



**RAWSON  
HOMES**  
— EST 1978 —

# LUXURY

COLLECTION





# Homes designed for life

Building with Rawson Homes means building a home fit for your unique lifestyle, and for over 40 years, we've continuously refined our process and expanded our home design range. One thing that hasn't changed is our commitment to quality, from the big picture through to the finishing touches.

We take pride in ensuring that every corner of your home is fitted out and furnished with the utmost care and attention to detail. That's why we've partnered with only the best suppliers, to ensure that whichever Rawson home you choose is finished with quality inclusions throughout.

Our Luxury collection transforms our Classic inclusions into comfortable and stylish features. Bringing together our most popular upgrades, these packages mean you can give your home a luxe feel at an affordable price.

We're confident you'll love our Luxury collection, but the ultimate personal touch can really make your house a home. Take the next step towards personalising your space and upgrade to our Prestige collection.

**You can find out a little more about our range of collections on the next two pages.**

# Make it MyHome

We've made building your home even easier with our new three-step guide. It's a simple process that helps you quickly determine the home you want, the style you like and the features you can't live without.



## MyHome

### CHOOSE YOUR HOME

Choosing the home you want comes down to your taste. We've got a range of home designs to suit everyone's style. Choose from over 150 innovative and award-winning single and double storey homes, with customisable floor plans to suit you and your families needs.

## MyCollection

### CHOOSE YOUR COLLECTION

We've broken our range into three collections; the Classic collection, the Luxury collection and the Prestige collection. No matter what collection you choose, you're getting the Rawson Homes standard of excellence.

## MyCustomisation

### CHOOSE YOUR UPGRADES

We know that when it comes to the home, we all have our own requirements. That's why we've introduced our personalise-your-home feature, that lets you upgrade individual parts of the house to suit your needs.

# 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.



**CLASSIC**  
COLLECTION



**LUXURY**  
COLLECTION



**PRESTIGE**  
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.**

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.**

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.

# Kitchen Inclusions

The kitchen is the heart of every home, for every day and special occasions. It's a space where you can experiment with flavours, make old favourites or share a story. With quality appliances and a spacious layout, you'll have everything you need to create a culinary masterpiece.





## BENCHTOPS

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

## SINK AND MIXER

**B** Clark Monaco double bowl stainless steel sink – undermount or overmount with drainer.

Dorf Vixen retractable sink mixer (available in chrome or black).

## CABINETRY

**C** Shadowline to cabinetry.

Polytec cabinetry in Finegrain, Ashgrain and Woodmatt finishes.

## BINS

Häfele twin pull out under sink bin.



## APPLIANCES

Choice of Westinghouse 90cm oven, cooktops, freestanding cookers and rangehoods.

Westinghouse dishwasher and microwave.

## CHOICE OF GAS OR ELECTRIC COOKTOPS



WHG955SB

Westinghouse 90cm gas cooktop



WHC942BC

Westinghouse 90cm electric ceramic cooktop

## CHOICE OF RANGEHOODS



WRC914SC

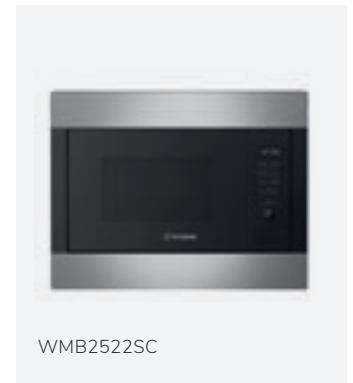
Westinghouse 90cm canopy rangehood

WRR904SB

Westinghouse 90cm slide-out rangehood

ERI712SA

Electrolux 70cm integrated rangehood



WMB2522SC

Westinghouse built-in microwave (including trim kit, installation by electrician)

## CHOICE OF FREESTANDING COOKERS



WFE914SB

Westinghouse 90cm dual fuel freestanding cooker

WFE946SB

Westinghouse 90cm electric freestanding cooker

## OVEN



WVE915SCA

Westinghouse 90cm oven

## DISHWASHER



WSF6608XA

Westinghouse dishwasher (plumbing install of dishwasher)







