



FOWLER  
HOMES



**COMPARE  
& \$AVE**

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What others call extra,  
we call standard!





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At Fowler Homes we pride ourselves on delivering superior inclusions at an affordable price.

One of our Core Values is Honesty & Transparency which is why our inclusions list specifies the make and model number of every item. We want you to know exactly what is included!

This comprehensive checklist has been developed for your peace of mind. Ask any of our competitors if these items form part of their standard inclusions! We guarantee most will come at an added cost!

**FOWLER HOMES OFFER UNBEATABLE VALUE FOR MONEY!**

**DUCTED AIR CONDITIONING**

Actron reverse cycle ducted air conditioning

**PREMIUM FLOOR COVERINGS**

600 x 600 polished porcelain floor tiling or laminate flooring to ground floor main living areas

Ceramic floor tiling to Patio and Outdoor Retreat

Carpet to Bedrooms, Hallways, Staircase and separate Living Room

**INCLUDED IN OOH LA LUXE SALE**

**KITCHEN FINISHES**

Polytec Laminate underbench cupboards with one bank of four drawers and designer door handles

✓

✓

Polytec Laminate overhead cupboards 720mm high including over fridge space

✓

✓

Polytec Laminate two tone Kitchen

✓

Polytec Woodmatt textured laminate finish to Kitchen

**INCLUDED IN OOH LA LUXE SALE**

Designer door handles to overhead cupboards

✓

Door overhang to overhead cupboards

✓

Soft close drawers and cupboards to Kitchen

**INCLUDED IN OOH LA LUXE SALE**

Stainless steel cutlery tray

**INCLUDED IN OOH LA LUXE SALE**

Plasterboard bulkhead above overhead cupboards

✓

✓

Pot draw below microwave

✓

✓

Cold water point to rear of fridge

**INCLUDED IN OOH LA LUXE SALE**

Splashback window (on selected designs)

✓

✓

Tiled splashback including behind rangehood

✓

Clear colourback glass splashback

✓

Alder Nuova Calare pull out Kitchen sink mixer (85326)

**INCLUDED IN OOH LA LUXE SALE**

Clark Prism undermount Kitchen sink (PPR20B)

**INCLUDED IN OOH LA LUXE SALE**

**STONE KITCHEN BENCHTOPS**

20mm Silestone benchtops

✓

40mm Silestone benchtops with sandwich edge

✓

Silestone waterfall ends to Kitchen island benchtop with sandwich edge

**INCLUDED IN OOH LA LUXE SALE**

**SMEG APPLIANCES**

Smeg 900mm freestanding cooker (CS90GMXA)

✓

Smeg 900mm built-in oven (SFRA9300XR)

✓

Smeg 900mm gas cooktop (CIR93AXS3)

✓

Smeg 900mm ducted canopy rangehood (SHW910X1)

✓

Smeg 900mm ducted undermount rangehood (PUM901X)

✓

Smeg 600mm dishwasher (DWAU6214X2)

✓

✓

Smeg built-in microwave oven (FMIA320X)

