

Thrive Inclusions

Build better
together



Specifications

Thrive Inclusions

Everything included in your home

CONCRETE SLAB

Engineered concrete slab to suit 'M' class soil classification at 20MPa

Engineered concrete slab to Porch/Patio and Alfresco including broom finished concrete slab, brick piers and roof over (subject to design). These slabs are not classified as a "finished" surface

Recessed wet areas (includes all Ground Floor Bathrooms and Laundry)

TERMITE TREATMENT

Rentokil Homeguard Red termite protection to pipe penetrations and perimeter cavity with 25 year warranty and \$1,000,000 insurance cover

FRAME

Engineered hybrid frames - steel frames and timber roof trusses

450mm Eaves to Roof Line

90mm external and 70mm internal steel stud frames to Ground and First Floor

- Nominal 2600mm high ceilings to the Ground Floor Only
- Nominal 2450mm high ceilings to First Floor

Minimum 340mm engineered steel joist system to First Floor and Includes recessed wet areas to all Bathrooms, Ensuities, WC's and Powder Rooms (where applicable)

NOTE: Client acknowledges that all dimensions stated on the plans, specifications, variations and upgrades are to structural frames only and exclude finished surfaces

BRICKS

Selection of bricks as per colour scheme

WINDOWS

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

Aluminium windows and sliding doors in a range of colours including security keyed windows & door locks with the option of obscure glass to Bathrooms, Ensuite & Powder room

ROOFING

Colorbond® roof as per selected colour scheme with 60mm Anticon blanket to the underside

FASCIA AND GUTTER

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

WALL WRAP

CSR BRADFORD wall wrap to external walls

EXTERNAL DOORS

- Corinthian Madison 2340mm (H) x 820mm(W) - PMAD 104 entrance doors (with clear glass) in paint finish to all Facades
- Corinthian 2040 mm (H) full clear glazed AWO21 Laundry entrance door in painted finish (where applicable)

INTERNAL DOORS

Corinthian flush panel internal doors in pre-primed paint finish - 2340mm (H) to Ground Floor only (excludes wardrobes) & 2040mm (H) to First Floor

DOOR FURNITURE

Lockwood Satin Chrome Lever Entrance Set & Deadlock

Lockwood Satin Chrome lever set to internal passage doors

Lockwood Satin Chrome lever set with privacy set to bathroom, Ensuite, Powder room & WC Doors

Deadlock to internal garage access door

Plastic wall/door stops to bedrooms, wet areas and living areas (excluding robes and linen)

FIXOUT

67 x 18mm Bevelled Edge profile architrave with paint finish throughout and square set wet area windows

67 x 18mm Bevelled Edge profile skirting with paint finish (excluding wet areas)

90mm cove cornice to wall and ceiling junction throughout

Square set cornice to wall and ceiling junction to Main Bathroom, Ensuite and Shower Room - where applicable (excludes separate WC's and Powder Rooms)

Alfresco: 32mm x 18mm pine trim to Alfresco ceiling junction

NOTE: Any variation for upgraded cornice will not be applied to wet areas as noted above and square set ceiling will be applied

STAIRCASE

Painted timber staircase with square newel posts, handrail and MDF treads and risers (carpet floor covering). Painted pine balusters or plasterboard wall with timber handrails (design specific)

ROBES

Mirrored sliding doors and 1 x melamine shelf and hanging rail*

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

Sectional door and motor as per selected colour scheme

Remote control operation to a door of your choice, including Glidermatic Genesis G800N Sectional Door Operator (comes with 3 handsets and a wall mounting cradle)

HOT WATER SYSTEM

26L continuous flow, 6 star gas wall mounted (recessed into wall) hot water system (subject to gas availability & not available in ACT)

KITCHEN

38mm Laminate Benchtop

Matt Laminate cabinetry as per selected colour scheme with Kickboards and Hettich (Horizontal to drawers & Vertical to cupboards)

Finger pull Overhead Cupboards to Kitchen including fridge space

Framed and Plasterboard Bulkheads to Overhead Cupboards including fridge space

4 x Melamine shelves to pantry

Soft close Drawers and Doors to Kitchen

Tiled splash back to Kitchen as per selected colour scheme

Double bowl sink

Provision for dishwasher including water point and single power point

Provision for microwave including single power point

KITCHEN APPLIANCES – OVEN

Haier 60cm Electric Oven

KITCHEN APPLIANCES – COOKTOP

Choice of:
- Haier 60cm Gas Cooktop OR
- Haier 60cm Electric Cooktop

KITCHEN APPLIANCES – RANGE HOOD

Haier 60cm Rangehood

GAS CONNECTION

Gas service connection from front boundary to house, including provision for hot water system, cooktop and internal heating point (not available in ACT)

