



# NEPTUNE HOMES

**BRILLIANCE  
INCLUSIONS**



**AWESOME LIVES HERE.**



# YOU DESERVE BRILLIANCE





# BRILLIANCE INCLUSIONS

Building your home is all about putting you in control; and sometimes that means indulging in a higher standard of fixtures and fittings.

At Neptune Homes we don't do things by halves; our upgraded Brilliance package means a higher standard of awesome is baked in.

Designer touches and premium fixtures all give your home a finish you and your family will love.





# AWESOME ISN'T JUST IN THE NAME

## TRANSPARENT PRICING POLICY

We pride ourselves on open and transparent pricing. When you get a quote from Neptune Homes, you can see exactly what you're getting for your money.

## INDEPENDENT INSPECTORS

We engage an independent inspector, handovers.com on your behalf, to thoroughly check build quality, prior to handover. Rest easy knowing your home has been built to the highest standard.

## 50 YEAR STRUCTURAL WARRANTY

Every Neptune Home is backed by our 50 year structural warranty, so you can rest easy knowing your home is covered.\*

## YOUR PRICE, LOCKED IN

When you accept our price hold guarantee, you will confirm your home price at today's pricing, inclusive of any relevant promotional upgrades.\*

## AWESOME FROM START TO FINISH

Our commitment to providing awesome customer service doesn't stop at handover. We are committed to our 12-month warranty and maintenance period.

## THREE WEEKS FROM CONTRACTS TO COLOURS

You can get straight to the fun part – picking your colours and refining your style – just 3 weeks after signing your contract!







\*50-year warranty is subject to eligibility criteria. Price lock guarantee refers to the cost of associated site works and construction in accordance with the specifications listed in your contract. Neptune Homes reserves the right to amend, terminate or suspend the price lock guarantee without notice.

\*Price lock subject to terms and conditions. See website for details.



BATHROOM INCLUSIONS

SOAK, RELAX, REFRESH

DROP IN  
BATH





FRAMELESS  
MIRROR

20mm  
SMARTSTONE  
BENCHTOP

SOFT CLOSE,  
HANDLESS  
CABINET  
DOORS

SEMI  
FRAMELESS  
SHOWER  
SCREEN



# BATHROOM INCLUSIONS

## BASINS

Your choice of 5 basins for your bathroom, to suit your style



Arcisan Synergii  
Above Counter Basin



Arcisan Xoni Thin Rectangular  
Above Counter Basin



Parisi Elli  
Bench Basin



Arto Hali 499 Above  
Counter Basin



Parisi Elli  
Inset Basin



Decina Carina Island Bathtub  
(main bathroom only)

## REMEMBER

Our Brilliance Range bathroom inclusions have been carefully selected for quality and style

## SHOWER RAILS & TAPWARE

Whatever your style, we have an option to suit! Choose from 4 different options.

### MATTE BLACK



Phoenix Vivid  
Slimline Shower Rail



Phoenix Vivid  
Slimline Vessel Mixer



Phoenix Vivid Slimline  
Wall Bath Outlet



Phoenix Vivid  
Slimline Wall Mixer

Plus matching matte black vanity waste, toilet roll holder and double towel rail



## BRUSHED NICKEL



Phoenix Vivid  
Slimline Shower Rail  
- Brushed Nickel



Phoenix Vivid  
Slimline Vessel Mixer  
- Brushed Nickel



Phoenix Vivid Slimline  
Wall Bath Outlet  
- Brushed Nickel



Phoenix Vivid  
Slimline Wall Mixer  
- Brushed Nickel

Plus matching brushed nickel vanity waste, toilet roll holder and double towel rail

## CHROME



Phoenix Vivid  
Slimline Shower Rail  
- Chrome



Phoenix Mekko  
Vessel Mixer  
- Chrome



Phoenix Mekko  
Wall Bath Spout  
- Chrome



Phoenix Mekko  
Wall Mixer  
- Chrome

Plus matching chrome vanity waste, toilet roll holder and double towel rail

## OVAL CHROME



Phoenix Vivid  
Slimline Oval Shower  
Rail - Chrome



Phoenix Vivid  
Slimline Vessel Oval  
Mixer - Chrome



Phoenix Vivid Slimline  
Oval Wall Bath Outlet  
- Chrome



Phoenix Vivid  
Slimline Oval Wall  
Mixer - Chrome

Plus matching chrome vanity waste, toilet roll holder and double towel rail



## ENSUITE INCLUSIONS

# YOU DESERVE A TOUCH OF LUXE

These Brilliance inclusions feature a little something extra for your ensuite retreat

SEMI  
FRAMELESS  
SHOWER  
SCREEN

FRAMELESS  
MIRROR

20mm  
SMARTSTONE  
BENCHTOP







**FREESTANDING  
MOUNTED BATH**  
(design specific)

## ENSUITE INCLUSIONS

### BATH TUB

Decina Prezzo 1700mm Freestanding Bath  
(Design specific)