✓

✓

**BATHROOM & ENSUITE FINISHES**

Semi-frameless shower screen

✓

Frameless shower screens

✓

600mm high x 600mm wide tiled shower niches

**INCLUDED IN OOH LA LUXE SALE**

	<b>URBAN</b> INCLUSIONS	<i>elegance</i> INCLUSIONS	COMPETITOR	COMPETITOR
Clark Round 1600 freestanding bath tub (CL50006.WFSN)	✓	✓		
Stylus Prima II toilet suites with soft close seat (PRI400SC)	✓			
Clark Round back to wall toilet suites with soft close seat (CL30010.W4S)		✓		
20mm Silestone vanity benchtops	✓			
40mm Silestone vanity benchtops with sandwich edge		✓		
Polytec Matt Laminate vanity cupboards with designer door handles	✓			
Polytec Matt Laminate wall hung vanity cupboards with designer door handles		✓		
Soft close cupboards and drawers to vanities	<b>INCLUDED IN OOH LA LUXE SALE</b>			
Clark Square 400 inset or semi recessed basin (CL40013.W1) (CL40005.W1) with chrome pop-up waste	✓	✓		
6mm polished edge mirrors	✓	✓		
Smartile floor wastes to all wet areas	<b>INCLUDED IN OOH LA LUXE SALE</b>			
Alder Alto double towel rail (81902)	✓			
Alder Sachi double towel rail (31203)		✓		
Alder Alto towel rings (81906)	✓			
Alder Sachi towel rings (31205)		✓		
<b>LAUNDRY FINISHES</b>				
20mm Silestone benchtop up to 1200mm wide	<b>INCLUDED IN OOH LA LUXE SALE</b>			
Polytec Woodmatt Laminate underbench cupboards up to 1200mm wide	<b>INCLUDED IN OOH LA LUXE SALE</b>			
Clark Square 45L drop-in sink (8520)	<b>INCLUDED IN OOH LA LUXE SALE</b>			
Alder Nuova Calare pull out Laundry sink mixer (85326)	<b>INCLUDED IN OOH LA LUXE SALE</b>			
<b>BATHROOM &amp; ENSUITE TAPWARE</b>				
Alder Soho basin mixer (54090)	✓			
Alder Sachi basin mixer (39090)		✓		
Alder Soho wall mixer (54390) and Alder Soho 220mm bath spout (98848)	✓			
Alder Sachi wall mixer (39390) and Alder Sachi 220mm bath spout (98814)		✓		
Alder Soho wall mixer (54390) and Alder Fresco Rail HS305 (98251) hand held shower on rail	✓			
Alder Sachi wall mixer (39390) and Alder Eco Dual Elite Rectangular Rain Shower HS150 (98752)		✓		
<b>TILING</b>				
1200mm high wall tiling to Bathroom and Ensuite	✓			
Full height tiling to Bathroom and Ensuite		✓		
Skirting tiles to Laundry	✓	✓		
<b>INTERNAL FINISHES</b>				
2590mm high ceilings to ground floor and 2440mm high ceilings to first floor	✓			
2740mm high ceilings to ground floor and 2590mm high ceilings to first floor		✓		
Pine painted timber handrail and newel posts with stainless steel vertical straight bar balusters to staircase and void	✓			
Victorian Ash stained timber handrail and newel posts with stainless steel vertical straight bar balusters to staircase and void		✓		

