

EVOLUTION *Inclusions*

A collection of *incredible* inclusions
to create your own *happy place*



Hello and welcome

The team at Evolution Building Group are here to help you find your happy place and have created an inclusion level like no other. We have sourced the highest quality materials, finishes, fixtures and appliances to ensure you have everything you want in a new home.

And with even more included and better quality inclusions than most builders, we know you will love it!



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You Deserve 'More Choice'!

Keep your eye out for the 'More Choice' logo. This indicates where you can add your personal choice of colours, style and finishes for that particular product!

Design & services

With a strong focus on the customer experience, Evolution approaches things a little differently in order to nurture our clients through every step of their new home building journey, because we understand that enjoying the process of building their new dream home is just as important as the home itself.

A HOME DESIGN & SELECTIONS

- Design consultation
- External & internal colour consultation
- Electrical consultation
- Contour survey & report
- Architectural drawings
- Structural engineering

B BUILDING APPROVALS

- HIA building contract
- Basix assessment & certification to State Government requirements
- Complying development application & fees
- Home Building Compensation Fund Insurance (Construction Type H01)
- Long service levy
- Water authority fees

C CONSTRUCTION & AFTER CARE

- A dedicated construction supervisor to oversee your new home build
- Scaffolding & safety rail as required
- 160 day tender period
- Three month maintenance period
- Detailed maintenance booklet to keep your home looking new for longer





FISHER & PAYKEL

Luxury appliances that complement the way you live.