ELECTRICAL

Single Phase switchboard and recessed meterbox

NBN Provision includes:

- Conduit and draw wire from front boundary to meterbox;
- Conduit and draw wire from Meterbox to internal wall of Garage;
- One single power point to internal wall of Garage;
- One additional telephone point to internal wall of Garage; and
- One CAT6 data point to internal wall of Garage

NOTE: If constraints occur due to beam locations, NBN provision location will be determined by electrical contractor. Earth leakage circuit breaker for lights and power

10 x 7W Downlights to Main Living Areas

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, dishwasher provision, microwave provision & rangehood provision

2 globe heat /fan/ light unit to Main Bathroom and Bedroom 1 Ensuite vented into roof space with two external eave vents

Isolated powder room exhaust fan

2 television point

1 data point

External light point to eaves at external doors

External junction box beside external doors without eaves (light fitting by owner)

Direct wired smoke detectors with battery back up as required

Iconic Light & Powerpoint switches throughout

AIR CONDITIONING

Provide one Panasonic Inverter 2.5Kw Split System Air Conditioning Unit to Main Living area, to be installed on an external wall

LAUNDRY SINK

Seima Tilos 45 Litre stainless steel tub with white metal cabinet

VANITY UNITS

33mm Laminate Floating Vanity Unit Benchtop with rolled edge

Matt Laminate soft close cabinets as per selected colour scheme

Hafele handles (Vertical to cupboards)

Vanity Basin 1 Tap hole – White with Pop-UP Plug and Waste – Chrome

VANITY MIRRORS

Frameless polished edge mirror above vanity

BATHROOM ACCESSORIES

Alder Wish Chrome toilet roll holder throughout

Alder Wish Chrome double towel rail to Main Bathroom and Ensuite

Alder Wish Chrome towel ring to Powder Room only (design specific)

BATH

Seima Tondo Bath 1675mm (SBT-021675) with overflow

TOILET SUITE

Chios II CC BR (192213) Toilet Suite

SHOWER SCREEN

Semi-frameless shower screens with pivot doors, chrome trims and clear laminated glass

TAPS AND FITTINGS

Alder Flex Chrome Sink Mixer to Kitchen

Alder Flex Chrome Basin Mixer to Main Bathroom, Ensuite and Powder Room

Chrome 300mm Wall Spout with Wall Mixer to Bath

Chrome Alder Flex wall shower mixer with Alder excite shower rail

Alder Flex Chrome Sink Mixer to Laundry

FLOOR COVERINGS

Ceramic Floor Tiles to Entry, Entry Hallway, Family, Dining/ Meals and Kitchen (as per selected colour scheme)

Carpet (as per selected colour scheme) to remainder of dwelling including standard underlay (Separate Lounge, Bedrooms, Bedroom Hallways and Stairs - if applicable)

WALL & FLOOR TILING

Wall & Floor tiles to Wet Areas (as per selected colour scheme)

Tiling Heights: Bathroom and Ensuite: 2000mm high to shower recess, 500mm over bath, skirting tile to remainder
Laundry: 300mm high tiling over laundry tub & skirting tiles to remainder

PAINTING

3 coat paint system to internal walls including 2 external paint colours, 1 internal wall colour, 1 ceiling colour, Gloss paint to doors and internal woodwork

W.H&S

Heavy Duty Scaffold to perimeter of house (included for double storeys)

Safety Rail to perimeter of roof

Stair Void Protection

CERTIFICATES

Concrete slabs and piercing

Pest control certificates

Site contour and survey plans

Included with all Thrive 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 Thrive 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

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 (battery ready)

WALL INSULATION

R2.5 thermal batts to external walls

Note: Excludes external walls of the Garage.

R2.2 thermal batts to internal wall between garage and house

CEILING INSULATION

R4.1 thermal batts to ceilings with roof over

Note: Excludes ceilings over garage, porch and alfresco.

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 / natHERS assessment report.

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.

RAINWATER TANK

3,000L Slimline Colorbond® coloured steel above ground rainwater tank 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

4 x eave vents

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.

SAFETY

Thrive 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 Thrive Homes strict policies, work methods and safety controls.

However, once the finished house is handed over to the client, Thrive 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.

MAINTENANCE

90 day maintenance period (from handover)

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