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

COMPARISON CHECKLIST	CLASSIC	LUXURY	PRESTIGE
<b>APPLIANCES</b> Oven, Cooktop and Rangehood	60cm Westinghouse appliances	90cm Westinghouse appliances  Dishwasher and microwave included	90cm AEG appliances  Dishwasher and microwave included
<b>BENCHTOPS</b>	Laminate post formed / square edge benchtops	20mm Caesarstone® benchtops	40mm Caesarstone® benchtops with waterfall ends
<b>CABINETRY</b>	Laminate cabinetry	Polytec cabinetry with shadowline	Polytec cabinetry with shadowline  Two pot drawers
<b>SINK MIXER</b>	Stylus Venecia sink mixer	Dorf Vixen retractable sink mixer	Methven Culinary, Gaston, or Dorf Vixen sink mixer
<b>SINK</b>	Clark Vital double bowl end stainless steel sink	Clark Monaco double bowl stainless steel sink (overmount or undermount)	Caroma Compass double bowl stainless steel sink (overmount or undermount)
<b>BIN</b>	-	Häfele twin pull out under sink bin	Häfele twin pull out under sink bin

# Bathroom Inclusions

The bathroom is the perfect room to escape and relax in. Enjoy opulent and luxurious finishes like Caesarstone® benchtops and large storage spaces.





## 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.

### SHOWER FEATURES

**C** Tiled niche to showers.  
Caroma Track hand-held shower with rail and overhead (model 90212C3A).

## MAIN BATHROOM INCLUSIONS



### SHOWER

- D Semi-frameless shower screen.

### TILING

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



### BASIN AND TAPWARE

Caroma Luna wall-mounted tapware.

Caroma Luna porcelain counter top, semi-recessed or recessed basins with chrome pop up plug and waste.



### BATHROOM ACCESSORIES

Dorf Enigma toilet roll holder in chrome.

Dorf Enigma 600mm double towel rail in chrome.



### LIGHTS

Clipsal 2-globe heat, fan and light unit.



### TOILET SUITES

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

## 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** Caroma Track hand-held shower with rail and overhead (model 90212C3A).

Tiled niche to showers.



## ENSUITE INCLUSIONS



### SHOWER

- D Semi-frameless shower screen.

### TILING

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



### BASIN AND TAPWARE

Caroma Luna wall-mounted tapware.

Caroma Luna porcelain counter top, semi-recessed or recessed basins with chrome pop up plug and waste.



### BATHROOM ACCESSORIES

Dorf Enigma toilet roll holder in chrome.

Dorf Enigma 600mm double towel rail in chrome.



### LIGHTS

Clipsal 2-globe heat, fan and light unit.



### TOILET SUITES

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

## 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.

### TAPWARE

- C Caroma Luna wall-mounted tapware.

### BASIN

- D Caroma Luna porcelain counter top, semi-recessed or recessed basins with chrome pop up plug and waste.



### BATHROOM ACCESSORIES

Dorf Enigma toilet roll holder in chrome.

Dorf Enigma hand towel rail in chrome.



### TOILET SUITES

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



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.



BATHROOM

# Comparison Checklist

## COMPARISON CHECKLIST

BENCHTOPS

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SHOWER SCREEN

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TAPWARE INCLUDING SHOWER

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BASIN

---

MIRROR

---

LIGHTS

---

TOILET SUITES

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BATH

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TILING

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FLOOR WASTE

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BATHROOM ACCESSORIES

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## MAIN BATHROOM

CLASSIC	LUXURY	PRESTIGE
Laminate benchtops	20mm Caesarstone® to vanity benchtop	20mm Caesarstone® to vanity benchtop
Fully framed	Semi-frameless	10mm fully frameless
Caroma Blaze Pin range	Caroma Luna range, Caroma Track range for shower in chrome	Caroma Urbane range in chrome or matt black
Caroma Cosmo range including standard plug and waste	Caroma Luna range including chrome pop-up plug and waste	Caroma Artisan range including chrome pop-up plug and waste
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
Standard batten light point with exhaust fan	Clipsal 2-globe heat, fan and light unit	Clipsal 2-globe heat, fan and light unit
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
Stylus Maxton 1675mm white rectangular bath	Stylus Maxton 1675mm white rectangular bath	Freestanding bath in either Caroma Aura 1600 or Caroma Blanc
2100mm (H) to shower recess, 500mm over bath, skirting tile to remainder	2100mm (H) to shower recess, 500mm over bath, skirting tile to remainder	Full height tiling
Standard floor waste	Standard floor waste	Smart square tile floor waste
Caroma Cosmo 600mm double towel rail and toilet roll holder	Dorf Enigma 600mm double towel rail and toilet roll holder in chrome	Caroma Urbane double towel rail and toilet roll holder in chrome or matt black



