

YOUR INCLUSIONS

Effective 01/06/2021

EVOLUTION
RANGE

Preliminary

Building permits subject to approved building surveyor (town planning permits not included)

Building plans

Soil test and engineering designs (standard designs)

Site and rescode survey

Contract documentation

300mm fall allowance over building platform

Connections

Up to 600m² block

Gas, electricity and water to 5m setback

Stormwater and sewer connection (subject to point location) to 4m depth

Phone trench and point

Base

Class M concrete slab

Concrete pump

Termite protection

Exterior

Aluminium awning windows to front elevation and aluminium sliding windows to remainder

Window locks

Colorbond fascia and gutters

Plaster lined porch areas

Front and rear tap

Sliding doors to meals area

Bricks

Bricks from standard Evolution options

Natural mortar colour

Rolled joints

Roof Tiles

Cement roof tiles from standard Evolution options

Garage

Double garage under roofline with concrete floor and plaster ceiling and walls (single garage on some designs)

Colorbond panel lift door

Timber infill above garage door

Light and power

Internal access to home (design specific)

Interior

2400mm ceilings to dwelling

Flush panel doors 2040mm high throughout

Quality metal lever door furniture

Built in robes to bedrooms, walk in robe to bedroom 1 with single shelf and rail (design specific)

Built in linen cupboard to laundry (design specific)

75mm cove cornice

Painting

Haymes low sheen acrylic to interior walls (2 coat system)

Gloss enamel to trim and doors

Weather tough acrylic to all exterior surfaces

Kitchen

Stainless steel appliances
900mm upright oven
900mm canopy rangehood

Dishwasher provision with plumbing connections

Tiled splashback behind hot plate area

1 3/4 bowl stainless steel sink with choice of flickmixer tap

Laminated doors (square edge)

Postformed laminated benchtops (or square edge)

Built in pantry or walk in pantry (design specific)

Laundry

Built in linen and broom cupboards (design specific)

Chrome tapware

Free standing laundry tub and cabinet

Electrical

Internal batten holders throughout

Double power points throughout

Smoke detectors

Safety switch

Exhaust fans to bathroom and ensuite

TV Points x 2

Wall Tiling

Ceramic tiles to all wet areas (kitchen excluded)

Border tiles from standard Evolution options

Bathroom/ Ensuite

Choice of ceramic basins

Choice of stainless steel flickmixer taps

Polymarble shower bases

Semi frameless pivot screens

Large mirrors over vanities with polished edge

Dual flush toilet suites

Flooring

Ceramic floor tiles or laminate timber FX to entry, front hallway, kitchen, meals area and all wet areas

Carpet

Quality carpet to remaining areas

Hot Water Service

Continuous flow gas boosted solar hot water system (2 Panel)

Heating

Gas ducted heating to acrylic ceiling registers with electronic thermostat

Number of points specific to design

Insulation

Wall: Sisalton and R1.5 batts to all external walls (excluding garage)

Ceiling: Provide R3.5 batts (excluding garage and outdoor areas)

General

6 1/2 year guarantee

13 week maintenance period

House and site cleaned

6 star energy rating (subject to site plan layout)

Not included

Front, perimeter and internal fencing
Landscaping, driveway, paths and paving

Planning permits (if required by council)

Built in furniture, furniture, decorator items, home theatre systems, window furnishings, towel rails, toilet roll holders, timber windows, Colorbond roofing, windows to garages, electrical items not shown on standard electrical plan, ceiling fans, cooling/air conditioning, security systems, pergolas, timber decking, barbecues, retaining walls and external concrete, tiled patios and community infrastructure levy if required by council.

*some of the above items may be included in house and land packages

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