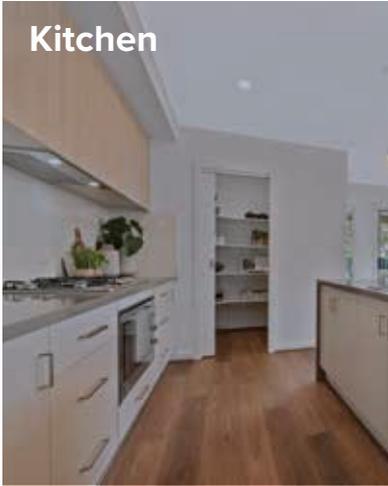




Standard Inclusions


Rawdon Hill
Built for life.

Standard Inclusions



Kitchen

- + Choice of 900mm electric under bench oven and 900mm gas hotplate OR 900mm freestanding cooker
- + 900mm stainless steel canopy Rangehood
- + Stainless steel freestanding dishwasher
- + 1.75 bowl (1080mm) stainless steel sink with gooseneck sink mixer
- + Melamine lined standard range laminate finish base cabinetry with Quantum Quartz standard range stone benchtops in 40mm edging
- + Melamine lined laminate finish overhead cabinetry
- + Porcelain tiled splashback selected from Builders Standard Range (Note: excludes mosaic or glass tiles)
- + Refrigerator space with overhead cupboard



Bathroom, Ensuite and WC

- + 1675 x 735mm acrylic bath set into a tiled hob (Bathroom only)
- + Oval ceramic inset vanity basin with basin mounted mixer
- + Wall faced vitreous china toilet suite
- + Melamine lined laminate base cabinetry with Quantum Quartz standard range stone benchtop with 20mm edging.
- + Standard range ceramic wall tile splashback to full width of vanity with polished edge mirror 1000mm high from top of splashback tile.
- + Wall mixers to showers and bath
- + Wall mounted bath spout to bath
- + Choice of shower directional shower head
- + Grange semi frameless clear laminated glass pivot door and screen to shower (up to 2000mm high)
- + Polymarble shower bases to showers up to 1200x900mm (design specific) and polymarble shower bases to First Floor of double storey homes.
- + Nominal standard range tiled niche to Ensuite shower only (size is design specific)
- + Exhaust fan above each shower including draft stopper
- + Toilet roll holders throughout, 750mm double towel rails to Bathroom and Ensuite and towel ring to Powder Room if applicable



Laundry

- + 45 litre stainless steel inset trough in melamine lined base cabinet up to 1000mm wide with laminate benchtop
- + Swivel sink mixer
- + Washing machine taps concealed in base cabinet



Garage

- + Plaster lined Garage with concrete floor
- + Sectional panel lift door with remote control opener with 2No. handsets
- + Hinged rear access door

Standard Inclusions

Heating and Cooling

- + Brivis 'Compact Classic' ducted heating unit
- + 5kw Reverse cycle split system to Family room/Meals area
- + Double Storey Homes only - Brivis Evaporative cooling to First Floor only

Floor Coverings

From Builders Standard Range

- + Ceramic floor tiling, in sizes up to 450 x 450mm to Laundry, Bathroom and Ensuite
- + Choice of ceramic floor tiling to Entry, Kitchen and Meals area/ Family Room
- + Carpet to all other areas inside the home

Wall Tiling

From Builders Standard Range

- + Ceramic wall tiling, in sizes up to 450 x 450mm to the following locations: up to 2000mm high to shower walls, up to 700mm above Kitchen benchtops, up to 300mm above Bathroom and Ensuite vanity benchtops, up to 600mm high to bath splashback (including face and top of bath hob) and up to 400mm above Laundry benchtops.
- + Skirting tiles, 100mm high to wet areas

Ceilings

- + Single Storey: 2430mm (overall plates) standard ceiling height to all Standard Homes
- + Double Storey: 2430mm (overall plates) standard ceiling height to all Standard Homes Ground Floor/ 2430mm First Floor
- + 2580mm ceiling height to Garage

Windows

- + Aluminium awning windows (with window locks) to front elevation
- + Aluminium sliding windows (with window locks) to remainder of home
- + Builder's range blackout Holland Blinds to all windows and external sliding doors
- + Flywire (fibreglass mesh) screens to all opening window sashes

Doors

- + 2040mm high x 820mm wide Hume Doors Newington range feature front door with clear glass inserts
- + Entrance lever set to front door
- + Entrance lever sets to remainder of external hinged doors
- + Aluminium external sliding doors (lockable) to Family/Meals area (plan specific)
- + 2040mm high MDF painted flush panel internal doors throughout
- + Selection from Builders standard range of lever handles to all internal hinged doors