BATHROOM

# Comparison Checklist

## COMPARISON CHECKLIST

BENCHTOPS

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SHOWER SCREEN

---

TAPWARE INCLUDING SHOWER

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BASIN

---

MIRROR

---

LIGHTS

---

TOILET SUITES

---

BATH

---

TILING

---

FLOOR WASTE

---

BATHROOM ACCESSORIES

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## ENSUITE

CLASSIC	LUXURY	PRESTIGE
Laminate benchtops	20mm Caesarstone® to vanity benchtop	20mm Caesarstone® to vanity benchtop
Fully framed	Semi-frameless	10mm fully frameless
Caroma Blaze Pin range	Caroma Luna range, Caroma Track range for shower in chrome	Caroma Urbane range in chrome or matt black
Caroma Cosmo range including standard plug and waste	Caroma Luna range including chrome pop-up plug and waste	Caroma Artisan range including chrome pop-up plug and waste
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
Standard batten light point with exhaust fan	Clipsal 2-globe heat, fan and light unit	Clipsal 2-globe heat, fan and light unit
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
Stylus Maxton 1675mm white rectangular bath	Stylus Maxton 1675mm white rectangular bath	Freestanding bath in either Caroma Aura 1600 or Caroma Blanc
2100mm (H) to shower recess, 500mm over bath, skirting tile to remainder	2100mm (H) to shower recess, 500mm over bath, skirting tile to remainder	Full height tiling
Standard floor waste	Standard floor waste	Smart square tile floor waste
Caroma Cosmo 600mm double towel rail and toilet roll holder	Dorf Enigma 600mm double towel rail and toilet roll holder in chrome	Caroma Urbane double towel rail and toilet roll holder in chrome or matt black



