

# **hype.** SERIES

**INCLUSIONS**

# Hype Inclusions

## Kitchen & Appliances

- ✓ Polytec Laminate underbench Kitchen cupboards from Matt range
- ✓ Polytec Laminate Kitchen doors with 1mm square PVC edge from Matt range
- ✓ Polytec Laminate 35mm rolled edge kitchen benchtop from Polytec Matt range
- ✓ One bank of four drawers up to 450mm wide to Kitchen
- ✓ White cutlery tray to one drawer
- ✓ Dishwasher space
- ✓ Alder Milano sink mixer (84190) to Kitchen
- ✓ Clark Punch double bowl Kitchen sink with single drainer (PU1209.1)
- ✓ Smeg 600mm electrical built-in oven (SFA561X)
- ✓ Smeg 600mm gas cooktop (CIR66XS3 (subject to gas being available, additional charges may apply for an electric cooktop)
- ✓ Smeg 600mm canopy rangehood (K24X60)

## Doors

- ✓ Corinthian Madison PMAD104 2040mm high x 820mm wide front entry hinged door with clear glazing, infill panel over and paint finish (subject to ceiling height and design)
- ✓ Gainsborough Governor Entrance knob lockset (840GOV) in satin chrome with Gainsborough Round double cylinder deadbolt (850) in satin chrome to Entry door
- ✓ Corinthian Flush Solidor 2040mm high Laundry external hinged door with infill panel over and paint finish or aluminium sliding door (subject to ceiling height and design)
- ✓ Gainsborough Governor Entrance knob lockset (840GOV) in satin chrome with Gainsborough Round double cylinder deadbolt (850) in satin chrome to Laundry door
- ✓ Corinthian 2040mm high Flush Panel honeycomb internal hinged doors with paint finish throughout home
- ✓ Corinthian Flush Panel honeycomb internal hinged door with paint finish to under stair storage (selected double storey designs)
- ✓ 75mm white cushion stops to all internal access doors
- ✓ Gainsborough Lianna (100LIA) internal passage door lever handles in satin chrome
- ✓ Gainsborough Lianna (110LIA) internal privacy door lever handles in satin chrome to Bathroom, Ensuite, Powder Room, WC and Master Bedroom

## Internal Finishes

- ✓ 2440mm high ceilings
- ✓ R2.0 CSR Bradford insulation to external walls including dividing walls between Garage and living areas
- ✓ R3.0 CSR Bradford insulation to ceilings of first floor and ground floor areas beyond the perimeter of the first floor (excluding Garage, Patio and Outdoor Retreat)
- ✓ Corinthian SPLA6 67mm x 18mm half splayed finger jointed pine painted timber architraves and skirting
- ✓ Pine painted timber staircase with MDF treads and risers (double storey designs)
- ✓ Pine painted timber handrail and newel posts with black powder coated vertical straight bar balusters to staircase and void (double storey designs)
- ✓ Pine painted timber 90mm x 18mm chair rail to void expansion joint (double storey designs)
- ✓ Plasterboard lined stud walls to underside of staircase (excludes lining to underside of treads)
- ✓ Boral 90mm Cove cornice throughout home
- ✓ Plasterboard lining to internal of house
- ✓ White melamine fixed shelf with 100mm fascia and chrome hanging rail to Bedroom wardrobes and Cloak Cupboard (selected designs)
- ✓ Four white melamine fixed shelves with 100mm fascia to Linen, Pantry and Walk in Pantry
- ✓ Taubmans painted gloss finish to all timberwork (colour to match walls)
- ✓ Taubmans two coat paint system to internal walls (single colour to all walls)

## Tiling

- ✓ 1200mm high tiling from floor to walls above baths, 2000mm high tiling to shower cubicles and skirting tiles to all remaining walls to Bathroom, Ensuite, Powder Room and WC (subject to design)
- ✓ Skirting tiles to Laundry
- ✓ One row of tiles above vanity to underside of mirror
- ✓ Tiled splashback to Kitchen 600mm high from benchtop
- ✓ Tiled splashback to Laundry tub
- ✓ All tiles to be ceramic and laid in square pattern from Hype range

## Bathroom, Ensuite & Laundry

- ✓ Framed shower screen to Bathroom and Ensuite
- ✓ Stylus Origin 1600 freestanding bath tub with chrome waste (OR6W)
- ✓ Chrome floor wastes throughout
- ✓ Stylus Prima II close coupled toilet suites with soft close seat (PRI400SC)
- ✓ Duraplex Blush white vanity unit with acrylic basin on kick boards to Bathroom, Ensuite and Powder Room (subject to design)
- ✓ Framed mirrors 1000mm high by width of vanity to Bathroom, Ensuite and Powder Room (subject to design)
- ✓ Alder Milano basin mixer (84092) to vanity basins
- ✓ Alder Milano wall mixer (84290) and Alder Nuova 220mm fixed wall spout (00367) to bath
- ✓ Alder Milano wall mixer (84290) and Alder Moda Bracket HS205 (98425) hand held shower on bracket to shower
- ✓ Alder Milano sink mixer (84190) and Alder mini washing machine tap set (1320) to Laundry tub
- ✓ Clark Utility 42L freestanding Laundry tub and white metal cabinet (F6001)

