

Royston
— HOMES —



SINGLE STOREY
HOUSE AND LAND
PACKAGE

ABOUT US

AHBgroup

The AHB Group builds quality housing stock for families and communities throughout metropolitan Melbourne and regional Victoria.

Founded in 2005, the AHB Group has grown into one of Victoria's, and Australia's, largest building and development groups, having helped over 8,000 families across Victoria realise their new home dream.

The AHB Group Directors recognised that metropolitan and regional housing markets and communities have differing challenges and needs. The AHB Group has been structured in a group model to harness infrastructure for productivity, growth, and quality, affordable housing.

The AHB Group has an established network of complementary building businesses throughout Melbourne and Regional Victoria. A diverse range of competences and sector-specific intellectual and technical knowledge. The team consists of over 200 staff, thousands of sub-contractors and robust supply chain, contributing to the Victorian economy and providing homes for Victorians.

The AHB Group collective of businesses span the spectrum of housing typologies and related services, including conventional residential homes, townhouses and multi-unit developments, premium luxury homes, social housing and specialist disability housing.

The AHB Group is within the top 5 of Australia's largest Home Builders, ranking #5 nationwide and #2 in Victoria, according to Housing Industry Association 2021/22 data.



OUR DIFFERENCE

PRODUCT RANGE

With around 40 different floor plans to choose from, our homes have been designed with the investor in mind, to suit every kind of tenant. Our homes have been designed to suit a range of block types, including solutions that meet Small Lot Housing Code requirements.

TURNKEY SOLUTION

From the minute a contract is signed, to the day we deliver the keys, we take care of everything, and we've thought of everything too. Down to finishing details like the letterbox, window furnishings, landscaping and even the clothesline.

RELIABLE TRADE NETWORK

We have reliable teams of trades utilised across high construction volumes. A trade network that extends throughout metropolitan Melbourne and Regional Victorian areas developed through our brands.

SCALE AND VALUE

We leverage supplier agreements and purchasing power across our building group to achieve the best pricing possible for all housing produced.

LOCAL MARKET KNOWLEDGE

When it comes to location, we analyse and review land based on its potential for capital growth and rental returns, then work closely with the developers to secure the best deals.

QUALITY CONSTRUCTION

As members of the Housing Institute of Australia (HIA) and Master Builders Association (MBA), we take our commitment to quality seriously. For additional peace of mind, we conduct a full maintenance check three months after handover and provide a ten-year structural guarantee.

INDEPENDENT INSPECTIONS

To ensure quality standards are maintained, independent inspections are conducted at various stages during construction.

SUPPLY CHAIN COMFORT

Long standing relationships with a trusted group of supply partners that is underpinned by volume acquisitions. A mutual understanding with supply partners based on trust and reliability.

BUILD EFFICIENCIES

We have a leveraged position of "reduction in unit costs with increased volume" across projects. As experienced master plan builders, we have defined project management methodology and operating systems that maximise efficiencies.

FINANCIAL STABILITY

Operating for over 15 years, we are a strong, reliable Australian owned business. Our Directors actively engage across the business and the property sector.

HOUSE & LAND PACKAGE

LOT 105 COACHWOOD ROAD
OAKLANDS ETATE
LAND TITLES JAN 25



Berkeley 15 Tivoli



FIXED PRICE CONTRACT

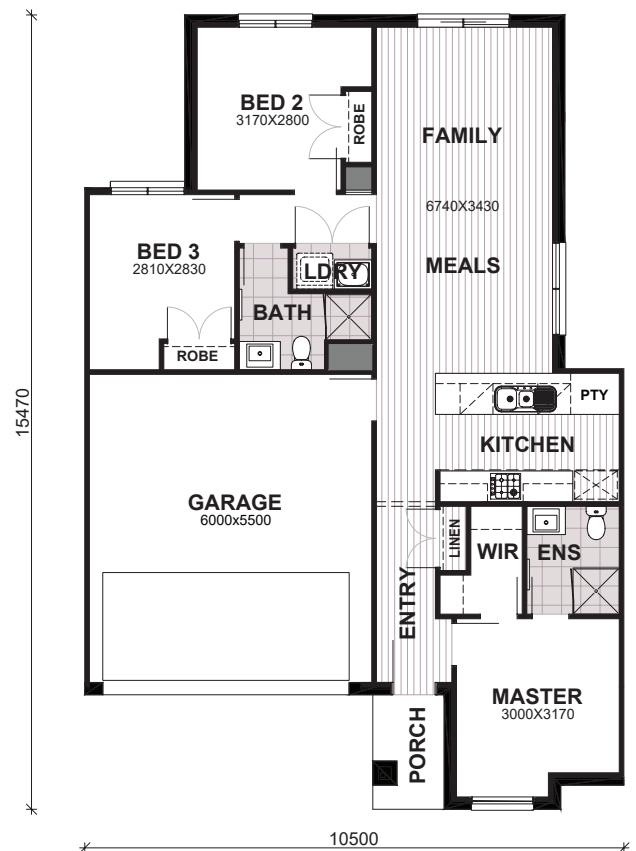
\$584,650*

Land size: 262 sqm

House size: 134.76 sqm

TURNKEY INCLUSIONS

- 20MM COMPOSITE STONE BENCHTOP
- DISHWASHER - STAINLESS STEEL
- SPLIT SYSTEM AIR CONDITIONER
- COLOUR SEALED CONCRETE DRIVEWAY
- FLOORING THROUGHOUT
- DOWNLIGHTS
- FLYSCREENS
- FENCING AND LETTERBOX
- FRONT AND REAR LANDSCAPING
- ALARM SYSTEM



