



EVOKE LIVING
HOMES

— CREATING LIFESTYLES —

SITE BUILT PRICE GUIDE

2018 PRICE GUIDE

Building your new home is likely the biggest investment you will make in your lifetime. As specialists in steel framed housing, Evoke Living Homes can assist with making the process as seamless as can be!

With a strong focus, we are constantly raising the benchmark with more convenient, environmentally friendly and cost effective solutions that will meet the expanding market's expectations.

This price guide will assist you in calculating the price of your new home, however, don't hesitate to contact one of our dedicated sales consultants to discuss your options further.

1300 1 EVOKE (38653)
sales@evokelivinghomes.com.au



How Much Does a Site Built Home Cost?

At Evoke Living Homes, we construct both modular and on-site steel-framed homes. So, as both homes are made from the same style of construction, do they cost the same? The answer to this question is a tricky one and depends on several different factors. Like many other builders, we calculate our pricing from a base price for your standard design, then add specific variable costs to arrive at your 'custom' price; read on to find out more on how much your on site Evoke home will cost.

Base Price

The base price includes the main elements of your home, including Evoke Living Homes' standard range of inclusions which can be found at the back of this booklet. The base price of a home is a great starting point and can be used as an indicator to start your budgeting process. If you are looking to build, we always suggest meeting with a sales consultant to discuss specific costs that may add to the total cost of your home. To find out more information on our standard designs, or to create your own please contact one of our dedicated sales consultants on 1300 1 EVOKE to walk you through the pricing process.

Variable Costs

Each home will come with its own variable costs that are specific to the location and fit out of the home, these are generally:

- **Site-Connections:** All Evoke Living Homes site built homes include water, gas, electricity, sewer and communication connections up to 10m. Any runs that exceed the 10m allowance can be quoted upon application.
- **Logistics:** The base price of our site built range includes homes built within 60km of Northam and anywhere in Perth. If the piece of land you are intending to build on is further than this range, our sales consultants can speak to you on options as to whether a modular home is more cost effective for your site.
- **Planning Approval:** Depending on the local council specific requirements of your home, Development Application may be required. The fees for the planning stage will vary according to the overlays that are on your land, and the relevant requirements of the local shire. When quoting your home, we can estimate the fees in accordance to the information available, however you can be assured that the maximum fee (if any) will not exceed .32% of the total build.

- **Bushfire Attack Level (BAL) Rating:** We calculate the costs of construction based upon achieving a BAL rating of 12.5, however if the Bushfire assessors determine your land to have a higher rated BAL, this can increase costs through upgrades including improvements to window features and glazing, claddings, insulation, window shadings, and water tanks but it will significantly reduce the risk of your home being damaged by bushfires.
- **Energy Assessment:** Within the base price, Evoke Living Homes will ensure all dwellings comply with a 6.0 Star NatHERS rating will ensure the house is energy efficient, using less energy and keeping warmer in the winter and cooler in the summer. In addition to the comfort benefits to the occupant, this will significantly reduce energy costs. In some cases, a home will not reach the energy rating required due to things such as the orientation of the land, colour selections etc. If this happens to be the case, we will work with our assessors to achieve the most economical way to achieve the 6 star rating for you.

Common Options

In addition to your design, you may want to add some extras to suit your intended lifestyle. Whether you are looking for decking and verandahs to enjoy the scenery of the new home, carports or garages to keep your vehicles safe, air-conditioning or wood heating to maximise the comfort of your home, or even water tanks to increase your environmental sustainability, Evoke Living Homes can include any options to help create your desired home; custom to you and your lifestyle.

Upgrades

Evoke Living Homes supplies your home with the basics, however as the home owner, you can make as many upgrades as you like to add your own unique flare! These upgrades are made with our prestart consultant at the time of colour and specification selections, and could include:

- Stone Benchtops
- Non-Standard Splashbacks
- Non-Standard Plumbing Fittings
- Increased Tiling
- Non-Standard Tiles
- Kitchen Appliances Upgrades
- Feature Cladding
- Window Furnishings
- Floor Coverings
- Lighting Upgrades

If it is something you have dreamt of we can make it happen!



HOME PRICING CALCULATOR

The below calculator template can be handy in estimating your budget for your new home. To gauge an accurate price on each of the listed elements, contact our sales consultants on: 1300 1 EVOKE (138 653)

	COST	NOTES
BASE PRICE	\$_____	As per price list, or based on custom estimate.
VARIABLE COSTS	\$_____	Evoke Living Homes can calculate an estimate on site connections, planning approvals and BAL & Energy requirements based on the location of your home.
COMMON OPTIONS	\$_____	
UPGRADES	\$_____	Based on any additions to upgrade your home these upgrades are generally made at prestart, however start having a think about your budget and how much room you have to splurge on your dream home!
TOTAL PRICE	\$_____	

While you may be able to put together all these potential costs on your own to get the final number, many factors are likely to vary. From the building site, the features you choose, and the final BAL and energy ratings; your home could potentially incur extra costs or even credits that alter the initial figure you had in mind. To get a true estimate, contact us and chat with a member of our team to help you estimate how much building on your site will ultimately cost.

