



Rawson Homes
At Caddens Hill Quarter

COLOUR SCHEMES & INCLUSIONS

Thoughtful colour selections are an integral part of creating the right mood and aesthetic for your home. As such, we offer three expertly curated colour schemes that will allow you to finish your home in style. Combined with our hand-picked inclusions, your home will be complete with a refined sense of luxury.

PERSONALISE TO YOUR STYLE



DAWN

Well considered choices from a light colour palette, accentuated by the earthiness of organic materials, create a contemporary look that is warm and inviting.

DUSK

A beautifully curated series highlighted by warm hues, layered textures and elegant, smooth lines to exude a well balanced and harmonious environment.

MIDNIGHT

A moodier, richer colour palette featuring darker organic elements with accentuated lighter tones, makes a contemporary statement that is bold yet still refined.



DAWN

Our Dawn colour scheme brings together light coloured finishes mixing texture with materiality to create a refined and relaxing colour palette, accentuated by a touch of earthy warmth brought through in the organic finishes.

Curated to offer a sense of calm acting as a contemporary base to lift from, our Dawn is clean, fresh and inviting.

KITCHEN INTERNAL FINISHES



- 1. **Stone Benchtop** - Caesarstone®, Osprey
- 2. **Splashback Tiles** - Ingot White
76mm x 302mm with Smooth White Grout
- 3. **Cupboard** - Polytec, Blossom White, Woodmatt
- 4. **Floor Tiles** - Oakleaf 12mm, Maritime

- 5. **Sink** - Clark Monaco Double Bowl Undermount
- 6. **Tap** - Caroma Liano II Pull out Chrome
- 7. **Pantry Handles** - Hafele, Polished Chrome Plated
328mm x 35mm, Vertical (if applicable)

The images shown are for illustration purposes only and may not be an exact representation of the product.