BATHROOM

# Comparison Checklist

## COMPARISON CHECKLIST

BENCHTOPS

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TAPWARE

---

BASIN

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MIRROR

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TOILET SUITES

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TILING

---

FLOOR WASTE

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BATHROOM ACCESSORIES

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## POWDER ROOM

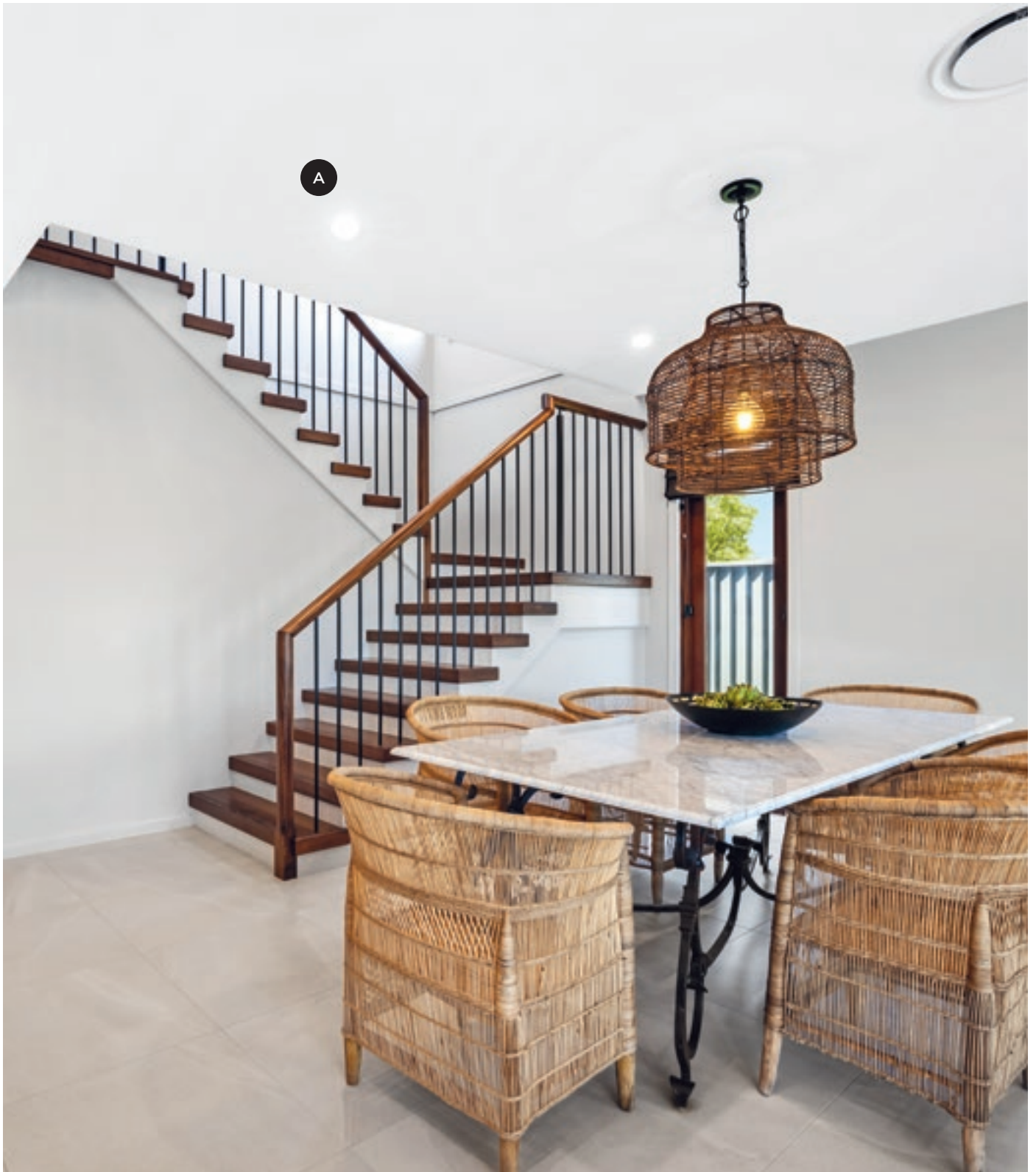
CLASSIC	LUXURY	PRESTIGE
Laminate benchtops	20mm Caesarstone® to vanity benchtop	20mm Caesarstone® to vanity benchtop
Caroma Blaze Pin range	Caroma Luna range in chrome	Caroma Urbane range in chrome or matt black
Caroma Cosmo range including standard plug and waste	Caroma Luna range including chrome pop-up plug and waste	Caroma Artisan range including chrome pop-up plug and waste
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
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
Skirting tile	Skirting tile	Full height tiling
Standard floor waste	Standard floor waste	Smart square tile floor waste
Caroma Cosmo towel ring and toilet roll holder	Dorf Enigma hand towel rail and toilet roll holder in chrome	Caroma Urbane towel ring and toilet roll holder in chrome or matt black

# Living Inclusions

A home filled with space and light always lifts the spirits. It's the details – like higher ceilings, doors and windows – that adds volume to a room and makes your time spent there even better.







## HIGH CEILINGS

A 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).



## ENTRANCE DOOR

**B** Corinthian Blonde Oak  
2040mm (H) x 820/1020mm  
(W) AWO 5G, Hinged Entry  
Door with clear glazing, paint  
finish and Blonde Oak frame  
to suit (subject to design).

**Note:** Sidelights where applicable are  
clear glazed and subject to your BAL  
Rating if applicable.



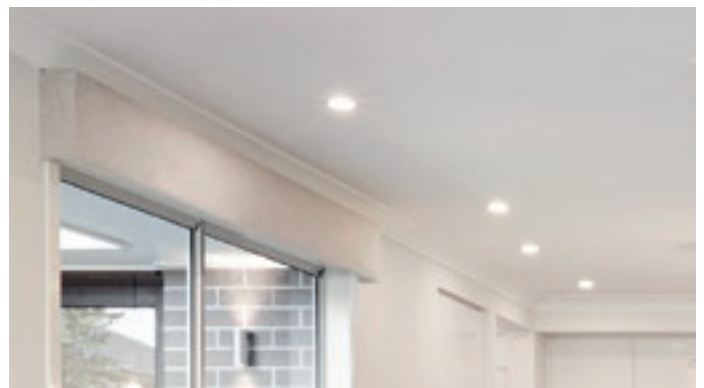
## TELEPHONE AND TV POINTS

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



## LIGHT SWITCHES

Clipsal Iconic switches  
in white.



