

Evoked by Vogue Homes

HOME AND LAND

Inclusions





An Evoke home is complete home and land solution. Our single and double Evoke homes have been carefully crafted to include all the modern family necessities. Paired with great locations, Evoke Home and Land really offers the best solution for our customers.



FREE
UPGRADES
valued at
\$20,000

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Your lifestyle. Your choice. Your Vogue Home.

We believe in creating homes that will provide a flexible lifestyle to nurture a family as they grow.

External Finishes

The Evoke range and inclusions embrace both practicality and aesthetics that fits all budgets, leaving you stress free.

Front Door

- ✓ 820mm front entry door from our wide Urban Corinthian Range, as per design
- ✓ Lane single or double cylinder front door lock from the Vogue range: Buckingham, Cambridge and Tovetto. Finished in Brushed satin or polished



External Finishes

- ✓ Brick work from Austral Bricks: Everyday Life and Wilderness
- ✓ James Hardie Horizontal cladding (subject to design)

Roof

- ✓ Monier tiled roof available in our Elabana or Atura profiles
 - Sarking to roof
 - Colorbond gutter and quad fascia

Termite System

- ✓ Reticulated termite protection system (Australian Standard AS3660114)

Windows and sliding doors

- ✓ Powder coated aluminium frames
- ✓ Available in Colorbond colours and more
- ✓ Translucent or privacy glass to bathroom/WC/ensuite windows (subject to design)
- ✓ Flyscreens to operable windows

Garage

- ✓ Colorbond 2040 high garage door from the panelift range
- ✓ Two (2) remote garage door controls with one (1) wall mounted control
- ✓ Auto garage door provision including single powerpoint

Gas/Plumbing

- ✓ 2 x external taps:
 - 1 x rainwater tank and
 - 1 potable connection
- ✓ Natural gas instantaneous hot water unit 26 litre, 50 degrees
- ✓ 1 gas bayonet installed in your preferred location externally
- ✓ 3000L Colorbond Rainwater tank and pump including electrical connection (as per BASIX)

The Finer Details:

- ✓ 90mm timber wall frames
- ✓ H2F termite resistant treated timber frame and roof trusses
- ✓ 450mm wide eaves (subject to design)



Internal Finishes

Internal finishes

- ✓ 2600mm ceiling height to ground level and 2440mm to first floor
- ✓ 70mm x 19mm splayed pine architraves and skirting throughout
- ✓ Gyprock lining to internal walls with 90mm cove cornice

Doors

- ✓ Internal 2040mm high from our Corinthian painted flush panel doors
- ✓ Metal and rubber doors stops to internal doors
- ✓ Hinged doors to robes, linens, pantry and broom cupboards (as per design) from our Corinthian painted flush panel doors
- ✓ Lane passage sets from the Vogue range: Buckingham, Cambridge and Tovetto. Finished in brushed satin or polished

Storage

- ✓ Built-in bedroom wardrobes include a fixed shelf with 1 hang rail
- ✓ framed sliding mirror doors to all built-in wardrobes
- ✓ 4 fixed shelves to built-in linen
- ✓ 1 fixed shelf to broom cupboards

Paint System

- ✓ Taubmans Endure Paint system (one colour to walls throughout)
- ✓ Taubmans Endure water-based enamel to woodwork

Stairs

- ✓ Painted Pine Stringers, Posts and Handrails with Wrought Iron or Stainless Steel Balusters as per design

Floor Coverings

- ✓ Laminate or main floor tiles to ground floor living, kitchen and ground floor hallways
- ✓ 600x600 Tile options available
- ✓ Carpet to all bedrooms, separate media/living study, first floor and stairs



Kitchen

Like our Vogue homes, the Evoke offers quality products and finishes and superior workmanship. There are no cutting corners, just true value for money.