Land Contract: \$289,000

Build Contract: \$295,650

SINGLE STOREY FACADES



CONTEMPORARY



DELTA



MANTRA



TIVOLI

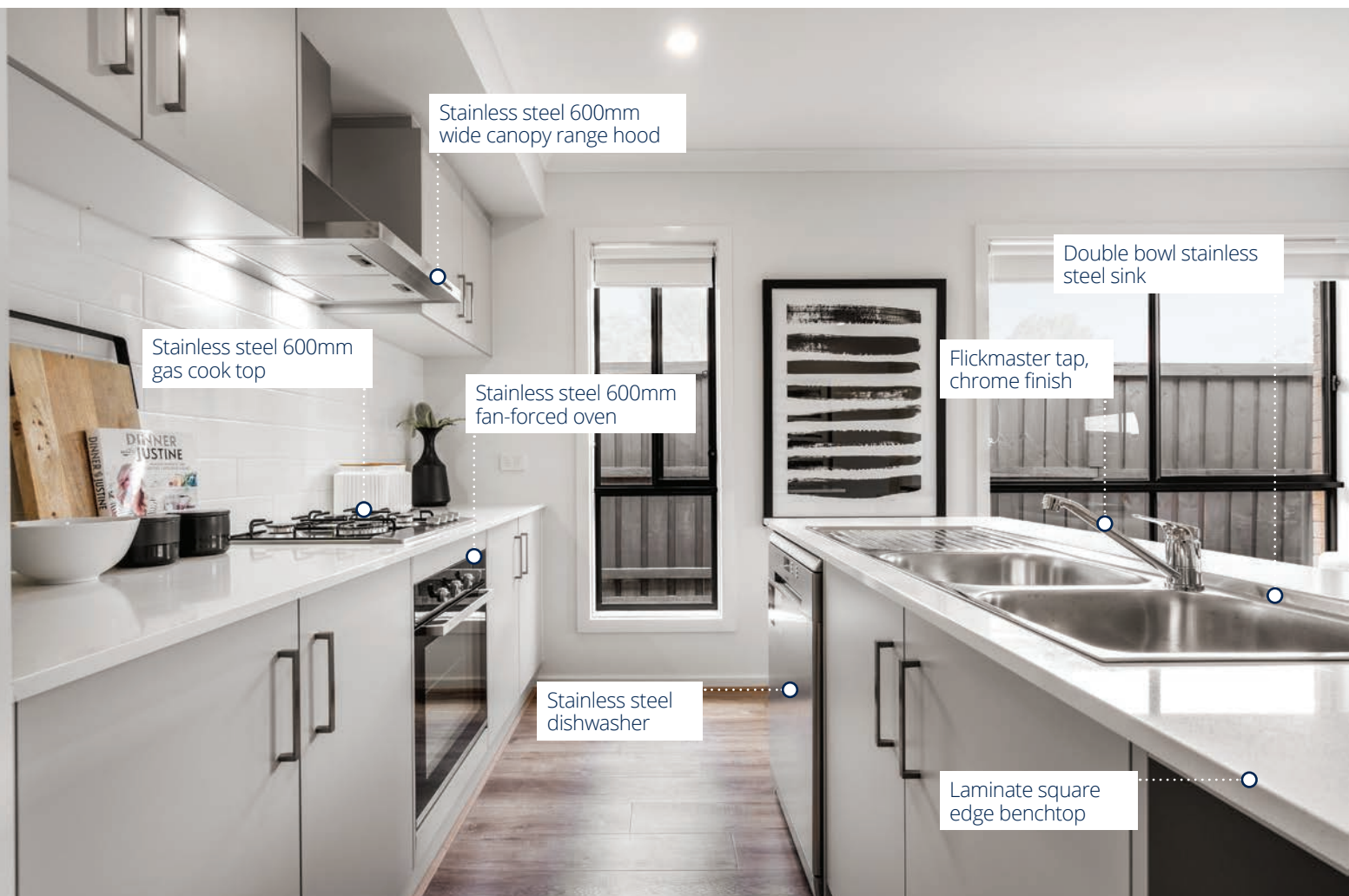


TRADITIONAL



VOGUE

KITCHEN



Oven

Stainless steel 600mm fan-forced oven.