BATHROOM INTERNAL FINISHES

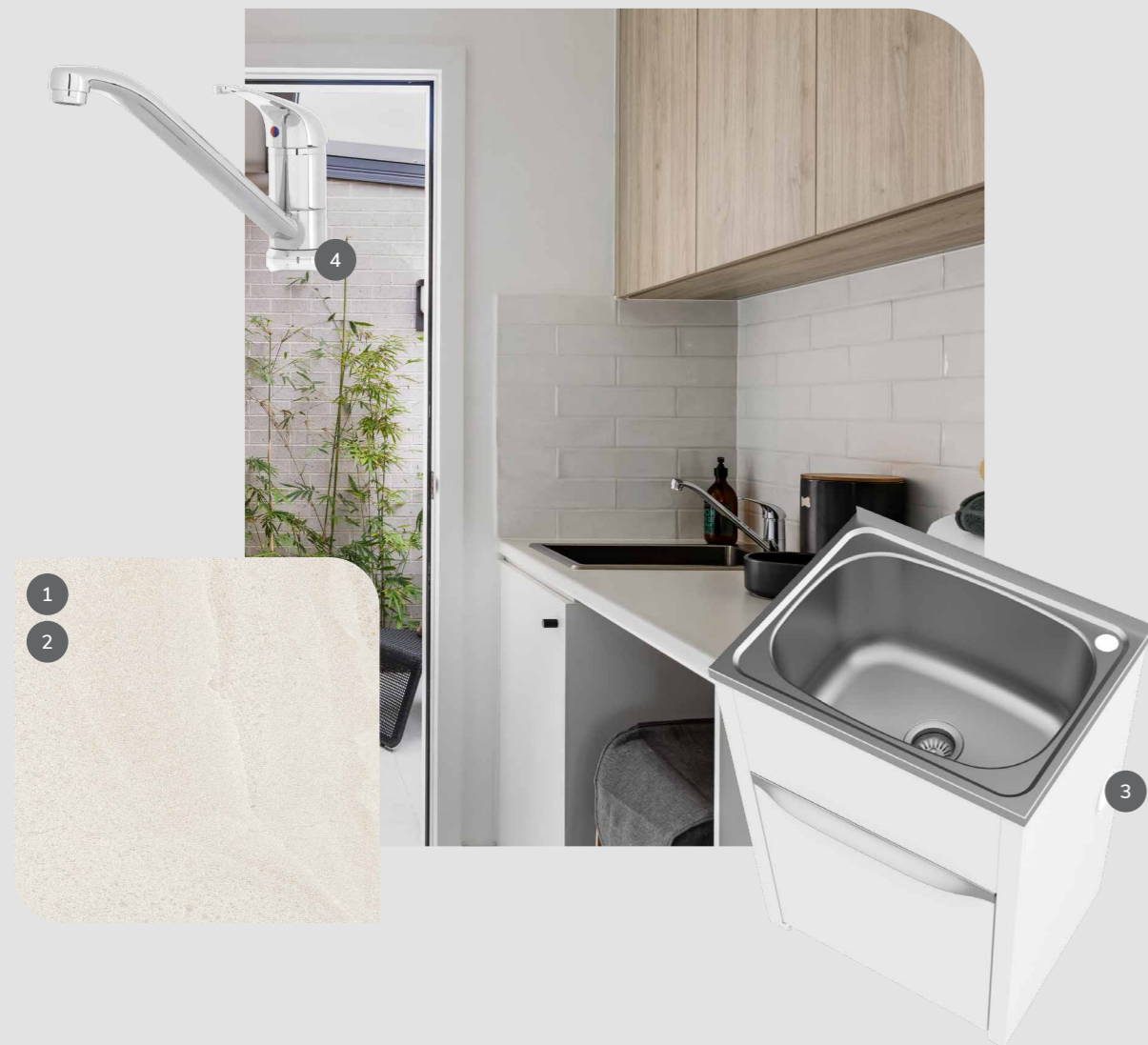


- 1. **Stone Benchtop** - Caesarstone®, Osprey
- 2. **Cupboard** - Polytec, Maison Oak, Matt
- 3. **Wall Tiles** - Capstone Light Beige Matt, 300mm x 300mm
with Off-White Grout
- 4. **Floor Tiles** - Capstone Light Beige Matt, 300mm x 300mm
with Off-White Grout
- 5. **Basin** - Caroma Luna Inset Basin OTH OR Caroma Luna
Semi Recessed OTH
- 6. **Basin Mixer** - Caroma Luna Wall Basin/
Bath Mixer, Chrome

- 7. **Bath** - Urbane II 1600 Freestanding Bath
(subject to design)
- 8. **Bath Mixer** - Caroma Luna Wall Basin/
Bath Mixer, Chrome
- 9. **Shower Tapware** - Caroma Luna Multi-Function
Rail Shower, Chrome
- 10. **Shower Wall Mixer** - Caroma Luna Bath/Shower
Mixer, Chrome
- 11. **Towel Rail** - Caroma Luna Double Towel Rail
630mm, Chrome

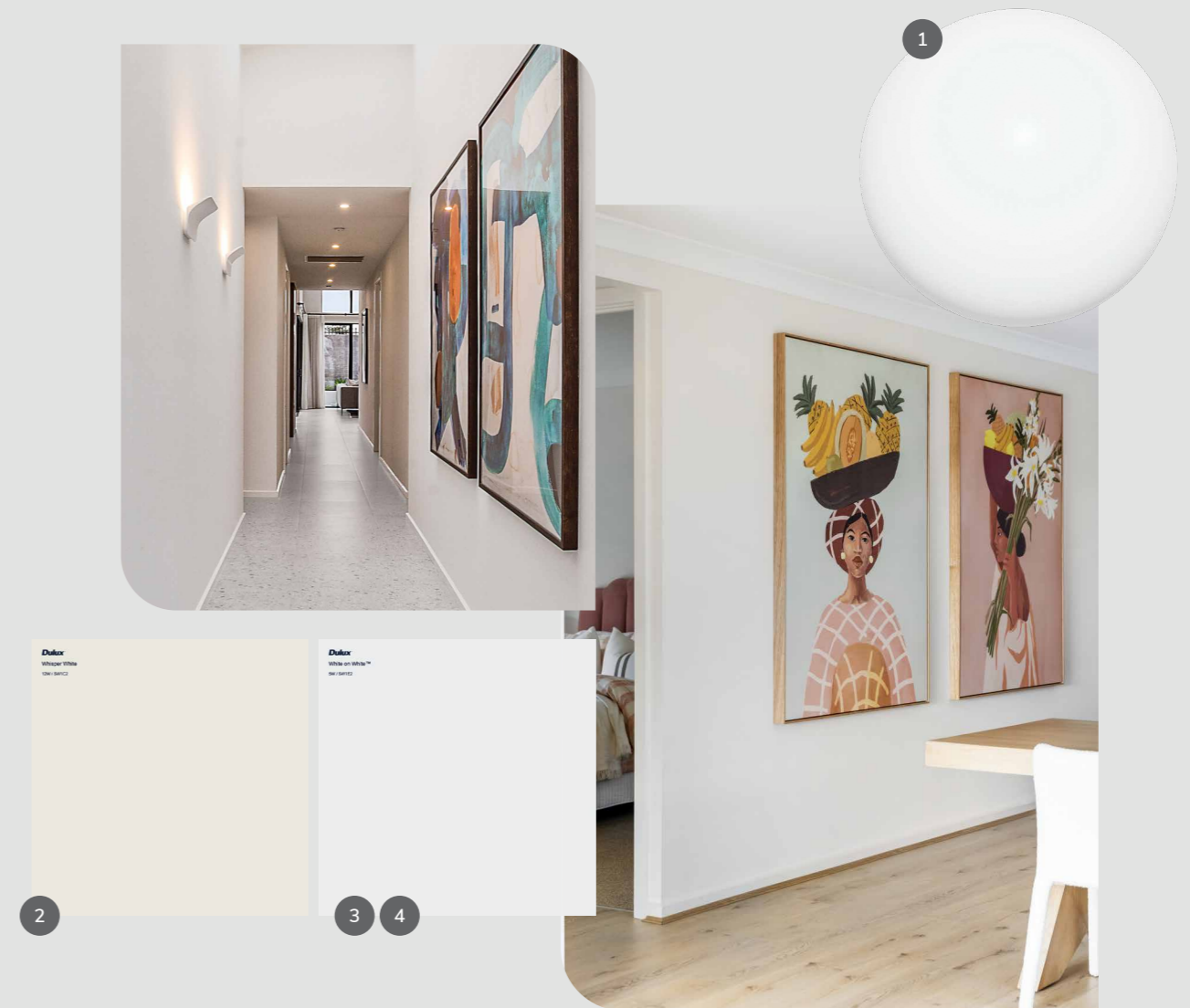
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LAUNDRY INTERNAL FINISHES