Cabinetry

- ✓ Laminate Kitchen cupboards from our standard range
- ✓ Laminate Kitchen one full set of drawers from our standard range
- ✓ 4 Melamine shelves to pantry / walkin pantry (as per design)

Benchtops

- ✓ 20mm stone benchtop from our builder's range
- ✓ 900mm island bench (subject to design)
- ✓ Breakfast bar to island (subject to design)

Sink & Tapware

- ✓ Everhard Stainless steel 1 ¾ end bowl Kitchen Sink
- ✓ Alder chrome Kitchen mixer tap from our wide Classico or Star ranges

Appliances

- ✓ OMEGA stainless steel 600mm built-in Oven
- ✓ OMEGA stainless steel 600mm gas Cooktop
- ✓ OMEGA stainless steel 600mm rangehood

Splashback

- ✓ Tiled Kitchen Splashback or Window Splashback as per design

Accessories

- ✓ Dishwasher provision including single powerpoint and plumbing point
- ✓ Microwave single powerpoint provision
- ✓ Cooktop provision including single powerpoint
- ✓ Rangehood provision including single powerpoint
- ✓ Fridge provision including single powerpoint



Bathrooms & Ensuites

Vanities

- ✓ Forme polymer marble or porcelain vanity tops
- ✓ Forme laminate or polyurethane vanity cabinets finish

Tapware

- ✓ Alder chrome tapware throughout from our wide Classico or Star ranges
- ✓ Alder shower mixer to all shower heads our wide Classico or Star ranges

Tiles

- ✓ Ceramic Floor tiles to all wet areas
- ✓ Bathroom / Ensuites tiling to be done to floor, skirting (one row of tiles) and 2.1m to shower area
- ✓ Powder Room tiling to be done to floor and skirting (one row of tiles)

Toilets

- ✓ Forme Blade back to wall toilet suite with soft close seat

Accessories

- ✓ Contour semi frameless shower screens to bathrooms / ensuites
- ✓ Frameless mirror with polished edge
- ✓ 1500 built-in bath tub installed with white chrome waste
- ✓ Alder towel rails and rings in chrome from our Star range
- ✓ Alder toilet roll holders in chrome from our Star range
- ✓ Tiled insert floor waste (as required)

Quality Workmanship

- ✓ Waterproofing to all wet areas (not just the shower recess areas)



Laundry

- ✓ Everhard 45Ltr Utility Tub and Cabinet
- ✓ Laundry tiling to be done to floor, skirting and splashback above laundry tub (one row of tiles)
- ✓ Corinthian external Laundry Doors
- ✓ Lane door furniture from our Calletta and Monte Bello range



Electrical

- ✓ 1 double powerpoint per room
- ✓ Oyster lights to bedrooms, separate living/ media, study, first floor hallways and WC
- ✓ LED downlights to kitchen, living, dining and ground floor hallways
- ✓ 1 x fluorescent light to garage
- ✓ 1 x external double spotlight with sensor
- ✓ 2-in-1 exhaust fan, heater and light combination to bathrooms and Ensuites
- ✓ Exhaust fan installed to powder rooms and laundry (as required)
- ✓ NBN ready home with smart hub wiring
- ✓ 1 data point
- ✓ 1 free to air TV point and 1 paid TV point
- ✓ 1 external double power point
- ✓ Externally recessed electrical meter box





Landscape Package

- ✓ Wall mounted Clothesline
- ✓ Letterbox from our builders' range
- ✓ Coloured Concrete Driveway
- ✓ Turf to frontyard and backyard
- ✓ Garden beds is not included
- ✓ Fencing and pebbles to both sides of the home are excluded due to the unknown conditions of your neighbouring properties



Everything else

Plan Approvals

- ✓ Plans and detailed Drawings including compliant landscape plans
- ✓ Detailed Contour Plan
- ✓ BASIX Certificate to State Government Requirements
- ✓ Standard Certifier / Council application fees
- ✓ Standard statutory water authority approval fee
- ✓ Home Owners Warranty Insurance
- ✓ Power, water and gas connections including usage during construction stage