### TAPWARE

Phoenix Vivid Shower Rose with 300mm Ceiling  
Arm and Vivid Slimline Rail Shower (Ensuite only)



Brushed Nickel



Matte Black



Chrome



## LAUNDRY INCLUSIONS

### THROW IN THE TOWEL

Sort life out one load at a time with our Brilliance laundry inclusions



Everhard Nugleam  
45L Utility Sink

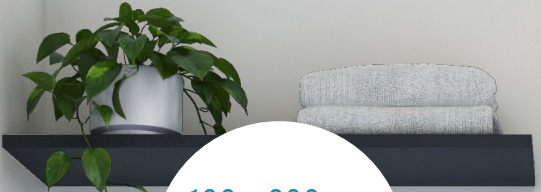


Phoenix Vivid Slimline Gooseneck  
220mm Sink Mixer available in chrome,  
matte black and brushed nickel

Smartstone Builders Range benchtops available in 8 different colours







100 x 300mm  
SPLASHBACK  
(12 colours to  
choose from)



20mm  
SMARTSTONE  
BENCHTOP



800mm  
LAMINATE  
BASE CABINET  
(soft close)







ROUND OR  
SQUARE  
STAIN GRADE  
HANDRAIL

STAIN GRADE  
RISERS & TREADS  
(17 timber stains  
to choose from)

STAIN  
GRADE  
STRINGER







## STAIRCASE INCLUSIONS

# MOVING ON UP

There's no getting around it, stairs are a must! You might as well make them brilliant.

Photography depicts non-standard items that may not be included in the Brilliance Range, including but not limited to window treatment, feature lighting, balustrade and landscaping, which may be available at a cost. Some items are not provided by Neptune Homes, including but not limited to furniture and artwork. See disclaimer for full terms and conditions.



# LIVE IT UP...



WATTYL 3 COAT APPLICATION TO WALLS, SKIRTING, ARCHITRAVES & DOORS

LED DOWNLIGHTS TO PORCH, ENTRY, HALLWAY, MASTER AND BEDROOMS, LIVING AREAS, KITCHEN, WIP, BATHROOMS & ALFRESCO

WATTYL 2 COAT APPLICATION TO CEILINGS





2590mm  
CEILING  
HEIGHTS



Live the life you've been  
dreaming of, surrounded  
by Brilliance...

Photography depicts non-standard items including window treatments, appliances, and ducted air conditioning as well as non-included items such as furniture and accessories. See disclaimer for full terms and conditions.



HANDLELESS  
OVERHEAD  
CABINETS

COLD  
WATER TAP  
TO  
FRIDGE

SOFT CLOSE  
DRAWERS &  
CABINETS

KITCHEN INCLUSIONS

WHAT'S COOKING?





20mm  
SMARTSTONE  
BENCHTOP

100 x 300  
CAFÉ SERIES  
SPLASHBACK  
(12 colours to  
choose from)

Photography depicts non-standard items including which are not included in the Brilliance Range, or are design specific. Other items including but not limited to homewares, furniture, landscaping and refrigerator are not supplied by Neptune Homes. See disclaimer for full details.



# KITCHEN INCLUSIONS

## SINKS



Franke Double Bowl - Polar White

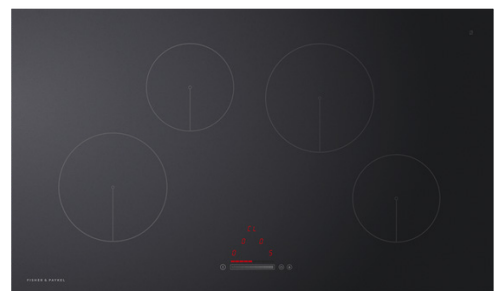


Franke Double Bowl - Carbon Black

## COOKWARE



Two Fisher & Paykel 600mm  
6 Function 85 Litre Underbench  
Ovens (Black or Stainless Steel)



Fisher & Paykel 900mm  
4 Zone Induction Cooktop



Fisher & Paykel double drawer dishwasher  
(Black or Stainless Steel)



Fisher & Paykel black microwave with trim kit



Fisher & Paykel 900mm Integrated Rangehood



## TAPWARE



Phoenix Vivid Slimline Pull  
Out Sink Mixer - Chrome



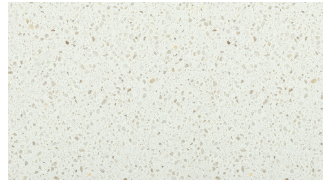
Phoenix Vivid Slimline Pull  
Out Sink Mixer - Matte Black



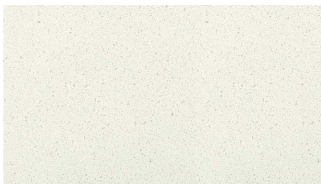
Phoenix Vivid Slimline Pull  
Out Sink Mixer - Nickel

## BENCHTOPS

Smartstone 20mm Builders Range Benchtops available in 8 colours



Gelsomino



Arcadia



Astral



Triton



Naxos



Santorini



Marengo



Nero-Astral

## BRILLIANCE RANGE

Our Brilliance Range Kitchen inclusions help to create the perfect space to gather, cook, create, celebrate, teach, learn, dance, indulge, play - whatever it is your family does together.







