



# The Ponds Inclusions

## ADDITIONAL QUALITY LIFESTYLE INCLUSIONS

### CONCRETE SLAB

Provide Slab to suit Engineering Requirements

### UPGRADED COLOUR SCHEME INCLUSIONS

Upgraded Colour Scheme Inclusions (Bleu, Espresso, Noir, Polaris, Raven, Ruby, Taupe, Titanium, Truffle or Urban) adapted by Rawson Homes to suit the house design

### AIR CONDITIONING

DAIKIN 14KW standard Inverter ducted air conditioning with 2 zones and return air to be located on the ceiling. Note: Positions of outlets and return air is determined by air conditioning contractor. This unit is designed to have one zone operating at a time

### FLOORING

Laminate Flooring (selected from Rawson Homes extensive range) to Entry, Entry Hallway, Living, Dining and Kitchen

### KITCHEN

20mm CAESARSTONE Bench Top to Kitchen (selected from Rawson Homes builders range)

### ALFRESCO

Floor Tiling to Alfresco and Patio slabs (selected from Rawson Homes extensive range)

### DOORS

B&D Colorbond Panelift door(s) with Remote Control operation, including two handsets

### DRIVEWAY

Broom Finished Coloured Concrete Driveway and path. Plain concrete is to be used from the front boundary to the kerb. The colour finish is a 'Colour Thru' pigment used to colour pre-mixed concrete.

It is recommended that the owner leaves the concrete 14-28 days prior to sealing. No allowance has been made for Rawson Homes to seal the driveway. The driveway is designed and constructed for passenger vehicles only that access into the Garage.



## STANDARD QUALITY LIFESTYLE INCLUSIONS



### SITE NEEDS (Based on a standard residential block)

Broom Finished Plain Concrete Driveway (approximately 5.5m wide at Garage, reducing to 3.5m wide at front boundary) including Plain Concrete crossover (from boundary to kerb) and Pathway from Driveway to Porch. The driveway is designed and constructed for passenger vehicles only that access into the Garage.

Site costs, up to 1m of fall, including piercing

Service Connection – Power, Phone, Water, Sewer, Gas and Stormwater

3000L Rainwater Tank, connected all toilets, cold washing machine tap and one garden tap

### CONCRETE SLAB

Engineer designed concrete slab to suit M classification soil

Engineer designed concrete slab to Porch / Patio

Porch and Alfresco including broom finished concrete slab, brick piers and roof over. These slabs are not classified as a "finished" surface. Rawson Homes recommends that these slabs are tiled (not included in standard specification).

### TERMITE TREATMENT

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

### FRAME

HYNE T2 Blue Termite Resistant Framing

450mm Eaves to Roof Line

90mm external and internal stud frames to ground and first floor

Nominal 2450mm high ceilings to the ground floor and first floor

300mm engineered joist system

### BRICKS

Selection of bricks from Austral Bricks everyday range as per the Rawson's external colour schemes

### WINDOWS

STEGBAR Aluminium windows and sliding doors in manufacturers standard colour range including security keyed windows and door locks with obscure glass to bathrooms, Ensuite and powder room

### ROOFING

CSR MONIER Concrete Roof Tiles in Elabana profile

### FASCIA & GUTTER

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

### INSULATION – Single Storey Homes

CSR BRADFORD R2.0 Thermal batts to external walls including internal wall between Garage and House (Excludes external walls of Garage)

CSR BRADFORD R3.5 Thermal batts to ceilings with roof over (excluding ceilings over Garage, Porch, Alfresco)

### INSULATION – Double Storey Homes

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

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

### FRONT DOOR

CORINTHIAN Madison 2040mm (H) – PMAD101, PMAD 104, PMAD 111 or PMAD 04 entrance doors (with clear glass) in paint finish to all facades

CORINTHIAN WIN21 full clear glazed laundry entrance door in painted finish where applicable

Sidelights where applicable are clear glazed

## INTERNAL DOORS

CORINTHIAN flush pre hung internal doors in pre-primed paint finish – 2040mm (H) to Ground Floor and First Floor

## FIXOUT

67 x 18mm Bevelled Edge profile architrave with paint finish

67 x 18mm Bevelled Edge profile skirting with paint finish

90mm cove cornice at the junction of wall and ceiling

## DOOR FURNITURE

External Doors: GAINSBOROUGH Tri-lever in satin or polished chrome for the front door and Laundry