Hot Plate

Stainless steel 600mm gas cook top with wok burner.

Rangehood

Stainless steel 600mm wide canopy range hood.

Dishwasher

Stainless steel dishwasher.

Sink

Double bowl stainless steel sink.

Tap

Flickmaster tap, chrome finish.

Pantry

Four white melamine shelves.
2040mm high readicote flush panel, hinged door(s).

Kitchen Bench Top

Laminate square edge from builder's predetermined colour boards.

Microwave Provision

Standard laminate including single power point.



APPLIANCES



600mm Gas Cook Top



Stainless steel 600mm oven

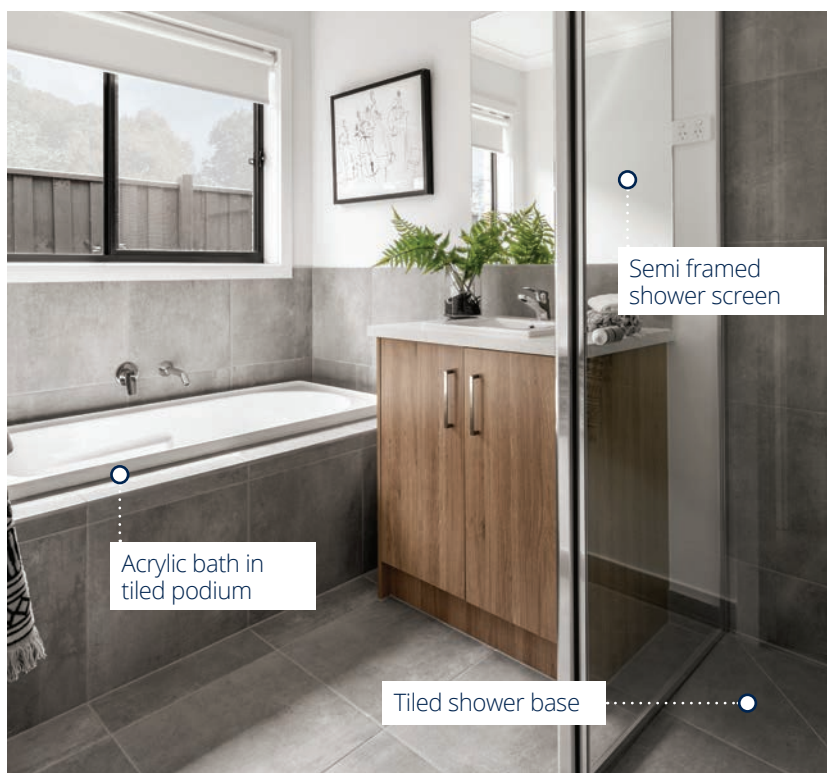
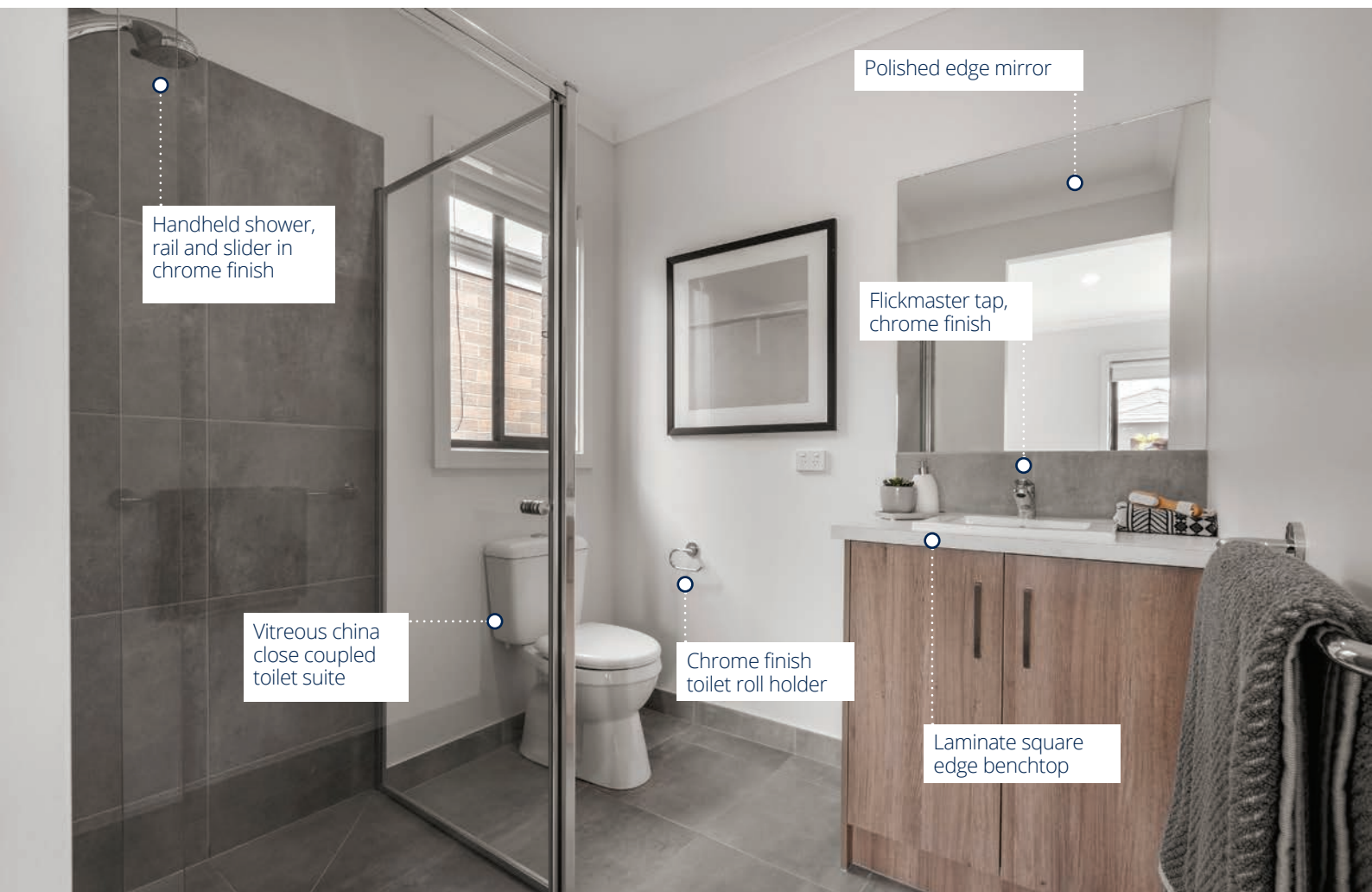