1. **Wall Tiles** - Capstone Light Beige Matt, 300mm x 300mm with Off-White Grout
2. **Floor Tiles** - Capstone Light Beige Matt, 300mm x 300mm with Off-White Grout
3. **Sink** - Clark 45L stainless steel tub with metal cabinet
4. **Tap** - Venecia Sink Mixer - Laundries over 1700mm(w)

OTHER INTERNAL FINISHES



1. **Ceiling Paint** - Dulux Ceiling White
2. **Wall Paint** - Dulux Whisper White, Low Sheen
3. **Skirting & Achitraves** - Dulux White on White, Gloss
4. **Internal Doors** - Dulux White on White, Gloss

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DUSK

The Dusk colour scheme introduces warm hues that evoke a feeling of stylish comfort in your home. Layered textures and clean, smooth lines bring an enticing warmth to this look, beautifully balanced with clean, white base notes.

Designed to inspire and elevate your space, the combination of textures and finishes within our Dusk scheme, creates a balanced and harmonious environment, perfect for those seeking a contemporary yet warm aesthetic.

KITCHEN INTERNAL FINISHES



- 1. **Stone Benchtop** - Caesarstone®, Oyster
- 2. **Splashback Tiles** - Ingot White 76mm x 302mm with Smooth White Grout
- 3. **Cupboard** - Polytec, Oyster Grey, Matt
- 4. **Floor Tiles** - Oakleaf 12mm, Mystic Oak
- 5. **Sink** - Clark Monaco Double Bowl Undermount
- 6. **Tap** - Caroma Liano II Pull out Chrome
- 7. **Pantry Handles** - Hafele, Polished Chrome Plated 328mm x 35mm, Vertical (if applicable)

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BATHROOM INTERNAL FINISHES



- 1. **Stone Benchtop** - Caesarstone®, Oyster
- 2. **Cupboard** - Polytec, Oyster Grey, Matt
- 3. **Wall Tiles** - Capstone Light Grey Matt 300mm x 300mm with Light Grey Grout
- 4. **Floor Tiles** - Capstone Light Grey Matt 300mm x 300mm with Light Grey Grout
- 5. **Basin** - Caroma Luna Inset Basin OTH OR Caroma Luna Semi Recessed OTH
- 6. **Basin Mixer** - Caroma Luna Wall Basin/ Bath Mixer, Chrome
- 7. **Bath** - Urbane II 1600 Freestanding Bath (subject to design)
- 8. **Bath Mixer** - Caroma Luna Wall Basin/ Bath Mixer, Chrome
- 9. **Shower Tapware** - Caroma Luna Multi-Function Rail Shower, Chrome
- 10. **Shower Wall Mixer** - Caroma Luna Bath/Shower Mixer, Chrome
- 11. **Towel Rail** - Caroma Luna Double Towel Rail 630mm, Chrome

