

A collage of various interior design materials. At the top left, a piece of fabric with a brown and white zigzag pattern. Next to it, a dark blue and white checkered fabric. To the right, a piece of light-colored, textured stone or marble. Below these, a dark brown, textured fabric with a rope-like pattern. A polished brass spoon lies horizontally across this textured fabric. To the left of the spoon, a dark wood-grain panel and a dark blue textured strip. At the bottom right, a large, light-colored, textured circular object, possibly a plate or a piece of stone. The overall composition is a mix of textures and colors, showcasing a variety of materials used in interior design.

PRESTIGE 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

Unleash your inner chef with a well-appointed kitchen, allowing your creativity to flow freely. With top of the range Smeg premium appliances, glossy stone benchtops and stylish splashbacks, it is the perfect place for you to create your masterpieces, or simply just make a mess!



BENCHTOPS

A.
40mm Caesarstone®
benchtops with
waterfall ends.
Available in a wide
range of colours from
Rawson Homes’
deluxe range.

SINK AND MIXER

B.
Caroma Compass
overmount or
undermount sink
plus polishing of
benchtop.

Methven Culinary,
Gaston Culinary
or Dorf Vixen
retractable sink mixer
(available in chrome,
white or Liano Nexus
Black).

CABINETRY

C.
Shadowline to
cabinetry.

DRAWERS

D.
Two pot drawers,
one bank of two, or
two banks containing
2 drawers.



BINS

Häfele twin pull
out under sink bin.

APPLIANCES

Choice of premium Smeg 90cm oven, cooktops,
freestanding cookers and rangehoods.
Smeg dishwasher and microwave.
[Check out page 33 for an easy
family meal the whole family will love.](#)

*“Perfectly combining design,
performance and attention
to detail.”*

INNOVATION TEAM — Smeg

CHOICE OF GAS OR CERAMIC COOKTOPS



PV395LCNAU
Smeg 90cm classic gas on
glass cooktop.



SE394EMTBAU
Smeg 90cm
Ceramic Cooktop.
Where Gas is Unavailable to site

OVEN



SFP9395X1
Smeg 90cm Classic
Aesthetic Pyrolytic
Built-In Oven.

MICROWAVE



FMIA320X2
Smeg Built in
Microwave Grill.

DISHWASHER

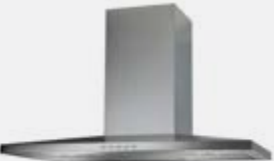


DWAI6214X2
Smeg 600mm
Semi Integrated
Dishwasher.

CHOICE OF RANGEHOODS



SAH491SS
Smeg 90cm front-
recirculating retractable
rangehood.



SA940CXA
Smeg 90cm Canopy
Rangehood



PUM901X
Smeg 90cm concealed
undermount rangehood,

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.



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

Indulge and unwind in your own little sanctuary.
After a long day there are few things better than sinking
into your bathtub for a soothing soak.

Main Bathroom Inclusions



BENCHTOPS

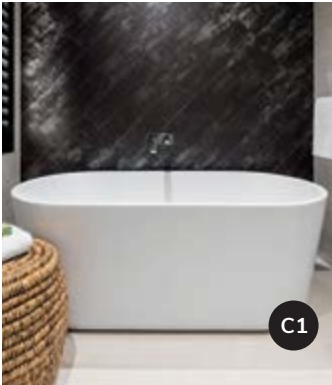
A.
20mm Caesarstone®
benchtops. Available in
a wide range of colours
from Rawson Homes’
standard range.

MIRROR

B.
Polished edge mirror
fixed above the vanity or
mirror shaving cabinet.

BATH

C.
Freestanding bath in
either Caroma Blanc
1700 (shown in large
image above) or Caroma
Urbane II 1600 (C1 –
shown in small image to
right).



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.

Main Bathroom Inclusions



TILING AND FLOOR WASTE

- D.
Full height tiling including square
set cornice.
- E.
Smart square tile floor waste.

SHOWER

- F.
10mm fully frameless
shower screen.

SHOWER FEATURES

- G.
Caroma Urbane II shower
and shower mixer in
chrome or matt black.
- H.
Tiled niche to showers.



BASIN AND
TAPWARE

Caroma Urbane II wall
mounted tapware and bath
spout chrome or matt black.

Caroma Tribute porcelain
counter top, inset with
chrome or black pop up
plug and waste.



BATHROOM
ACCESSORIES

Caroma Urbane II double
towel rail in chrome or
matt black.

Caroma Urbane II toilet
roll holder in chrome or
matt black.



LIGHTS

Clipsal 2-globe heat,
fan and light unit.



TOILET SUITES

Caroma Luna Cleanflush
Wall Faced Close Coupled
toilet suite.

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.