## Bathroom Accessories

- ✓ Alder Alto single towel rail (81900) to Bathroom and Ensuite
- ✓ Alder Alto toilet roll holders (81904)
- ✓ Alder Alto towel ring (81906) to Powder Room (selected designs)

## Plumbing

- ✓ Rheem Metro Max 26 litre continuous flow hot water system (875E26) with recess box (subject to gas being available, additional charges may apply for an electric hot water system)
- ✓ Concealed washing machine taps
- ✓ Garden taps to front and rear of home
- ✓ One fresh water tap and two rainwater tank taps to rainwater tank areas - OR - Two fresh water taps and one recycled water tap to recycled water areas
- ✓ Cold water outlet to dishwasher provision
- ✓ Gas package including gas provision to Kitchen cook top, continuous flow hot water unit and one internal gas bayonet point (subject to natural gas being available)
- ✓ Concealed internal stack points to double storey homes

## External Finishes

- ✓ Plain concrete slab to front Patio poured in conjunction with main house slab
- ✓ Frames and trusses to Australian Standard AS1684
- ✓ 90mm x 35mm internal and external studs and 300mm high floor joists
- ✓ Termite pest treatment to Australian Standard AS3660
- ✓ 25° roof pitch (may vary on facade detail and ground floor roof of double storey designs)
- ✓ Powder coated aluminum sliding windows and door/s with keyed locks with painted infill panel over (subject to ceiling height)
- ✓ Powder coated aluminium sliding stacker doors (subject to design) with painted infill panel over (subject to ceiling height)
- ✓ Translucent glazing to Bathroom, Ensuite, Powder Room and WC windows (subject to design and excluding front elevations)
- ✓ Austral Bricks from Hype range for brick veneer construction
- ✓ Off white ironed mortar joints
- ✓ Bristle Designer range concrete roof tiles
- ✓ Sarking to underside of roof tiles
- ✓ 450mm wide eaves (subject to design)
- ✓ James Hardie horizontal 300mm wide Hardiplank Smooth cladding to all lightweight first floor areas (subject to design)
- ✓ Powder coated aluminium handrail with vertical balusters to double storey balconies (subject to design)
- ✓ Colorbond fascia, gutters and 90mm round PVC painted downpipes
- ✓ Painted finish to all timberwork

## Outdoor Retreat

- ✓ Plain concrete slab to Outdoor Retreat poured in conjunction with main house slab
- ✓ Outdoor Retreat under main roof lined with fibre cement sheet ceiling, brick pier/s and a light point

## Garage Finishes

- ✓ 170mm step down from house to Garage
- ✓ Brick veneer plasterboard lined walls to Garage internally for possible future conversion to a living area (subject to design)
- ✓ Internal access door from Garage to house
- ✓ Slimline design wood grain finish sectional overhead manual Garage door/s with T-lock and painted infill panel over (subject to design)

## Electrical

- ✓ Clipsal Classic C2000 Series switches and power points
- ✓ Two double power points to Master bedroom
- ✓ Two double power points to Kitchen
- ✓ One double power point per room
- ✓ One light switch and light bayonet point per room
- ✓ One TV point
- ✓ One phone point
- ✓ External light point to Laundry, sliding doors and front entry
- ✓ Light point to under stairs storage to double storey homes (selected double storey designs)
- ✓ Dishwasher power point
- ✓ Microwave power point
- ✓ Fridge power point
- ✓ Recessed electrical meter box
- ✓ Underground electrical connection to street network (turret) or overhead connection to street pole as required. Note: Includes energising and metering of the meter box. Fowler Homes to apply to AGL for electrical connection on behalf of the client. Any electricity usage bills during construction, is the client/s responsibility.

## Site Costs

- ✓ Site costs up to 1000mm equal cut and fill (excludes drop edge beams, splits/Garage stepdowns over 170mm and import/export fill)
- ✓ Class M waffle pod concrete slab for moderately reactive soils
- ✓ Piering included up to 1500mm
- ✓ Local Water Authority standard approvals
- ✓ Perimeter scaffolding to double storey homes to meet Work Cover requirements
- ✓ Standard BASIX and a 3000 litre above ground Colorbond rainwater tank
- ✓ Standard Council and Work Cover conditions

## Professional Services

- ✓ Expert Presentations by a qualified Consultant
- ✓ Tender presentation
- ✓ Preliminary Architectural plans walk through
- ✓ HIA building contract
- ✓ Selection appointment with an experienced selections Consultant
- ✓ Kitchen, Electrical and Air-Conditioning consultation direct with Fowler Homes partner suppliers

## Services Included

- ✓ Six year structural guarantee
- ✓ 180 calendar day "Fixed Price" tender
- ✓ All necessary building insurances
- ✓ Architectural plans
- ✓ Complying Development (CDC) standard fees and approval (additional charges apply for Council submission)
- ✓ Engineers structural slab design, steel beam designs, inspections and certificates
- ✓ Occupation Certificate or an Interim Occupation Certificate will be provided to owner (if an Interim Occupation Certificate is provided then a re-inspection must be organized and paid for by the owner upon completion of owners works)
- ✓ 13 week maintenance period from completion of house

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SERIES



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