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2018 EVOKE PRICE LIST

DESIGN	SIZE	M2	BED	BATH	PRICE
The Seaview	12.0 x 4.2	50.4	1	1	\$ 94,724.84
The Farmstay	14.4 x 4.2	60.48	2	1	\$ 101,308.05
The Oakhill	14.4 x 4.2	60.48	2	2	\$ 106,615.65
The Saltbox	16.2 x 4.8	63.36	2	1	\$ 97,372.83
The Hut	13.2 x 4.8	63.36	2	1	\$ 102,330.45
The Ocean Retreat	13.2 x 4.8	63.36	2	2	\$ 112,890.19
The Rocklea	14.4 x 7.2	99.36	3	1	\$ 138,724.46
The Tuart	12.6 x 8.4	105.84	3	1	\$ 138,418.27
The Avon	15.0 x 8.4	120.96	3	2	\$ 162,048.65
The Willow	14.4 x 8.4	120.96	3	2	\$ 162,669.21
The Preston	14.4 x 8.4	119.18	3	2	\$ 174,312.66
The Meadows	14.4 x 8.4	120.96	3	2	\$ 163,036.76
The Adair	15.3 x 8.4	120.28	3	2	\$ 169,738.10
The Akora	20.4 x 13.2	174.24	3	2	\$ 203,791.05
The Oakdale	14.4 x 8.4	120.96	4	1	\$ 160,753.06
The Northwood	12.6 x 16.2	156.72	4	1	\$ 183,040.43
The Karana	20.4 x 12.6	176.40	4+study	2	\$ 207,571.16
The Hamelin	19.2 x 13.2	174.24	4+study	2	\$ 198,072.75
The Acadia	24.0 x 8.4	161.28	4+study	2	\$ 200,183.34
The Glades	19.0 x 14.4	181.44	4+study	2	\$ 219,175.97
The Four Winds	21.6 x 13.2	237.60	4+study	2	\$ 263,273.53
The Belvoir	21.9 x 17.7	239.05	4	2	\$ 323,789.32

PLEASE NOTE: Current as of 12th October 2018.

Prices based upon Perth Metropolitan construction

Prices are inclusive of the standard inclusions list found later in this booklet. Prices include GST and can be changed without notice.

Prices listed above exclude window treatments, floor coverings, septics, earthworks, soakwells and water tanks however can be priced on application.

Site Built Standard Inclusions

PRELIMINARIES

- Soil classification
- Site inspection
- Site survey/repeg (if required)
- Site specific structural engineering
- HIA Home Building Contract
- Building Application and Permit
- Bushfire Attack Level Report
- Water Corporation Application and Permit

EXTERNAL

- Full painting to all external surfaces
- Engineered steel wall frames and roof trusses
- 100mm concrete slab with white ant treatment
- Colorbond® corrugated roofing
- Colorbond® slotted gutters, fascia, barge and downpipes
- Colorbond® external wall cladding
- Powdercoated aluminium windows & sliding doors with flyscreens
- Painted solid core feature entry door
- Quality external lock sets including deadlock
- Insulated external walls, roof and ceiling
- 1 bayonet light point to all external doors
- 2 external garden taps
- 2 weather proof external power points
- Gas instantaneous hot water unit

INTERNAL

- Full internal painting to walls, ceilings, doors, skirting and door frames
- 2400mm ceiling height
- 67mm timber skirting throughout (excluding wet areas and cabinetry)
- Plasterboard internal walls and ceilings with 75mm coved cornice
- 1 bayonet light point to each room
- 1 double general power outlet (DGPO) to all habitable rooms. (Extra DGPO to living room with additional GPO's as per appliance positions.
- 2 digital TV points and 1 phone point
- Mirrored bi-pass robes doors to bedrooms
- Vinyl wrapped bi-pass doors to linen *where shown
- Walk in robes to bedrooms with shelf and chrome hanging rail
- Metal door frames
- Flush panel internal doors
- Modern chrome door hardware
- Externally flumed exhaust fans to ensuite, bathroom & WC

Site Built Standard Inclusions

KITCHEN

- 600mm or 900mm stainless steel European electric oven, electric hotplate and canopy range hood (as per plan)
- 1 ³/₄ bowl sink drainer with chrome flick mixer
- Dishwasher provision
- Kitchen cabinets with laminated bench tops and doors with soft closing doors and drawers
- Modern range of cabinetry handles
- 4 shelf pantry (as shown in plan)
- 400 quality ceramic tiling over kitchen benches (up to bottom of range hood)

ENSUITE / BATHROOMS / LAUNDRY

- Water resistant plasterboard to bathroom and ensuite
- Inset stainless steel trough with cabinet or trough and cabinet as per plan to laundry
- Hobless shower recess with semi-frameless pivot shower door
- Generous floor and wall tiling allowance
- Frameless mirrors to vanities
- 1500mm white bath to bathroom (as per plan)
- White dual flush toilet suites
- Privacy locks to ensuite, bathroom & WC
- Exhaust fans to ensuite, bathroom & WC
- Bathroom cabinets with laminated bench tops and doors with soft closing doors and drawers
- Modern choice of basins
- Modern range of tapware with matching accessories including automatic washing machine taps, and double towel rails to ensuite and bathroom
- 2m high ceramic tiling to shower recess
- 200mm skirting tile to ensuite, bathroom, laundry & WC's
- 400mm tiling over bath
- 200mm tiling over bathroom vanities
- 400mm of tiling over laundry trough
- Floor tiles to ensuite, bathroom, laundry & WC's
- Ceramic tile soap holder to showers

Contact us today to find out about your upgrade options.

**Note: Quotation takes precedence over the specification*

Current as at 12th October 2018 and can be changed without notice.

BOOK A TOUR OF OUR DISPLAY HOME TODAY



Wanting to experience the true quality of an Evoke Living Home?

Make an appointment to view our display homes today.

Modular:

105 Oyston Road, Bakers Hill

Site Built:

104 Canning Road, Kalamunda



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