Ensuite Inclusions



BENCHTOPS

A.
20mm Caesarstone®
benchtops. Available in
a wide range of colours
from Rawson Homes’
standard range.

MIRROR

B.
Polished edge mirror
fixed above the vanity or
mirror shaving cabinet.

SHOWER FEATURES

C.
10mm fully frameless
shower screen.

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.

Ensuite Inclusions



TILING AND FLOOR WASTE

D.
Full height tiling including square
set cornice.
E.
Smart square tile floor waste.

SHOWER FEATURES

F.
Caroma Urbane II shower
and shower mixer in
chrome or matt black.
G.
Tiled niche to showers.



BASIN AND
TAPWARE

Caroma Urbane II wall
mounted tapware and bath
spout chrome or matt black.

Caroma Tribute porcelain
counter top, inset with
chrome or black pop up
plug and waste.



BATHROOM
ACCESSORIES

Caroma Urbane II double
towel rail in chrome or
matt black.

Caroma Urbane II toilet
roll holder in chrome or
matt black.



LIGHTS

Clipsal 2-globe heat,
fan and light unit.



TOILET SUITES

Caroma Luna Cleanflush
Wall Faced Close Coupled
toilet suite.

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.

Powder Room Inclusions



BENCHTOPS

A.
20mm Caesarstone® benchtops. Available in a wide range of colours from Rawson Homes' standard range.

MIRROR

B.
Polished edge mirror fixed above the vanity or mirror shaving cabinet.

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.

Powder Room Inclusions



BASIN AND TAPWARE

C.
Caroma Urbane wall mounted tapware in chrome or matt black.
Caroma porcelain counter top, inset or semi-recessed with chrome or black pop up plug and waste.



BATHROOM ACCESSORIES

Caroma Urbane II towel rail in chrome or matt black.
Caroma Urbane II toilet roll holder in chrome or matt black.



TOILET SUITES

Caroma Luna Cleanflush Wall Faced Close Coupled toilet suite.



FLOOR WASTE

Smart square tile floor waste.

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.



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 |

Ensuite

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 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 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 Aura 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 double towel rail and toilet roll holder | Caroma Luna 600mm 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 |

*Bath is only included in ensuites if standard plan allows it.





Powder Room 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 |
| TAPWARE | Caroma Blaze Pin range | Caroma Luna range in chrome | Caroma Urbane range in chrome or matt black |
| BASIN | Caroma Cosmo range including standard plug and waste | Caroma Luna range including chrome pop-up plug and waste | Caroma Tribute range including chrome 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 |
| 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 toilet suite |
| TILING | Skirting tile | Skirting tile | Full height tiling |
| FLOOR WASTE | Standard floor waste | Standard floor waste | Smart square tile floor waste |
| BATHROOM ACCESSORIES | Caroma Cosmo towel ring and toilet roll holder | Caroma Luna range hand towel rail and toilet roll holder in chrome or black | Caroma Urbane II towel ring and toilet roll holder in chrome or matt black |

Living Inclusions

Elevate your standard of living with our Prestige living inclusions. Brighten up your home with lighting solutions and enjoy the extra room created with features such as high ceilings and light-filled doors.



HIGH CEILINGS

A.
Nominal 2600mm (H) ceilings to ground floor only.

2340mm high internal doors, including 2400mm (H) square set openings to ground floor only (excludes bedroom robes and door under stairs).

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.



ENTRANCE DOOR

B.
Corinthian Blonde Oak entrance door up to 2340mm (H) x 1020mm (W) AWO 5G with clear glazing and Enviroseal threshold.

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



TELEPHONE AND TV POINTS

One additional telephone point and TV point to a room of your choice.



LIGHT SWITCHES

Clipsal Iconic switches in white.



LIGHTS

20 x 9W LED TPDL1C2 downlight package.

Note: Not all home designs fit 1020mm (W) doors due to hallway width. Speak to your new home consultants for more information.



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 |
|-------------------------|--|--|--|
| CEILING AND DOORS | 2450mm (H) ceilings to ground floor | 2600mm (H) ceilings to ground floor 2340mm (H) internal doors | 2600mm (H) ceilings to ground floor 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 |

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Comfort Inclusions

Stay cool, calm and collected through every season, with ducted air conditioning and flyscreens. Plus enjoy privacy with the CSR Bradford soundscreen to three rooms of your choice.



FLYSCREENS

A.
Nylon mesh flyscreens* to all opening windows, sliding and stacker doors (excluding hinged doors).

AIR CONDITIONING

B.
Homes equal to or less than 35SQ: 14kW Daikin ducted air conditioning.
Homes greater than 35SQ: 20kW Daikin ducted air conditioning**.

* Subject to BAL rating. ** Excludes low pitched roofs.

