

EDEN GARDEN ESTATE, BOX HILL

ADDITIONAL ITEMS PROVIDED ABOVE STANDARD KEY INCLUSIONS

- Slab to suit Engineering Requirements
- Upgraded Colour Scheme Inclusions (Bleu, Espresso, Noir, Polaris, Raven, Ruby, Taupe, Titanium, Truffle or Urban) adapted by Rawson Homes to suit the house design
- Nominal 2600mm high Ceilings to Ground Floor in lieu of 2450mm
- B & D Colorbond Panelift door(s) with Remote Control operation, including two handsets
- Floor Tiling to Alfresco and Patio slabs (selected from Rawson Homes extensive range)
- Landscaping including Turf to front and rear yard, River Pebbles to sides and shaded areas, Lapped and Capped Treated Pine Timber Fence to rear and side boundaries, Clothesline and rendered finish Letterbox
- 20mm CAESARSTONE Bench Top (selected from Rawson Homes builders range) to Kitchen, Bathroom, Ensuites and Powder Room (where applicable)
- WESTINGHOUSE 'WVE916SB' 90cm electric oven in Stainless Steel finish in lieu of standard, where applicable
- WESTINGHOUSE 'WHG955SA' 90cm 5 burner gas cooktop in stainless steel finish in lieu of standard, where applicable
- OR
- WESTINGHOUSE 'WHC942BA' 90cm ceramic 5 burner electric cooktop (if no gas available) in lieu of standard, where applicable
- WESTINGHOUSE 'ERI1712SA' integrated externally ducted range hood in lieu of standard, where applicable
- WESTINGHOUSE 'WSF6608X' Built Under Dishwasher in Stainless Steel finish and WESTINGHOUSE 'WMB2802SA' Built in Microwave in Stainless Steel finish
- 11W LED Downlights (cool white) to Entry, Entry Hallway, Living, Dining and Kitchen (12 lights included in total)
- Oyster light fittings to remainder of dwelling
- 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
- Laminate Flooring (selected from Rawson Homes extensive range) to Entry, Entry Hallway, Living, Dining and Kitchen
- 1 x additional Telephone point
- 1 x additional Television point

KEY: 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) 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 piling
- Service Connection - Power, Phone, Water, Sewer, Gas & Stormwater
- 3000L Rainwater Tank, connected all toilets, cold washing machine tap and one garden tap
- One Garden Tap connected to potable water mains

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 & first floor
- 300mm engineered joist system

BRICKS

- Selection of bricks from Austral Everyday Living Range. Laid in Natural mortar (yellow sand and grey cement) with ironed joint finish. 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

ROOFING

- CSR MONIER Concrete Roof Tiles in Elabana profile

FASCIA & GUTTER

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

INSULATION

- CSR BRADFORD R1.5 Thermal batts to external walls including internal wall between Garage & House. Note: Excludes external walls of Garage
- CSR BRADFORD R2.5 batts to ceilings with roof over (excluding ceilings over Garage, porch, alfresco & balcony)

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 & 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 & WC's and 1951 deadlock to door between house and Garage.
- 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 & 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. Note: No allowance has been made for any shelves in "Store" cupboards

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 only (excluding grilles, for future Air Conditioning by owner after handover)

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 double towel rail and toilet roll holder to bathroom, Ensuite & powder room

BATHS

- STYLUS Maxton 1525 or 1675 white rectangular bath as per standard design

TOILET SUITES

- STYLUS Prima close coupled toilet suite

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
- STYLUS Cadet chrome basin mixers to all basins
- STYLUS Cadet Wall Mounted chrome mixer and Caroma Liano tapware to bath tub
- 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

● **FLOOR COVERINGS**

- Laminate flooring (from Rawson Homes extensive range) to Entry & 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

● **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: The NSW Government announced in May 2017 that the BASIX Energy Targets are being reviewed and transitional requirements to meet the new BASIX Energy Targets are currently in place. Rawson Homes will use their best endeavours to have building contracts which are entered into prior to 31 December 2017 to be assessed under the pre-July 2017 BASIX targets, however no guarantee that the NSW State Government will accept such application is given. Unless otherwise specified in this tender, no allowance has been made for any additional energy rating requirements which may be required as a result of this review. If as a result of the government changes, additional/upgraded items are required (i.e. upgrade of insulation, window shading devices, upgrade of window glazing or other such plan changes) this will be additional to the total tender sum.

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.