where applicable).
- 90mm external and internal stud frames to ground and first floor.
- 300mm engineered joist system to first floor (if applicable).

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GAS CONNECTIONS

Gas service connection from front boundary to house, including provision for hot water system, cooktop and internal heating point (if applicable).



HOT WATER SYSTEM

Rinnai B26 hot water system (model: REU-A2626WB).

TERMITE TREATMENT

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

SERVICE CONNECTIONS

Service connections including: power, phone, water, sewer, gas and stormwater (based on a standard residential block).

CONCRETE SLAB

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

W. H & S

- Heavy duty scaffold to perimeter of house (for double storey homes).
- Safety rail to perimeter of roof.
- Safety rail to perimeter of first floor.
- Stair void protection.

These Essentials incorporate all the mandatory state, council and legislative fees you are required to pay including site costs like standard excavation and piercing. These items are dependent on the council area you are building in and the land that you are building on, they include:

SITE PREPARATION

This includes the costs for standard even cut and fill excavation to provide a level platform for the slab and standard piercing up to 1.5m to support the concrete slab (subject to structural engineer design).

AUTHORITY AND COUNCIL

Included here are council fees, home ownerswarranty insurance, stamp duty on insurance, private certification services and a water service fee.

BASIX / EERS

- BASIX assessment and report (NSW) or EERS / NatHERS report (ACT).
- 3000L Rainwater tank including connection, concrete pad, rough in and plumbing points (4000L tank for ACT).
- Sarking to external walls.

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The Ultimate *Personal Touch*

Find inspiration at Rawson Homes' Design Studios.

If you're seeking some further upgrades to our collections, or want to add the ultimate personal touch to your home, Rawson Homes' Design Studio is the place for you.

Here, you'll find all the little extras you need to make your home your own, from sleek bathroom tapware to a huge range of interior and exterior paint colours, and more.

Our interior consultants are there to provide you with any help you may need, and to assist you in making decisions that will enhance your home.

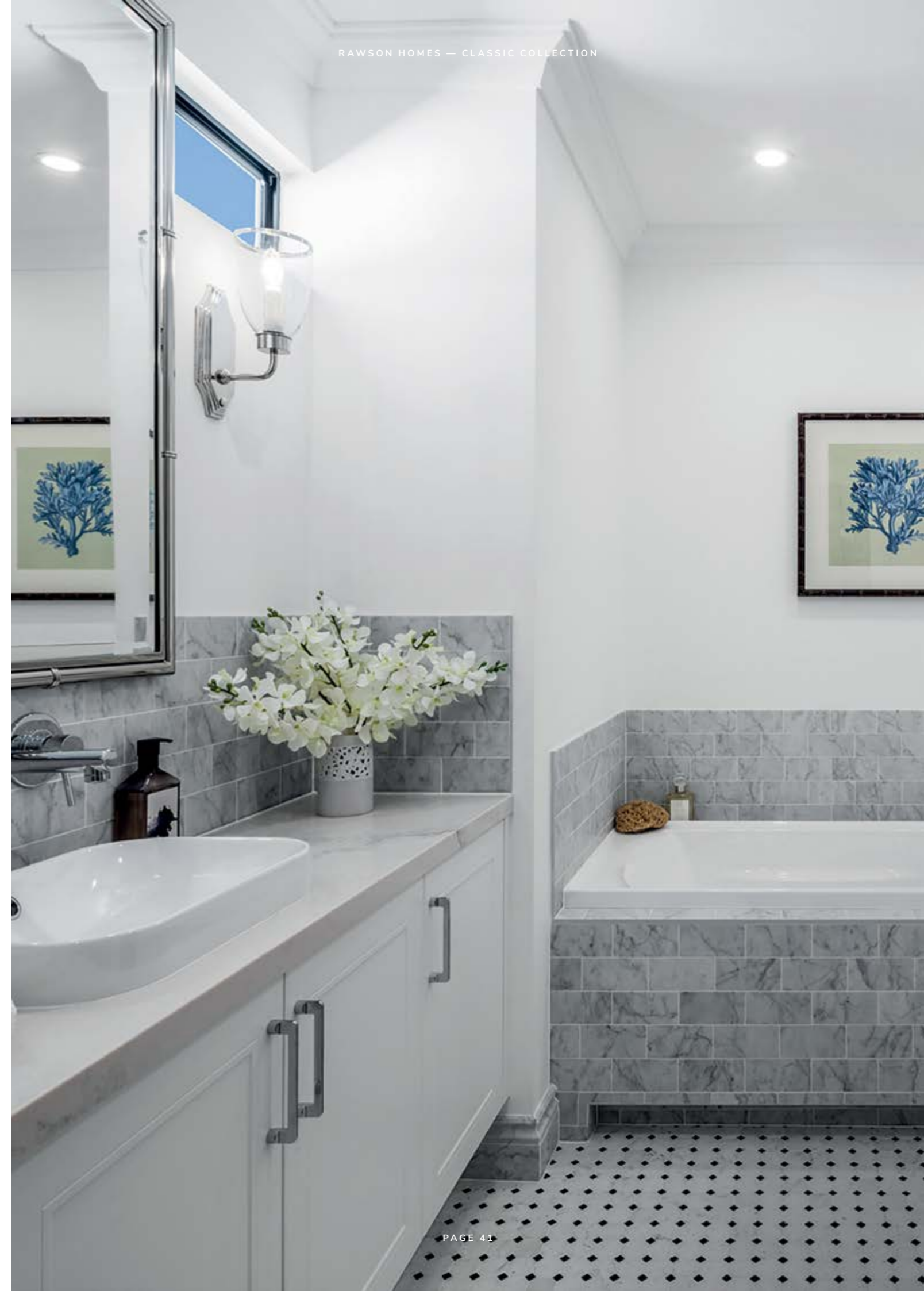
Ask our friendly new home consultants at any display location, and they will help you make an appointment.



Quality *Guaranteed*

Whichever Rawson home you choose, we take pride in ensuring that every corner is fitted out and finished with the utmost care and attention to detail.

From the inclusions that come as standard in every home to the finishing touches available from our Design Studio, we've partnered with only the best suppliers to bring you the finest quality in appliances, benchtops, flooring and more.





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HOMES**
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For more information, please ask your new home consultant or call 1300 223 345.

Display locations: HomeWorld Marsden Park - HomeWorld Box Hill - Redbank - Narraweenah - HomeWorld Leppington
- Willowdale II - Sylvania - Calderwood Valley - HomeWorld Warnervale - HomeWorld Thornton
- Merewether - Downer - Denman Prospect - Googong - Ginninderry - Dubbo - Orange - Bathurst
Design Studios: Sydney Rhodes - Shellharbour - Camden

rawsonhomes.com.au

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Please speak to a Rawson New Home Consultant to discuss detailed home pricing for different designs and inclusions.

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