



**BROWNHILL  
HOMES**  
EST. 1995



**Standard Inclusions**  
**Wyllow Hamptons 2021**



Photographs and images are for illustrative purposes only and may depict upgrade options available.



## Preliminary & External Inclusions

- James Hardie Scyon Newport Cement Weatherboards
- James Hardie Panel Clad Stucco to Gable ends
- Concrete finish to Porch and Steps
- Paving to rear Alfresco
- Colorbond Roofing – full colour range
- Colorbond fascia and gutters – full colour range
- Feature Solid Core Entry Door XN1 with Chrome Lockwood
- Nexion deadlock Entrance Set
- Bradnams Essential Range aluminum keyed awning windows (full colour range. Single Glazed)
- Home Owners Warranty Insurance
- Building Permit Application Fees and Inspection Fees
- Concrete Slab
- Termite treatment Part A & B
- Solar Hot water including solar panel to Roof
- Final Builders clean and routine cleans throughout the duration of the build
- Service connections within boundary up to 20m



## Internal Inclusions

- 2700mm high Ground floor ceiling heights
- 2550mm high 1st floor ceiling heights
- 2340mm high flush panel internal doors to GF
- Chrome Lockwood Velocity internal door furniture with privacy latches to bathrooms and powder rooms
- Square Set cornice to Ground Floor Living areas inc Butlers & Laundry.
- 75mm cove cornice to remaining
- 67mm feature skirting & architraves
- Robes fitted with shelving, single & double hanging
- Double Linen cupboards fitted with 4 shelves
- Broom cupboard fitted with 1 shelf
- Haymes Low Sheen Acrylic 3 Coat wall paint
- Haymes Ultratrim Enamel Semi Gloss to woodwork
- Timber look flooring to Main living areas
- Wide range of Carpet with underlay included







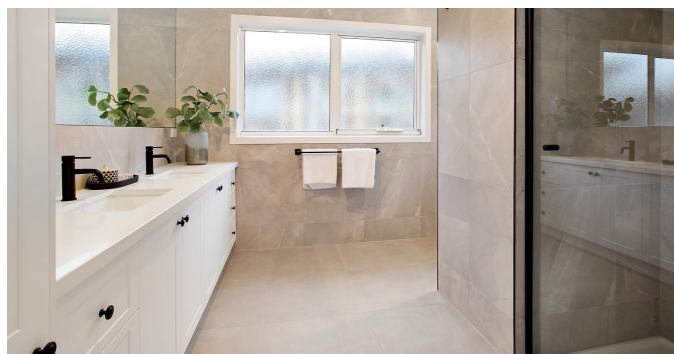
## Additional Inclusions

- External Ceramic tiles to balcony
- Brivis Gas ducted heating through ceiling outlets
- LED Downlights throughout
- X5 TV points
- X2 Phone points
- X2 LED Fluro to Garage
- X12 Way light switch to Staircase
- Single power points to dishwasher, rangehood and garage door
- Premium Range automatic sectional garage door with 2 handheld remotes and 1 wall hung remote
- Carpeted staircase with your choice of either Chrome or black steel Balustrading
- Solar Hot water inc solar panel to roof



## Bathroom Inclusions

- Custom Made to fit Melamine Joinery throughout
- 20mm Stone Benchtops to all vanities
- Premium Soft close hinges throughout
- Premium Range Seima Square Basins throughout SBC-208. Double to Ensuites.
- Stegbar Pivot Show screens with safety glass and Chrome fittings
- Tiled Shower base to GF Ensuite
- White polymarble shower bases to remaining
- White Inset Seima Select 01 Bath
- Premium Range twin shower heads in Chrome
- Premium Pin lever tapware in Chrome throughout
- Seima Limni STO 309-00 Back to Wall Toilet suite with Classic soft close seats
- Polished edge mirrors to full width of vanities
- Ceramic Wall tiling – Up to Category 2 to 600mm above bath, 2m to shower recesses, tiled skirtings to remainder
- Ceramic Floor tiles – Up to Category 2 (non-rectified tiles)
- Fibreglass Shower niches
- Chrome Towel Rails, Toilet roll holders, Hand towel holders and Robe hooks throughout







