

Inclusions Comparison

Build better
together



Exterior

	Bronze	Silver	Gold
BRICKS	PGH w/ off white mortar Choose your range: - Elements; or - Foundations	 Choose your range: - Dark and Stormy; - Simply Hamptons; - Elements; or - Foundations	 Choose your range: - Alfresco; - Botanical; - Dark and Stormy; - Simply Hamptons; - Elements; or - Foundations
ROOF, FASCIA & GUTTER	Colorbond® roof w/ 60mm anticon blanket Choose your colour: Standard Colorbond® colour range		
BALCONY FLOORING	Tiled balconies including drain Note: Dependent on selected facade		
PORCH, PATIO & ALFRESCO	Concrete slabs w/ broom finish Subject to selected home design. These slabs are not classified as a "finished surface" Note: Duplex Designs include tiles to the porch, patio and alfresco from the Bronze Builders Range. Tile size may vary depending on final selection.	Tiles to porch, patio and alfresco Choose from: The Silver Builders Range Note: Tile size may vary dependent on final selection	Tiles to porch, patio and alfresco Choose from: The Gold Builders Range Note: Tile size may vary dependent on final selection
CONCRETE SLAB	Engineered concrete slab to suit M-class soil classification at 20MPa		
GARAGE DOOR	Sectional garage door Choose your colour: Standard colour range		
	Sectional door operator 2 x handsets and 1 x wall button		
GARAGE DOOR LOCK	Gainsborough double cylinder deadbolt		

ENTRY DOOR	2040mm (H) x 820mm (W) Corinthian Madison w/ clear glazing in painted finish w/ white cushioned door stop Choose from a range of profiles and colours	2040mm (H) x 820mm (W) Corinthian Madison w/ clear glazing in painted finish w/ white cushioned door stop Choose from a range of profiles and colours	2340mm (H) x 1020mm (W) Corinthian Blonde Oak w/ clear glazing in painted or stained finish w/ Gainsborough metal door stop Choose from a range of profiles and colours Note: Door width may vary dependent on selected home design
ENTRY DOOR HANDLES	Gainsborough Angular Tri-Lock Leverset	Gainsborough Angular Tri-Lock Leverset	Gainsborough Pull Handle w/ deadbolt
LAUNDRY DOOR	2040mm (H) x 820mm (W) Corinthian Blonde Oak in painted finish w/ white cushioned door stop Choose from a range of colours Note: Dependent on selected home design	2040mm (H) x 820mm (W) Corinthian Blonde Oak in painted finish w/ white cushioned door stop Choose from a range of colours Note: Dependent on selected home design	2340mm (H) x 820mm (W) Corinthian Blonde Oak in painted or stained finish w/ Gainsborough metal door stop Choose from a range of colours Note: Dependent on selected home design
LAUNDRY DOOR HANDLES	Gainsborough Angular Tri-Lock Leverset	✓	✓
ALFRESCO DOORS	Aluminium sliding doors Choose your colour: Standard colour range	✓	✓
	Security-keyed door locks	✓	✓
WINDOWS	Aluminium windows Choose your colour: Standard colour range	✓	✓
	Security-keyed locks	✓	✓
	Obscure glass Note: To bathrooms, ensuite and powder room	✓	✓
FLYSCREENS	✗	Nylon mesh flyscreens to all opening windows, sliding and stacker doors Note: Excluding hinged doors	Nylon mesh flyscreens to all opening windows, sliding and stacker doors Note: Excluding hinged doors

FRAME & TRUSS	Engineered hybrid frames w/ steel frames and timber roof trusses Note: Client acknowledges that all dimensions stated on the plans, specifications, variations and upgrades are to structural frames only, and exclude finished surfaces	✓	✓
	450mm eaves to roof line	✓	✓
	90mm external and internal steel stud frames to ground and first floor	✓	✓
	Engineered steel joist system to first floor (minimum 340mm depth) Note: Duplex designs include Party Wall System including insulation and plasterboard as required	✓	✓
TERMITE TREATMENT	Rentokil HomeGuard Red termite protection to pipe penetrations and perimeter cavity	✓	✓
	25 year warranty	✓	✓
	\$1,000,000 insurance cover	✓	✓