# ADDRESS FOR SUCCESS

## ENTRANCE DOORS

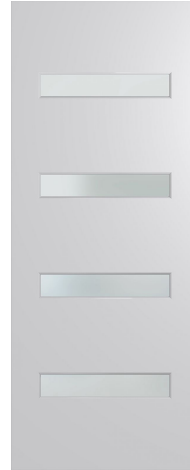
XN1, XN2, XN5 or XN7 Hume entrance doors with clear glass - choice of 17 stain colour options



XN1



XN2



XN5



XN7

## DOOR HANDLE

Gainsborough Angular Trilock External Door Handle in Satin Chrome or Bright Chrome

### BRILLIANCE

Maximise your street appeal! Our Brilliance inclusions allow you to tailor your home to the style you want, starting from the outside, in.



\*Door pictured is for display purposes only. Included stain grade entry doors are XN1, XN2, XN5, XN7. Images show upgraded items available at an additional cost including but not limited to landscaping. Image shows upgraded facades, Reef and Cliff, which feature upgraded items. For a complete home quote please speak to a Neptune Homes consultant. See disclaimer for full details.



# STEP INTO OUR STUDIO...

Your Envision Studio appointment is an important and exciting step on the way to building your home. In this appointment you will be selecting the colours and finishes that will create the look and feel of your home.

## THREE STEPS TO DESIGN SUCCESS!

### TILE CONSULTATION

The first step is your appointment with an expert tile consultant, where you will select the flooring for your new home.

### LIGHTING & ELECTRICAL APPOINTMENT

A trained consultant will walk you through your lighting and electrical plan. This is where the beginnings of your new home will come to light!

### ENVISION STUDIO APPOINTMENT

This is where it all comes together! You will visit our Envision Studio, where our bachelor qualified Interior Designer will help you to select the finishes, fixtures and features to make your new house a home.





**SO MANY CHOICES!**

Design a life  
you'll love at our  
Envision Studio





# GUIDE TO THE PROCESS

Building a home can be a daunting (but awesome) process! Here are all the steps of your build journey, from your first meeting with your New Home Consultant through to the keys to your new home being placed in your hand!

## PRESITE

### STEP 1 - EXPLORING OUR RANGE & NEW HOME ESTIMATE

- Work with your New Home Consultant to match your vision and needs with a Neptune Home design.
- Discuss your budget and level of inclusions with your Neptune Homes New Home Consultant.
- To complete your New Home Estimate your consultant will require:
  1. A registered plan (RP), survey plan (SP) or disclosure plan (DP) of your proposed block of land.
  2. The developer's design guideline for your community (This can also be called a covenant).
  3. All relevant documentation including bushfire attack level (BAL) information as well as acoustic level requirements.
- This information will be compiled to create a free and personalised New Home Estimate.

### STEP 2 - SIGNING NEW HOME ESTIMATE AND DEPOSIT

- If you are happy with the New Home Estimate and wish to progress, you will be asked to sign your new home estimate and pay a \$3,000 (non-refundable) deposit. This is credited to the house price at your first stage claim.
- Your New Home Estimate will now be locked in for 180 days.
- Your New Home Consultant will now order your soil test, contour survey and preliminary council assessment of your block.
- Head Office will now complete your Preliminary Contract (PC1) and drafted plans.

### STEP 3 - PRELIMINARY CONTRACT

- You will be presented with your PC1 plus a full set of drafted plans.
- Plans and pricing are then reviewed and if no further changes are requested, this will be confirmed by an acceptance email from you, in order to proceed to the next stage.
- If changes are requested, the documents are sent back to the office for amendments, to provide you with a PC2 (timeframes can be an additional 3 weeks). The revised PC2 will be presented for review and confirmed by an acceptance email from you in order to proceed to the next stage.

### STEP 4 - CONTRACT SIGNING

- Your Housing Industry Association (HIA) contract pack will be prepared and sent to your New Home Consultant with pricing, including fixed price siteworks (if the block is registered and all testing has been completed).
- You will be contacted by your New Home Consultant to arrange a contract signing appointment. Your contract will then be presented and if accepted by you, it will be signed off and sent into Head Office.