F

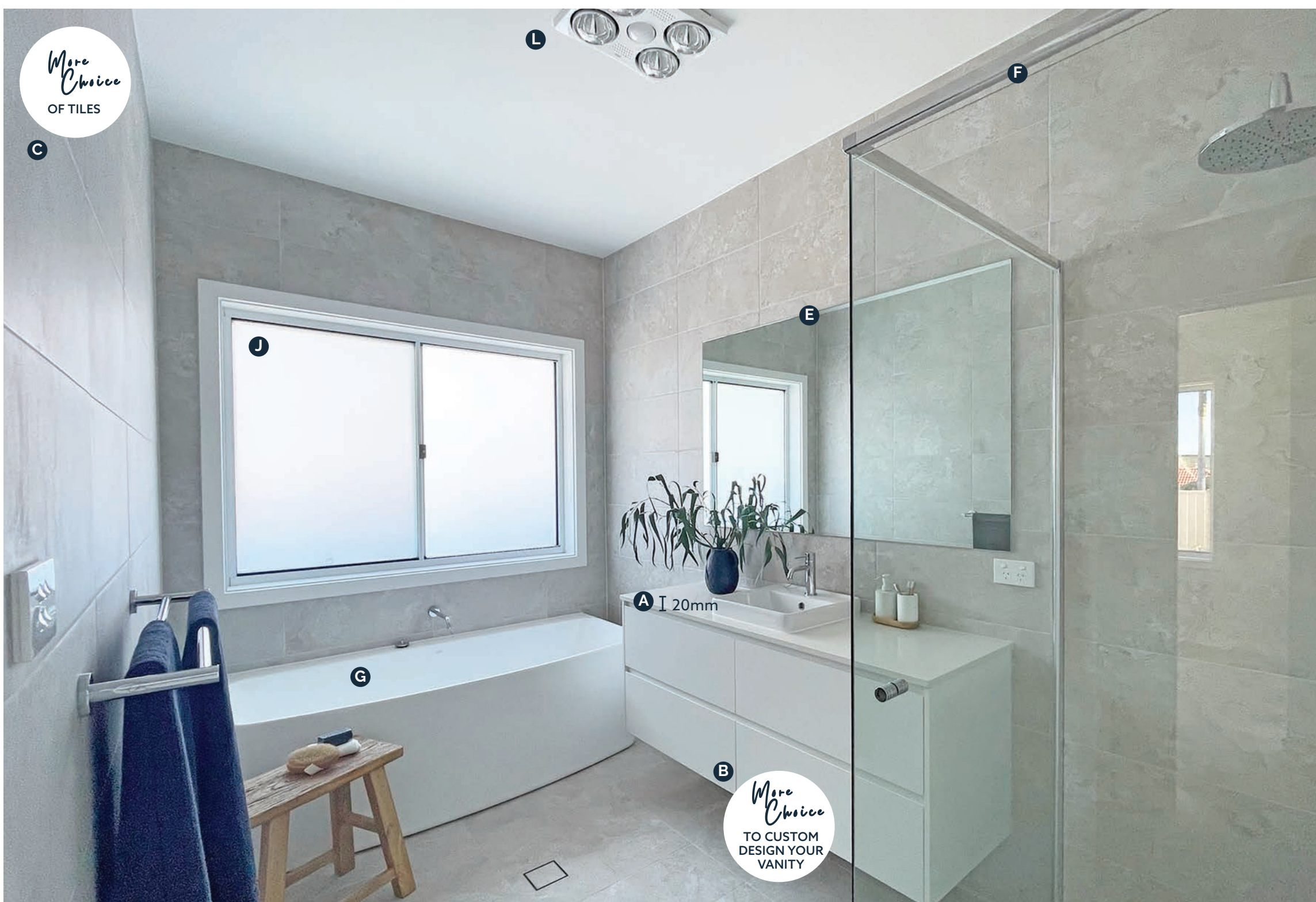
E

PHOENIX CLARK

Kitchen inclusions

The kitchen is the heart of the home, a place where people come together to eat, share and live life.

- A STONE BENCHTOPS**
 - Caesarstone 40mm benchtops (standard range)
- B CUSTOM CABINETRY**
 - Polytec melamine kitchen finish
 - Choice of colours from nominated range
 - Kitchen layout including overhead cabinetry as per plan
 - Bulkheads to overhead cupboards
- C DRAWERS & DOORS**
 - Two banks of drawers (including cutlery & pot drawers)
 - Door & drawer handles
 - Soft closing hinges & drawer runners
- D SPLASHBACK**
 - Choice of ceramic tiles to splashback, up to 650mm over kitchen benchtop
- E SINK & TAPWARE**
 - Phoenix Vivid Slimline chrome pull out sink mixer
 - Clark Polar double bowl stainless steel undermount sink
- F APPLIANCES**
 - Fisher & Paykel 900mm freestanding dual fuel stainless steel cooker
 - Fisher & Paykel 900mm concealed undermount stainless steel rangehood. Ducted externally
 - Fisher & Paykel built in stainless steel microwave oven with trim kit
 - Fisher & Paykel underbench stainless steel dishwasher
- G STORAGE**
 - Four melamine shelves to pantry including walk-in pantry's where applicable



Bathroom, Ensuite & Powder Room inclusions

- A** **STONE BENCHTOPS**
 - Caesarstone 20mm benchtop (standard range)
- B** **CUSTOM WALL HUNG VANITIES**
 - Polytec melamine wall hung vanities
 - Choice of colours from nominated range
 - Door & drawer handles
 - Soft closing hinges & drawer runners
- C** **TILES**
 - Full height tiling to main bathroom & ensuite
 - 1.2m height tiling to powder room & w/c
 - Choice of ceramic tiles
 - 400mm x 400mm decorative shower niche
 - Tile insert to floor wastes
- D** **BASIN & TAPWARE**
 - Caroma Carboni II inset basin
 - Phoenix Vivid Slimline chrome basin mixer, curved outlet
- E** **FRAMELESS MIRROR**
 - Polished edge mirrors fitted to width of vanity
- F** **SHOWER & TAPWARE**
 - Semi-framed shower screen with pivot door, 6mm safety glass & standard handle
 - Phoenix Vivid chrome shower arm & rose
 - Phoenix Vivid Slimline chrome shower/wall mixer
- G** **BATH & TAPWARE**
 - Caroma Urbane 'back to wall' freestanding bath
 - Phoenix Vivid Slimline chrome wall bath outlet
 - Phoenix Vivid Slimline chrome shower/wall mixer
- H** **TOILET**
 - Caroma Urbane II Cleanflush 'back-to-wall' toilet suite with soft closing seat & lid
- I** **ACCESSORIES**
 - Phoenix Radii chrome double towel rail, toilet roll holder & towel ring where applicable
- J** **WINDOWS**
 - Obscure glazing to windows
- K** **WET AREAS**
 - Wet areas waterproofed to Australian Standards
- L** **LIGHTING**
 - Three-in-one fan/light/heater combination unit to bathroom & ensuite. Ducted externally



Laundry inclusions

The laundry is a well used space and deserves nice things too.