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SOUNDSCREEN

C.
Supply and install of
CSR Bradford R2.5
SoundScreen to internal
walls to three rooms of
your choice.

Comfort
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 |
|-------------------------|---------|---|--|
| FLYSCREENS | - | Nylon mesh flyscreens | Nylon mesh flyscreens |
| AIR CONDITIONING | - | 14kW / 20kW Daikin ducted air conditioning | 14kW / 20kW Daikin ducted air conditioning including premium inverter |
| SOUNDSCREEN | - | - | CSR Bradford R2.5 SoundScreen to internal walls to three rooms of your choice |

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.



STORAGE

A.
900mm (W) underbench storage, overhead cupboards and up to 450mm (W) broom cupboard (overall width of the cabinetry is approximately 1410mm).

TUB

B.
Compass 35L Flushline tub 1TH 380mm (W).



INTEGRATED LAUNDRY HAMPER

Häfele Hailo laundry carrier 45 (450mm W).



LAUNDRY FIT OUT

Approximately 900mm (W) x 610mm (D) x 35mm (H) standard range laminate laundry bench.



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 | |

Flooring Inclusions

Style, every step of the way. Take pride in your home with quality flooring solutions for every space. Wake up and feel plush carpet underfoot as you get ready for the day, and wind down the day by appreciating the beauty of stylish laminate or tile flooring in your living areas.



LAMINATE

A.
Laminate flooring (selected from Rawson Homes' Prestige range) to Entry, Entry Hallway, Family, Meals and Kitchen areas.

CERAMIC TILES

A1.
Ceramic tiles (selected from Rawson Homes' Prestige range) to Entry, Entry Hallway, Family, Meals and Kitchen areas.

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.



CARPET

B.
Carpet (selected from Rawson Homes' Prestige range) to separate Lounge, Bedrooms and Bedroom Hallways and Stairs if applicable (excluding wet areas).

Flooring
Comparison
Checklist

| COMPARISON CHECKLIST | CLASSIC | LUXURY | PRESTIGE |
|----------------------|----------------|---|---|
| LAMINATE | - | Laminate flooring to Entry, Entry Hallway, Family, Meals and Kitchen | Choice of laminate flooring to Entry, Entry Hallway, Family, Meals and Kitchen |
| TILING | Wet Areas Only | Wet Areas Only | Choice of ceramic tiles to Entry, Entry Hallway, Family, Meals and Kitchen |
| CARPET | - | Carpet to separate Lounge, Bedrooms and Bedroom Hallways and Stairs (if applicable) | Carpet to separate Lounge, Bedrooms and Bedroom Hallways and Stairs (if applicable) |

Driveway Inclusions

We all love coming home to the place where we can be ourselves. That's why the first moments count, every day.



DRIVEWAY

Cove-finish coloured concrete driveway (approximately 5.5m wide at garage, reducing to 3.5m wide at front boundary).
Plain concrete crossover (from boundary to kerb).
Pathway from driveway to porch.

Driveway Comparison Checklist

| COMPARISON CHECKLIST | CLASSIC | LUXURY | PRESTIGE |
|----------------------|---------|--|------------------------------|
| DRIVEWAY | - | Cove-finish coloured concrete driveway Plain concrete crossover Pathway from driveway to porch | LUXURY COLLECTION INCLUSIONS |

Note: The driveway is designed and constructed for passenger vehicles only that access into the garage. 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.

Security Inclusions

Your home is your castle. It's important to keep your family and your belongings safe and secure.



GARAGE DOOR

A.
B&D Panelift® sectional garage door in a number of ranges including Nullabor, Statesman, Seville and Grange.

B&D PanelMax door motor with 2 remote control openers.

B&D Auto-Lock garage deadbolt system.

INTERCOM

B.
BTicino audio intercom.

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.



ALARM SYSTEM

C.
Hills Reliance R8, 8-Zone alarm with VoiceNav code pad..

Security
Comparison Checklist

| COMPARISON CHECKLIST | CLASSIC | LUXURY | PRESTIGE |
|----------------------|-----------------|--|--|
| GARAGE DOOR | B&D roller door | B&D Panelift® sectional garage door B&D PanelMax door motor with 2 remote control openers B&D Auto-Lock garage deadbolt system | B&D Panelift® sectional garage door B&D PanelMax door motor with 2 remote control openers B&D Auto-Lock garage deadbolt system |
| INTERCOM | - | BTicino audio intercom | BTicino audio intercom |
| ALARM SYSTEM | - | - | Hills Reliance R8, 8-zone alarm with VoiceNav code pad |

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.

Brick Inclusions

The exterior of your home provides it with strength, as well as an extra layer of personality. With a wide range of brick finishes on offer, you're sure to find the colour and texture to suit you.