## LIGHTS

10 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.



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

COMPARISON CHECKLIST	CLASSIC	LUXURY	PRESTIGE
<b>CEILING WINDOWS AND DOORS</b>	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
<b>ENTRANCE DOOR</b>	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
<b>LIGHT SWITCHES</b>	Clipsal C2000 single light switch (white only)	Clipsal Iconic switches (white only)	Clipsal Iconic switches (white or grey)
<b>LIGHTING</b>	Standard batten light points (excludes bulb)	10 x 9W downlight package	20 x 9W downlight package
<b>TELEPHONE AND TV POINTS</b>	1x telephone point 1x television point	2x telephone points 2x television points	2x telephone points 2x television points

LUXURY COLLECTION

# Comfort Inclusions

Stay comfortable through every season with nylon mesh flyscreens, and ducted air conditioning.







## 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.

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.



No matter what your style, additional extras are available to meet your ideal level of comfort. Speak to your new home consultant to find out more.

# Comparison Checklist

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.



# Comparison Checklist

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

LUXURY COLLECTION

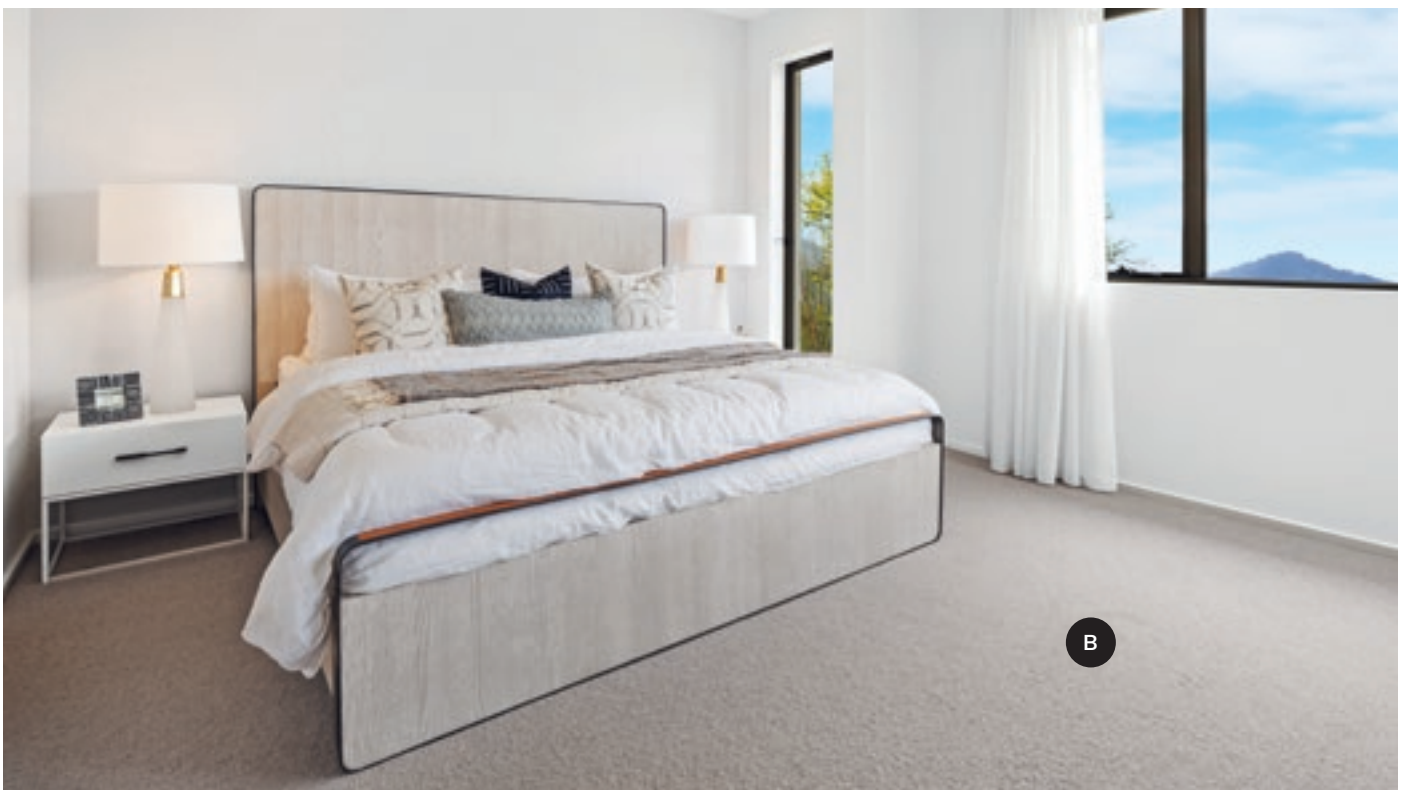
# Flooring Inclusions

Start the day as you mean to continue. Wake up and feel plush carpet underfoot as you get ready for the day, and wind down by appreciating the beauty of stylish laminate flooring in your living areas.









## LAMINATE

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

## CARPET

**B** Carpet (selected from Rawson Homes' Luxury range) to separate Lounge, Bedrooms and Bedroom Hallways and Stairs (if applicable).