- A** **STONE BENCHTOP**
 - Caesarstone 20mm benchtop (standard range)
- B** **CUSTOM CABINETRY**
 - Polytec 900mm melamine laundry cabinet
 - Choice of colours from nominated range
 - Door handles & soft closing hinges
- C** **LAUNDRY TUB**
 - Clark 45L stainless steel drop-in laundry tub
- D** **TAPWARE**
 - Phoenix Ivy chrome laundry sink mixer
- E** **TILES**
 - Choice of wall and floor ceramic tiles from nominated range. Skirt tile to perimeter
 - Tiled splashback to 600mm over laundry tub
 - Tile insert floor wastes
- F** **DOOR**
 - Hume XF3 (clear glazed) external laundry door in paint finish
- G** **DOOR HARDWARE**
 - Gainsborough lock and deadbolt
- H** **WET AREAS**
 - Wet areas waterproofed to Australian Standards



Internal inclusions

Relaxed yet refined, we aspire to provide you with everyday beautiful living.

- A PAINT**
 - Taubmans premium three coat paint finish to all internal walls & woodwork
- B CEILING HEIGHT**
 - 2450mm nominal ceiling height
- C CORNICE & ARCHITRAVE**
 - Square set cornice to kitchen, dining, living & entry ceilings
 - 90mm Cove cornice to remaining
 - Profiled 67mm architrave and 67mm pine skirting with paint finish (not MDF)
- D INTERNAL DOORS & DOOR HARDWARE**
 - 2040mm Hume Accent internal doors throughout, including Smartrobe sliding built-in wardrobes & linen (where applicable)
 - Gainsborough stylish lever passage to all hinged doors
 - Gainsborough stylish privacy set to ensuite, bath & powder rooms.
 - Gainsborough rectangular or radius flush pull to all sliding doors, circular privacy/passage set to cavity sliding doors (where applicable)
 - Chrome hinges & latches
 - Cushioned door stops to all hinged internal doors
- E STORAGE**
 - Linen cupboard as per plan with four melamine shelves
 - Melamine shelf & hanging rail to all wardrobes
- F STAIRCASE** (if applicable)
 - Staircase with closed treads and risers suitable for carpet finish, pine stringer, and square mild steel balusters in black powder coated finish with timber post and handrail. All timber in painted finish





External inclusions

We've got you covered for a fresh and unique exterior.

- A SLAB & FRAME**
 - M class waffle pod slab, including porch & alfresco
 - 90mm termite resistant treated timber frame
- B WALL WRAP**
 - Bradford Enviroseal heavy duty wrap to external walls
- C ROOF & GUTTERS**
 - Choice of Colorbond steel roof with Permastop 55mm light duty insulated blanket or
 - Monier Horizon roof tiles with A line ridge including Bradford roof sarking
 - Colorbond steel fascia
 - Half round flat back gutter
 - 90mm PVC downpipes
- D BRICKS & CLADDING**
 - Choice of quality bricks
 - Off-white mortar with ironed or flush joints to brickwork
 - 170mm Primeline Newport weatherboard cladding where applicable
- E GARAGE**
 - Sectional overhead woodgrain garage door with automatic door opener & two remote controls
- F WINDOWS & DOORS**
 - Aluminium sliding windows with black hardware. Keyed locks to sliding doors & all opening windows
 - Aluminium insect screens to all opening windows & sliding doors
 - Weather seals to all external hinged doors
- G ENTRY**
 - Hume Newington entry door in painted or stained finish
 - Gainsborough Contemporary Trilock
- H TILED PORCH & ALFRESCO**
 - Ceramic tiles to porch & alfresco
- I DIGITAL TELEVISION ANTENNA**
 - 1.5m galvanised mast
- J HOT WATER SYSTEM**
 - 26L instantaneous natural gas hot water system pre-set to 50°C
- K TAPS**
 - Two external garden taps

Electrical & Technology inclusions

Planning is key to having all your electrical and technology needs in the right place.