Bricks

- + Clay bricks from Builders standard range, selected from Category 1-3
- + Acrylic rendering to brickwork only where denoted on plans (Facade specific)

Standard Inclusions

Roofing



- + Concrete roof tiles from Builders standard range
- + Colorbond fascia, gutters and downpipes

Insulation



- + R3.5 ceiling batts to the roof space of the Dwelling areas only
- + R2.0 batts to external walls of the home only including the walls between the Garage and the home
- + R1.3 sisalation to all external walls including the walls between the Garage and the home

Electrical



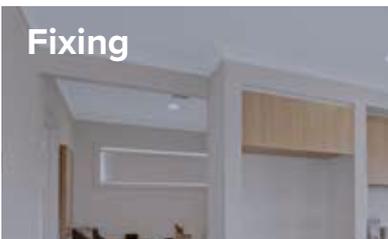
- + LED downlights to ceilings of Living areas and batten light points to remainder of home (quantity is design specific)
- + Up to 3No. feature pendant lights above kitchen island bench (or breakfast bar – design specific) selected from Builder's range
- + Smoke detectors and safety switches where required (earth leakage detectors)
- + TV point to Family room including digital antenna mounted on roof (Note: no booster is supplied)
- + Data point
- + Double power points – up to 20No. to single storey home and up to 25No. to double storey home (exact quantities and locations are design specific)

Plaster



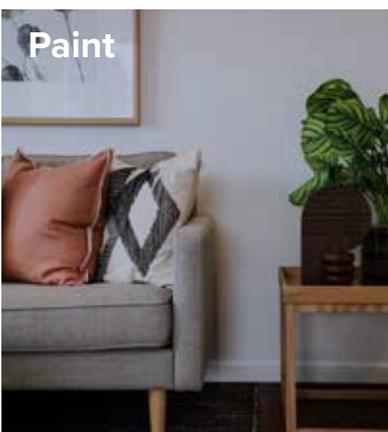
- + 10mm plaster sheets to walls and ceilings with 6mm villaboard behind wall tiles to the showers and walls surrounding baths (where applicable).
- + 90mm Cove cornice throughout

Fixing



- + 67mm MDF architraves in a choice of Builder's range profiles
- + 67mm MDF skirtings to match architraves
- + White melamine fit-out to Master walk in robe and linen cupboard (both areas are design specific)
- + Single chrome hanging rail below shelving to Bedroom wardrobes

Paint



- + External woodwork use a Haymes 'UP Solashield Low Sheen' up to a max. 3 coats. Note: Front Doors and Weatherboards are supplied pre-primed.
- + Internal doors, timber and pre primed timber (skirtings, architraves, staircase handrails, balustrade & stringers use a Haymes 3 coat paint system : 1st coat 'Elite acrylic sealer u/coat' / 2nd coat 'UP Ultratrim Semi or High Gloss' / 3rd coat 'UP Ultratrim Semi or High Gloss'
- + All internal walls use a Haymes 3 coat paint system : 1st coat 'Elite acrylic sealer undercoat ' / 2nd coat 'UP Expressions Matt / 3rd coat 'UP Expressions Matt
- + Ceilings all coats in Haymes 'Newlife Ceiling White'
- + Eaves/ Soffits & Alfresco all coats in Haymes 'UP Solashield Matt'

Standard Inclusions



Hot Water

- + Rinnai Infinity 26L gas boosted solar hot water service



External Inclusion

- + Wall mounted clothesline



Foundation and Externals

- + Class 'M' concrete waffle pod slab (includes Porch and Garage)
- + Termite treatment (50-year warranty)



Structural

- + Your home is constructed to N2 wind rating and 6-star energy rating with a 6½ year structural guarantee
- All our homes are 6-star energy rated, however additional upgrades may be required subject to site orientation, wind conditions and colour selection.



Connections

- + 2 external garden taps (1x tap to the water meter and 1x tap to the house)

Price Based on developer applied engineering plans and Plan of Subdivision, standard floor plan with preferred siting (without alterations), recommended building surveyor, residential zoning and subject to developer and council approval. Any structural changes are considered to be customised and subject to additional charges. Knock down rebuilds (KDRB) are subject to Price on Application (POA). Pricing also excludes features not supplied by Rawdon Hill including internal display items, fencing, letterbox, landscaping, decking and driveway.

Rawdon Hill reserves the right to substitute any of the above products to maintain the quality & product development of its homes or should any product become unavailable.

APRIL 2022