

# EVOLUTION *Inclusions*

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



EVOLUTION  
BUILDING GROUP



# 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

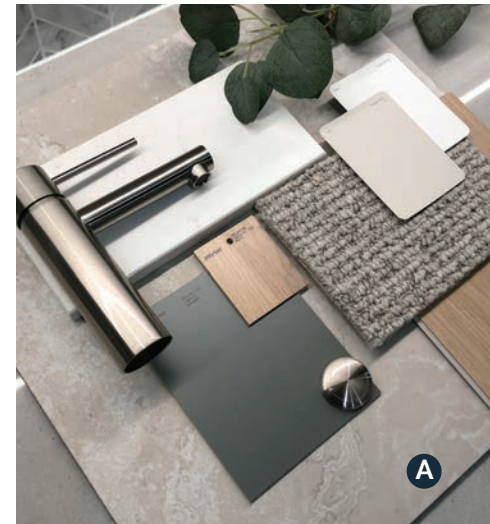
- Design consultation
- External & internal colour consultation
- Facade 3D Render
- Electrical consultation
- Contour survey & report
- Architectural drawings
- Structural engineering

## B BUILDING APPROVALS

- HIA building contract
- Energy assessment & certification to State Government requirements
- Complying development application & fees
- Home Building Compensation Fund Insurance (Construction Type H01)
- Construction within Zone 5 of Climate Zone Map (ABCB)
- 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
- 180 day tender period
- Three month maintenance period
- Detailed maintenance booklet to keep your home looking new for longer







# External inclusions

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

- A SLAB & FRAME**
  - Waffle slab, including porch & alfresco
  - 90mm termite resistant treated timber frame
- B WALL WRAP**
  - Heavy duty foil wrap to all external walls
- C ROOF & GUTTERS**
  - Colorbond roof
  - Colorbond steel fascia & half round flat back gutter
  - 90mm PVC downpipes
- D BRICKS & CLADDING**
  - Large range of 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
- E GARAGE**
  - Sectional overhead 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 timber 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 (builders range)
- I TAPS**
  - Two external garden taps



# 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

  - 2440mm nominal ceiling height
- C

CORNICE & ARCHITRAVE

  - Square set cornice to kitchen, dining, living and entry ceilings
  - 90mm Cove cornice to remainder
  - Profiled 67mm architrave and 67mm skirting suitable for paint finish
- D

INTERNAL DOORS & DOOR HARDWARE

  - 2040mm Hume Accent internal doors with chrome hinges and latches
  - 2040mm Hume Accent Smartrobes to built-in wardrobes (where applicable)
  - Gainsborough stylish lever sets to all hinged internal doors
  - Gainsborough stylish privacy set to ensuite, bath & powder rooms.
  - Gainsborough rectangular flush pull to all sliding doors, circular privacy set to sliding cavity doors (where applicable)
- E

STORAGE

  - Linen cupboard as per plan with four melamine shelves
  - Melamine shelf & hanging rail to all wardrobes
- F

WET AREAS

  - Wet areas waterproofed to National Construction Code (NCC)
- G

STAIRCASE (if applicable)

  - Staircase with closed treads and risers suitable for carpet finish with pine stringer, and square mild steel balusters in black powder coated finish with timber post







# 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**
  - 40mm stone benchtops (builders range)
- B** **CUSTOM CABINETRY**
  - Laminate kitchen finish
  - 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 (builders range)
- E** **SINK & TAPWARE**
  - Phoenix Vivid Slimline chrome pull out sink mixer
  - Clark Polar double bowl stainless steel undermount sink
- F** **APPLIANCES**
  - Fisher & Paykel 90cm freestanding cooker with induction cooktop
  - Fisher & Paykel 90cm undermount rangehood. Ducted externally
  - Fisher & Paykel built in stainless steel microwave with trim kit
  - Fisher & Paykel underbench stainless steel dishwasher
- G** **STORAGE**
  - Four melamine shelves to pantry including walk-in pantry's where applicable
- H** **COLD WATER POINT**
  - Cold water point to fridge space