A DUCTED AIR CONDITIONING

- ActronAir Classic Series II ducted air conditioning, single phase with two zones and one controller (square or round vents)

B SAFETY

- Hills NX4 security system: control panel, Vertex code pad & three passive infrared sensor motion detectors, one internal screamer & one external siren/strobe light
- Earth leakage electrical safety switch in single phase meter box
- Direct-wired smoke detectors with battery backup

C LIGHTING

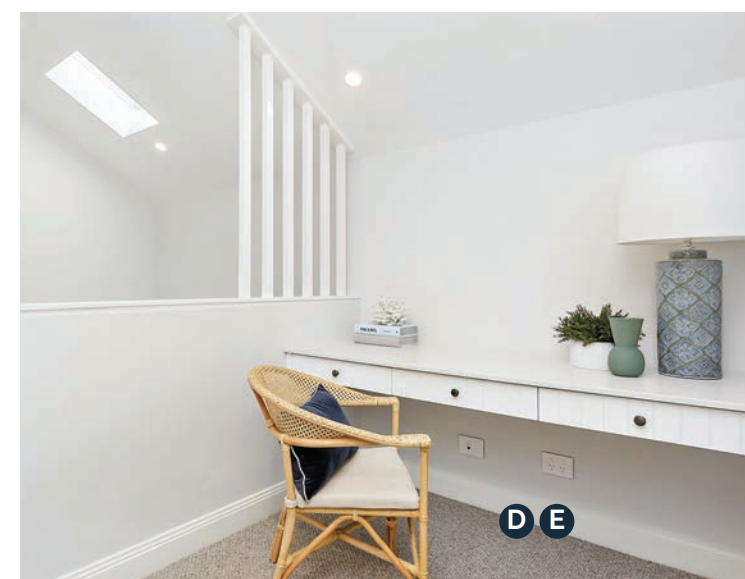
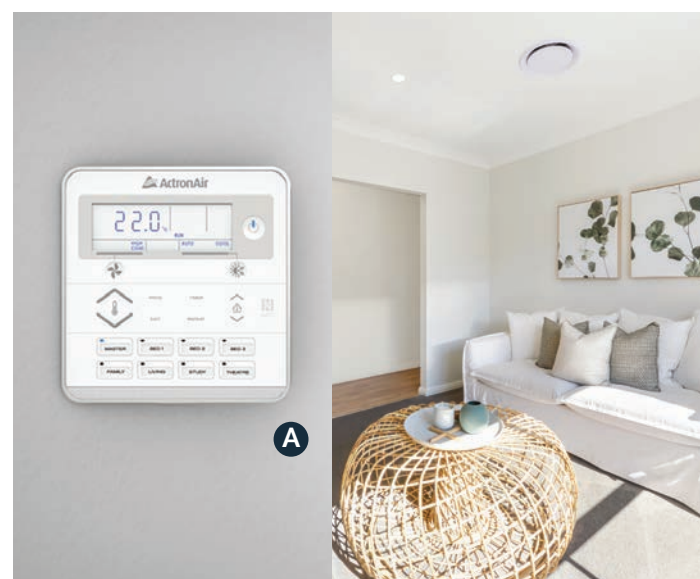
- LED downlights to kitchen, dining, living & entry areas. (Up to 15 in total)
- Light points to all rooms including compact florescent globes
- Three-in-one fan/light/heater combination unit to bathroom & ensuite. Ducted externally
- Two twin flourescent light to garage
- Four external light points
- One two-way light switch

D TECHNOLOGY

- Two television outlets
- Two telephone outlets
- One data outlet

E POWER

- Double power outlet to all rooms. Single power outlet to appliances as required. One per room
- One single power outlet to internal wall of garage. (NBN provision)
- One additional telephone outlet to internal wall of garage. (NBN provision)