	<b>URBAN</b> INCLUSIONS	<i>elegance</i> INCLUSIONS	COMPETITOR	COMPETITOR
Boral Linear 75mm cornice throughout home (excludes Bathroom, Ensuite, Powder Room and WC)		✓		
Square set with Perfect Angles to wall and ceiling junctions to Bathroom, Ensuite, Powder Room and WC	✓	✓		
Corinthian SPLA7 92mm x 18mm half splayed pine painted skirting	<b>INCLUDED IN OOH LA LUXE SALE</b>			
White melamine fixed shelf and chrome hanging rail to Bedroom wardrobes and Cloak Cupboard	✓	✓		
Four white melamine fixed shelves to Linen, Pantry and Walk in Pantry	✓	✓		
460mm wide bank of three drawers and three shelves to Bedroom wardrobes		✓		
Taubmans Endure three coat paint system to internal walls	✓	✓		
<b>DOORS</b>				
Corinthian American White Oak AW05G 2040mm high stained front entry door	✓			
Corinthian American White Oak AW05G 2340mm high stained front entry door		✓		
Up to 1200mm wide front entry door (subject to design)	<b>INCLUDED IN OOH LA LUXE SALE</b>			
Gainsborough Trilock Contemporary Angular double cylinder entrance set (8901ANGSC) to front entry door	✓			
Gainsborough 600mm Oblong back to back pull handle (9266PH600SS) with Gainsborough Smooth Square double cylinder deadbolt (1851SMSC) and Gainsborough heavy duty roller (6231SC) to front entry door		✓		
Gainsborough Trilock Contemporary Angular double cylinder entrance set (8901ANGSC) to Laundry door		✓		
Corinthian 2340mm high Flush Panel internal doors to ground floor and 2040mm high Flush Panel internal doors to first floor of double storey designs		✓		
Gainsborough Lianna passage set door handles (105LIASC)	✓			
Gainsborough Lianna internal privacy set door handles (115LIASC) to Bathroom, Ensuite, Powder Room, WC and Master Bedroom	✓			
Gainsborough Angular passage set door handles (1805ANGSC)		✓		
Gainsborough Angular internal privacy set door handles (1815ANGSC) to Bathroom, Ensuite, Powder Room, WC and Master Bedroom		✓		
<b>ELECTRICAL</b>				
DSC 3 Zone Alarm	<b>INCLUDED IN OOH LA LUXE SALE</b>			
20 x fixed LED downlights	<b>INCLUDED IN OOH LA LUXE SALE</b>			
Clipsal Iconic Series switches and power points	✓	✓		
Three TV points	✓	✓		
Three data points	✓	✓		
Clipsal Iconic USB charging station (3043HSUSB)	✓	✓		
External light point to Patio, Outdoor Retreat, Laundry and sliding doors	✓	✓		
Externally ducted exhaust fan to Bathroom, Ensuite, Powder Room and WC (subject to design)	✓	✓		
Recessed electrical meter box	✓	✓		
<b>EXTERNAL FINISHES</b>				
Accent Façade with engaged feature piers and awning windows in lieu of standard Traditional Façade	✓	✓		
Smooth cement render and paint finish to façade included areas in lieu of standard texture coat bagged finish	<b>INCLUDED IN OOH LA LUXE SALE</b>			

	<b>URBAN</b> INCLUSIONS	<i>elegance</i> INCLUSIONS	COMPETITOR	COMPETITOR
Hyne T2 Blue termite protected structural pine framing and roof trusses	✓	✓		
25° roof pitch	✓	✓		
2100mm high powder coated aluminium sliding stacker doors	✓			
2400mm high powder coated aluminium sliding stacker doors		✓		
Flyscreens with nylon mesh to all openable windows	<b>INCLUDED IN OOH LA LUXE SALE</b>			
Translucent glazing to Bathroom, Ensuite, Powder Room and WC windows	✓	✓		
Austral Bricks from Fowler Homes Category 1 range	✓			
Austral Bricks from Fowler Homes Category 1 and Category 2 range		✓		
Bristile Prestige range concrete roof tiles	<b>INCLUDED IN OOH LA LUXE SALE</b>			
450mm wide eaves	✓	✓		
James Hardie horizontal 325mm wide Stria cladding to all lightweight first floor areas	✓	✓		
<b>PATIO AND OUTDOOR RETREAT</b>				
Plain concrete slab	✓	✓		
Roof over with set plasterboard raised ceiling, fibre cement lined timber beams and brick pier/s	✓	✓		
<b>GARAGE FINISHES</b>				
Brick veneer internal plasterboard lined walls	✓	✓		
Internal access door with Gainsborough Round double cylinder deadbolt (850SS)	✓			
Internal access door with Gainsborough Smooth Square double cylinder deadbolt (1851SMSC)		✓		
Colorbond Classic Cedar or Caoba timber look Garage door	<b>INCLUDED IN OOH LA LUXE SALE</b>			
Merlin MS105 MYQ belt drive Garage door operator and connectivity bundle	<b>INCLUDED IN OOH LA LUXE SALE</b>			
<b>PLUMBING</b>				
Rheem Metro Max 26 litre continuous flow hot water system (875E26) with recess box	✓	✓		
Gas package including gas provision to Kitchen cook top, continuous flow hot water unit and one internal gas bayonet point	✓	✓		
Concealed internal stack points to double storey homes	✓	✓		
<b>SERVICES INCLUDED</b>				
365 calendar day tender	<b>INCLUDED IN OOH LA LUXE SALE</b>			
All necessary building insurances	✓	✓		
Home Owners Warranty insurance	✓	✓		
Council submission or Complying Development (CDC) standard fees and approvals	✓	✓		
Engineers structural slab design, steel beam designs, inspections and certificates	✓	✓		
Interim Occupation Certificate	✓	✓		
Perimeter Reticulation termite system	✓	✓		
<b>PROFESSIONAL SERVICES PROVIDED AT NO EXTRA COST</b>				
Expert Presentations by a qualified Consultant including: - Tender presentation - Preliminary Architectural plans walk through - HIA building agreement Proposal	✓	✓		
Selection appointments with experienced Selections Consultants	✓	✓		