Interior

	Bronze	Silver	Gold
CEILING HEIGHT	Nominal 2600mm (H) to ground floor Note: Duplex designs include nominal 2750mm (H) ceiling to ground floor	Nominal 2600mm (H) to ground floor Note: Duplex designs include nominal 2750mm (H) ceiling to ground floor	Nominal 2750mm (H) to ground floor
	Nominal 2450mm (H) to first floor Note: Duplex designs with living area to first floor include nominal 2750mm (H) ceiling	✓	✓
DOORS	2040mm (H) Corinthian flush panel w/ white cushioned door stop Note: Including built-in wardrobes and linen	2040mm (H) Corinthian flush panel w/ white cushioned door stop Note: Including built-in wardrobes and linen	2340mm (H) Corinthian flush panel w/ Gainsborough metal door stop Note: To ground floor only, including built-in wardrobes and linen
			2040mm (H) x 820mm (W) Corinthian flush panel w/ Gainsborough metal door stop Note: To first floor only, including built-in wardrobes and linen
DOOR HANDLES	Gainsborough Carla Leverset to Internal doors	Gainsborough Amelia Leverset to Internal doors	Gainsborough Lianna Leverset to Internal doors
	300mm Round and Square to Wardrobe and linen doors	✓	✓
	Gainsborough Circular to Cavity slider doors	✓	✓
RECESSED SILLS	Recessed sills to Ground floor stacker/sliding doors	✓	✓
PAINT	Dulux 3 Coat Wash&Wear Low VOC Enviro 2	✓	✓
TIMBER STAIRCASE	Painted pine or stainless steel balustrades, painted pine posts and handrail	✓	✓
	MDF closed treads and risers w/ carpet	✓	✓

FLOORING	Quality hybrid flooring or tiles to designated areas	✓	✓
	Choose your range and finish from: The Bronze Builders Range	Choose your range and finish from: The Silver Builders Range	Choose your range and finish from: The Gold Builders Range
	Note: Tile size may vary dependent on final selection	Note: Tile size may vary dependent on final selection	Note: Tile size may vary dependent on final selection
CARPET	Quality carpet to designated areas	✓	✓
	Choose from: The Bronze Builders Range	Choose from: The Silver Builders Range	Choose from: The Gold Builders Range
8MM CARPET UNDERLAY	✓	✓	✓
ARCHITRAVES	66mm x 18mm architrave w/ paint finish throughout and square set wet area windows	✓	✓
	Choose your profile: Classic Hamptons, French Provincial, Coastal Scandi or Modern Industrial	✓	✓
SKIRTING	66mm x 18mm skirting w/ paint finish throughout	66mm x 18mm skirting w/ paint finish throughout	90mm x 18mm skirting w/ paint finish throughout
	Note: Excluding wet areas	Note: Excluding wet areas	Note: Excluding wet areas
	Choose your profile: Classic Hamptons, French Provincial, Coastal Scandi or Modern Industrial	✓	✓
CORNICE	90mm Cove	90mm Cove	Square Set
	Note: Throughout home	Note: Throughout home	Note: To main living areas, first floor hallway (if applicable) and wet areas. 90mm Cove to bedrooms.
DUCTED AIR CONDITIONING	Daikin Standard inverter	✓	✓
	Note: 14kW (up to 35 SQ home) or 20kW (36 SQ home and above)		
	2 x zones	2 x zones	4 x zones
	Daikin Standard controller	✓	✓

