


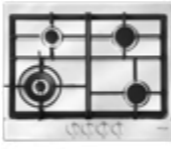






Thrive
Homes


Evoque Inclusions

Kitchen

Oven	1  600mm Artusi electric oven AO650X	
Cooktop	2  600mm Artusi gas cooktop AGH65X	
	OR 3  600mm Artusi electric cooktop PACCC60 (only if gas isn't available, additional cost applies)	
Rangehood	4  600mm Artusi rangehood ASO600RX*	
Tapware	5 alder Chrome sink mixer with gooseneck spout	
Sink	Double bowl stainless steel sink	
Splashback	6 Fully tiled splashback overmount with drainer	
Benchtops	7 32mm Laminate with rolled edge	
Joinery and handles	Laminated joinery in one colour with kickboard and designer handles	
Pantry	8 4 × Melamine shelves	
Overhead cabinets	9 Overhead cabinets to kitchen bench and fridge space, including bulkheads	



Bathroom, ensuite and powder room

Tapware	1 alder 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	2  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



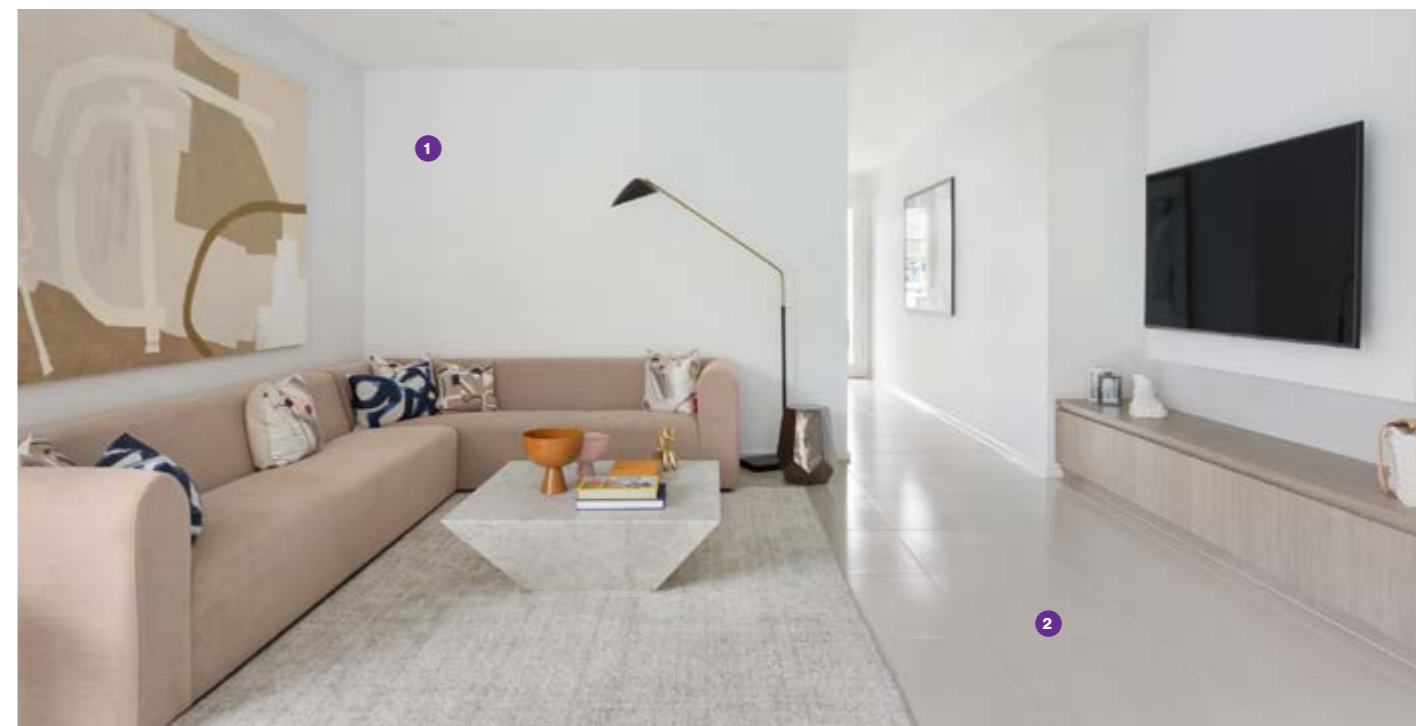


External

Driveway	1 Broom finished coloured concrete driveway (house and site dependent, from garage to boundary) and a plain concrete crossover (from garage to boundary.)
Slab	Engineered concrete slab to suit 'M' class soil classification
Front entry door	2 Quality clear glazed timber front entry door 2040mm (H) × 820mm (W)
Laundry door	Aluminium sliding door or full clear glazed hinged door*
External door furniture	LOCKWOOD Lever entrance set in satin chrome and double cylinder deadbolt
Roof pitch	3 22.5° Roof pitch* (façade and estate dependent)
Metal roofing	3 Colorbond Quality metal roofing including insulation blanket
Fascia and gutter	Colorbond Fascia and quad gutters
Cladding	JamesHardie Composite cladding to nominated areas and façades
Garage door	4 Sectional overhead garage door, including door operator and two remotes
Bricks	5 Face bricks with off-white mortar and ironed joints
Windows	6 Aluminium lockable windows and sliding doors
Alfresco	Engineered broom finished concrete slab with roof over plasterboard ceiling and boxed surround
Wall insulation	R2.0 Batts to external walls including walls between Garage and house (excludes garage external walls)
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 recycled and mains front and rear portable and mains rainwater tank or recycled water

Internal

Frame and truss	AusSteel Engineered steel frames and trusses
Ceiling height	2450mm Nominal ceiling heights to ground floor and first floor*
Doors	2040mm High flush pre-hung internal doors in pre-primed paint finish to ground floor and first floor including Pantry, Linen and Laundry*
Bedroom robes	Mirrored sliding doors, 1 × melamine shelf and hanging rail*
Door stops	Cushion doorstep to internal doors
Door furniture	Lever set to internal passage doors and privacy set to bathroom, ensuite and WC doors in satin chrome
Linen	Handle to match passage sets and 4 × melamine shelves*
Skirting and architraves	67 × 18mm bevelled edge profile architrave and skirting with painted finish
Cornice	90mm Cove cornice at the junction of wall and ceiling
Paint	1 Dulux Three Coat paint system to internal walls and woodwork
Flooring	2 BEAUMONT TILES 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	Carpeted treads and risers with painted pine balustrade



Hot water	Rinnai 6 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. Fan/Light/Heat Combo supplied to Main Bathroom and Ensuite.
Lighting	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
TV, phone and data	2 × TV points and 1 × data point
Fibre optic network	Provision for fibre optic network, phone and data point with TV cable to roof space with splitter
Gas	Natural 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	Standard complying development certificate and development application, home owner's warranty insurance, occupation certificate fees, water authority fees, long service levy, section 10.7 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 blade pile piling allowance, subject to site requirements
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 rainwater tank will be detached from the dwelling (attached if possible) and located in a suitable position nominated by Thrive Homes OR Unless the site/dwelling allows an attached rainwater tank, the standard rainwater tank will be detached from the dwelling and located in a suitable position nominated by Thrive Homes

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 350m² with up to 500mm of 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.