PGH sample range



Highlands



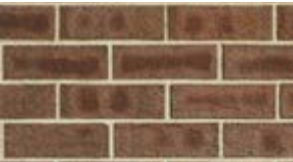
Botanicals



Coastal Hamptons



Alfresco



Spinifex



Velour

Austral sample range



The Avenue



Urban One



Metropolis

BRICK RANGE

Whether you live in the countryside, on the coast, or somewhere in between, you'll find the perfect look for your home with our Luxury brick inclusions. Off White mortar in lieu of Natural Grey.

Brick Comparison Checklist

| COMPARISON CHECKLIST | CLASSIC | LUXURY | PRESTIGE |
|----------------------|--|--|---|
| PGH BRICK RANGE | Townhouse, Summervilla, Foundations and Desert | Elements, Botanicals, Coastal Hamptons and Dark and Stormy | Highlands, Botanicals , Coastal Hamptons, Alfresco, Spinifex and Velour |
| AUSTRAL BRICK RANGE | - | Everyday Life, Whitsunday and Wilderness | The Avenue, Urbane One, and Metropolis |
| DRIVEWAY | Natural Grey | Off White | Off White |

Note: Pictured is one selected variation per category for Luxury and Prestige Brick Inclusions. Please speak to one of our consultants for the full range of brick variations. Pricing applicable to standard designs only. Any extensions to the design may incur additional cost
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.

Roofing Inclusions

The roof of your home – its crowning glory. Our huge selection of quality roof tiles allows you to stand out in your street or blend right in, so your home has a lasting impact.



ROOF TILES

A.
CSR Monier Horizon concrete roof tiles in a range of colours.
A-line ridge capping.

Roof Tiles



Horizon



COLORBOND®

B.
Strong, secure and energy smart roofing designed to deliver long-life performance. Choose a colour from the wide Contemporary range.

Includes standard sarking under roof.

| | | | | |
|---|---|---|---|---|
|  |  |  |  |  |
| Surfmist® | Evening Haze® | Shale Grey™ | Dune® | Cove® |
|  |  |  |  |  |
| Windspray® | Gully® | Wallaby® | Jasper® | Basalt® |
|  |  |  |  |  |
| Ironstone® | Terrain® | Monument® | Woodland Grey® | Night Sky® |

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Roofing Comparison Checklist

| COMPARISON CHECKLIST | CLASSIC | LUXURY | PRESTIGE |
|---|-----------------------------------|--|--|
| CSR CONCRETE ROOF TILES WITH SARKING UNDER ROOF | Elabana profile Standard ridge | Atura profile Standard ridge | Horizon Profile A-line ridge |
| COLORBOND WITH SARKING UNDER ROOF | - | Contemporary range Standard profile | Contemporary range Standard profile 60mm anticon blanket under roof |

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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WINDOWS 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).

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).

EXTERNAL TAP

One external tap included.

FASCIA AND GUTTER

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



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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).

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.



HOT WATER SYSTEM

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

These Essentials incorporate all the mandatory state, council and legislative fees you are required to pay including site costs like standard excavation and piling. 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 piling up to 1.5m to support the concrete slab (subject to structural engineer design).

AUTHORITY AND COUNCIL

Included here are council fees, home owners warranty 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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Energy Inclusions

Take control of your power bills with top-notch energy solutions. Save money – and know you are being kind to the environment with eco-friendly solar power technology.

It also pays to be prepared. With the high-tech Tesla battery, power outages are a thing of the past.



SOLAR PANELS

CSR Bradford Solar
5kW SolarPack comprising of:

300W KuPower Canadian
solar panels.

SolarEdge inverter with
DC optimisers.

SolarEdge monitoring.



TESLA BATTERY

- A.
Tesla Powerwall II battery
with 13.5kW/h capacity.
- B.
Tesla Monitoring.

Optional Energy
Comparison Checklist

| COMPARISON CHECKLIST | CLASSIC | LUXURY | PRESTIGE |
|-------------------------|---------|---|--|
| SOLAR PANELS | - | 5kW 'Battery Ready' PV System 300W KuPower Canadian solar panels SolarEdge inverter with DC optimisers | 5kW PV System 300W KuPower Canadian solar panels SolarEdge inverter with DC optimisers |
| TESLA BATTERY | - | - | Tesla Powerwall II battery Tesla Monitoring |

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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.



caesarstone®

CLARK

dorf

Colorbond

MONIER

CORINTHIAN
DOORS
A JELD-WEN Company

smeg

CAROMA

STEGBAR
A JELD-WEN Company

PGH
BRICKS & PAVERS

HAFELE

DAIKIN

Bradford

b&d

CLIPSAL
by Schneider Electric

australbricks



**RAWSON
HOMES**
— EST 1978 —

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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