

Eucalypt Grove

A U S T R A L

INCLUSIONS LIST





Elevated Inclusions

Premium Finishes for Your Home

Our inclusions have been selected to provide every home with an elevated selection of internal and external features that will finish your home inside and out.

Features such as higher ceilings, stone benchtops, air conditioning, solar panels and flooring throughout add to the style and comfort of your home, while the concrete driveway means your home will be move in ready the day you settle.

Essence, Onyx, Remi, Verve, Zen Inclusions List

● SITE NEEDS (BASED ON A STANDARD RESIDENTIAL BLOCK)

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

Even cut and Fill excavation only (Site Prep & Laser Grade Slab Area), Site Preparation as per site requirements

● CONCRETE SLAB

Engineered concrete slab to suit required soil classification

Engineered concrete slab to Porch/Patio and Alfresco including tiles, brick piers and roof over (subject to design).

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

■ PIERING

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

● TERMITE TREATMENT

Termite protection to pipe penetrations and perimeter cavity

● FRAME

Engineered steel frame and trusses

450mm Eaves to Roof Line

90mm external steel stud frames to Ground and First Floor

Nominal 2600mm high ceilings to the Ground Floor Only; Nominal 2450mm high ceilings to First Floor

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

● WINDOWS

Aluminium windows and sliding doors with Low-E glazing - or other glass specification where required to meet NCC 2022 requirements on standard floor plans and design options. Colours as per selected colour scheme including security keyed windows & door locks with obscure glass to Bathrooms, Ensuite & Powder room

Excludes other floor plan/window changes which may impact compliance with NCC requirements, these will be raised as a variation.

● WINDOWS (CONT.)

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

■ ROOFING

Colorbond® roof as per selected colour scheme 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

CSR BRADFORD wall wrap to external walls

R2.0 Thermal batts to external walls including internal wall between Garage & House

Excludes external walls of Garage); and R6.0 ceiling insulation (Excluding Garage, Alfresco, Porch & Decks.

● EXTERNAL DOORS

2040mm High Clear Glazed Front Entrance Door
Corinthian AWO21 full clear glazed Laundry entrance door in painted finish (where applicable)

■ 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

Lockwood Satin Chrome Lever Entrance Set & Deadlock

Lockwood Satin Chrome lever set to internal passage doors

Lockwood Satin Chrome lever set with privacy set to bathroom, Ensuite, Powder room & WC Doors

Deadlock to internal garage access door

Plastic Wall/Door Cushions Stops

● FIXOUT

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

● FIXOUT (CONT.)

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. Painted pine balusters or plasterboard wall with timber handrails (design specific).

■ ROBES

Mirrored sliding doors and 1 x melamine shelf and hanging rail

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

Timbagrain Garage Door

Sectional door and motor as per selected colour scheme

Auto-Lock garage deadbolt system

● HOT WATER SYSTEM

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

● KITCHEN

20mm stone benchtop as per selected colour scheme

Matt Laminate cabinetry as per selected colour scheme with Kickboards and Hafele handles (Horizontal to drawers & Vertical to cupboards)

Finger pull Overhead Cupboards to Kitchen including fridge space

Framed and Plasterboard Bulkheads to Overhead Cupboards including fridge space

4 x Melamine shelves to pantry

Soft close Drawers and Doors to Kitchen

Tiled splash back to Kitchen as per selected colour scheme

Double bowl sink

■ KITCHEN APPLIANCES - OVEN

Artusi 900mm Electric Oven

● KITCHEN APPLIANCES - COOKTOP

Artusi 900mm Gas Cooktop

● KITCHEN APPLIANCES - RANGEHOOD

Artusi 900mm Rangehood

● KITCHEN APPLIANCES - DISHWASHER

Artusi freestanding dishwasher in stainless steel

■ KITCHEN APPLIANCES - MICROWAVE OVEN

Artusi microwave oven including Trim Kit

● WATER TANK

Slimline Rainwater Tank to comply with BASIX requirements, 3,000 litre 750mm W x 3000mm L x 1800mm H Colorbond® Coloured plastic aboveground watertank, connected to 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

● SOLAR

3.52kW Solar system with 3kW Solar Inverter

■ ELECTRICAL

Single 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
- One CAT6 data point 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

10 x 9W Downlights to Main Living Areas

Batten Lights to Balance of Homes

2 way switch to stairs only

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

Fan/Light/Heat Combo supplied to Main Bathroom and Ensuite

Exhaust Fan in the bathroom and Ensuite vented into roof space with two external eave vents

■ ELECTRICAL (CONT.)