### STEP 5 - WELCOME TO PRE-SITE

- Congratulations on signing your contract! We will now ask for your first progress payment of 5%, less your initial deposit paid in order to begin your pre-site process.
- You will be assigned your Pre-Site Coordinator, who will guide you through your pre-site journey. This includes guiding you through your building approval process including critical items such as covenant applications, energy assessment and obtaining any site-specific reports.
- You will be contacted by your personal Envision Studio Design Consultant who will coordinate both of your selection appointments.
- In preparation for these appointments, ensure you bring any inspirational pictures, mood boards or Pinterest boards to help get a feel for your style and goals.

### STEP 6 - LIGHTING & ELECTRICAL APPOINTMENT

- This is the fun part! Your tile appointment will be held at a National Tiles Selection Centre, where you will go through your internal and external tile layout and selections, guided by your National Tiles Design Consultant.
- Envision Studio is the Neptune Homes colour selection centre. In this appointment you will go through your contract plans to select your colours, external materials and internal fittings and fixtures for your new home.
- **Please note - Envision Studio is open Monday to Friday from 8am to 4pm.**

### STEP 7 - ENVISION STUDIO COLOUR APPOINTMENT

- Now that you have finalised your colour selections we can apply for covenant and energy assessment approvals
- At this stage we will require proof of land ownership and unconditional finance approval from your lender.
- Throughout this stage your New Home Coordinator will provide updates on the progress of your approvals.

### STEP 8 - AUTHORITY TO COMMENCE CONSTRUCTION

- Once we have received Building Approval (BA) you will need to provide your financial lender with a copy of your new home Building Approval for processing.
- We will then require a letter from your financial institution called an Authority To Commence Construction (ACC).
- Once the ACC is received we can then put you on the build list and allocate your Site Manager
- Congratulations! Your new home construction is now one step closer to getting started!





## CONSTRUCTION

### STEP 1 - SITE START

- Construction on your new home starts here!
- Your Site Manager will arrange an on-site meeting approx. 2 weeks prior to construction start to introduce themselves and answer any questions.

### STEP 2 - BASE STAGE

- Your block of land will be prepared to build, with temporary fencing installed, site excavation completed and underground connections laid. Base stage is complete once the concrete slab is poured.
- Upon completion of base stage a 15% progress payment is due.

### STEP 3 - FRAME STAGE

- Frame stage is complete once the frame is erected, inspected, and approved by a qualified Building Inspector.
- Upon completion of frame stage, a 20% progress payment is due.

### STEP 4 - ENCLOSED STAGE

- This is a significant milestone, when we can effectively lock up your home.
- Brickwork, wall cladding and roofing is all installed, as well as electrical and plumbing.
- Temporary doors may be hung to ensure the security of your home.
- Upon completion of enclosed stage, a 25% progress payment is due.

### STEP 5 - FIXING STAGE

- At this stage plaster board, cornices, wet area tiles, reveals and architraves will be added.
- Your kitchen and bathroom cabinetry, tiles and carpets are installed will now be installed.
- Upon completion of fixing stage, a 20% progress payment is due

### STEP 6 - PRACTICAL COMPLETION (PC)

- At PC your Site Manager will do an inspection of your home.
- Handovers.com inspect your new home on your behalf to ensure a high standard of quality.
- Your Site Manager will invite you to a walkthrough of your new home.
- The final invoice will be arranged for payment.

### STEP 7 - HANDOVER

- Congratulations! Your new home has been completed and is ready for you to move in.
- On the day of settlement, you will meet your Site Manager at your home for handover.
- Enjoy your awesome new Neptune Home!

### STEP 8 - NEPTUNE SUPPORT & MAINTAINANCE

- Our Neptune Homes Warranties and Maintenance Team are here for you, providing care and maintenance during your 12 month warranty period.

Please note, It's important to remember your land needs to be easily accessible and free of any waste and long grass, before building can commence.





# NEPTUNE HOMES

## FULL DISCLAIMER

Neptune Homes QBCC 1250379

Brilliance inclusion specifications apply for all new home preliminary agreements entered into which nominate a Brilliance level inclusion from 1st August 2022. Brilliance inclusions may vary dependent on home design chosen.

This information is to be used as a guide only and may contain upgrades at an additional cost to the Brilliance Range.

Façade images, illustrations and photographs in this document may depict upgraded items which are not included in the Brilliance Range. This may include but is not limited to landscaping, fencing, driveways, upgraded materials, fixtures and finishes, window furnishings and decorative lights and appliances, which may be available at an additional cost. The images may also depict some items which are not supplied by Neptune Homes such as, but not limited to furniture and decorative items.

Façade designs and inclusions may vary depending on the home design chosen by the client. Refer to the standard working drawings.

Neptune Homes reserves the right to alter specifications, model numbers, suppliers, promotions, pricing and processes at any time without notice. Selection items shown are subject to availability and are subject to change pending availability.