Compare the Evolution *Inclusion* Difference

		<div><div></div><div>EVOLUTION</div><div>BUILDING GROUP</div></div>	OTHER BUILDERS
DESIGN & SERVICES	Design consultation	✓	
	Colour consultation	✓	
	Electrical consultation	✓	
	Contour survey & report	✓	
	Architectural drawings	✓	
	Structural engineering	✓	
	Complying development application & fees	✓	
	Home Building Compensation Fund Insurance. (Construction Type H01)	✓	
	Long service levy	✓	
	Scaffolding & safety rail as required	✓	
	Basix assessment & certification to State Government requirements	✓	
	Water authority fees	✓	
	160 day tender period	✓	
	Three month maintenance period	✓	
KITCHEN	Caesarstone 40mm benchtops (standard range)	✓	
	Polytec melamine kitchen finish. Kitchen layout including overhead cabinetry as per plan.Choice of colours from nominated range. Bulkheads to overhead cupboards	✓	
	Two banks of drawers (including one set of cutlery drawers & one set of pot drawers)	✓	
	Door & drawer handles from nominated range	✓	
	Soft closing hinges & drawer runners	✓	
	Ceramic tiled splashback up to 650mm over kitchen benchtop	✓	
	Clark Polar double bowl undermount sink	✓	
	Phoenix Vivid Slimline chrome pull out sink mixer	✓	
	Fisher & Paykel 900mm freestanding dual fuel stainless steel cooker	✓	
	Fisher & Paykel 900mm concealed undermount stainless steel rangehood	✓	
	Fisher & Paykel built-in stainless steel microwave oven with trim kit	✓	
	Fisher & Paykel stainless steel underbench dishwasher	✓	
	Four melamine shelves to pantry including walk in pantry's where applicable	✓	
BATHROOM, ENSUITE & POWDER ROOM	Caesarstone 20mm stone benchtop (standard range)	✓	
	Custom polytec melamine wall hung vanities. Choice of colours from nominated range	✓	
	Door & drawer handles from nominated range	✓	
	Soft closing hinges & drawer runners	✓	
	Choice of ceramic tiles from nominated range. Full height tiling to main bathroom & master ensuite.1.2m height tiling to powder room & w/c	✓	
	400mm x 400mm decorative shower niche to main bathroom & ensuite	✓	
	Tile insert floor wastes	✓	
	Caroma Carboni II inset basin	✓	
	Phoenix Vivid Slimline chrome basin mixer, curved outlet	✓	
	900mm high polished edge vanity mirrors fitted to the same width as vanity	✓	
	Semi-framed shower screen with pivot door, 6mm safety glass & standard handle	✓	
	Phoenix Vivid chrome shower arm, shower rose & Phoenix Vivid Slimline wall mixer	✓	
	Caroma Urbane 1675 back-to-wall freestanding bath	✓	
	Phoenix Vivid Slimline chrome wall bath outlet & wall mixer	✓	
	Caroma Urbane II Cleanflush back-to-wall toilet suite with soft closing seat & lid	✓	
	Phoenix Radii chrome double towel rail, toilet roll holder & hand towel holder where applicable	✓	
	Obscure glazing to windows	✓	
LAUNDRY	Caesarstone 20mm stone benchtop (standard range)	✓	
	Custom polytec 900mm melamine laundry cabinet. One colour from nominated range	✓	
	Door & drawer handles from nominated range	✓	
	Soft closing hinges & drawer runners	✓	
	Clark 45L stainless steel drop-in laundry tub	✓	
	Phoenix Ivy chrome laundry sink mixer	✓	
	Choice of ceramic wall & floor tiles from nominated range. Skirt tile to perimeter with a tiled splash-back to 600mm over laundry tub	✓	
	Tile insert floor wastes	✓	
	Hume XF3 (clear glazed) timber external laundry door in paint finish with Gainsborough locks and deadbolt	✓	