			COMPETITOR	COMPETITOR
Consultations direct with Fowler Homes partner suppliers including: - Kitchen - Electrical - Home Technology - Tiling - Air-conditioning - Floor coverings	✓	✓		
<b>SITE COSTS</b>				
Machine hire to bench site with up to 1m equal cutting and filling to achieve a level building platform	✓	✓		
Geotech report to determine soil classification, salinity and wind classification	✓	✓		
Australian Height Datum Survey (AHD) as required by Council &/ or CDC	✓	✓		
100mm sewer and stormwater lines connected up to 10m from house	✓	✓		
Water and natural gas service connection up to 10m from house	✓	✓		
Three phase underground electrical mains and telecommunication conduit up to 10m from house	✓	✓		
Energising and metering of the meter box	✓	✓		
Fixed Price Piering (additional concrete piering at no charge)	<b>INCLUDED IN OOH LA LUXE SALE</b>			
Concrete pump hire for pouring of pier holes and slab	✓	✓		
Temporary fencing to perimeter of building envelope	✓	✓		
Perimeter double storey scaffold	✓	✓		
Roof rail fall protection	✓	✓		
<b>BASIX</b>				
Upgrade 100mm stormwater lines to charged lines directed to rainwater tank then overflow to connection point	✓	✓		
Basix Certificate confirming water, thermal and energy commitments, along with a detailed Nationwide House Energy Rating Scheme Certificate	✓	✓		
3000 litre above ground Colorbond rainwater tank	✓	✓		
R2.0 CSR Bradford insulation to external walls including dividing walls between Garage and living areas	✓	✓		
R3.5 CSR Bradford insulation to ceilings	✓	✓		
Sarking to underside of roof tiles	✓	✓		



**FOWLER**

YOUR HOME.  
OUR PASSION.

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## DISPLAY CENTRE LOCATIONS Open daily 10am - 5pm

**NEW**

### Leppington Willowdale

Scout Street, Leppington NSW

PH: 02 8788 9386

ON DISPLAY:

HAVEN 30 | STELLAR FACADE  
FOXLEY 21 | LEXINGTON FACADE

**NEW**

### Homeworld Marsden Park

Donald Street, Marsden Park

PH: 1800 606 675

ON DISPLAY:

ABODE 21 | CULTURE FACADE  
BROOKWATER 28 | MIAMI FACADE  
ST TROPEZ 33 | SENATOR FACADE

### Homeworld V Kellyville

Cardell Road (Off Windsor Road)  
Kellyville NSW

PH: 02 8788 9373

ON DISPLAY:

MOROCCAN 42 | NEXUS FACADE  
PORTOFINO 42 | ALTO FACADE  
CAPRI 28 | ESSENCE FACADE

### Oran Park Town Display Centre

Sargent Street, Oran Park NSW

PH: 02 8788 9371

ON DISPLAY:

REPUBLICA 39 | MADDOX ULTRA FACADE  
HEMISPHERE 53 | RIALTO ULTRA FACADE  
TOORAK 34 | METROPOL ULTRA FACADE

**COMING SOON**

### Homeworld Box Hill

Noah Street, Box Hill