## Kitchen/Butlers & Laundry Inclusions

- Full Range of Polytec Melamine Cabinetry inclusive of all finishes
- 40mm Stone Benchtops to Kitchen and Island
- 20mm Stone Benchtops to Butlers and Laundry
- Kitchen to include cupboard doors throughout
- Premium Soft close hinges throughout
- Seima Kubic Double bowl top mount Stainless Steel Kitchen Sink
- Seima 500mm undermount sink to Butlers
- Chrome Pin Level Sink Mixer
- Premium Technika appliances including
- Dual Fuel Stainless steel upright cooker TU950TME8
- Fixed Undermount Rangehood TUR90S
- 12 Place setting Freestanding Dishwasher TBD4SS-5
- Seima 70L undermount Kubic Inset Stainless steel sink to Laundry
- Full Lite Glazed Rear Entry Door



## Site Allowances

- Temporary Fencing – full duration of build
- Crushed Rock throughout the duration of build – prior to driveway
- Site signs to nominate correct building site and emergency facilities
- Engineered Class M concrete slab subject to engineers design
- Service connections within boundary; lead in's and applications by builder (note all fees will be paid by owner) including but not limited too:
- Electrical Connections, Power Pit application, Underground power, meter box connections.
- Note it will be the owners responsibility to have the house connected by Telstra after handover
- Water, Plumbing Industry Consent application – we will help you fill out the online application (note all fees will be paid by owner).
- Sewer connections
- Gas connections
- Telephone lead-in – note owner will need to connect with Telstra after handover.
- Temporary Toilet
- Temporary Power – note Builder to pay usage up until meter box connection and switch over
- Final Builders Clean





# Frequently Asked Questions

## Who is my main point of contact throughout the build and how can I contact them?

You will have two main points of contacts throughout the duration of your build a nominated Client Liaison who will be able to obtain all the information and answers you require in the office and your supervisor onsite. You will be provided with your client liaison's details around contract stage and your supervisors details around Building Permit stage.

## Can I visit the worksite throughout the build?

You can visit the site however we ask that you contact the office to make a time to view. As our insurances do not cover you whilst onsite you will need to be there with a Brownhill Homes representative. Please also note if you are onsite without a rep you may be asked to leave.

## Can I make changes to the Internal layout?

Yes we will allow some changes to the internal layout. However no loadbearing walls can be altered. This is to ensure pricing changes are minimal. If there is something you really would like to change and you are unsure please do not hesitate to ask us.

## I don't want a fireplace in my house can I delete this and receive a credit?

Yes you can. If there are any fittings or fixtures throughout the display you don't find necessary you can remove and a credit will be applied to your building quote.

## I don't like the tiles in the Display, can I change these and receive a credit?

Yes you can. During the selections stage you are able to nominate any fixtures and fittings from our wide range of categories. We will also send you to our Tile Supplier to conduct your tile selections closer to the contract site start stage. Any tiles selected that are cheaper than those fitted in the display will receive a credit to your build.

## Why is the Demolition not included in the price and can Brownhill Homes organize the Demolition?

Due the number of variances from home to home, Brownhill Homes are unable to accurately fix this price. We can definitely provide you pricing on the demolition phase. Please just ask our friendly team during your initial discussions.



## Does Brownhill Homes arrange all council requirements

We do not include any fees or charges from the council. This also includes any dispensations required due to the orientation of your block. We will advise if any of these will be required and help you through the process.

## I am selling the Home once its completed, can I have early access to let the agent through the home?

Please give the office a call and speak to your Client Liaison, this is generally fine however we need to organize site times with the Supervisor to ensure no delays are caused. No one is to enter the site without a Brownhill Homes representative due to Health and Safety issues.

