

EDEN GARDEN, BOX HILL

ADDITIONAL ITEMS PROVIDED ABOVE STANDARD KEY INCLUSIONS

- Provide 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
- 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
- 20mm CAESARSTONE Bench Top to Kitchen (selected from Rawson Homes builders range)
- Floor Tiling to Alfresco and Patio slabs (selected from Rawson Homes extensive range)
- B & D Colorbond Panelift door(s) with Remote Control operation, including two handsets

LANDSCAPING ITEMS PROVIDED ABOVE STANDARD KEY INCLUSIONS

- Basic Landscaping Plan
- Turf to front and rear yard
- Pebbles to sides of house
- Garden Bed and Tree to front yard, Tree to rear yard.
- Earthworks and retaining where required to establish a maximum gradient of 1:20 to private open space and 1:5 to remainder of open space
- Surface Drainage Lines as required
- Rendered finish Letterbox
- Clothesline
- Fencing from behind building line to sides and rear of lot with gate to one side and block-off to the other side where applicable

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 piling
- Service Connection - Power, Phone, Water, Sewer, Gas & 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 & 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 - Single storey Homes

- CSR BRADFORD R2.0 Thermal batts to external walls including internal wall between Garage & 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 & House (Excludes external walls of Garage).
- CSR BRADFORD R4.1 Thermal batts to ceilings with roof over (excluding ceilings over Garage, Porch, Alfresco & 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 & 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, 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 & 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 & 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
- Waste Management Report
- ABSA Certificate
- BASIX or EERS Certificate

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.