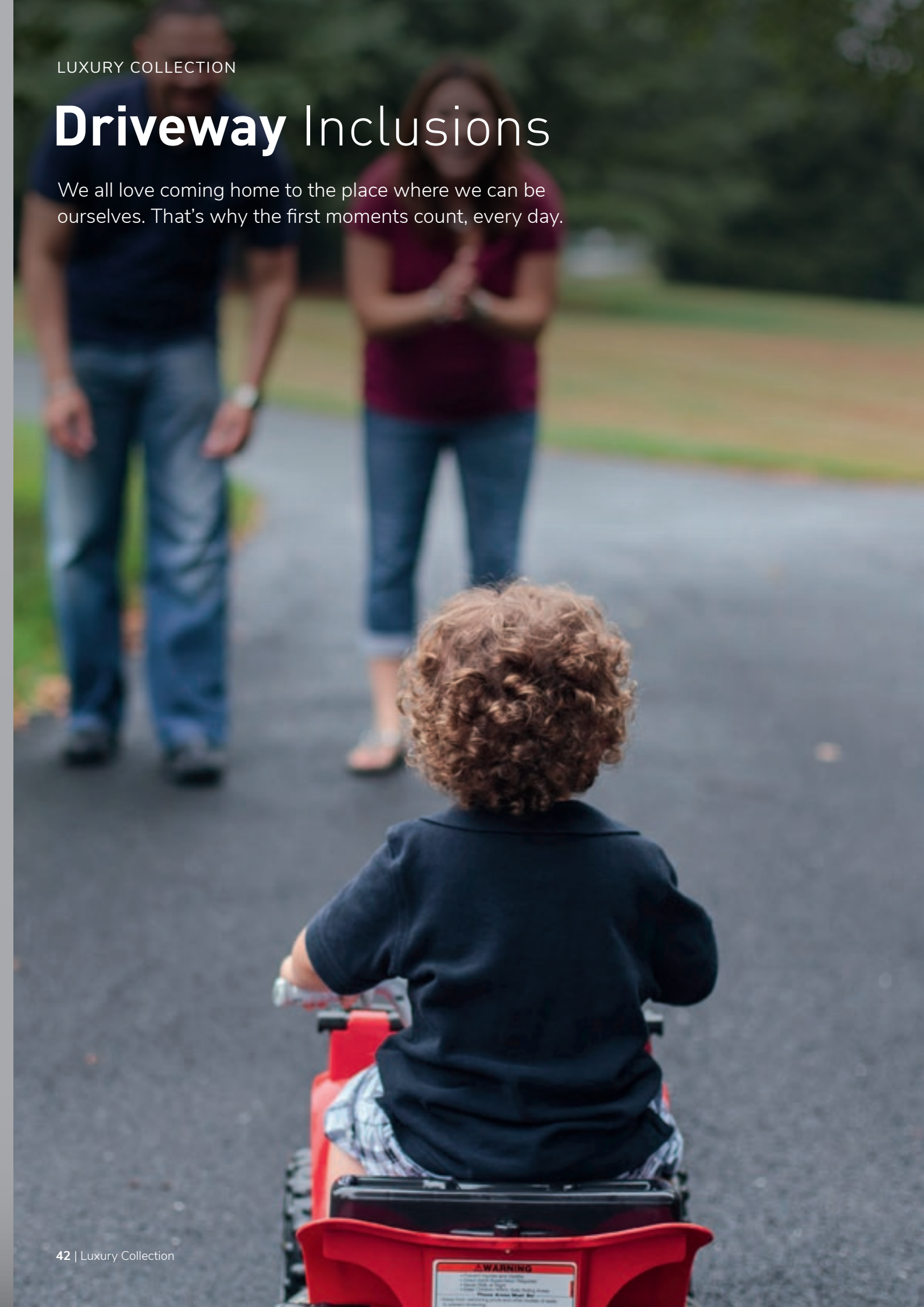
# Comparison Checklist

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)

LUXURY COLLECTION

# 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.

LUXURY COLLECTION

# 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.



# Comparison Checklist

COMPARISON CHECKLIST	CLASSIC	LUXURY	PRESTIGE
GARAGE DOOR	B&D roller door	B&D Panelift® sectional garage door	B&D Panelift® sectional garage door
		B&D PanelMax door motor with 2 remote control openers	B&D PanelMax door motor with 2 remote control openers
		B&D Auto-Lock garage deadbolt system	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

# 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.



## 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 Prestige brick inclusions. Off White mortar in lieu of Natural Grey.

### PGH sample range



Elements



Palazzo



Lifestyle



Dark and Stormy

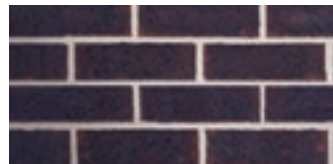
### Austral sample range



Everyday Life



Whitsunday



Wilderness

**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.

## BRICKS

# Comparison Checklist

COMPARISON CHECKLIST	CLASSIC	LUXURY	PRESTIGE
PGH BRICK RANGE	Townhouse, Summervilla, Foundations and Desert	Palazzo, Lifestyle, Elements and Dark and Stormy	Highlands, Composite, Alfresco, Spinifex, Impressions and Velour
AUSTRAL BRICK RANGE	-	Everyday Life, Whitsunday and Wilderness	The Avenue, Urbane One, Indulgence and Metropolis
MORTAR COLOUR	Natural Grey	Off White	Off White

**Note:** 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 Atura concrete roof tiles in a range of colours.  
Standard ridge capping.

### Roof Tiles



Atura



## 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®



# Comparison Checklist

COMPARISON CHECKLIST	CLASSIC	LUXURY	PRESTIGE
CSR CONCRETE ROOF TILES WITH SARKING UNDER ROOF	Elabana profile	Atura profile	Horizon Profile
	Standard ridge	Standard ridge	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).