600mm wide canopy range hood



Stainless steel dishwasher

BATHROOM & ENSUITE



SPECIFICATIONS & INCLUSIONS

BATHROOM & ENSUITE

Basins

Vitreous china vanity basin (white).

Mirrors

Polished edge mirrors full length of vanity.

Bath (Bathroom only)

Acrylic bath (white) in tiled podium

Shower Bases

Tiled shower bases with waterproof system throughout.

Shower Screens

Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.

Taps

Chrome mixer tapware.

Shower Outlet

Handheld shower, rail and slider in chrome finish to ensuite and bathroom.

Toilet Suite

Vitreous china, close coupled toilet suite in white with soft close top.

Accessories

600mm single towel rails and toilet roll holders in chrome finish.

Exhaust Fans

250mm exhaust fans including self sealing air flow draft stoppers to bathroom.

Vanity Bench Tops

Laminate square edge from builder's predetermined colour boards.



Basin Mixer



Bath mixer / Shower mixer



Toilet roll holder



Towel rail



Shower rail

LAUNDRY



LAUNDRY

Trough

Stainless steel tub and melamine cupboard with bypass.

Tap

Flickmaster tap, chrome finish.

Washing Machine

Chrome washing machine stops/grubs.



Laundry sink mixer

STORAGE



Shelving

Walk In Robe:

One white melamine shelf with hanging rail.

Robe

One white melamine shelf with hanging rail.

Linen

Four white melamine shelves.

2040mm high readicote flush panel, hinged door(s).

Doors

Flush panel, 2040mm high. Either hinged or sliding as per plan.