Compare the Evolution *Inclusion* Difference

		<div><div></div><div>EVOLUTION</div><div>BUILDING GROUP</div></div>	OTHER BUILDERS
INTERNAL	Taubmans premium three coat paint finish to all internal walls & woodwork, one colour from nominated range	✓	
	2450mm nominal ceiling height	✓	
	Square set cornice to kitchen, dining, living & entry ceilings. 90mm Cove cornice to remainder	✓	
	Profiled 67mm architrave and 67mm pine skirting suitable for paint finish (not MDF)	✓	
	2040mm Hume Accent internal doors throughout, including Smartrobe sliding doors to built-in ward- robes & linen (where applicable)	✓	
	Gainsborough stylish lever passage to all hinged internal doors. Gainsborough stylish privacy set to ensuite, bath & powder rooms. Chrome hinges & latches	✓	
	Gainsborough rectangular or radius flush pull to all sliding doors, circular privacy/passage set to sliding cavity doors (where applicable) Chrome hinges & latches	✓	
	Cushioned door stops to all hinged internal doors	✓	
	Linen cupboard as per plan with four melamine shelves	✓	
	Melamine shelf & hanging rail to all wardrobes	✓	
	Wet areas waterproofed to Australian Standards	✓	
	Staircase with closed treads and risers suitable for carpet finish, pine stringer and square mild steel balusters in black powder coated finish with timber post and handrail. All timber in painted finish (if applicable)	✓	
EXTERNAL	'M' class waffle pod slab. 20mpa Concrete & SL82 mesh	✓	
	Bradford Enviroseal heavy duty wrap to external walls	✓	
	90mm termite resistant treated timber frame. Engineered to N2 wind classification Termite protection system to Australian Standards	✓	
	Choice of Colorbond steel roof with Permastop 55mm light duty insulated blanket or Monier Horizon concrete roof tiles with A line ridge including Bradford roof sarking	✓	
	22.5º roof pitch (subject to design)	✓	
	Colorbond steel fascia. Half round flat back gutter. 90mm PVC downpipes	✓	
	Choice of quality bricks from two of Australia's renowned manufacturers	✓	
	Off-white mortar with ironed or flush joints to brickwork	✓	
	170mm Primeline Newport weatherboard cladding where applicable	✓	
	Sectional overhead woodgrain garage door with automatic door opener & two remote controls	✓	
	Aluminium sliding windows with black hardware. Keyed locks to external aluminium sliding doors & all opening windows	✓	
	Aluminium insect screens to all opening windows & sliding doors	✓	
	Weather seals to all external hinged doors	✓	
	Hume Newington painted entry door in painted or stained finish	✓	
	Gainsborough Contemporary Trilock	✓	
	Ceramic tiles to porch & alfresco	✓	
	26L instantaneous natural gas hot water syste, pre-set to 50°C	✓	
	Digital television antenna with 1.5m galvanised mast	✓	
	Natural gas connection within 10m of the dwelling	✓	
	One internal gas bayonet point	✓	
	Two external garden taps	✓	
ELECTRICAL & COMMUNICATIONS & SAFETY	ActronAir ducted air conditioning. Single phase with two zones	✓	
	Earth leakage electrical safety switch in single phase meter box	✓	
	Hills NX4 security system: control panel, Vertex code pad & three passive infrared sensor motion detectors, one internl screamer & one external siren/strobe light	✓	
	Double power outlet to all rooms and single power outlet to appliances as required	✓	
	LED downlights to kitchen, dining, living & entry areas. Up to 15 in total	✓	
	Light points to all rooms including compact fluorescent globes	✓	
	Three-in-one fan/light/heater combination unit to bathroom & ensuite. Ducted externally	✓	
	Two twin fluoroscent lights to garage	✓	
	Four external light points	✓	
	One two-way light switch	✓	
	Direct-wired smoke detectors with battery backup	✓	
	Conduit & draw wire from meter box to internal wall of garage (NBN provision)	✓	
	One single power outlet to internal wall of garage (NBN provision)	✓	
	Two television outlets	✓	
	Two telephone outlets	✓	
	One data outlet	✓	

Standard site costs and Basix

Site Costs & Basix requirements can vary as they are unique to your **specific site and the home** you have chosen. That is why we have put together a comprehensive list of inclusions to add to your new Evolution home.