Internal Doors: GAINSBOROUGH Amelia Series Lever handles with privacy sets to all Bathrooms and WC's and 1951 deadlock to door between house and Garage

Wardrobe Doors: Bar Designer Handles

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

## STAIRCASE

Painted timber staircase with square newel posts, handrail and Balusters with MDF treads and risers

## ROBES

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

## LINEN, BROOM, COAT & STORE CUPBOARD

STEGBAR 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

B&D Colorbond Roller door

## HOT WATER SYSTEM

RHEEM® Metro 6 star continuous 26L gas wall mounted hot water system. Model 875E26NF

## KITCHEN

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

Laminated doors with 2mm ABS edges in a wide range of colours

Overhead Cupboards to Kitchen

Bulkheads to Overhead Cupboards

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 Vital 1129 1180mm double bowl end stainless steel sink

Tiled splashback to kitchen (Selected from standard range)

## KITCHEN APPLIANCES – Oven

WESTINGHOUSE 'WVE615S' 60cm electric oven in Stainless Steel finish

## KITCHEN APPLIANCES – Cooktop

WESTINGHOUSE 'WHG643SA' 60cm 4 burner gas cooktop in stainless steel finish

OR

WESTINGHOUSE 'WHC642BA' 60cm ceramic 4 burner electric cooktop (if no gas available)

## KITCHEN APPLIANCES – Rangehood

WESTINGHOUSE 'WRH608IS' retractable externally ducted rangehood in Stainless Steel finish

## 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

NBN Provision includes: 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; and 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 (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 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

## **AIR CONDITIONING**

DOUBLE STOREY: Pre-Ducting for future Air Conditioning (by Owner) including outlets to Ground floor only of Double Storey Homes  
OR

SINGLE STOREY: Daikin Inverter – 2.5Kw split system air conditioning unit. The split system must be installed on an external wall. The unit's suitability to the location and serviceable area is to be confirmed i.e. Bedroom. This unit is provided for supplementary heating and cooling.

## **LAUNDRY SINK**

CLARK 45 Litre stainless steel tub with white metal cabinet

## **VANITY UNITS**

Laminated square edge tops to floating vanities

Laminated doors with PVC edges in a wide range of colours

Caroma Cosmo Semi Recessed OR Caroma Cosmo Inset (Basins determined by architectural plans) with one tap hole and standard plug and waste

Laminated benchtop and apron to Powder Room (Where specified on brochure plan)

## **VANITY MIRRORS**

Frameless polished edge bathroom mirrors (excluding backing board)

## **BATHROOM ACCESSORIES**

CAROMA Cosmo 600mm double towel rail and toilet roll holder to bathroom, Ensuite and powder room

## **BATHS**

STYLUS Maxton 1675 white rectangular bath

## **TOILET SUITES**

STYLUS Prima II close coupled toilet suite with soft close seat

## **SHOWER SCREENS**

STEGBAR Softline Series framed shower screens with pivot doors, chrome trims and clear laminated glass

## TAPS & FITTINGS

STYLUS VENECIA Mixer to Kitchen Sink (chrome)

CAROMA Blaze Pin lever mixer to all basins (chrome)

CAROMA Blaze Pin lever mixer and Stylus outlet to Bath (chrome)

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

STYLUS VENECIA Mixer to Laundry

STYLUS VENECIA Washing Machine Set to Laundry (concealed behind tub)

## WALL & FLOOR TILING – WET AREAS

Wall and 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 and skirting tiles to remainder

## FLOOR COVERINGS

Laminate flooring (from Rawson Homes extensive range) to Entry and Kitchen

Carpet to remainder of dwelling (selected from standard range)

## PAINTING

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

## WH&S

Heavy Duty Scaffold to perimeter of house

Safety Rail to perimeter of first floor

Safety Rail to perimeter of roof

Stair Void Protection

## COUNCIL/AUTHORITY FEES AND APPLICATION REQUIREMENTS

Council Development Application fee

Certifier inspection fee

Home Owners Warranty Insurance

Architectural Plans

Construction Certificate Fee

Shadow Diagrams

Occupation Certificate Fee

Waste Management Report

Standard Water Authority fee and Sewer Inspections fee

ABSA Certificate

Long Service Levy fee

BASIX or EERS Certificate

**NOTE:** 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.

Builders Licence No. NSW 33493C ACT 19936252B ABN 67 053 733 841 ACN 053 733 841



**RAWSON  
HOMES**  
— EST 1978 —