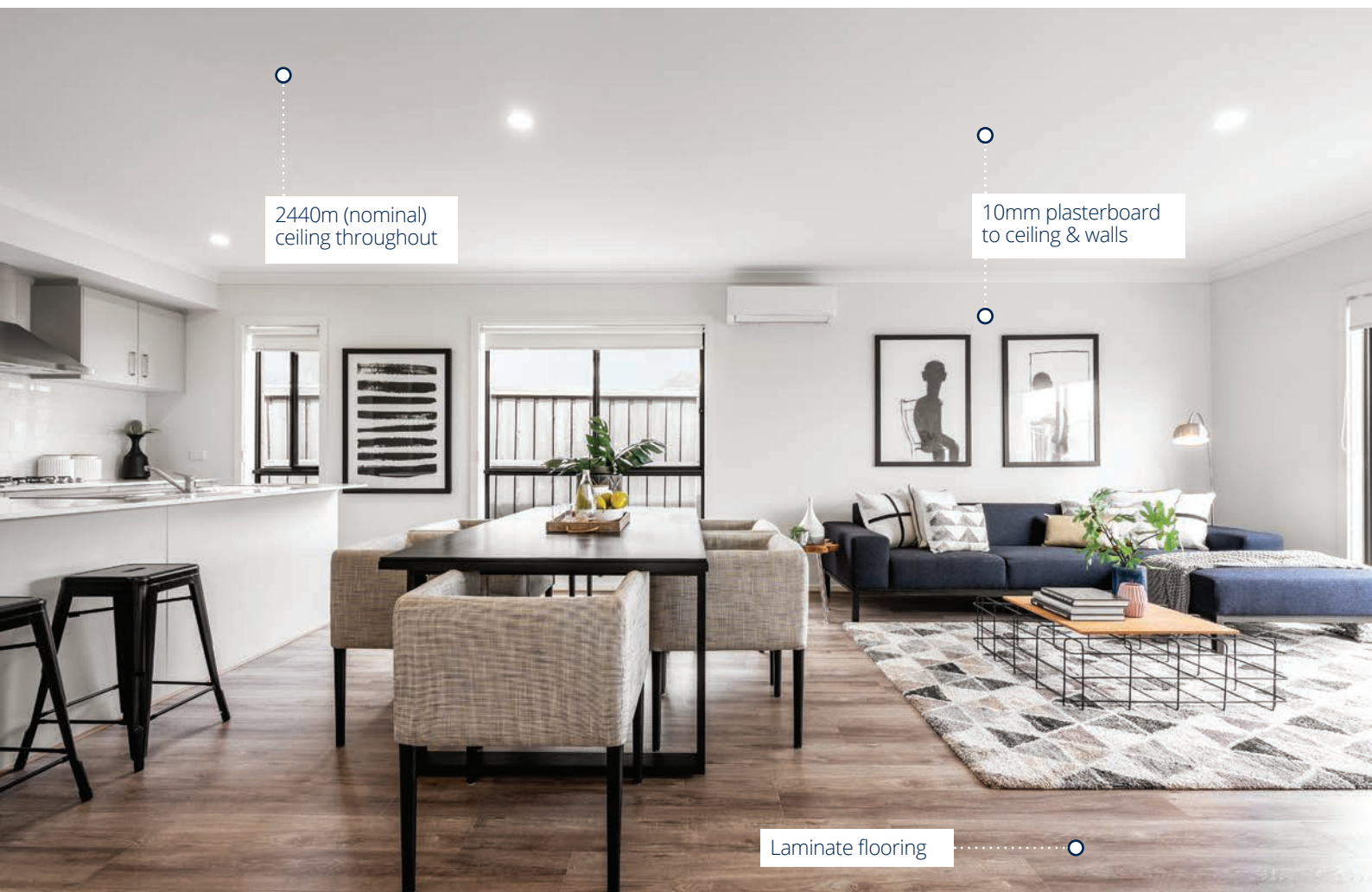
Handles

Handles in polished chrome finish.