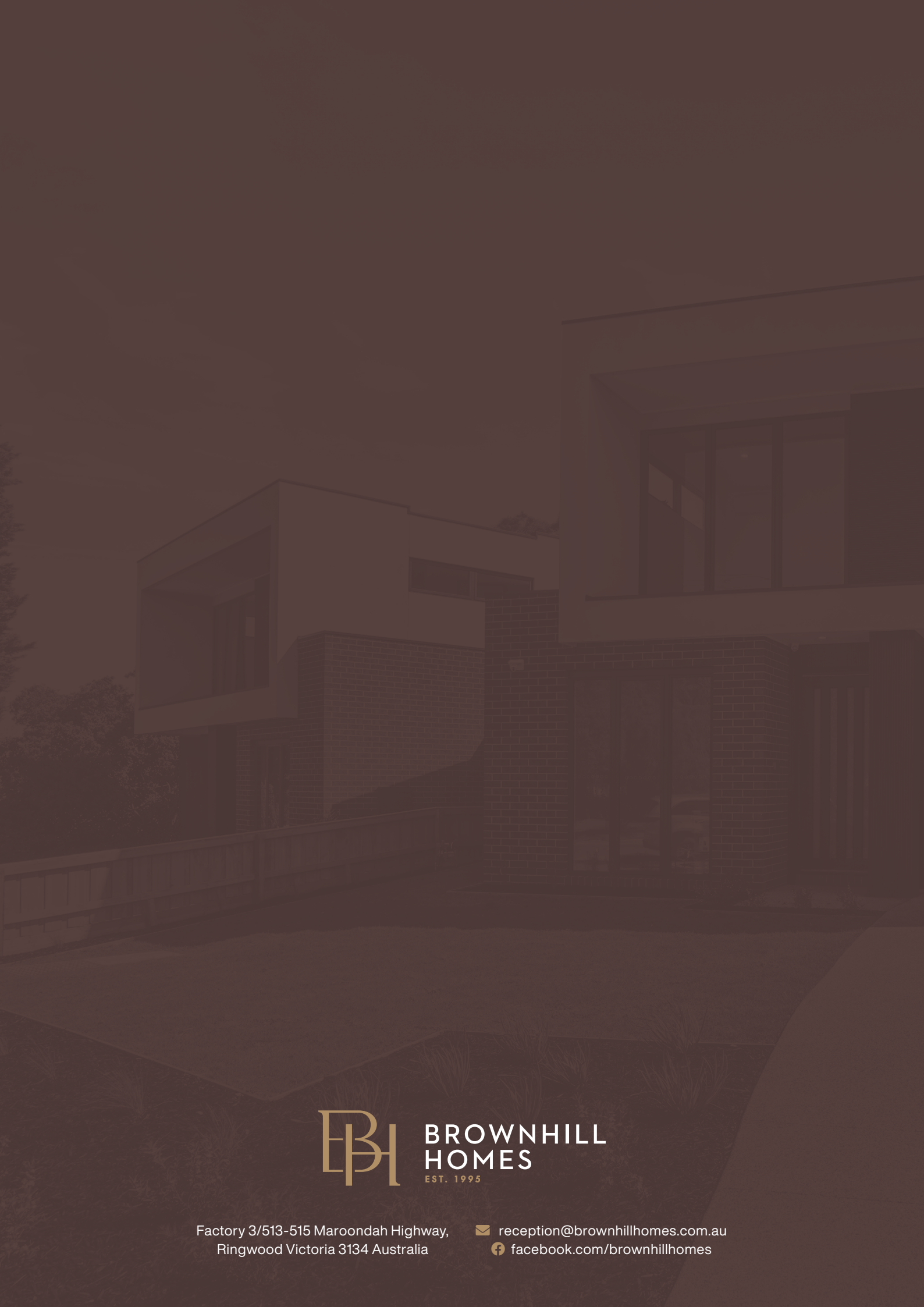
## How do I keep updated on the progress of the build of my new home?

You will receive a weekly update on the week's progress and the forecast for the following week. Along with an update we will also provide you with some photos of the site.

## I am organizing my own Landscaping when can I access the site to start?

Due to the potential delays with site works, we request all owner completed items be done once keys have been handed over.





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