Isolated powder room exhaust fan

2 television point

1 data 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

Iconic Light & Powerpoint switches throughout

● AIR CONDITIONING

Panasonic Ducted Air Conditioning throughout

● LAUNDRY SINK

Clark 45L Stainless Steel Tub with Metal Cupboard

● VANITY UNITS

20mm stone vanity top as per selected colour scheme

Matt Laminate soft close cabinets shadowline as per selected colour scheme

Hafele handles (vertical to cupboards)

Vanity Basin 1 Tap hole – White with Pop-UP Plug and Waste - Chrome

■ VANITY MIRRORS

Floating frameless polished edge bathroom mirrors on backing board

● BATHROOM ACCESSORIES

Chrome toilet roll holder throughout

Chrome double towel rail to Main Bathroom and Ensuite

Chrome towel ring to Powder Room only (Design Specific)

● BATH

Built in Bath 1675mm with Chrome waste

● TOILET SUITE

Wall faced toilet suite

■ SHOWER SCREEN

Semi-frameless shower screens with pivot doors, chrome trims and clear laminated glass

● TAPS & FITTINGS

Chrome Sink Mixer to Kitchen

Chrome Basin Mixer to Main Bathroom, Ensuite and Powder Room

Chrome 300mm Wall Spout with Wall Mixer to Bath

Chrome Rail Shower with Wall Mixer to Shower

● TAPS AND FITTINGS (CONT.)

Chrome Sink Mixer to Laundry

● FLOOR COVERINGS

Ceramic Floor Tiles to Entry, Entry Hallway, Family, Dining/Meals and Kitchen (as per selected colour scheme)

Carpet (as per selected colour scheme) to remainder of dwelling including standard underlay (separate Lounge, Bedrooms, Bedroom Hallways and Stairs - if applicable)

● WALL & FLOOR TILING

Tiles to Alfresco

Tiles to Porch

Wall & Floor tiles to Wet Areas (as per selected colour scheme)

Tiling Heights: Bathroom and Ensuite: 2100mm high to shower recess, 500mm over bath, skirting tile to remainder. Laundry: 300mm high tiling over laundry tub & skirting tiles to remainder

■ PAINTING

Dulux 3 coat paint system to internal walls including 2 external paint colours, 1 internal wall colour, 1 ceiling colour, Dulux Gloss paint to doors and internal woodwork

● DRIVEWAY

Charcoal coloured concrete driveway, pathway from driveway to porch, broom finished plain concrete crossover from boundary to kerb, colour seal to driveway within boundary only

● W.H & S

Heavy Duty Scaffold to perimeter of house (included for double storeys)

Safety Rail to perimeter of roof

Stair Void Protection

■ COUNCIL & AUTHORITY

Council Development Application fee or Complying development certificate

Home Owners Warranty Insurance

Construction Certificate Fee

Structural engineer's certificates for concrete slabs and piling

Pest control certificates

Site contour and survey plans

Standard Water Authority fee and Sewer Inspections fee

Long Service Levy fee

Certifier inspection fee

Occupation certificate fees

Architectural Plans

Shadow Diagrams

Waste Management Report

BASIX or EERS Certificate

Council fees:

- Includes standard council fees only

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 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)

2 year non-structural warranty

6 years structural warranty

Belview & Leona Inclusions List

● SITE NEEDS (BASED ON A STANDARD RESIDENTIAL BLOCK)

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

Even cut and Fill excavation only (Site Prep & Laser Grade Slab Area), Site Preparation as per site requirements

● CONCRETE SLAB

Engineered concrete slab to suit required soil classification

Engineered concrete slab to Porch/Patio and Alfresco including tiles, 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

Nominal 2600mm high ceilings to the Ground Floor Only; Nominal 2450mm high ceilings to First Floor

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 with Low-E glazing - or other glass specification where required to meet NCC 2022 requirements on standard floor plans and design options. Offered in a range of colours including security keyed windows & door locks with the option of obscure glass to Bathrooms, Ensuite & Powder room.

Excludes other floor plan/window changes which may impact compliance with NCC requirements, these will be raised as a variation.