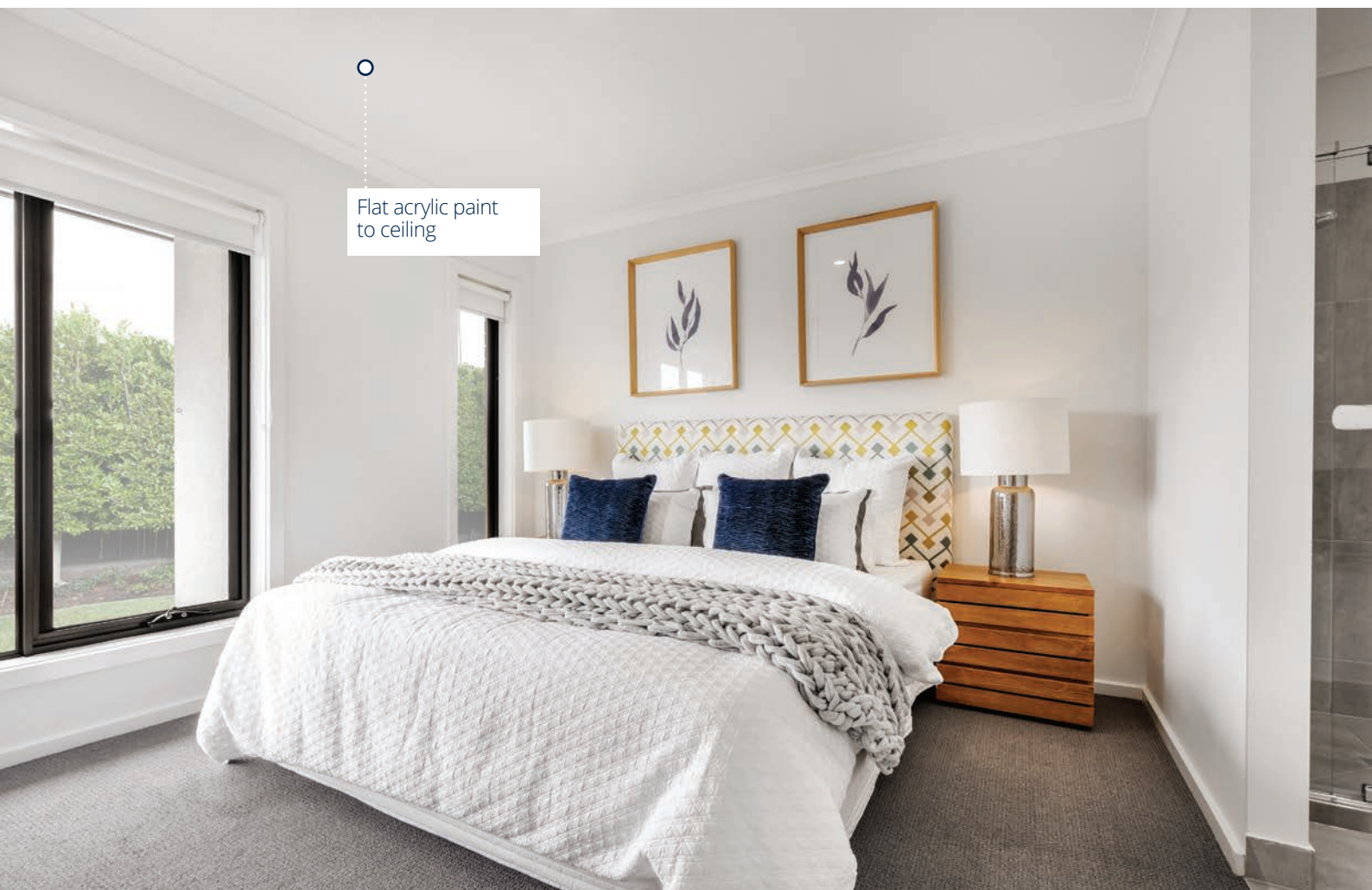


Handles

INTERNAL



INTERNAL



Flat acrylic paint
to ceiling

CABINETRY

Cupboards

Fully lined melamine modular cabinets.

Doors/Drawers

Standard laminate from builder's predetermined colour boards.

Handles

Selected from builder's predetermined colour boards.

INTERNAL FEATURES

Doors Flush panel

2040mm high. Either hinged or sliding as per plan.

Door Furniture

Lever door furniture in polished chrome finish to all rooms.

Mouldings

67 x 18mm Beveled MDF skirting
67 x 18mm MDF beveled architraves.

Door Stops

Plastic white door stops to hinged doors (where applicable).

Door Seals

Door seal to nominated internal doors.

Note: This will be in accordance with energy rating assessor's report.

INTERNAL

PLASTER

Plasterwork

10mm plasterboard to ceiling and wall, water resistant plaster to ensuite, bathroom, above laundry trough, 75mm cove cornice throughout.

CEILINGS

Height

2440mm (nominal) height throughout.

CERAMIC TILING

Wall Tiles

Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's predetermined colour boards.

Floor Tiles

Floor tiles to ensuite, bathroom, laundry and WC. selection as per builder's predetermined colour boards.

FLOOR COVERINGS

Laminate Flooring

Builders range laminated flooring as shown on plan. Selection as per builder's predetermined colour boards.

Carpet

Carpet to area's not tiled or with laminate flooring. Selections as per builders predetermined colour boards and as shown on plan.

PAINT - 2 COAT APPLICATION

Timberwork

Gloss enamel to internal doors, jambs & mouldings.

Ceilings

Flat acrylic to ceilings.

Internal Walls

Washable low sheen acrylic to internal walls.

Entry Door

Gloss enamel to front entry door.

Colours

Colours selected as per builder's predetermined colour boards.

EXTERNAL



22.5 degree
pitch roof

Colorbond® sectional
overhead door

Feature front door
with clear glass

EXTERNAL FEATURES

Bricks

Clay brick selection from builders' pre-determined colour boards to single storey homes.

Mortar Joints

Face Brickwork - Natural colour rolled joints.

Hebel Product (Parkington 21, Summit 14 & Salisbury 23)

Rendered Hebel panels. Finish and colour to be selected from builder's pre-determined colour boards (design specific - refer to working drawings for extent of cover).

Front Elevations

As per Working Drawings. Acrylic render to selected areas as per plan (Product Specific).



Colorbond® fascia,
guttering and
downpipes

Feature
aluminium
windows

EXTERNAL

EXTERNAL FEATURES (cont.)

Windows

Feature aluminium windows to front elevation.
(Product Specific).

Sliding aluminium windows to sides and rear.
Aluminium improved windows throughout.

Entry Frame

Aluminium, powder coat finish (Product Specific).

Front Entry Door

Feature front door as per facade with clear glass.

Door Furniture

Front Door: Entrance lockset in polished stainless steel with deadbolt. (Product Specific).

Ext. Hinged Door

Entrance lockset in polished stainless steel to external door.

Infill Over Windows

Brick infills over all windows and doors (excluding garage front elevation).

Door Seal

Door seal and weather seal to all external hinged doors.

PLUMBING

Taps

2 No. external taps.
(1 to front water meter and 1 next to laundry exit)

ROOFING

Pitch

Roof pitch to be 22.5 degrees.

Material

Concrete colour on roof tiles from builder's predetermined colour boards.

