

DESIGNER INCLUSIONS *Conditions Apply

Services Included

- 7 year Structural guarantee
- 60 days firm quotation
- All necessary building insurances
- Home Owners Warranty Insurance
- Architectural Plans
- Concrete slab - Class 'M' waffle pod floor slab for moderately reactive soils
- Council submission standard fees & approvals
- Sydney Water standard approvals
- Engineers structural slab design, steel beam designs, inspections & certificates
- Surveyors peg out of house position
- Survey identification confirming compliance of house position
- Termite pest treatment - 'Granitguard' to perimeter cavity including collars to slab penetrations
- Waterproofing to all wet areas
- 2.4m high ceilings to ground and first floors
- Three (3) months maintenance period from completion of house

External Finishes

- Frames & trusses to Australian standard AS1684
- Obscure glass to wet area private rooms excluding front elevations
- Austral bricks (*Old Colonial, Impressions & Classic ranges*) for a brick veneer construction
- Concrete Roof Tiles from our standard range
- Heavy Duty Sarking under tiled roofs
- Wrought Iron (*type 1*) Handrail powder coated to window colour if applicable
- Colorbond fascia, gutters & 90mm round PVC Painted downpipes
- Painted finish to all timberwork

Internal Finishes

- CSR Bradford insulation R2.0 to walls including dividing walls between garage & living areas, & minimum R3.0 to ceilings (*excluding garage*)
- Architraves and skirting - Paint grade 75 x 25 (*nominal*) half splayed finger jointed pine
- Staircase Paint Grade
- Wrought Iron (*Type 1*) Stair Handrail with timber painted top rail (*double storey only*)
- Bedroom Wardrobes - 1 shelf to bedroom robes - 'Millennium' white wire vented system
- Linen cupboard - 4 shelves - 'Millennium' white wire vented system
- Built in pantry (*selected designs*) - 4 x white melamine shelves
- Aluminium Sliding Windows and door/s with keyed locks
- Painted finish to all timberwork

Doors

- Garage Roller Door/s
- Interior Doors - Corinthian Flush doors for paint finish
- Corinthian Entrance Doors - (*solid*) 'classic' range (*excluding glazing*)

- Wardrobe & Linen Doors - Hinged Corinthian Flush doors
- Door Locks Front Entrance Lock - Gainsborough Governor + Deadbolt
- Laundry & External Garage Doors, Keyed lock and Deadbolt from Gainsborough
- Internal Door Locks - Gainsborough Lever Handles choice from three ranges - Fiora, Lianna & Amelia
- Privacy locks to private rooms & main bedroom

Kitchen & Appliances

- Bench Top - Laminate, (*rolled edge*)
- Cabinets & Doors - Melamine & Melamine with PVC edge
- Microwave space
- Flick Mixer Tap - Alder Star 35 Chrome
- Sink- Stainless Steel Double Bowl & Drainer one side
- Range Hood- Fisher Paykel HS60CSR1 Slide out recirculating Stainless Steel
- Electric Oven- Fisher and Paykel OB60SCMX2 Stainless Steel
- Electric Cook Top - Fisher Paykel CE604CPX1 Stainless Steel if gas available to your property Gas Cook Top - Fisher Paykel CG603WC Stainless Steel

Bathroom, Ensuite & Laundry

- Bath Tub - 1530 Decina 'UNO'
- Bath tub & Vanity basin drains - Chrome
- Floor wastes throughout - Chrome
- Imperial ware AAA rated Toilet Suites - 'Tribune' white - all china link suites
- Shower Screen - Clear Glass with Coloured Frame
- Laundry Tub - Stainless Steel 45 litre Tub & White Metal Cabinet
- Tap ware - Vanities - Alder STAR 35 basin flick mixers Chrome - AAA rated
- Laundry tapware - Alder STAR 35 kitchen flick mixer to laundry tub & Alder STAR MK II Washing machine set
- Vanities - Custom Made Poly urethane vanities with recessed kick rail 300 mm high
- Doors only to 1200 or less in width
- Everhard 'Desert Rose' counter top basin or
- Everhard 'Wattle' Semi recessed basin
- 20mm Cesar Stone benchtop "White"
- Bathroom Mirrors - polished edge or aluminium frame

Bathroom Accessories

- 750 mm single towel rail STAR to bath & ensuite
- 1 STAR soap holder per shower
- 1 STAR toilet roll holder per toilet
- 1 STAR towel ring to powder room