# Bathroom, Ensuite & Powder Room inclusions

- A WET AREAS**
  - Wet areas waterproofed to National Construction Code (NCC)
  - Recessed wet areas
- B STONE BENCHTOPS**
  - 20mm stone benchtop (builders range)
- C CUSTOM WALL HUNG VANITIES**
  - Laminate wall hung vanities
  - Door & drawer handles
  - Soft closing hinges & drawer runners
- D TILES**
  - Full height tiling to main bathroom & ensuite
  - 1.2m height tiling to powder room & w/c
  - Choice of ceramic tiles (builders range)
  - 400mm x 400mm shower niche
  - Tile insert floor wastes (in chrome)
- E BASIN & TAPWARE**
  - Caroma Carboni II inset basin
  - Phoenix Vivid Slimline chrome basin mixer, curved outlet
- F FRAMELESS MIRROR**
  - Polished edge mirrors to vanity
- G SHOWER & TAPWARE**
  - Semi-frameless shower screen with pivot door & standard handle
  - Phoenix Vivid chrome shower arm & rose
  - Phoenix Vivid Slimline chrome shower/wall mixer
- H BATH & TAPWARE**
  - Caroma Urbane 'back to wall' freestanding bath
  - Phoenix Vivid Slimline chrome wall bath outlet
  - Phoenix Vivid Slimline chrome shower/wall mixer
- I TOILET**
  - Caroma Urbane back-to-wall toilet suite with soft closing seat & lid
- J ACCESSORIES**
  - Phoenix Radii chrome double towel rail, toilet roll holder & towel ring where applicable
- K WINDOWS**
  - Obscure glazing to windows
- 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
  - 20mm stone benchtop (builders range)
- B** CUSTOM CABINETRY
  - 900mm laminate laundry cabinet
  - 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 (builders range) Skirt tile to perimeter
  - Tiled splashback to 600mm over laundry tub
  - Tile insert floor wastes
- F** DOOR
  - Aluminium Full glass (clear glazed) hinged door with sill & standard handle

PHOENIX CLARK

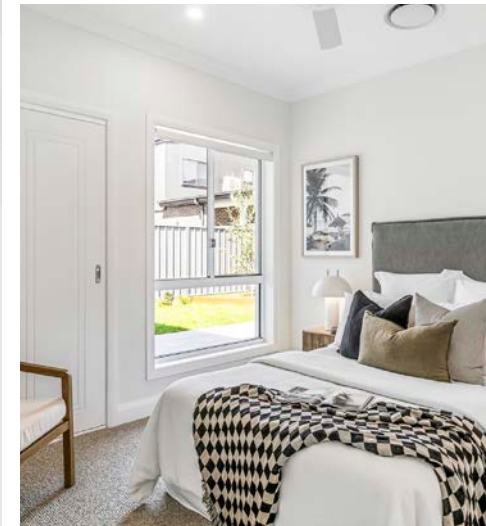




# Technology, Electrical & Communications inclusions

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

- A ECO FRIENDLY SOLAR SYSTEM**
  - 6.65kW PV Solar System
  - Enphase iQ8 Microinverters
  - 14 x 475W Jinko Tiger Neo Solar Panels
  - Schletter Rail & Mounting Equipment
  - Includes Three Phase Meter
  - Battery ready cabling
- B DUCTED AIR CONDITIONING**
  - Single phase ducted air conditioning with two zones, one controller and up to 8 outlets.
- C ELECTRIC WATER HEATER**
  - Electric Hot Water System, single element, includes concrete pad
- D SAFETY**
  - 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 Three Phase meter box
  - Direct-wired smoke detectors with battery backup
- E 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
- F TECHNOLOGY**
  - Two television outlets
  - Two telephone outlets
  - One data outlet
- G 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