Fascia & Guttering

Colorbond® fascia, guttering and downpipes.

FRAMING

Framing

Engineered pine wall frame and roof trusses.

GARAGE

General

Garage with tiled roof including Colorbond® sectional overhead door with remote control, painted cement sheet infill over garage door, plaster ceiling and concrete floor.

External Walls

Brick veneer
(on boundary wall or product specific if required).

Pedestrian Door

Weatherproof flush panel door, low sheen acrylic paint finish. (Product Specific).

Door Frame

Aluminium powder coat finish.

Door Furniture

Entrance lockset.

ENERGY EFFICIENCY & ELECTRICAL

INSULATION

Ceiling

Glasswool Batts to ceiling of roof space only (excludes garage ceiling).

External Brickwork

Glasswool wall batts including insulation to external brick veneer walls (excluding garage) and wall between garage and house.

Note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report. 6 Star standard compliant (excluding double glazing and low E).

ELECTRICAL

Internal Light Points

100mm diameter 240V downlights fittings (colour – white) throughout as per standard electrical layout (supply/install light globes to all light fittings in the home).

External Lights

100mm diameter fixed 240V white recessed downlight to front entry and alfresco where applicable. Weather proof Para flood light to rear as per drawings.

Power Points

Double power points throughout excluding dishwasher and fridge space.

TV Points

Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area).

Telephone Point

Two pre-wired telephone points to kitchen & Master Bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) - basic pack only.

Switch Plates

White wall mounted switches.

Smoke Detector(s)

Hardwired with battery backup.

Safety Switches

RCD safety switch and circuit breakers to meter box.

HEATING

Heating

Gas ducted heating to bedrooms and living areas, (excludes 'wet areas'). Total number of points and unit size product specific.

HOT WATER SYSTEM (ESTATE SPECIFIC)

Hot Water

Air-water heat pump system with 170 litre storage tank, and continuous mains pressure 20 litre gas booster.

OR

Gas continuous flow water heater system (up to 27 sq.'s - 20 L/M unit & 28 sq.'s and above 26 L/M unit).

Note: Continuous flow water heater will be used in estates where recycled water is available.

SITE CONDITIONS / FOUNDATIONS



SITE CONDITIONS / FOUNDATIONS

Foundation Class

Up to Class 'P1' rigid concrete slab (no piers or suspended slab allowed) with a maximum of 500mm fall over allotment. If fill shown on allotment, lot specific level 1 compaction report required or extra charge may apply. Allotment up to 600m² with a maximum setback of 5m to the house.

Temporary Fencing

Supply and hire of temporary fencing to site where required to council requirements.

Silt Fence

Supply and hire of environmental silt fence to front of property as required by council.

Rock Allowance

Allowance of rock excavation and removal (If explosives or core drilling required, extra charge will apply).

Termite Treatment

Termite spray system where required by relevant authority.

Angle of Repose

Home to be sited to a minimum of three metres off easement. (If sited closer than additional charges may apply).

STRUCTURAL

Warranty

10 year structural warranty and 3 month maintenance warranty

CONNECTION COSTS

Connection of services

Dry tapping water connection, gas electricity, sewer, stormwater & telephone conduit where allowed. Does not include electricity and telephone consumer account opening fees.



NBN basic, cable, telephone points / 1 of data point, NBN conduit and connection point. BAL 12.5 - will be included FREE if required. Recycled Water - will be included FREE if required.

The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes maybe made subject to Res Code requirements. Window and sliding door sizes may vary subject to energy rating requirements. Electricity transfer fee applies.

EXTERNAL COLOURS



SAHARA



Atura in Barramundi Monier Roof Tile	Red Rock 	Shale Grey Render 1	Monument Garage Door
Monument Gutter, Fascia D/Pipes & Windows	Brick 	Fossil Creek Render 2	Monument Front Door

VERONA



Atura in Barramundi Monier Roof Tile	Mocha 	Shale Grey Render 1	Monument Garage Door
Monument Gutter, Fascia D/Pipes & Windows	Brick 	Basalt Render 2	Monument Front Door

EXTERNAL COLOURS

OLYMPIA



Atura in Sambuca Monier Roof Tile	Bark Brick	Wallaby Render 1	Monument Garage Door
Night Sky / Black Gutter, Fascia D/Pipes & Windows		Dune Render 2	Wallaby Front Door

HAVANA



Atura in Salt Spray Monier Roof Tile	Putty Brick	Cloudy Sky Render 1	Surfmist Garage Door
Surfmist / Pearl White Gutter, Fascia D/Pipes & Windows		Surfmist Render 2	Titanium White Front Door