Tiling

- Bathroom & Ensuite - Skirting tiles to walls, 1200mm high from floor for tiles above bath tub, Shower Cubicle minimum 1800mm
- Powder Room - Skirting tiles to Walls

- Laundry tub splashback tiling, minimum 400mm high
- Laundry Wall - Skirting Tiles
- Separate WC if applicable - Skirting Tiles
- Ceramic Tile Allowance - up to \$20 sqm

Electrical

- 2 double power points to Bed 1
- 2 double power points to Kitchen
- 1 double power point per room
- 1 double power point to Laundry
- 1 Light switch and Light Bayonet point per room
- 1 TV point & 1 Phone point
- External light point to Laundry, Sliding Doors & Entrance
- Light Point under stairs store if applicable & where accessible
- Exhaust fan over showers
- Dishwasher power point

Plastering

- 90mm standard cove cornices to all rooms including garage
- Plasterboard lining to internal of house

Plumbing

- Hot Water - Electric 315 litre off peak or a 26 litre Rheem 'Integrity' instantaneous flow with a standard control panel & a recessed box (*if selected and available in your street in lieu of Electric*)
- Garden Tap Front & Rear
- Dishwasher provision - cold water outlet
- Gas package includes - gas provision to kitchen cook top, continuous flow hot water unit and 1 heater bayonet point (*if Gas available to your property and selected*)

Services Provided at no Extra Cost

- Free appointment with our experienced colour consultant at Studio Fowler
- Extensive consultation to service additional requirements e.g. floor coverings, air conditioning, window furnishings, electrical upgrades and home theatre
- Council building application fee
- Construction and warranty insurance premiums
- Engineer's fees for two surveys for (*pegout & final indent*)
- 7 year structural guarantee

All Items not expressly stated in the above inclusions which may be displayed at any of our display homes are excluded. Note Lot size required varies, dependant on developer & council requirements. Decoration items such as: brick upgrades applied finishes, alarm, garage remotes, roof upgrades, dishwasher, air conditioner, pergolas, clothes line, basix rainwater tanks are not unless noted, no concrete slab or pad will be provided to any external areas (front patio is). All drawings are for illustration purposes and should be used as a guide only, it is the clients responsibility to confirm working drawings. Fowler Home reserves the right to revise plans, specifications and products without notice or obligation, however any substitute mate will be of equal value. Designer Inclusions are as at January 2010.

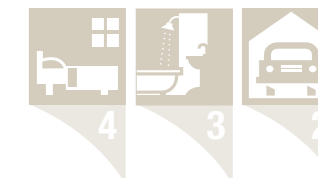


House & Land Package Middleton Grange



*For illustration purposes only

Monaco 30 Metropolitan Façade Land 402sqm Lot 104 Middleton Grange



House	\$286,900
Land 402sqm	\$260,000
Total	\$546,900
Less (if First Home Owner)	\$10,000 State Government First Home Owner Grant. From 1/1/2010 till 30/6/2010.
New Total	\$536,900

FINISH OFF PACKAGE

- Supply & Lay Ceramic tiles as per Designer inclusions allowance to patio, entry, meals, family & kitchen
- Provide Tiles and Waterproofing to Balcony
- Supply & Install Carpet Sisal Range to living, home office, stairs, all bedrooms & wardrobes
- Supply & Install Vertical Blinds to all clear windows
- Supply & lay stencil concrete driveway up to 50sqm
- Supply & lay stencil concrete to alfresco up to 15.03sqm (3.48m x 4.32m)
- Supply & lay Kikuyu turf to front & rear yards up to 600sqm blocks only
- Supply & Install Letterbox standard range
- Supply & Install Foldaway 3.3m Diameter 45m line space clothes line