		EVOLUTION BUILDING GROUP	OTHER BUILDERS
PRELIMINARY COSTS & STATUTORY REQUIREMENTS	Design consultation.	✓	
	External & Internal Colour consultation.	✓	
	Facade 3D Render.	✓	
	Electrical consultation.	✓	
	Contour survey & report.	✓	
	Architectural drawings.	✓	
	Structural engineering.	✓	
	Complying development application & fees.	✓	
	Home Building Compensation Fund Insurance. (Construction Type H01)	✓	
	Constructon within Zone 5 of Climate Map (ABCB)	✓	
	Long service levy.	✓	
	Scaffolding & safety rail as required.	✓	
	Energy assessment & certification to State Government requirements.	✓	
	Water authority fees.	✓	
	180 day tender period.	✓	
	Three month maintenance period.	✓	
EXTERNAL	'H' class waffle slab, 20mpa Concrete & SL82 mesh.	✓	
	Concrete Pump for Slab.	✓	
	Heavy duty wrap to external walls.	✓	
	Weather seals to all external hinged doors.	✓	
	Termite protection system to Australian Standards.	✓	
	Timber floor joist with particleboard flooring (Double Storey).	✓	
	Choice of quality bricks from two of Australia 's renowned manufacturers. Off-white mortar with ironed joints to brickwork.	✓	
	170mm Primeline Newport weatherboard cladding where applicable.	✓	
	Quality powder coated aluminium sliding windows with black hardware.	✓	
	Aluminium insect screens to all opening windows & sliding doors.	✓	
	Keyed locks to external aluminium sliding doors & all opening windows.	✓	
	Colorbond Roof.	✓	
	22.5° roof pitch (subject to design).	✓	
	Colorbond steel fascia & half round flat back gutter with 90mm PVC Downpipes.	✓	
	Sectional overhead garage door with automatic door opener & two remote controls in a choice of colours from builder's range.	✓	
	Hume Newington entry door in painted or stained finish with Gainsborough Contemporary Trilock.	✓	
	Tiled front porch & alfresco on reinforced concrete slab incorporated with main home. Floor tiles from builder's nominated range.	✓	
	Two external garden taps.	✓	
INTERNAL	2440mm nominal ceiling height.	✓	
	2040mm Hume Accent internal doors with chrome hinges & latches.	✓	
	Gainsborough stylish lever sets to all hinged internal doors, privacy set ensuite, bath & powder rooms.	✓	
	2040mm Hume Accent smartrobes to built-in wardrobes (Where applicable).	✓	
	Profiled 67mm pine architrave and 67mm pine skirting suitable for paint finish	✓	
	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	✓	
	Square set ceilings in leiu of Cove cornice to kitchen, dining, living and entry ceilings. 90mm Cove to remainder of home.	✓	
	Cushioned door stops to all hinged internal doors	✓	
	Profiled 67mm architrave and 67mm skirting suitable for paint finish from builder's nominated range.	✓	
	Linen cupboard as per plan with four melamine shelves.	✓	
	Melamine shelf & hanging rail to all wardrobes	✓	
	Wet areas waterproofed to National Construction Code (NCC)	✓	
	Taubmans premium three coat paint finish to all walls & woodwork, option of one colour from nominated range.	✓	
	Staircase with closed treads and risers suitable for carpet finish with pine stringer, and square mild steel balusters in black powder coated finish with timber post and handrail. All timber in painted finish.	✓	

		EVOLUTION BUILDING GROUP	OTHER BUILDERS
KITCHEN	Laminate kitchen finish. Kitchen layout including overhead cabinetry as per plan.	✓	
	40mm stone benchtops (builder's range)	✓	
	One set of cutlery drawers.	✓	
	One set of pot drawers.	✓	
	Door & drawer handles from nominated range.	✓	
	Soft closing hinges & drawer runners.	✓	
	Bulkheads to overhead cupboards.	✓	
	Four melamine shelves to pantry including walk-in pantry's where applicable.	✓	
	Clark Polar double bowl undermount sink.	✓	
	Phoenix Vivid Slimline Pullout Chrome sink mixer.	✓	
	Fisher & Paykel 90cm Freestanding Cooker with Induction Cooktop.	✓	
	Fisher & Paykel 90cm undermount Rangehood. Ducted externally.	✓	
	Fisher & Paykel Stainless Steel Built-in Microwave with Trim Kit including power outlet.	✓	
	Fisher & Paykel Stainless Steel under bench Dishwasher including power outlet & cold water connection.	✓	
	Four melamine shelves to pantry including walk in pantry's where applicable.	✓	
	Cold water point to fridge space.	✓	
BATHROOM, ENSUITE & POWDER ROOM	Recessed wet areas.	✓	
	Laminate wall hung vanities.	✓	
	20mm stone benchtops (builder's range)	✓	
	Caroma Carboni II inset basin	✓	
	Phoenix Vivid slimline basin mixer (Chrome)	✓	
	Phoenix Vivid slimline bath & shower mixer (Chrome)	✓	
	Phoenix Vivid slimline 230mm bath curved outlet (Chrome)	✓	
	Phoenix Vivid shower rose 230mm round on Phoenix Vivid 400mm shower arm (Chrome)	✓	
	Semi-frameless shower screen with pivot door, 6mm safety glass & standard handle.	✓	
	900mm high polished edge vanity mirrors fitted to same width as vanity.	✓	
	Caroma Urbane 1675 back to wall freestanding bath.	✓	
	Caroma Urbane back to wall toilet suite with soft closing lid.	✓	
	Phoenix Radii double towel rail, toilet roll holder & towel ring where applicable (Chrome)	✓	
	Ceramic tiles from builder's nominated range. Full height tiling to main bathroom & master ensuite.1200mm high tiling to remaining bathrooms, powder room & W.Cs. Note: 2000mm high wall tiling to showers where applicable.	✓	
	400mm x 400mm niche to main bathroom & master ensuite shower recess.	✓	
	Tile insert floor wastes. (Chrome)	✓	
	Obscure glazing to windows.	✓	
LAUNDRY	900mm laminate laundry cabinet.	✓	
	20mm stone benchtop (builder's range)	✓	
	Quality 45L stainless steel drop-in laundry tub.	✓	
	Phoenix Ivy laundry sink mixer (Chrome)	✓	
	Wall & floor tiles from builder's nominated range. Skirt tile to perimeter with a tiled splashback to 600mm over laundry tub.	✓	
	Tile insert floor wastes. (Chrome)	✓	
	Aluminium Full glass (clear glazed) hinged door with sill & standard handle (where applicable)	✓	
	Gainsborough lock and deadbolt (applicable with Hume XF3 door)	✓	
HOME TECHNOLOGY, ELECTRICAL & COMMUNICATIONS	6.65kW PV Solar system - Battery ready cabling.	✓	
	Single phase ducted air conditioning system.	✓	
	Electric hot water system, single element includes concrete pad.	✓	
	Digital antenna. (if required)	✓	
	Security alarm system package.	✓	
	Earth leakage electrical safety switch in three phase meter box.	✓	
	Double power outlet to all rooms & single power outlet to appliances as required.	✓	
	LED downlights to living area. (Up to 15 of)	✓	
	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)	✓	
	Technology: * 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.	✓	
	Temporary toilet hire & site safety fence to front, side and rear boundaries up to 100lm.	✓	
STANDARD FIXED BASIX COSTS	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.	✓	
	R5.0 ceiling insulation to living areas. Excludes floor joist of two/split level homes.	✓	
	R2.5 wall insulation to external walls & garage/living dividing walls.	✓	
	R2.5 insulation to internal walls of wet areas.	✓	
	Up to 2No. Standard Builders range of ceiling fans.	✓	
	Clear Low E and/or Standard Clear Float Double Glazing (where required) to all habitable room windows & sliding doors excluding wet areas to satisfy Basix/NatHERS Certificate. Note: Builders range window/sliding door frame.	✓	