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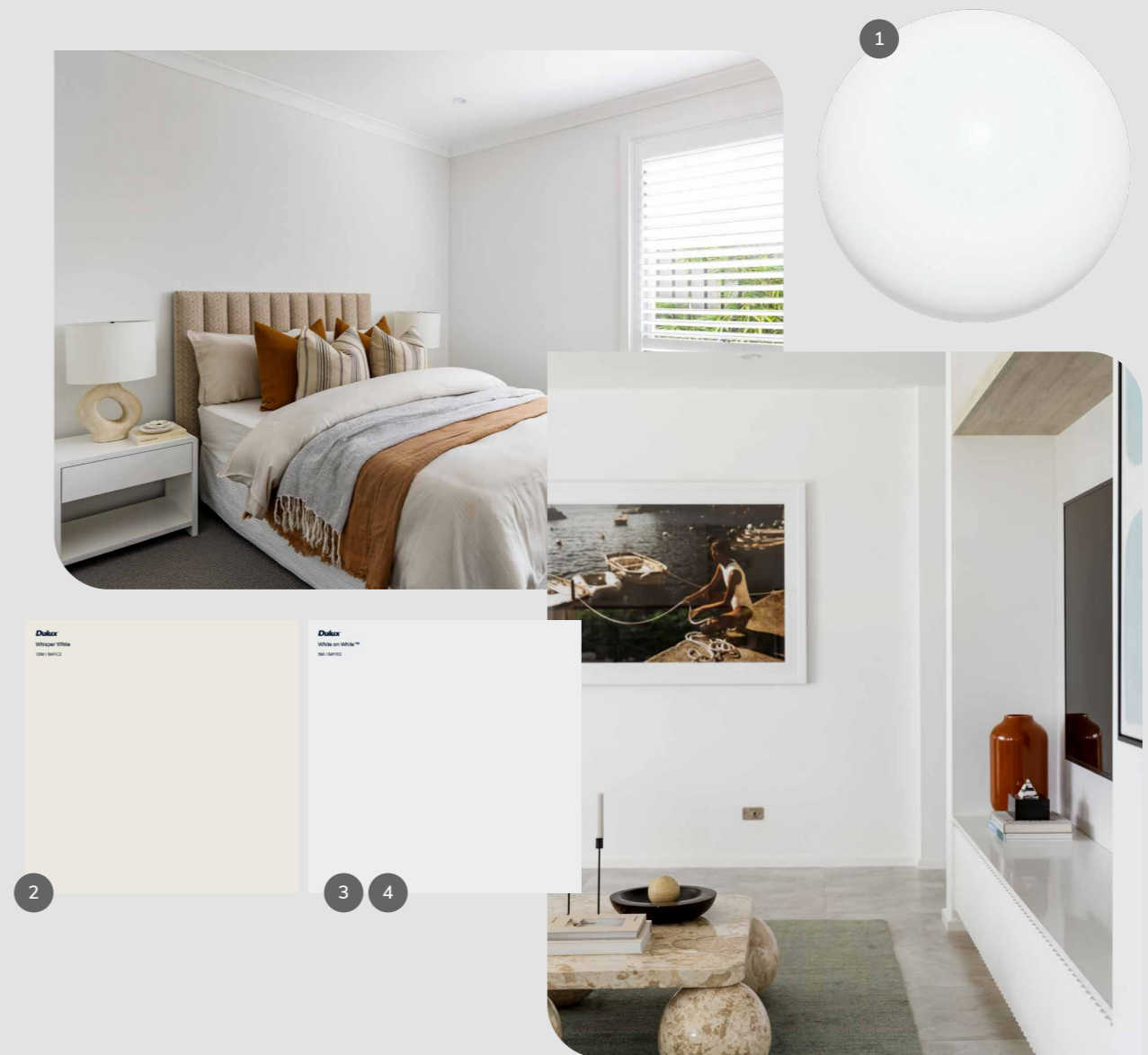
LAUNDRY INTERNAL FINISHES



1. **Wall Tiles** - Capstone Light Grey Matt
300mm x 300mm with Light Grey Grout
2. **Floor Tiles** - Capstone Light Grey Matt
300mm x 300mm with Light Grey Grout
3. **Clark 45L stainless steel tub** with metal cabinet
4. **Venecia Sink Mixer** - Laundries over 1700mm(w)