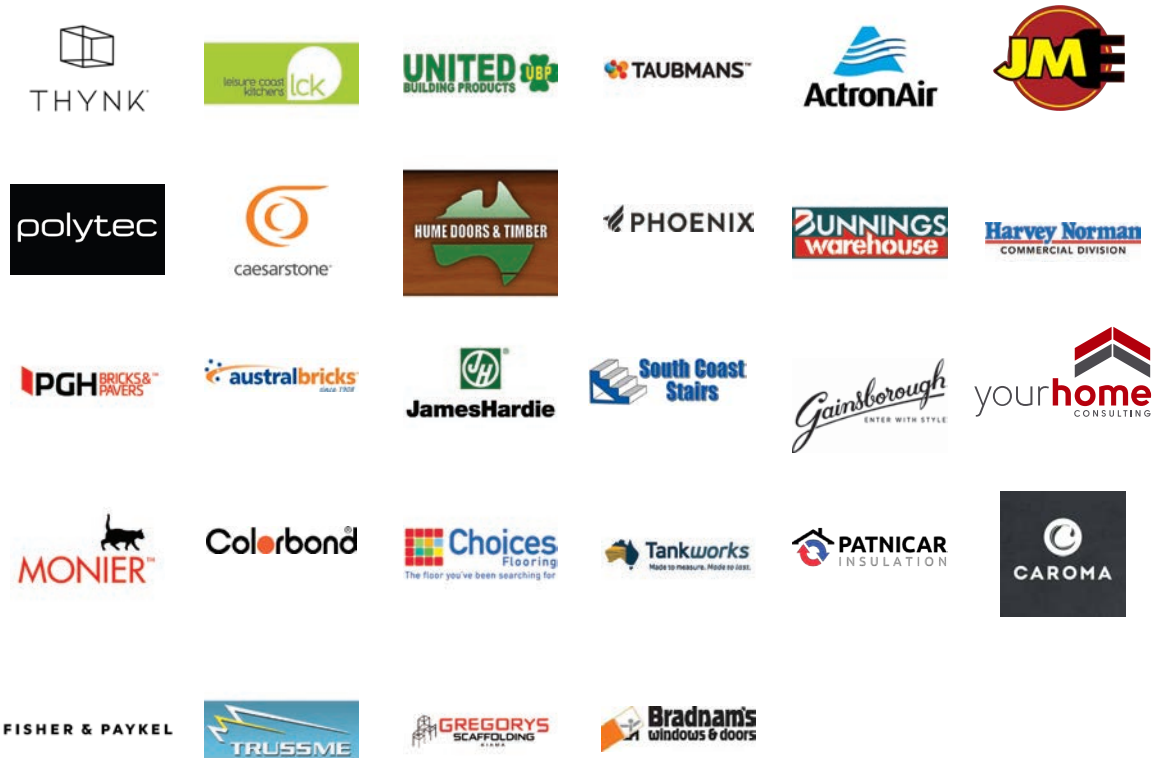
		EVOLUTION BUILDING GROUP	OTHER BUILDERS
STANDARD FIXED SITE COSTS	Piering (Fixed Price) to even bearing up to 80lm	✓	
	Engineer soil test (if required)	✓	
	Sewer connection within 10m of building	✓	
	Stormwater connection within 10m of building (to street gutter or stormwater easement)	✓	
	Water connection near side within 10m building	✓	
	Three phase underground power connection within 10m building. (Meter box to be positioned in an area nearest the electrical turret, unless requested otherwise. On homes where zero allotment applies, the meter box, windows and/or doors may need to be relocated to suit)	✓	
	Telstra underground provision within 10m of building	✓	
	Excavation of site based on up to 1m of fall over the building envelope with equal cut & fill. Note: excludes drop edge beam, import/export soil and splits/garage step downs if required	✓	
	All weather access to driveway area (within 7m of front boundary setback)	✓	
	Siltation control and garbage disposal area.	✓	
STANDARD FIXED BASIX COSTS	Temporary toilet hire & site safety fence to front, side and rear boundaries up to 100lm.	✓	
	Slimline 3000 litre steel rainwater tank with submersible pump and mains by-pass controller. Including concrete slab. Tank pad attached to home	✓	
	Greywater connection to toilets, 1 x external garden taps & laundry washing machine provision.	✓	
	Overflow drainage from tank to street/easement.	✓	
	R4.1 ceiling insulation to living areas. Excludes floor joist of two/split level homes	✓	
	R2.5 wall insulation to external walls & garage/living dividing walls	✓	
	Low E and/or double glazing (where required) to all habitable room windows excluding wet areas to satisfy Basix/NatHERS certificate	✓	





Proudly partnered with

We proudly partner with **local** and long standing businesses and suppliers for the highest **quality and service**.



View our inspiration Series on our website.
<https://www.evolutionbuildinggroup.com.au/inspiration-series/>





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Happy
Place

** Note: Standard Site Costs and Basix items do not form part of the Evolution Inclusions. These items will be added and itemised when you engage upon a sales estimate. Talk to one of our friendly sales consultants for more information.

Evolution Building Group proudly offer the Evolution Inclusions to any standard Evolution Building Group home design. We are constantly improving our range, so designs, plans, specification, materials, suppliers, prices and other conditions may change without notice. Images are for illustrative purposes only, and to be used as a guide only, images may feature upgraded items and may not represent the home on display or standard floorplans, inclusions or specifications. Talk to one of our friendly sales consultants for details and pricing.