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)

R6.0 ceiling insulation (Excluding Garage, Alfresco, Porch & Decks)

Wall wrap to external walls

■ DECKING

Modwood Decking to First Floor Deck (Facade dependant)

● EXTERNAL DOORS

2040mm (H) x 820mm (W) AWO5G Front Entry Door with stained finish and clear glazing

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 Tri-lock in satin or polished chrome to Front door and Laundry

Internal Doors: Gainsborough Lever handles with privacy sets to all bathrooms & WC's and deadlock to door between house and Garage

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

Deadlock to garage internal access door

White rubber wall/door stops to bedrooms, wet areas and living areas (excl robes and linen)

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 12x 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

Knotwood finish garage door

Sectional door and motor

Garage door autolock and two handsets

● HOT WATER SYSTEM

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

● KITCHEN

20mm stone benchtop to Kitchen as per selected colour scheme

Laminated doors/drawers with shadowline and 2mm ABS edges in a wide range of colours. Choice of: Polytec Melamine (Matt, Woodmatt, Smooth or Sheen or Polytec Evolution (Ravine or Legato)

Finger pull Overhead Cupboards to Kitchen (2166mm high)

Framed and Plasterboard Bulkheads to Overhead Cupboards

Hafele Soft Close Drawers & Doors to Kitchen

Kitchen kickboards as per doors

Cutlery Tray to Kitchen Drawer

Clark 1180mm double bowl end stainless steel sink

Tiled splashback to kitchen (Selected from standard range)

● KITCHEN APPLIANCES - OVEN

SMEG 900mm Single Wall Oven

■ KITCHEN APPLIANCES - COOKTOP

SMEG 900mm 4 Burner Gas Cooktop or SMEG 900mm Electric Ceramic Cooktop (subject to gas availability) or SMEG 900mm Electric Ceramic Cooktop

● KITCHEN APPLIANCES - RANGEHOOD

SMEG 900mm Retractable Rangehood or SMEG Integrated Rangehood or SMEG 900mm Canopy Rangehood

● KITCHEN APPLIANCES - MICROWAVE

Built-in Microwave Oven with Trim Kit

■ KITCHEN APPLIANCES - DISHWASHER

SMEG 600mm Freestanding Silver Dishwasher

● WATER TANK

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

● SOLAR

3.52kW Solar system with 3kW Solar Inverter

● 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
- One CAT6 data point 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 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

2 globe heat / fan / light unit in the Bathroom and Ensuite

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

● 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.

■ LAUNDRY SINK

Clark 45 Litre stainless steel tub with white metal cabinet

● VANITY UNITS

Laminated doors/drawers with shadowline and 2mm ABS edges in a wide range of colours. Choice of: Polytec Melamine (Matt, Woodmatt, Smooth or Sheen) or Polytec Evolution (Ravine or Legato)

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

● VANITY MIRRORS

Floating frameless polished edge bathroom mirrors on backing board

● BATHROOM ACCESSORIES

Caroma Luna chrome double towel rail to Bathroom & Ensuite

Caroma Luna chrome hand towel rail to Powder Room (where applicable)

Standard floor waste (Chrome)

■ BATHS

Stylus Maxton 1675 white rectangular bath

● TOILET SUITES

Caroma wall faced toilet suite with soft close seat

● SHOWER SCREENS

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

Tiled Shower Niche to Main Bathroom and Bedroom 1 Ensuite only

● TAPS & FITTINGS

Caroma pin lever gooseneck chrome sink mixer to Kitchen sink

Caroma Luna - chrome wall mounted tapware to all Bathrooms, Ensuite and Powder Room

Caroma Luna chrome Multi Function Rail Shower to all showers

Stylus Venecia chrome sink mixer to Laundry

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

■ FLOOR COVERINGS

Choice of: Laminate Flooring or Ceramic Floor Tiles 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)

● WALL & FLOOR TILING

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

External tiling to Porch & Alfresco (selected from Rawson homes standard 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 & skirting tiles to remainder

● 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

● DRIVEWAY

Charcoal coloured concrete driveway, pathway from driveway to porch, broom finished plain concrete crossover from boundary to kerb, colour seal to driveway within boundary only

● W.H & S

Heavy Duty Scaffold to perimeter of house (included for double storeys)

Safety Rail to perimeter of roof

Stair Void Protection

● COUNCIL & 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

Waste Management Report

ABSA Certificate

BASIX or EERS Certificate

Council fees:

- Includes standard council fees only;

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

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90 day maintenance period (from handover)

2 year non-structural warranty

6 years structural warranty



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