



LUX

OUR BEST INCLUSIONS EVER! 2013



We believe it's the little things that make all the difference so we like to include all the features other builders call extras. At Rawson Homes we are committed to giving you the best inclusions for your living, outdoor, kitchen, bathroom and the rest of your home.

As you go through our best inclusions ever, you'll find it hard to believe that everything is included as standard with no additional cost for the luxury on offer.

Rawson Homes, real quality, service and price is what sets them apart-experience the real difference.



kitchen key features

- Caesarstone® 20mm kitchen bench tops in an extensive range of colours.
- Hettich soft close drawers.
- Choice of 3 contemporary kitchen designs.

KITCHEN

20mm CAESARSTONE Bench Top to Kitchen, selected from one of eight standard colours.

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

HETTICH Soft Close Drawers & Doors to Kitchen

Overhead Cupboards to Kitchen

Bulkheads to Overhead Cupboards

Choice of three designer Kitchen Options - Café, Gourmet or Linea

Kitchen kickboards as per doors

Cutlery Tray to Kitchen Drawer

CLARK Vital 1129 1180mm double bowl end stainless steel sink

Tiled splashback to kitchen (Selected from standard range)



appliances key features

- Choice of contemporary Westinghouse ovens in a size to suit your family.
- Dishwasher & microwave included.
- Choice of rangehoods externally ducted.
- Choice of electric or gas cooktops.

KITCHEN APPLIANCES - Oven - Choice of;

WESTINGHOUSE 'POR667S' 60cm electric oven in Stainless Steel finish *OR*

WESTINGHOUSE 'WVE916SA' 90cm electric oven in Stainless Steel finish *OR*

WESTINGHOUSE 'WFE914SA' electric upright multifunction oven in Stainless Steel finish with a 5 burner hob gas cooktop with wok *OR*

WESTINGHOUSE 'WFE946SA' electric upright multifunction oven in Stainless Steel finish with a 5 zone electric ceramic cooktop (if no gas available) *OR*

KITCHEN APPLIANCES - Cooktop - Choice of;

WESTINGHOUSE 'GHR16S' 60cm 4 burner gas cooktop in stainless steel finish *OR*

WESTINGHOUSE 'PHR284U' ceramic 4 burner electric cooktop (if no gas available) *OR*

WESTINGHOUSE 'GHR795S' 90cm 5 burner gas cooktop in stainless steel finish *OR*

WESTINGHOUSE 'PHR395U' ceramic 5 burner electric cooktop (if no gas available)

KITCHEN APPLIANCES - Rangehood - Choice of;

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

WESTINGHOUSE 'EFG750X/A' integrated externally ducted rangehood *OR*

WESTINGHOUSE 'WRG910CS' canopy externally ducted rangehood in stainless steel finish *OR*

KITCHEN APPLIANCES - Dishwasher

WESTINGHOUSE 'WSU6603XR' Built Under Dishwasher in Stainless Steel finish

KITCHEN APPLIANCES - Microwave

WESTINGHOUSE 'WMS281SB' Built in Microwave in Stainless Steel finish



bathroom key features

- Floating, wall mounted vanities that as pictured are a designer's dream.
- Contemporary wall mounted tapware.
- Choice of Caroma® designer semi-recessed or counter top basins.
- A feature tiled shower niche adds extra glamour and great storage.

VANITY UNITS

Laminated square edge tops to floating vanities

Laminated doors with PVC edges in a wide range of colours

Fowler Regent or Caroma Liano porcelain counter top or semi recessed basins with chrome pop up plug and waste

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

VANITY MIRRORS

Floating frameless polished edge bathroom mirrors.

BATHROOM ACCESSORIES

CAROMA Cosmo towel rail and toilet roll holder to bathroom, ensuite & powder room

BATHS

STYLUS Maxton 1675 white rectangular bath

TOILET SUITES

STYLUS Prima close coupled toilet suite

SHOWER SCREENS

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

TAPS & FITTINGS

Choice of either Irwell Pin Lever Hob flickmixer "rectangular" or "gooseneck" to kitchen sink

STYLUS Wall Mounted Pin chrome mixer and Caroma Liano tapware to all bathrooms, ensuite and powder room

CAROMA Mystic Hand Held Shower with Rail

STYLUS VENECIA Mixer to Laundry

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

WALL & FLOOR TILING - WET AREAS

Wall & 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 & skirting tiles to remainder.

Feature tiled niche to Shower

LAUNDRY SINK

CLARK 45 Litre stainless steel tub with white metal cabinet



living key features

- Daikin reverse cycle, dual zoned ducted air conditioning system.
- Bradford insulation for all year round comfort.
- Gainsborough lever door furniture throughout.
- STEGBAR® melamine wardrobe and linen shelving.

