

Gold

INCLUSIONS



**RAWSON
HOMES**
— EST 1978 —

SITE NEEDS

(Based on a standard residential block)

Service Connection - Power, Phone, Water, Sewer, Gas & Stormwater (within boundary)

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

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)

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

Recessed sills to all Ground Floor stacker/sliding doors

PIERING

Standard Screw Piers subject to;
Site location;
Geotechnical report;
Engineers requirements and design

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 steel frame and trusses

450mm Eaves to Roof Line

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

Nominal 2600mm high ceilings to the Ground and 2450mm high ceilings to the First Floor (where applicable)

Minimum 340mm engineered steel joist system to First Floor and Includes recessed wet areas to all Bathrooms, Ensuites, 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 Desert, Elements, Foundations and Townhouse ranges. Laid in grey mortar with ironed joint finish. No allowance has been made for feature colour finishes to brickwork (i.e. Moroka / Render) unless otherwise specified.

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

WINDOWS

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

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

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

INSULATION

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

R4.1 Thermal batts to ceilings with roof over (excluding ceilings over Garage, Porch, Alfresco & Deck)

Wall wrap to external walls

DECKING

Modwood Decking to First Floor Deck (Facade dependant)

EXTERNAL DOORS

Corinthian Blonde Oak 2340mm (H) x 820mm(W) - AWO5G and AWO5VG entrance doors (with clear glass) in paint or stain finish to Entry

Corinthian 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 750mm Back to Back Pull Handle Entrance Set in Stainless Steel to Front Entry

Gainsborough Tri-lock in satin or polished chrome to Laundry

Internal Doors: Gainsborough Lever handles with privacy sets to all Bathrooms & WC's

Deadlock to Garage internal access door

Metal wall/door stops to bedrooms, wet areas and living areas

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

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

FIXOUT

67 x 18mm Bevelled Edge profile architrave with paint finish throughout and square set wet area windows

67 x 18mm Bevelled Edge profile skirting with paint finish (Excluding wet areas)

90mm cove cornice to wall and ceiling junction throughout;

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

Garage door autolock and two handsets

HOT WATER SYSTEM

26L continuous flow, 6 star gas wall mounted (recessed into wall) hot water system

KITCHEN

Choice of;
40mm Caesarstone® benchtop to Kitchen, selected from Rawson Homes Standard range

OR

20mm Caesarstone® benchtop with 20mm waterfall end panel/s to Kitchen, selected from Rawson Homes Standard or Deluxe ranges

Laminated doors/drawers with shadowline and 2mm ABS edges in a wide range of colours. Choice of;

Polytec Melamine (Matt, Woodmatt or Sheen)

OR

Polytec Evolution (Ravine or Legato)

OR

Polyurethane - Matt (Various styles)

Fingerpull and/or a wide range of Hafele handles to overhead and base cupboards

2400mm (H) 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

Choice of;

Clark Monaco double bowl undermount sink

or

Clark Prism Large single bowl undermount sink

Tiled splashback to kitchen (Selected from standard range)

KITCHEN APPLIANCES - Oven

SMEG 90cm Single Wall Oven

KITCHEN APPLIANCES - Cooktop - Choice of;

SMEG 90cm 5 Burner Gas Cooktop

OR

SMEG 90cm Electric Ceramic Cooktop

(subject to gas availability)

KITCHEN APPLIANCES - Rangehood - Choice of;

SMEG 90cm Retractable Rangehood or

SMEG Integrated Rangehood or

SMEG 90cm Canopy Rangehood

KITCHEN APPLIANCES - Microwave & Dishwasher

SMEG Built in Microwave with Trim Kit

SMEG 60cm Freestanding Dishwasher

WATER TANK

Slimline Colorbond® Rainwater Tank to comply with BASIX requirements, 3,000litre 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

GAS CONNECTION

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

ELECTRICAL

Three Phase underground mains provision with 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

Twenty (20) x 9W Downlights to main living areas

1 light point to each room

2 way switch to stairs only

Double power points (Double GPO) to all rooms including Garage

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

Exhaust Fan in the Main Bathroom and Bedroom 1 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 junction box beside external doors without eaves (for fitting by owner)

Clipsal Iconic switches, GPOs, TV, Phone and Data points throughout (x2)

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

Two (2) x additional zones

Zone Controller

LAUNDRY

Approximately 900mm (W) x 610mm (D) 20mm stone benchtop in either; Standard or Deluxe range to Laundry bench

Approximately 900mm (W) shadowline underbench and overhead soft close laminated cupboards and 2mm ABS edges in a wide range of colours with. Choice of;

Polytec Melamine (Matt, Woodmatt or Sheen)

OR

Polytec Evolution (Ravine or Legato)

OR

Polyurethane - Matt (Various styles)

Hafele Hailo Laundry Carrier 45 450mm (W) to base cabinet

900mm (W) Tiled splashback to Laundry (Selected from standard range)

Compass 35 Litre Flushline Tub 1TH 380mm (W) to benchtop

Stylus Cadet washing machine set

VANITY UNITS

20mm Caesarstone® benchtop to floating vanities selected from Rawson Homes Standard or Deluxe ranges

Laminated soft close doors/drawers with shadowline and 2mm ABS edges in a wide range of colours. Choice of;

Polytec Melamine (Matt, Woodmatt or Sheen)

OR

Polytec Evolution (Ravine or Legato)

OR

Polyurethane - Matt (Various styles)

Caroma Luna porcelain counter top basin. Choice of; semi-recessed or inset basins with chrome pop up plug and waste

Fingerpull or a wide range of Hafele handle options

VANITY MIRRORS

Floating frameless polished edge mirror with backing board

BATHROOM ACCESSORIES

Caroma Urbane II chrome double towel rail to Bathroom & Ensuite

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

Caroma Urbane II chrome hand towel rail to Powder Room (Where applicable)

Standard floor waste (Chrome)

BATHS

Choice of;

Caroma Urbane II 1600 white freestanding bath;

OR

Stylus Maxton 1675 white rectangular bath

Note: Subject to Design

TOILET SUITES

Caroma Luna Cleanflush wall faced toilet suite with soft close seat

SHOWER SCREENS

Choice of;

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

TAPS & FITTINGS

Caroma Liano II Pull Out chrome sink mixer to Kitchen and Laundry sinks

Caroma Urbane II round or rectangle chrome wall mounted tapware to all Bathrooms, Ensuite and Powder Room (including Shower Room where applicable)

Caroma Urbane II chrome Rail Shower with 300mm Overhead to all showers

Stylus Venecia chrome sink mixer to Laundry

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

FLOOR COVERINGS

Choice of;

Hybrid Flooring OR Rectified Ceramic Floor Tiles (600mm x 600mm) 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)

Full height ceramic tiling (Excluding Powder, separate WC and Laundry)

Standard range ceramic floor tiling (selected from Rawson Homes extensive range) to Porch and Alfresco

WALL & FLOOR TILING

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

Full height ceramic tiling to main bathroom and ensuite (Excluding separate WC and Laundry)

Skirting tiles to Laundry and separate WC

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

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

COUNCIL AND AUTHORITY

Council Development Application fee

Home Owners Warranty Insurance

Construction Certificate Fee

Occupation Certificate Fee

Standard Water Authority fee and Sewer Inspections fee

Long Service Levy fee

Certifier inspection fee

Architectural Plans

Shadow Diagrams

Statement of Environmental Effects

Waste Management Report

ABSA Certificate

BASIX or EERS 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

BASIX

- 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

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
