

Evoque Inclusions

Oven	600mm Westinghouse electric oven WVE6131S
Cooktop	600mm Westinghouse gas cooktop WHG6405B OR 600mm Westinghouse electric cooktop WHC644SA (only if gas not available, additional cost applies)
Rangehood	600mm Westinghouse rangehood WRH6051S*
Tapware	Chrome sink mixer with gooseneck spout
Sink	Double end bowl stainless steel sink
Splashback	Fully tiled splashback to underside of overhead cabinetry
Benchtops	32mm Laminate with rolled edge
Joinery and handles	Laminated joinery with kickboard, designer handles and pot drawer
Pantry	4 x Melamine shelves
Overhead cabinets	Overhead cabinets to Kitchen bench and fridge space including bulkheads

Internal	
Frame and truss	Engineered steel frames and trusses
Ceiling height	2750mm Nominal ceiling heights to ground floor and first floor* & 2450mm H Nominal ceilings to first floor
Doors	2040mm High flush pre-hung internal doors in pre-primed paint finish to ground floor and first floor including pantry,
Laundrette or Laundry	Chrome sink mixer with gooseneck spout
Bedroom robes	Mirrored sliding doors and 1 x melamine shelf and hanging rail*
Blinds	Roller blinds throughout to all windows & sliding doors (excluding wet areas)
Door stops	Cushion doorstop to internal doors
Door furniture	Lever set to internal passage doors and privacy set to Bathroom, Ensuite and WC doors in satin chrome
Linen	4 x melamine shelves*
Skirting and architraves	67 x 12mm Bevelled edge profile architrave and skirting with painted finish
Cornice	90mm Cove cornice at the junction of wall and ceiling
Paint	Dulux Three Coat paint system to internal walls and woodwork
Flooring	Thrive Homes standard range tiles to Entry, Hall, Family, Kitchen and Dining/Living with Thrive Homes standard range carpet to Bedrooms and remaining rooms*
Stairs	Standard specification staircase*

External	
Driveway	Broom finished coloured concrete driveway (home and site dependent, garage to boundary) and a plain concrete crossover (from boundary to kerb)
Slab	Engineered concrete slab to suit 'M' class soil classification
Front entry door	Quality timber Front entry doors 2040mm (H) x 820mm (W)
Laundry door	Aluminium sliding door or half glazed hinged door*
External door furniture	Lockwood Lever entrance set in satin chrome and double cylinder deadbolt
Roof pitch	22.5° roof pitch * (façade and estate dependent)
Metal roofing	Colorbond® quality metal roofing including insulation blanket
Fascia & gutter	Colorbond fascia and quad gutters
Cladding	Composite cladding to nominated areas and facades
Garage door	Sectional overhead garage door, including sectional door operator
Windows	Aluminium lockable windows and sliding doors
Porch	Tiled finish to Porch
Alfresco	Tiled finish to Alfresco with roof over. Plasterboard ceiling and boxed surround. * Design specific
Patio	Tiled finish to Patio
Wall insulation	R2.0 Batts to external walls including walls between Garage and home
Ceiling insulation	R3.5 Batts to ceiling with roof over excluding Garage and Alfresco
Termite protection	Termite protection to pipe penetrations and perimeter cavity
Taps	Garden tap to front and rear
Landscaping	Landscaping package including turf, retaining walls, letterbox, fencing & clothes line
Flyscreens	Nylon mesh flyscreens to all openable windows & doors (excluding hinged doors)

Bathroom, Ensuite and Powder Room	
Tapware	Chrome spray handset on shower rail, chrome basin mixer, chrome bath spout and chrome bath/shower mixer
Mirrors	Frameless polished edge mirror above vanity
Benchtops	32mm Laminate with rolled edge
Vanity and handles	Floating vanity in one colour only and designer basin and handles
Bath	1650mm Rectangular bath*
Shower	Framed shower screen with pivot door
Accessories	600mm Chrome double towel rail and toilet roll holder to bathroom and ensuite only, towel ring to powder room only
Toilet suite	Close coupled toilet suite
Tiling	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*
Recessed Wet Areas	Flush finish to all wet areas from main floors

Services and Sustainability	
Hot water	5 star 26L continuous flow system
Electrical	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
Lighting	Downlight package throughout (positions & quantities nominated by Thrive Homes). Batten Light to Garage. External light point to eaves at external doors
TV, phone and data	2x TV points, 2x Phone point and 1x Data point
Fibre optic network	Provision for fibre optic network, phone and data point with TV cable to roof space with splitter
Gas	Gas connection (subject to availability)
Certificates	<ul style="list-style-type: none"> Structural engineer's certificates for concrete slabs and piling Pest control certificates Site contour and survey plans
Fees and requirements	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.
Other	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	
Earthworks	Excavation up to 500mm balanced cut and fill
Piling	Standard piling allowance
Service connections	Electrical (underground power where applicable), provision only for phone connection, 100mm storm water connection to street/easement, sewer connection to junction at front/rear within boundary, water connection and gas connection
BASIX	Standard BASIX package including 3000L water tank (If required) and fee/charges for certification (additional costs may apply depending on orientation and zoning)