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OTHER INTERNAL FINISHES



1. **Ceiling Paint** - Dulux Ceiling White
2. **Wall Paint** - Dulux Whisper White, Low Sheen
3. **Skirting & Achitraves** - Dulux White on White, Gloss
4. **Internal Doors** - Dulux White on White, Gloss

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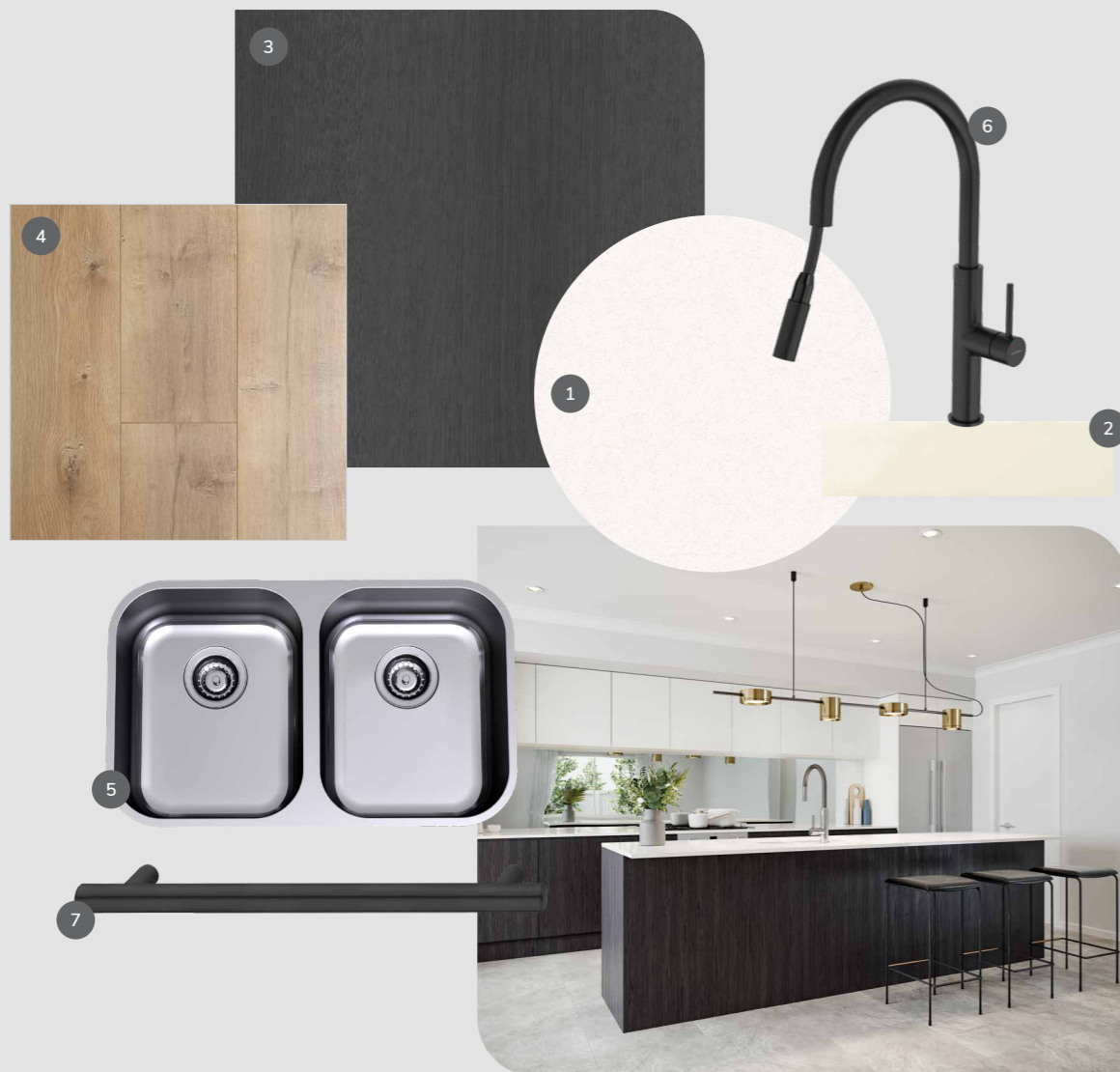


MIDNIGHT

The Midnight colour scheme offers a dramatic and modern aesthetic, adding a refined sense of sophistication to your space. This rich palette incorporates darker organic materials, creating a bold and elegant atmosphere.

Punctuated by lighter contrasting features the Midnight scheme adds depth and dimension, enhancing the overall look within your home. Curated for those who are looking to make a statement, Midnight is both stylish and inviting, transforming your home into a sophisticated sanctuary.