## 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.



## 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

Rheem® Metro 6 star continuous 26L gas recessed hot water system  
(Model: 876T26NF NAT / 876T26PF LPG).

## 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 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.

# 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.





## **SOLAR PANELS**

CSR Bradford Solar 5kW SolarPack comprising of:  
300W KuPower Canadian solar panels.

SolarEdge inverter with DC optimisers.

SolarEdge monitoring.

# 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

# 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.





soft flooring

Colorbond



# 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.





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

**Display locations:** HomeWorld Marsden Park - HomeWorld Box Hill - Narraweena - HomeWorld Leppington  
Oran Park - Spring Farm - Willowdale II - Sylvania - Calderwood Valley - HomeWorld Warnervale - HomeWorld  
Thornton - Merewether - Downer - Denman Prospect - Googong - Ginninderry - Dubbo - Orange - Bathurst

Disclaimer: Images are for illustrative purposes only and photographs, artist impressions and other pictures in this brochure may show fixtures, fittings or finishes which are outside the Standard Inclusions or which are not supplied by Rawson Homes, or which are only available in some Rawson Homes designs or when selected as inclusions above the specific Collection or standard inclusions for a particular design. This may include landscaping and outdoor items, floor coverings, doors, furniture, kitchen, bathroom and light fittings and decorative items, which are shown as examples only. Specified inclusions are correct as at the time of printing and Rawson Homes reserves the right to substitute an item of equivalent quality and/or finish. Please refer to your Tender for specific details of the inclusions and exclusions.

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