Kitchen

	Bronze	Silver	Gold
COOKTOP	Haier Choose from: - 600mm electric; or - 600mm gas Note: Subject to availability of gas	Fisher & Paykel Choose from: - 900mm electric; or - 900mm gas Note: Subject to availability of gas	Fisher & Paykel Choose from: - 900mm electric; or - 900mm gas Note: Subject to availability of gas
OVEN	Haier 600mm built-in	Fisher & Paykel 900mm built-in	Fisher & Paykel 900mm pyrolytic built-in
RANGEHOOD	Haier 600mm externally ducted	Fisher & Paykel 900mm externally ducted	Fisher & Paykel 900mm externally ducted
MICROWAVE	Provisional space	Fisher & Paykel built-in including trim kit	Fisher & Paykel built-in including trim kit
DISHWASHER	Provisional space	Fisher & Paykel 600mm freestanding	Fisher & Paykel 600mm integrated
BENCHTOP	Polytec 35mm laminate (Matt)	Caesarstone® 20mm stone (M0 range)	Caesarstone® 40mm stone (M0 and M1 range)
SPLASHBACK	700mm (H) tiles Choose from: The Bronze Builders Range	700mm (H) tiles Choose from: The Silver Builders Range	700mm (H) tiles Choose from: The Gold Builders Range
SINK	Clark Vital Overmount Double bowl w/ drainer	Caroma Monaco Undermount Double bowl	Choose your range: - Caroma Urbane II Undermount or Overmount Double bowl; or - Clark Prism Undermount or Overmount Large single bowl
TAPWARE	Caroma Venecia Sink mixer, chrome finish	Caroma Pin Lever Gooseneck Sink mixer, chrome finish	Caroma Liano II Pull-out Sink mixer, chrome finish

CABINETRY	2166mm (H) Choose your finish: Polytec Melamine (Matt or Woodmatt)	2166mm (H) Choose your range and finish: Polytec Melamine or Evolution (Matt, Sheen, Woodmatt, Ravine or Legato)	2416mm (H) Choose your range and finish: - Polytec Melamine or Evolution (Matt, Sheen, Woodmatt, Ravine or Legato); or - Polyurethane (Matt)
PLASTERBOARD BULKHEAD ABOVE	✓	✓	✓
SHADOWLINE	✓	✓	✓
SOFT CLOSE DRAWERS & DOORS	✓	✓	✓
HANDLES	Hafele Luxury range to overhead cupboards	Finger Pull to overhead cupboards	Choose your overhead cupboard handles: - Hafele Luxury range; or - Finger Pull - Sharknose
	Hafele Luxury range to pantry and base cabinetry	Hafele Luxury range to pantry and base cabinetry	Choose your pantry and underbench cabinetry handles: - Hafele Luxury range; or - Finger Pull - Sharknose
WHITE MELAMINE PANTRY SHELVING	4 x shelves	✓	✓
FRIDGE COLD WATER POINT	✗	✗	✓

Bathrooms

	Bronze	Silver	Gold
VANITIES	850mm (H) wall hung Note: 800mm (H) in the ACT	✓	✓
	Choose your finish: Polytec Melamine (Matt or Woodmatt)	Choose your finish: Polytec Melamine or Evolution (Matt, Sheen, Woodmatt, Ravine or Legato)	Choose your range and finish: - Polytec Melamine or Evolution (Matt, Sheen, Woodmatt, Ravine or Legato); or - Polyurethane (Matt)
BENCHTOPS	Polytec 35mm laminate (Matt)	Caesarstone® 20mm stone (M0 range)	Caesarstone® 40mm stone (M0 and M1 range)
SHADOWLINE	✓	✓	✓
BASINS	Caroma Square Choose from: - Inset; or - Semi-Recessed Note: Dependent on selected home design	Caroma Luna Choose from: - Above counter; - Inset; or - Semi-Recessed Note: Dependent on selected home design	Caroma Liano II inset Choose from: - 400mm round inset; - 530mm pill; or - 600mm pill inset Note: Dependent on selected home design
	Pop-up plug waste	✓	✓
BASIN TAPWARE	Caroma Luna wall mixer, chrome finish	Caroma Urbane II wall mixer, chrome finish	Caroma Liano II wall mixer, chrome finish
HANDLES	Hafele Luxury range	Hafele Luxury range	Choose your handles: - Hafele Luxury range; or - Finger Pull - Sharknose
SOFT CLOSE CABINETRY	✓	✓	✓
MIRRORS	Floating frameless mirror w/ backing board and polished edges	✓	✓