INTERNAL DOORS

CORINTHIAN flush pre hung internal doors in pre-primed paint finish - 2040mm high to Ground Floor & First Floor

FIXOUT

67 x 12mm Bevelled Edge profile architrave with paint finish

67 x 12mm 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. GAINSBOROUGH satin or polished chrome lever handles with 851 deadlock to other external doors. Including door between house and garage.

Internal Doors: GAINSBOROUGH Amelia or Carla Series Lever handles with privacy sets to all bathrooms & WC's.

Wardrobe Doors: Choice of either Bar or Square 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, 12 x 12mm Stainless Steel Balusters with MDF treads and risers

ROBES

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

LINEN CUPBOARD

STEGBAR Melamine shelves Four (4) to linen cupboards

ELECTRICAL

Three phase mains provision

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 auto garage door opener

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

2 globe heat / fan / light unit in the bathroom and ensuite

Downstairs powder room exhaust fan ducted to outside

2 telephone points

2 television points

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

DAIKIN 6 HP ducted air conditioning with 2 zones Model FDYQN140/RQ140 with return air to be located on the ceiling as determined by air conditioning contractor

INSULATION

CSR BRADFORD R2.0 Thermal batts to external walls (excluding wall between garage and house)

CSR BRADFORD R3.5 Thermal batts to ceilings with roof over (excluding ceilings over garage, porch, alfresco & balcony)



coverings/finishes key features

- **TAUBMANS® 3 Coat Paint System, provides for a larger choice of colours and a more refined and durable finish.**
- **Tiles to entry, hallway, family room, kitchen & meals area.**
- **Carpet to remaining areas.**

FLOOR COVERINGS

Floor tiles to Entry, Hallway, Family, Meals & Kitchen from Rawson Homes exclusive range. 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, 1 feature wall & Taubmans Gloss paint to doors and internal woodwork.



outside key features

- **Alfresco, yes its included.**
- **Choice of bricks from Australia's top 3 suppliers, BORAL®, PGH™ & AUSTRAL™.**
- **Nylon mesh flyscreens to all opening windows, sliding & stacker doors (excluding hinged doors).**
- **Driveway and front path.**
- **Slimline rainwater tank.**

BRICKS

Selection of bricks from PGH, Austral and Boral Luxe + Gold Range. Laid in off white or grey mortar with a choice of raked, ironed or flush joint finishes. No allowance has been made for feature colour finishes to brickwork (i.e. Moroka / Render) in standard house price.

WINDOWS

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

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

ROOFING

Choice of CSR MONIER Concrete Roof Tiles in Traditional Shingle profile or COLORBOND Roof in a range of colours.

Sarking to the underside of roofing

FASCIA & GUTTER

Colorbond Fascia & Gutter with painted PVC Downpipes.

FRONT DOOR

CORINTHIAN Madison PMAD101, PMAD 104, PMAD 111 or PMAD O4 entrance doors (with clear glass) in paint finish to all facades.

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

Sidelights where applicable are clear glazed.

GARAGE DOORS

B & D Colorbond Panelmasta door

Remote control operation to a door of your choice. Including 2 x handsets.

HOT WATER SYSTEM

RHEEM "Integrity" 5 star Instantaneous 27 Litre gas wall mounted hot water system. Model 876027

ALFRESCO

including concrete slab, brick piers and roof over



essentials key features

- Piering. Not just an allowance – enough for your whole home.
- All service connections.
- Site costs including council and authority application fees.
- The slab actually also includes the alfresco, the porch and patio.

GAS CONNECTION

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

SITE NEEDS (Based on a standard residential block)

Coloured Concrete Driveway & Pathway

Site costs, up to 1m of fall

All piering, up to 1 of fall, 'M' class site

Service Connection - Power, Phone, Water, Sewer, Gas & Stormwater

Slimline Rainwater Tank to comply with BASIX requirements

CONCRETE SLAB

Engineer designed concrete slab to suit 'M' classification soil

Engineer designed concrete slab to Porch / Patio

TERMITE TREATMENT

RENTOKIL Trithor termite protection to pipe penetrations and perimeter cavity with 50 year warranty and \$500,000 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 & first floor

300mm engineered joist system

W.H & S

Heavy Duty Scaffold to perimeter of house

Safety Rail to perimeter of roof

Safety Rail to perimeter of first floor

Stair Void Protection

COUNCIL/AUTHORITY FEES AND APPLICATION REQUIREMENTS

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

NOTE: LUX Inclusions for Rawson Homes effective February 2013.

Rawson Homes reserves the right to improve, amend or revise any specification without notice or obligation.

Items not included are decorative lighting, curtains and furnishings. Due to local statutory requirements, variations to the specifications may be made on a regional basis. Intending purchasers should satisfy themselves as to the understanding or items by inspection and/or classification by a Rawson Homes Sales Consultant. All sizes quoted are nominal size only.