KITCHEN INTERNAL FINISHES



- 1. **Stone Benchtop** - Caesarstone®, Snow
- 2. **Splashback Tiles** - Ingot Cloudy Grey
76mm x 302mm with Smooth White Grout
- 3. **Cupboard** - Polytec, Empire Oak, Woodmatt
- 4. **Floor Tiles** - Oakleaf 12mm, Aspen Oak
- 5. **Sink** - Clark Monaco Double Bowl Undermount
- 6. **Tap** - Caroma Liano II Pull out Matte Black
- 7. **Pantry Handles** - Hafele – Polished Matt Black Plated
328mm x 35mm, Vertical (if applicable)

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BATHROOM INTERNAL FINISHES



- 1. **Stone Benchtop** - Caesarstone®, Snow
- 2. **Cupboard** - Polytec, Empire Oak, Woodmatt
- 3. **Wall Tiles** - Capstone Light Grey Matt
300mm x 300mm with Light Grey Grout
- 4. **Floor Tiles** - Capstone Light Grey Matt
300mm x 300mm with Light Grey Grout
- 5. **Basin** - Caroma Luna Inset Basin OTH OR
Caroma Luna Semi Recessed OTH
- 6. **Basin Mixer** - Caroma Luna Wall Basin/Bath
Mixer, Black
- 7. **Bath** - Urbane II 1600 Freestanding Bath
(subject to design)
- 8. **Bath Mixer** - Caroma Luna Wall Basin/Bath
Mixer, Black
- 9. **Shower Tapware** - Caroma Luna Multi-Function
Rail Shower, Black
- 10. **Shower Wall Mixer** - Caroma Luna Bath/Shower
Mixer, Black
- 11. **Towel Rail** - Caroma Luna Double Towel Rail
630mm, Black

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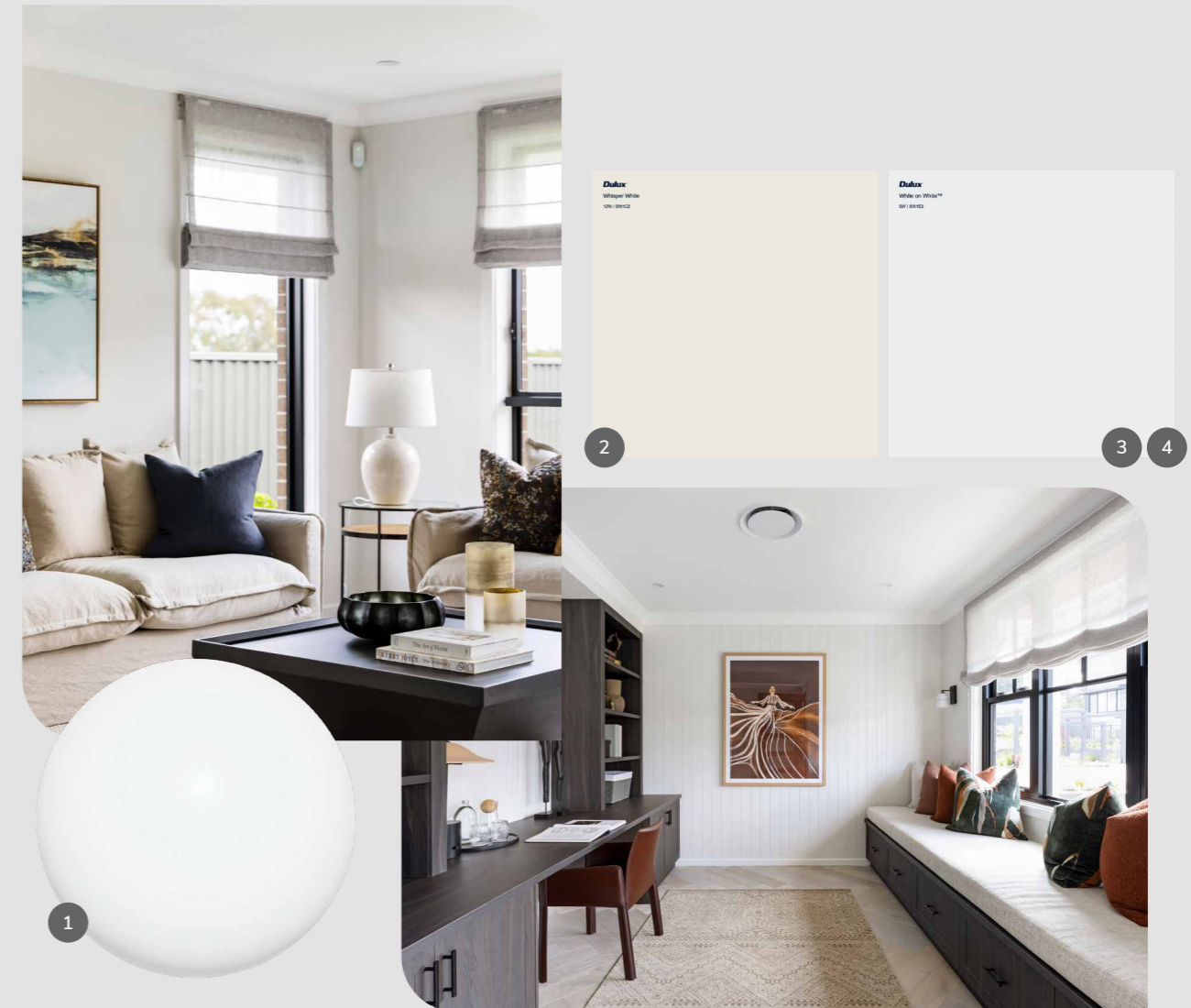
LAUNDRY INTERNAL FINISHES