SHOWER SCREEN	Semi-frameless, chrome finish	✓	✓
SHOWER RAIL	Caroma Luna Multifunction, chrome finish	Caroma Urbane II w/ 300mm overhead, chrome finish	Caroma Liano II w/ 300mm overhead, chrome finish
SHOWER TAPWARE	Caroma Luna shower mixer, chrome finish	Caroma Urbane II shower mixer, chrome finish	Caroma Liano II shower mixer, chrome finish
SHOWER NICHE	✗	✓	✓
BATH	Built-in	Freestanding	Freestanding
	Clark Round w/ overflow	Choose from: - Caroma Urbane II back to wall; or - Clark Round back to wall w/ overflow	Choose from: - Caroma Urbane II back to wall; or - Clark Round back to wall w/ overflow
	Pop-down plug waste, chrome finish	✓	✓
BATH TAPWARE	Caroma Luna wall mixer, chrome finish	Caroma Urbane II wall mixer, chrome finish	Caroma Liano II wall mixer, chrome finish
TOILET SUITE	Caroma Luna Wall faced w/ chrome cistern	Caroma Luna Wall faced w/ chrome cistern	Caroma Luna Cleanflush® Wall faced w/ chrome cistern
BATHROOM ACCESSORIES	Caroma Luna range, chrome finish - Toilet roll holder - Double towel rail - Hand towel rail	Caroma Urbane II range, chrome finish - Toilet roll holder - Double towel rail - Hand towel rail	Caroma Liano II range, chrome finish - Toilet roll holder - Double towel rail - Hand towel rail
	Note: Hand towel applicable to powder room only	Note: Hand towel applicable to powder room only	Note: Hand towel applicable to powder room only
WALL TILES BATHROOM	2100mm (H) in shower 1200mm (H) behind the bath Splashback tiles above vanity Skirting tiles to remainder	2100mm (H) in shower 1200mm (H) to remainder	Full height tiling
WALL TILES WC & POWDER ROOM	Skirting tiles Splashback tiles above vanity/basin Note: Dependent on selected home design	✓	✓
FLOOR TILES	Choose from: The Bronze Builders range Note: Tile size may vary dependent on final selection	Choose from: The Silver Builders Range Note: Tile size may vary dependent on final selection	Choose from: The Gold Builders Range Note: Tile size may vary dependent on final selection
RECESSED WET AREA	✓	✓	✓

Laundry & Storage

	Bronze	Silver	Gold
BENCHTOP	⊗	Polytec 35mm laminate (Matt)	Caesarstone® 20mm stone (M0 and M1 range)
SHADOWLINE	⊗	✓	✓
CABINETRY FINISH	⊗	Choose your range and finish: Polytec Melamine or Evolution (Matt, Sheen, Woodmatt, Ravine or Legato)	Choose your range and finish: - Polytec Melamine or Evolution (Matt, Sheen, Woodmatt, Ravine or Legato); or - Polyurethane (Matt)
UNDERBENCH CABINETRY	⊗	900mm (W)	900mm (W)
OVERHEAD CABINETRY	⊗	⊗	2150mm (H) x 900mm (W) Note: Excludes plasterboard Bulkhead above
SOFT CLOSE CABINETRY	⊗	✓	✓
HANDLES	⊗	Hafele Luxury range	Choose your handles: - Hafele Luxury range; or - Finger Pull - Sharknose
SINK	Clark Eureka 45L stainless steel tub	Caroma Urbane II 35L Flushline tub	Caroma Urbane II 35L Flushline tub
TAPWARE	Caroma Stylus Venecia sink mixer	✓	✓
WALL TILES	300mm (H) splashback tiles behind sink	300mm (H) splashback tiles behind sink	650mm (H) splashback tiles behind sink
	Skirting tiles to remainder	✓	✓
FLOOR TILES	Choose from: The Bronze Builders range Note: Tile size may vary dependent on final selection	Choose from: The Silver Builders Range Note: Tile size may vary dependent on final selection	Choose from: The Gold Builders Range Note: Tile size may vary dependent on final selection