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PACKAGE INCLUDES

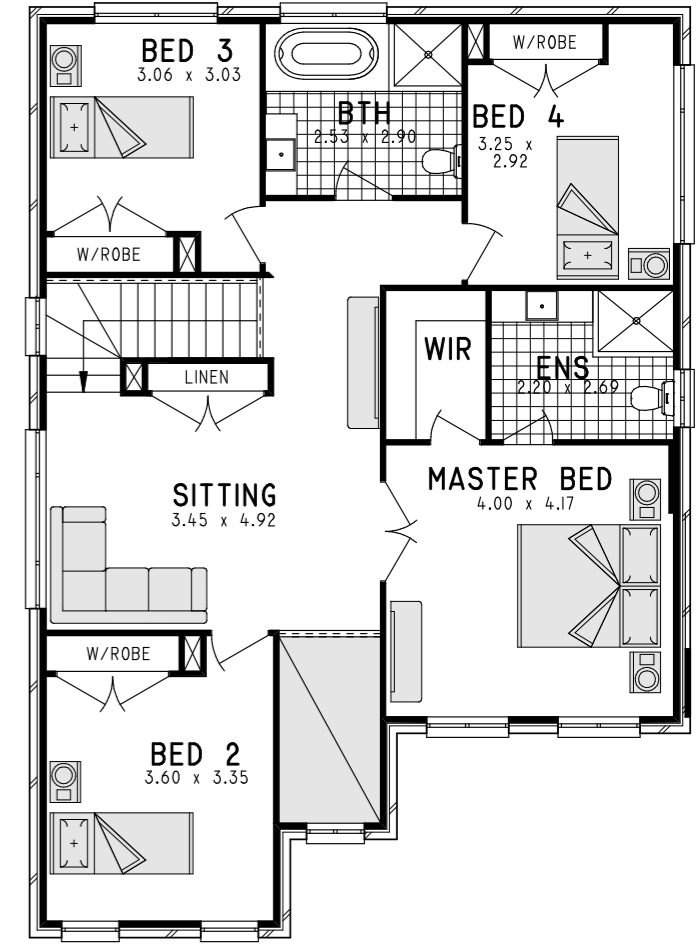
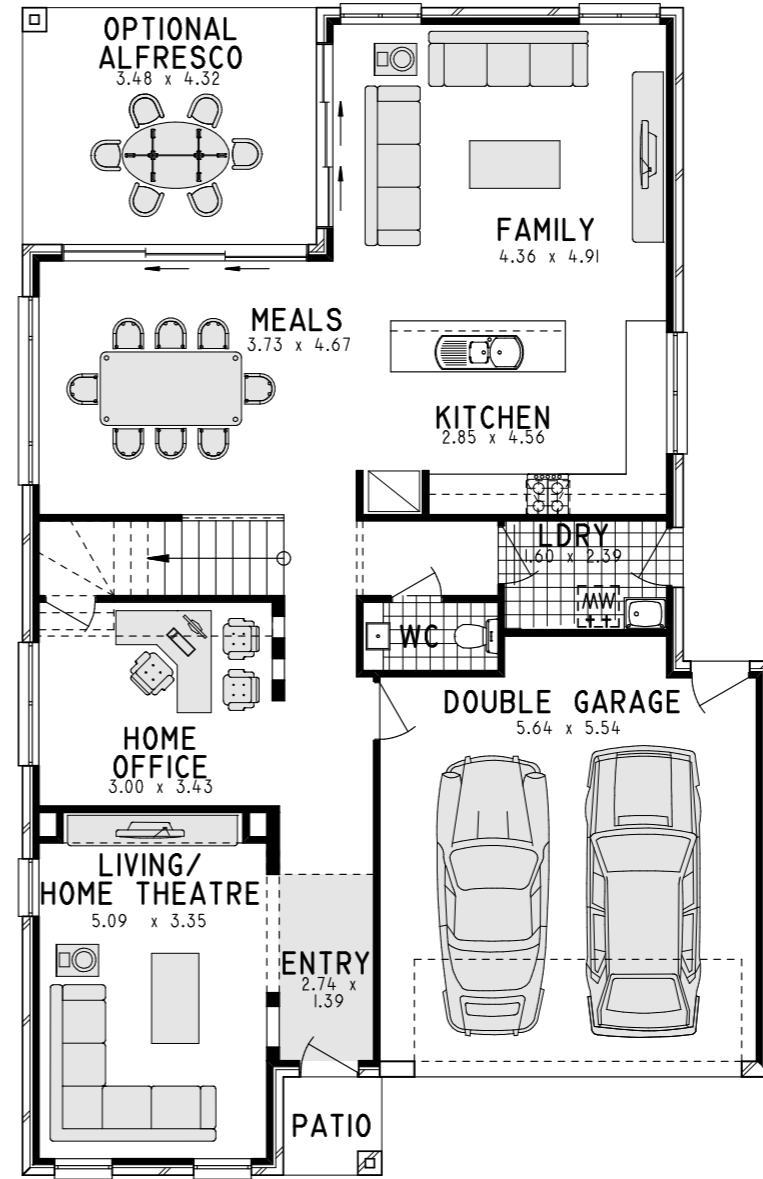
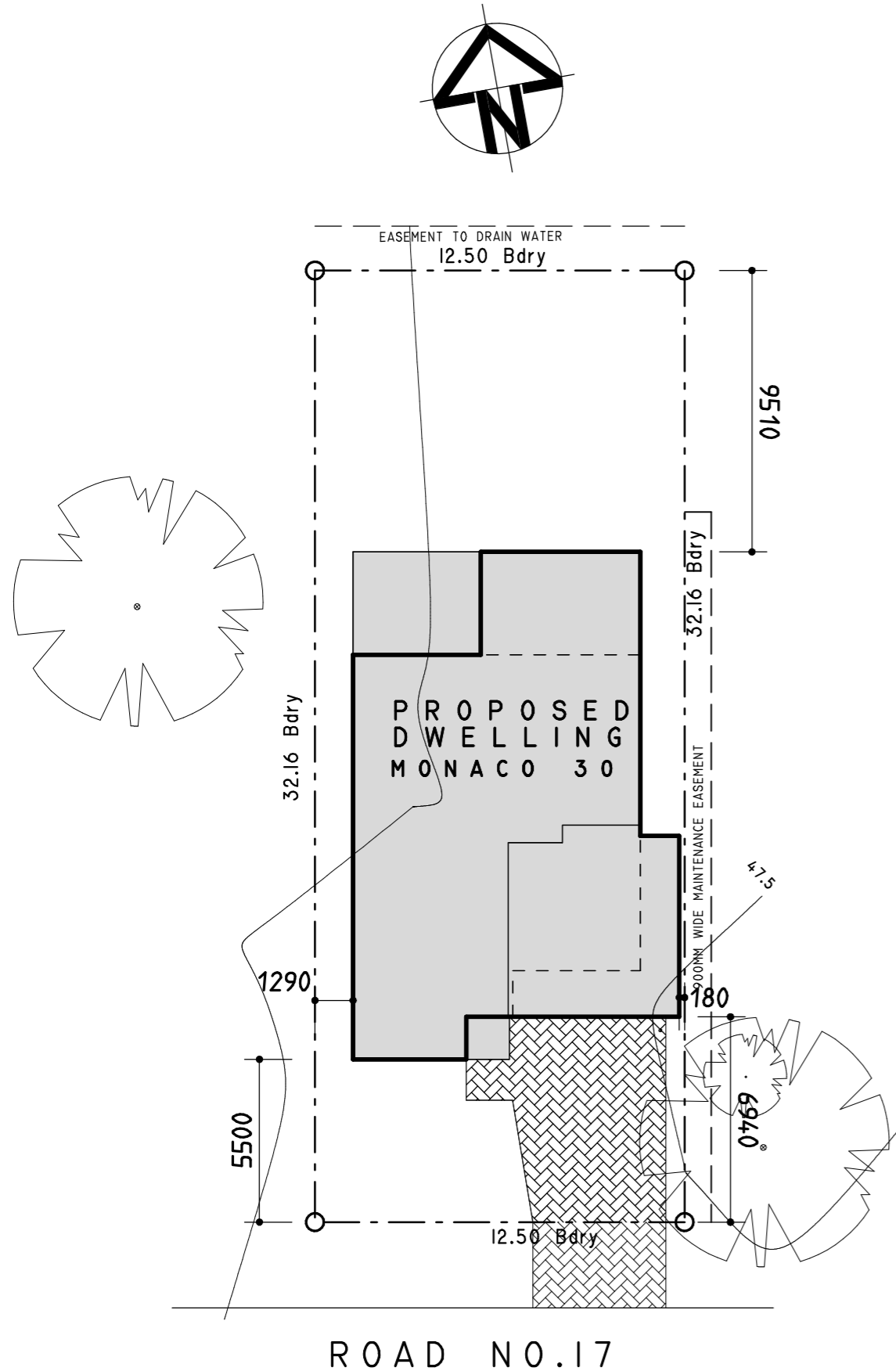
- Fixed Price Site Costs / Council & Workcover Conditions / BASIX
- Finish Off Package
- Monaco 30 - 4 bedroom with Double Garage.

Metropolitan facade - includes the following to front only - Timber construction balcony with TYPE 1 wrought iron handrail, cladding, awning windows, madison front door & garage panel lift door.

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total area - **270.88sqm**
overall width - **11.03m**
length - **17.15m**
optional alfresco - **15.03sqm**



ROAD NO.17



Metropolitan Facade



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