1. **Wall Tiles** - Capstone Light Grey Matt
300mm x 300mm with Light Grey Grout
2. **Floor Tiles** - Capstone Light Grey Matt
300mm x 300mm with Light Grey Grout
3. Clark 45L stainless steel tub with metal cabinet
4. **Tap** - Caroma Liano II Sink Mixer – Chrome, OR
Venecia Sink Mixer - Laundries over 1700mm(w)

The images shown are for illustration purposes only and may not be an exact representation of the product.

OTHER INTERNAL FINISHES



1. **Ceiling Paint** - Dulux Ceiling White
2. **Wall Paint** - Dulux Whisper White, Low Sheen
3. **Skirting & Achitraves** - Dulux White on White, Gloss
4. **Internal Doors** - Dulux White on White, Gloss

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INCLUSION SUMMARY

SITE NEEDS (BASED ON A STANDARD RESIDENTIAL BLOCK)

Service Connection - Power, Phone, Water, Sewer, Gas & Stormwater (within boundary)

Even cut and Fill excavation only (Site Prep & Laser Grade Slab Area), (approx.500mm Cut & 500mm Fill), Export of ENM/Natural material (spoil) for a Site scrape

CONCRETE SLAB

Engineered concrete slab to suit 'M' 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)

Recessed sills to all Ground Floor stacker/sliding doors

PIERING

Standard Screw Piers subject to: Site location; Geotechnical report; Engineers requirements and design

TERMITE TREATMENT

Rentokil Homeguard Red termite protection to pipe penetrations and perimeter cavity with insurance cover

FRAME

Engineered steel frame and trusses

450mm Eaves to Roof Line (subject to design)

Nominal 2600mm high ceilings to the Ground Floor Only; Nominal 2450mm high ceilings to First Floor (subject to design)

Minimum 340mm engineered steel joist system to First Floor and Includes recessed wet areas to all Bathrooms, Ensuites, 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

As per the pre-selected External Colour Scheme

WINDOWS

Aluminium windows and sliding doors with Low-E glazing - or other glass specification where required to meet NCC 2022 requirements

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

Roller Blinds throughout (excluding wet areas and laundry)

ROOFING

Colorbond® roof with 60mm Anticon blanket to the underside

FASCIA & GUTTER

Colorbond® Fascia & Gutter with painted PVC Downpipes

INSULATION

R2.5 Thermal batts to external walls including internal wall between Garage & House (Excludes external walls of Garage)

R6.0 ceiling insulation (Excluding Garage, Alfresco, Porch & Decks)

Wall wrap to external walls

DECKING

Hardwood Decking to First Floor Deck (Facade dependant)

EXTERNAL DOORS

2340mm(h) x 820mm(w) painted front entry door with clear glazing to sidelight (subject to design)

Corinthian full clear glazed Laundry entrance door in painted finish (subject to design)

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 (not applicable to 3 level designs)

DOOR FURNITURE

Gainsborough Tri-lock in satin or polished chrome to Front door and Laundry

Internal Doors: Gainsborough Lever handles with privacy sets to all bathrooms & WC's and deadlock to door between house and Garage

Deadlock to garage internal access door

White rubber wall/door stops to bedrooms, wet areas and living areas (excl robes and linen)

Cavity Sliding Doors (where applicable): Circular cavity slider passage and privacy sets to all Bathrooms & WC's