Fixed Site Costs

- ✓ Reinforced environmentally friendly plastic pod slab to engineering details (subject to site conditions)
- ✓ Fixed Piering and site costs including grading and levelling of site as per plans
- ✓ Peg out survey and formwork check
- ✓ Temporary construction fence and onsite chemical toilet
- ✓ Sediment control barriers (as required)
- ✓ Provide all weather access (as required)

BASIX

- ✓ Bradford R2.5 thermal insulation batts to external cavity of walls of all living rooms including wall between garage and living spaces, excluding external garage walls
- ✓ Bradford R4.1 thermal ceiling insulation batts; excluding garage, porch and alfresco
- ✓ 3000 litre Slimline Rainwater tank in natural Colorbond colours (subject to BASIX requirements)

Services

- ✓ Storm Water drains connected to legal discharge point
- ✓ Sewer Drain Connected to legal discharge point
- ✓ Water Connection including water tapping
- ✓ Natural gas connection (if available)
- ✓ Electrical metering to street mains
- ✓ 180 day maintenance period



FREE
UPGRADES
valued at
\$20,000



Ducted Air

FREE UPGRADE
VALUED AT
\$10,000

- ✓ Actron Ducted Air Conditioning (to suit the size of the house) day / night zoning



Appliances

FREE UPGRADE
VALUED AT
\$4,000

- ✓ Upgrade to free standing 900mm OMEGA oven & cooktop
- ✓ Upgrade to concealed 700mm OMEGA concealed rangehood



And much more...

FREE UPGRADE VALUED AT \$6,000

Front Door

- ✓ Upgrade to 920mm front entry door from our wide Urban Corinthian Range, as per design

Garage Door

- ✓ Upgrade your Colorbond 2040 high garage door to 2340 high garage door
- ✓ Choose from our wide panelift range with over 20 colour choices

Window Coverings

- ✓ Roller blinds to all operable windows (excluding wet areas)

Bathroom

- ✓ Forme Oval FREE standing bathtub installed with white chrome waste
- ✓ 600h x 400w Niche to bathroom and ensuite showers

Kitchen

- ✓ Upgrade cabinets and drawers to soft close doors and drawers
- ✓ OMEGA 600mm Dishwasher

Benefits of buying a Home & Land Package

01

LOWER STAMP DUTY

When you purchase a home and land package, you only pay stamp duty on the land component.

Unlike a spec home or purchasing an existing property so you can knock it down and rebuild it; you are paying a far smaller amount in your stamp duty tax which is always better for your pocket.

02

A TURN-KEY HOME

Lots of builders who offer home and land packages do not provide everything you need to move in and worse, they don't provide fixed pricing.

When you are purchasing a home and land package, you want to know clearly what is included and more importantly, what is NOT included.

Our home and land packages include stone benchtops to kitchen, driveway, floor coverings, flyscreens, turf, mail box, clothesline, blinds, light fixtures, and much much more...

05

LOWER OVERALL COSTS

Because you are purchasing a home and land package, you get some good discounts and value for your dollars.

Having a complete package can also save you time that you can spend with your family instead of looking up tradies to do your landscape...

The benefit of purchasing a home and land with Vogue Homes is that we have done all of the thinking work for you.

Because of our experience, we know what you need on your new place and we have put it all together for you. This is very beneficial and cost effective as building a new home can be very complex and thinking of everything without any experience can prove very difficult if not costly for you.

03

FIXED PRICE PACKAGE

One fantastic benefit to purchasing a home and land package with Vogue Homes is that the price is fixed. Unless you add some optional upgrades or make changes, the price is stated upfront and you are clear about all of your costs with no more to pay.

04

ACCESS TO THE BEST BLOCKS

Usually when there is a new release, we get first right on which blocks of land we want before the public even gets the chance. This means that we have exclusive access to some of the best available blocks for you to choose from. So buying a home and land package will provide you with better land choices that you would otherwise not be able to purchase on your own.