ACCESSORIES	⊗	⊗	Hafele Hailo White pull out laundry carrier 45 - 2 x 33L Note: Dependent on selected home design
RECESSED WET AREA & SILLS	Recessed wet areas	✓	✓
	Recessed sills to ground floor Stacker/sliding doors	✓	✓
LINEN CUPBOARD	4 x white melamine shelves	✓	✓
	Flush panel hung door	✓	✓
BUILT-IN WARDROBES	1 x white melamine shelf w/ hanging row below at 1700mm (H)	✓	✓
	Flush panel hung door	✓	✓
WALK-IN WARDROBES	1 x white melamine shelf w/ hanging row below at 2000mm (H)	✓	✓

Electrical

	Bronze	Silver	Gold
MAINS	3-phase underground provision w/ single-phase switchboard and recessed meter box	✓	✓
NBN CONNECTION READY	1 x phone point; 1 x single power point; and 1 x CAT6 data point to internal wall of garage	✓	✓
LIGHT & POWER POINT SWITCHES	Clipsal Iconic vivid white	✓	✓
	1 x 2-way switch	✓	✓
7W DOWN LIGHTS	✗	20 to main living areas	30 to main living areas
BATTEN LIGHTS	Throughout	To balance of home	To balance of home
INTERNAL POWER POINTS	1 x double power point to all rooms, including the garage (2 x to master bedroom)	✓	✓
	1 x single power point to fridge, dishwasher, microwave, rangehood and cooktop	✓	✓
TELEVISION & DATA POINTS	1 x television point	2 x television points	2 x television points
	1 x data point	2 x data points	2 x data points
EXHAUST SYSTEMS	1 x heat/fan/light unit to all bathrooms, externally ducted to external eave vents	✓	✓
	1 x exhaust fan to all powder room and separate WCs, externally ducted to external eave vents	✓	✓

EXTERNAL LIGHTS	Light point to eaves at external doors	✓	✓
	Junction box beside external doors without eaves	✓	✓
	Note: Light fitting by owner		
EXTERNAL POWER POINTS	1 x weatherproof single power point to hot water unit, rainwater tank and septic	✓	✓
	Note: Where applicable		
SMOKE DETECTORS	Direct wired w/ battery back up as required	✓	✓
HOT WATER SYSTEM	Rinnai	✓	✓
	Choose from: - Heat Pump Enviroflo GR Series electric; or - Infinity Series gas		
	Note: Subject to availability of gas		

Site Essentials

Included with all Rawson Homes, these cover the key requirements and associated costs needed before construction can begin.

Fees

Complying Development Certificate and/or Development Application Fees

Construction Certificate Fee

Occupation Certificate Fee

Standard Water Authority Fee and Sewer Inspections Fee

Long Service Levy

Homeowner's Warranty Insurance

Certifier Inspection Fee

Water Service Fee

Note: Excludes additional engineering design or provisions due to building adjacent to over the sewer, and excludes water service co-ordinator (WSC) fees/inspections.

Standard Council fees

Note: Excludes contributions and bonds required by Council. Costs may vary, and are subject to specific Council areas. Refer to your contract for details specific to your build.

Certificates & Reports

Waste Management Report

Shadow Diagrams

ABSA Certificate

Contour Survey

Borehole Report

Section 10.7 (NSW only)

Water Board Approval

Structural Engineering Design

Standard Site Costs

CUT & FILL

Even excavation only (site prep and laser grade slab area)

Approximately 500mm cut and 500mm fill

Export of Excavated Natural Material (ENM) / spoil for a site scrape

SCREW PIERS

Standard screw piers with depth up to 2.0m, subject to:

- Site location;
- Geotechnical Report; and
- Engineer's requirements and design

Note: Piers up to depth of 1.5m for ACT and Surrounds.