FIXOUT

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

67mm 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 Show 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)

ROBES

Mirrored sliding doors with 1700mm(h) melamine shelf with hanging rail

LINEN, BROOM, COAT & STORE CUPBOARD

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

Sectional garage door and motor

Garage door autolock and two handsets

HOT WATER SYSTEM

26L continuous flow, 6 star gas wall mounted (recessed into wall) hot water system

KITCHEN

20mm Caesarstone® benchtop to Kitchen, as per selected Internal Colour Scheme

Laminated doors/drawers with shadowline and 2mm ABS edges as per selected Internal Colour Scheme

Finger pull Overhead Cupboards to Kitchen

Framed and Plasterboard Bulkheads to Overhead Cupboards

Hafele Soft Close Drawers & Doors to Kitchen

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

Undermount sink

Tiled splashback to kitchen

KITCHEN APPLIANCES - OVEN

SMEG 900mm Oven

KITCHEN APPLIANCES - COOKTOP

SMEG 900mm 4 Burner Gas Cooktop

KITCHEN APPLIANCES - RANGEHOOD

SMEG 900mm Retractable Rangehood or SMEG 900mm Canopy Rangehood

WATER TANK

Slimline Colorbond® Rainwater Tank to comply with BASIX requirements, Colorbond® Coloured Steel above ground water tank, connected cold washing machine tap and one garden tap

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 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

Downlights to main living areas (refer to Electrical Plan)

1 light point to each bedroom

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

Heat / fan / light unit in the bathroom and ensuite

Isolated powder room exhaust fan

2 telephone points

2 television points

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

Clipsal Iconic switches, GPOs, TV, Phone and Data points throughout

AIR CONDITIONING

Standard 14kW inverter ducted air conditioning with 2 zones and return air to be located on the ceiling.

Note Positions of outlets, return air and droppers is determined by air conditioning contractor. This unit is designed to have one zone operating at a time.

LAUNDRY SINK

Clark 45 Litre stainless steel tub with white metal cabinet

VANITY UNITS

Laminated doors/drawers with shadowline and 2mm ABS edges (as per selected Colour Scheme)

Caroma Luna porcelain counter top basin. Inset basins with chrome pop up plug and waste

VANITY MIRRORS

Floating frameless polished edge bathroom mirrors on backing board

BATHROOM ACCESSORIES

Caroma Luna chrome double towel rail to Bathroom & Ensuite

Caroma Luna chrome hand towel rail to Powder Room (where applicable)

BATHS

Freestanding or inset bath (subject to design)

TOILET SUITES

Caroma wall faced toilet suite with soft close seat

SHOWER SCREENS

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

Tiled Shower Niche to Main Bathroom and Bedroom 1 Ensuite only

TAPS & FITTINGS

Caroma pin lever gooseneck chrome sink mixer to Kitchen sink

Caroma Luna - chrome wall mounted tapware to all Bathrooms, Ensuite and Powder Room

Caroma Luna chrome Multi Function Rail Shower to all showers

Stylus Venecia chrome sink mixer to Laundry

Stylus Cadet Washing Machine Set to Laundry (concealed behind tub)

FLOOR COVERINGS

Laminate Flooring to Entry, Entry Hallway, Family, Dining/ Meals and Kitchen as per selected Internal Colour Scheme

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

WALL & FLOOR TILING

Wall & Floor tiles to Wet Areas (as per selected Colour Scheme)

External tiling to Porch & Alfresco

Tiling Heights: Bathroom and Ensuite: 2100mm(h) to shower recess, 500mm(h) over bath, skirting tile to remainder. Laundry: 300mm(h) 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

DRIVEWAY

Charcoal coloured concrete driveway, pathway from driveway to porch, broom finished plain concrete crossover from boundary to kerb, colour seal to driveway within boundary only

FENCING & LANDSCAPING

Timber lapped and capped fencing, turf to front and rear, pebbles to side, tree to front and rear, letterbox, clothesline, retaining wall (where required)

W.H & S

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

Safety Rail to perimeter of roof

Stair Void Protection

COUNCIL & AUTHORITY

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

Council fees:

- Includes standard council fees only

Water Service fee:

- Excludes additional engineering design or provisions due to building adjacent or over the sewer; and
- Excludes water service coordinator (WSC) fees/inspections

BASIX

- BERS / NatHers Report
 - BASIX Assessment & Report
 - Concrete Watertank pad
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SPECIFICATION DISCLAIMER

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.

90 day maintenance period (from handover)

2 year non-structural warranty

6 years structural warranty





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