06

BUILDER'S PRICE LAND SAVINGS

Because of the volumes that we do Vogue Homes is able to get some substantial discounts on land prices that we are then able to pass on to you direct as our valued client. In some developments, we get as much as \$40,000 off the land prices which gets passed right through to you.

From the team at Vogue Homes, we very much look forward to building your next home.

The 5 Simple Steps

to buying your Home & Land Package



01

SECURE YOUR PACKAGE

Pay an initial fee of

\$ _____
to the nominated bank
account(s).

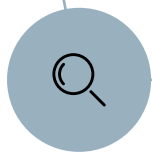


02

EXPRESSION OF INTEREST

Complete and send the expression of interest (EOI) form to

homeandland@vogue-homes.com.au



03

REVIEW DOCUMENTS

Vogue Homes will obtain, prepare and send all necessary documents to you, solicitors and all relevant parties.



04

BUILDING AGREEMENT

Sign the home building agreement, tender, plans and pay

_____ %
of the home price to the builder
less the initial fee paid.



05

LAND AGREEMENT

Sign the land sale, pay _____% and exchange direct with the developer less the initial fee paid.



What happens after I sign *my new Home and Land Agreements?*

STAGE 1

Land Settlement

Once you exchange on your land, the next logical step is to settle on your land. If your land is not registered, then settlement will happen once it's registered.

Please keep in touch direct with your solicitors and developers for updates. While we will continuously check with your developer re registration dates, it would always be beneficial that you check and keep us posted re progress. We will also do the same.

STAGE 2

Pre- Construction

At this stage, there will be two major moving parts happening at the same time

01. COLOUR SELECTIONS

You have two options:

A. select from our customised colour selection themes that our qualified consultants have already put together.

B. alternatively, you can go through our colour selection studio instead of selecting the pre-customised colour selection themes.

Your home will be individualised in areas such as; Electrical, Stairs, Flooring, Interior , Exterior, Kitchen, Bathrooms

02. CDC / DA & CC APPROVALS

While your selections are being made; we are busy in the background obtaining your home approvals. This is where we get our engineers, surveyors, certifiers and construction team involved to make sure that we obtain your home approvals as soon as possible.

STAGE 3

Formal Loan Approvals

Now that you have your final selections and approved home plans, it's time to obtain your final home loan approval from the bank.

If you need any additional paperwork or your bank have specific requirements, please tell us and we will be more than happy to help!

If you don't have a mortgage broker, we have a strong network of lenders and brokers that we can refer you to.

Please ask our team for more information

STAGE 4

Construction

By this stage, all of your stars are aligned and we are ready to build your brand new home. This process will vary and depends on whether we are building a single, double or duplex. Other factors are also taken into consideration depending on your location, site access, etc...

Regardless, our goal is to build your home efficiently without taking any shortcuts.

The faster we build it, the happier you are and the better it is for us! Ask our team for more information on the specific duration for your new home build. This stage has a number of steps that we will take to build your brand new home

- 1. Site Start**
- 2. Slab**
- 3. Frame**
- 4. External Lining and Roof**
- 5. Fit-out**
- 6. Practical Completion**

STAGE 5

Handover

The most exciting step in the whole journey; getting the keys to your brand new home. We will book a meeting with you to take you through the home and give you the keys to your quality new home.



Award Winning Builder



FINALIST 2019

HIA NSW Region
Kitchen in a Display
Home



WINNER 2019

HIA NSW Region
Bathroom in a
Display Home



FINALIST 2019

HIA NSW Region
Medium Kitchen
10sqm to 20sqm

Display Home Locations

Homeworld Emerald Hills (Leppington)

25 & 27 Coral Circuit,
Emerald Hills, Leppington
(Homeworld)

Edmondson Park Village Square Display Homes

20 & 22 Clement Road,
Village Square,
Edmondson Park 2174

Oran Park Display Home

40 Webber Loop,
Oran Park 2570

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