





# Evoque Inclusions

## KITCHEN

<b>Oven</b>	600mm Westinghouse electric oven WVE613S
<b>Cooktop</b>	600mm Westinghouse gas cooktop WHG640SA OR 600m Westinghouse electric cooktop WHC642SA (only if gas not available)
<b>Rangehood</b>	600mm Westinghouse rangehood WRH605IS*
<b>Tapware</b>	Chrome sink mixer with gooseneck spout
<b>Sink</b>	Double end bowl stainless steel sink
<b>Splashback</b>	Fully tiled splashback to underside of overhead cabinetry
<b>Benchtops</b>	32mm laminate with rolled edge
<b>Joinery and handles</b>	Laminated joinery with kickboard, designer handles and pot drawer
<b>Pantry</b>	4 × melamine shelves
<b>Overhead cabinets</b>	Overhead cabinets to kitchen bench and fridge space including bulkheads

## INTERNAL

<b>Frame and truss</b>	Engineered steel frames and trusses
<b>Ceiling height</b>	2450mm high ceilings to ground floor and first floor*
<b>Doors</b>	2040mm high flush pre-hung internal doors in pre-primed paint finish to ground floor and first floor including pantry, linen and laundry*
<b>Bedroom robes</b>	Mirrored sliding doors and 1 × melamine shelf and hanging rail*
<b>Door stops</b>	Cushion doorstop to internal doors
<b>Door furniture</b>	Lever set to internal passage doors and privacy set to bathroom, ensuite and WC doors in satin chrome
<b>Linen</b>	Round designer handles and 4 × melamine shelves*
<b>Skirting and architraves</b>	67 × 12mm bevelled edge profile architrave and skirting with painted finish
<b>Cornice</b>	90mm Cove cornice at the junction of wall and ceiling
<b>Paint</b>	Dulux Three Coat paint system to internal walls and woodwork
<b>Flooring</b>	Thrive Homes standard range tiles to entry, hall, family, kitchen and dining/living with Thrive Homes standard range carpet to bedrooms and remaining rooms*
<b>Stairs</b>	Standard specification staircase*

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## EXTERNAL

<b>Driveway</b>	Broom finished coloured concrete driveway (house and site dependent, garage to boundary) and a plain concrete crossover (from boundary to kerb)
<b>Slab</b>	Engineered concrete slab to suit 'M' class soil classification
<b>Front entry door</b>	Selection of quality timber front entry doors 2040mm (H) x 820mm (W)
<b>Laundry door</b>	Aluminium sliding door or half glazed hinged door*
<b>External door furniture</b>	Lockwood Lever entrance set in satin chrome and double cylinder deadbolt
<b>Roof pitch</b>	22.5° roof pitch * (façade and estate dependent)
<b>Metal roofing</b>	Colorbond Quality metal roofing including insulation blanket
<b>Fascia and gutter</b>	Colorbond fascia and quad gutters
<b>Cladding</b>	Composite cladding to nominated areas and facades
<b>Garage door</b>	Sectional overhead garage door, including sectional door operator
<b>Bricks</b>	Face bricks with off-white mortar and ironed joints
<b>Windows</b>	Aluminium lockable windows and sliding doors
<b>Alfresco</b>	Engineered broom finished concrete slab with roof over Plasterboard ceiling and boxed surround
<b>Wall insulation</b>	R2.0 Batts to external walls including walls between garage and house
<b>Ceiling insulation</b>	R3.5 Batts to ceiling with roof over excluding garage and alfresco
<b>Termite protection</b>	Termite protection to pipe penetrations and perimeter cavity
<b>Taps</b>	Garden tap to front and rear

## BATHROOM, ENSUITE AND POWDER ROOM

<b>Tapware</b>	Chrome spray handset on shower rail, chrome basin mixer, chrome bath spout and chrome bath/shower mixer
<b>Mirrors</b>	Frameless polished edge mirror above vanity
<b>Benchtops</b>	32mm laminate with rolled edge
<b>Vanity and handles</b>	Floating vanity in one colour only and designer basin and handles
<b>Bath</b>	1650mm rectangular bath*
<b>Shower</b>	Framed shower screen with pivot door
<b>Accessories</b>	600mm chrome double towel rail and toilet roll holder to bathroom and ensuite only, towel ring to powder room only
<b>Toilet suite</b>	Close coupled toilet suite
<b>Tiling</b>	Thrive Homes standard range floor and wall tiling up to 2000mm in shower recess, up to 500mm over bath and single row of skirting to remainder*

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## SERVICES AND SUSTAINABILITY

<b>Hot water</b>	5 star 26L continuous flow system
<b>Electrical</b>	Double power points to each room with double and single power points to kitchen appliances* Wiring to smoke detectors and oven Earth leakage safety switch with single phase meter box. Exhaust fans supplied where required
<b>Lighting</b>	Downlight package including approx. 10 to kitchen and living area as nominated by Thrive Homes, batten holder light point including globe to remainder External light point to eaves at external doors
<b>TV, phone and data</b>	2 × TV points, 2 × Phone point and 1 × Data point
<b>Fibre optic network</b>	Provision for fibre optic network, phone and data point with TV cable to roof space with splitter
<b>Gas</b>	Gas connection (subject to availability)
<b>Certificates</b>	<ul style="list-style-type: none"><li>• Structural engineer's certificates for concrete slabs and piles</li><li>• Pest control certificates</li><li>• Site contour surveys and plans</li></ul>
<b>Fees and requirements</b>	Complying development certificate fees, home owner's warranty insurance, occupation certificate fees, water authority fees, long service levy, standard council fees and requirements, 149 certificate, initial surveyor and structural engineering fees and hydraulic design and design certificate fees
<b>Other</b>	Scaffolding, railing, roof scaffolding and stair void protection as per WH&S requirements (depending on site conditions), site fencing as per WH&S requirements, soil testing by engineer, waste management plan, sediment control plan, architectural plans and shadow diagrams*

## ESSENTIAL ITEMS

<b>Earthworks</b>	Excavation up to 1m balanced cut and fill
<b>Piling</b>	Allowance made where required
<b>Service connections</b>	Electrical (underground power where applicable), provision only for phone connection, 100mm stormwater connection to street/easement, sewer connection to junction at front/rear within boundary, water connection and gas connection
<b>BASIX</b>	To comply with BASIX energy rating requirements including 3000L water tank (if required)

**DISCLAIMER** \*House type dependent. This specification is subject to change and can be altered at any time as Thrive Homes sees fit to do so without notification. References to block size are based upon a standard block which is up to 450m<sup>2</sup> 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, even cut and fill.

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 3.0 metres 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 3.0 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.