All weather access points

WH&S

CONSTRUCTION

Temporary Construction Fence to boundaries where required

SEDIMENT CONTROL

Sediment Control Fencing where required (includes maintenance during construction)

SCAFFOLDING / FALL PROTECTION

Allowance based on Rawson Homes standard designs

Note: Additional scaffolding may be required to suit site specific requirements and/or design conditions. Refer to your Contract for final details.

Connections

STORM WATER

From approx. 50% of stormwater downpipes to the water tank, with connection of water tank overflow

SEWER

From the dwelling to the mains junction located within property boundaries

WATER

From the water mains on the near side of the street, with 1 x potable garden tap and 1 x garden tap connected to the rainwater tank

TELECOMMUNICATION

Conduit with a draw wire from the house to the property boundary

Where possible, Rawson Homes will take the conduit to the Telstra Pitt

Note: The Telstra phone connection and associated fees are the responsibility of the owner.

ELECTRICAL

Underground connection from the nearside turret to the meter box located on the side of the dwelling

Note: Meter box to be located on the nearside of the existing turret location.

Amenities

TOILET HIRE

Toilet hire for on-site teams

Compliance Essentials

While not a standard inclusion, these essential items are required for every home to meet current building regulations and compliance standards.

Certificates & Reports

BERS / natHERS Report

BASIX Assessment and Report

BASIX or EERS Certificate

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 and Report.

Efficiency & Sustainability

SOLAR

3.8kW solar system per dwelling (battery ready)

RAINWATER TANK

3,000L Slimline Colorbond® coloured steel above ground rainwater tank per dwelling to comply w/ BASIX requirements

750mm (W) x 2800mm (L) x 1560mm (H)

Concrete water tank pad

Connected to all toilets, cold washing machine tap and 1 x garden tap

Note: 4000L, 1000mm (W) x 2800mm (L) x 1560mm (H) for ACT and surrounds.

CONDENSATION MANAGEMENT

2 x standard whirly birds per dwelling

4 x eave vents per dwelling

WALL INSULATION

R2.5 thermal batts to external walls and internal wall between garage and house

Note: Excludes external walls of the Garage.

CEILING INSULATION

R6.0 thermal batts to ceilings with roof over

Note: Excludes ceilings over garage, porch and alfresco.

WINDOW GLAZING

Low-E glazing (or other glass specification where required) to meet NCC 2022 requirements on standard floorplans and design options

Note: Excludes other floorplan/window changes which may impact compliance with NCC requirements, these will be raised as a variation. Standard Range Double Glazing 4mm/6mm/4mm for ACT compliant range only. Provide corner aluminium mullion in lieu of silicone joint window (where applicable).

Disclaimers & Notes

BLOCK

References to block size are based upon a standard block which is up to 700m² in size, 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, and even cut and fill.

MAINTENANCE

90 day maintenance period (from handover)

SAFETY

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 3.0m 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 3.0m 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.

NON-STRUCTURAL WARRANTY

2 years

LIFETIME STRUCTURAL GUARANTEE

Provided in addition to any statutory insurance, guarantee, or home builder's liability scheme, and covers the structural failure of:

- Foundation systems, concrete or strip footings; or
- Structural timbers and steel in wall or roof framing; or
- Load bearing brickwork

*Terms and conditions apply, for details please visit: rawsonhomes.com.au/lifetime-structural-guarantee

E&OE Rawson Homes NSW BL No. 33493C ACT BL No. 19936252
ABN 67 053 733 841 ACN 053 733 841

Thrive Homes NSW BL No. 301349C ABN 99 613 679 333

T&C's apply. Refer to your contract for details specific to your build. All images (photographs, sketches, computer renderings) are for illustrative purposes only. They may contain items, upgrades, or finishes that are not included in the standard specifications, promotions, or supplied by Rawson Homes. Rawson Homes reserves the right to change plans, specifications, materials, suppliers, and prices at any time without prior notice or obligation. Customers should consult a Rawson Homes New Home Consultant for specific details about their individual tender, selections, and plans to ensure accuracy at the time of contract. All plans and facades are protected by copyright owned by Rawson Homes Pty Ltd, and reproduction is prohibited without written permission.

Version 3
©2026 15.07.26