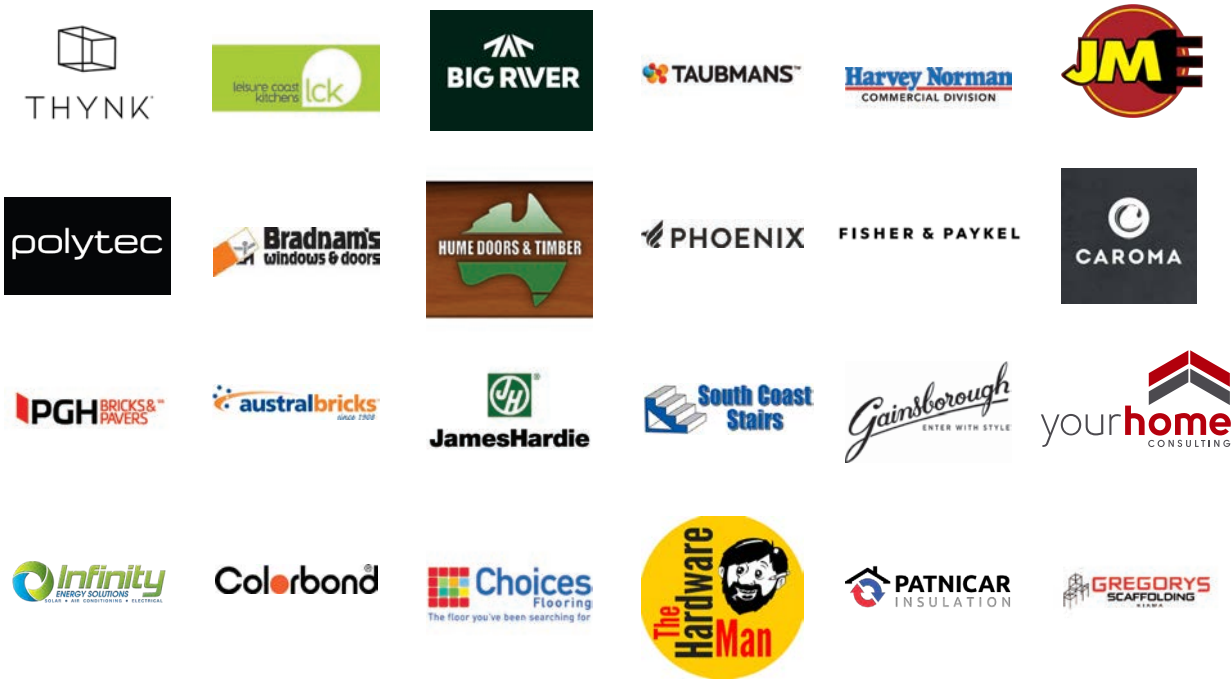






# Proudly partnered with

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/evolution-tv>







#### OFFICE

8/47-51 Baan Baan St,  
Dapto NSW 2530

 (02) 4244 1212

 [www.evolutionbuildinggroup.com.au](http://www.evolutionbuildinggroup.com.au)

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\*\* 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.