INTERNAL COLOURS

CASHMERE



Maize

**Timber Laminate
Flooring**

Idyllic

**Kitchen Overhead
Cabinetry**

Idyllic

Bathroom Cabinetry

Pure Marble

Laminate Benchtop

First Snow

Wattyl Paint

Rainstorm

Carpet

Seal Grey

Kitchen Base Cabinetry

United Charcoal Satin

Kitchen Splashback

Belga Grey

**Floor & Wall Tiles
(wet areas)**

Osprey

**Stone Bench
(Upgrade)**

CLOUDBURST



Oatmeal

**Timber Laminate
Flooring**

Autumn Oak

**Kitchen Overhead
Cabinetry**

Autumn Oak

Bathroom Cabinetry

Pure Marble

Laminate Benchtop

First Snow

Wattyl Paint

Vintage Pewter

Carpet

Crystal White

Kitchen Base Cabinetry

United White Satin

Kitchen Splashback

Belga White

**Floor & Wall Tiles
(wet areas)**

Ice Snow

**Stone Bench
(Upgrade)**

INTERNAL COLOURS

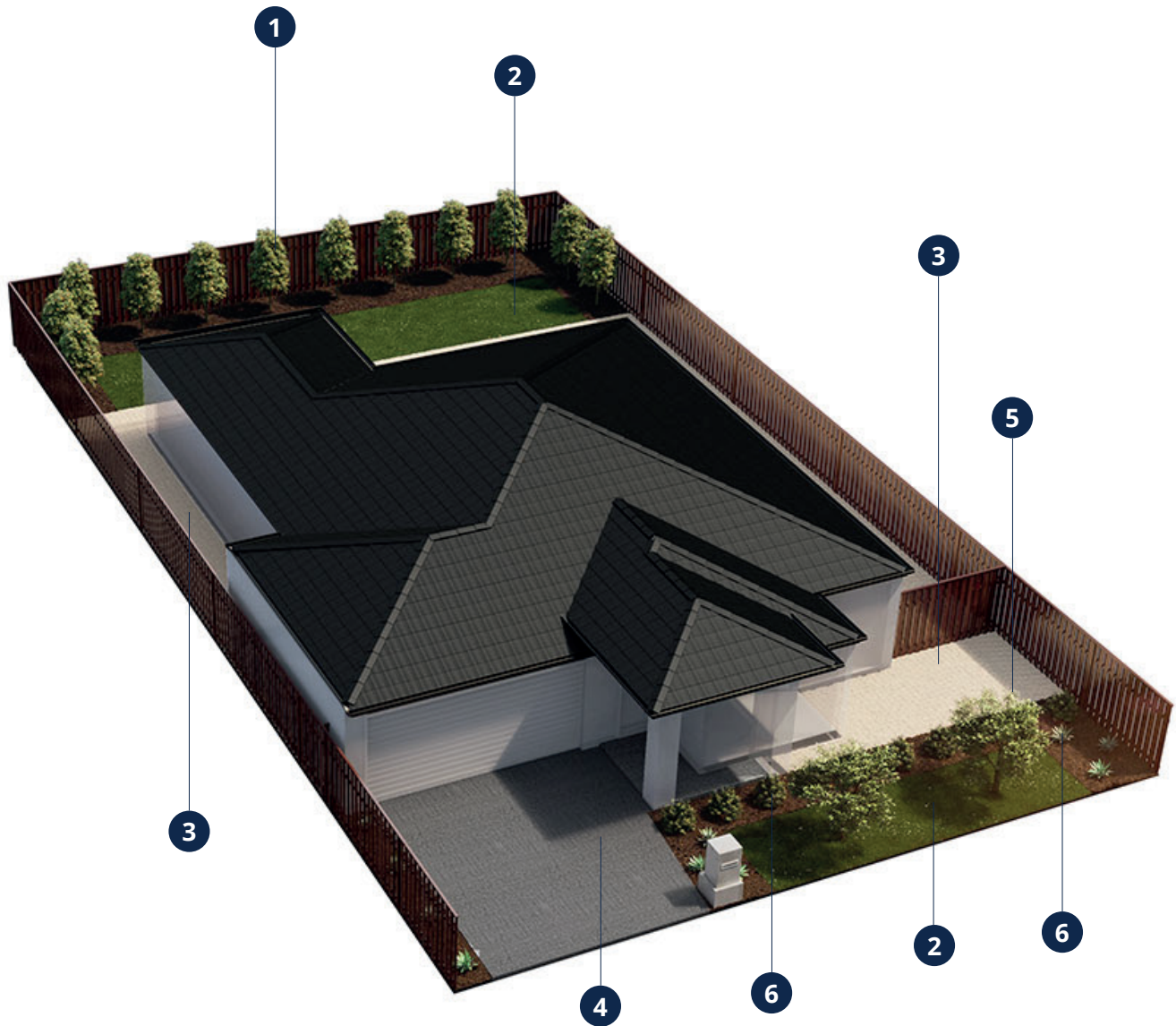
TEMPO



Rye Timber Laminate Flooring	Silver Riftwood Kitchen Overhead Cabinetry	Seal Grey Bathroom Cabinetry	Pure Marble Laminate Benchtop	First Snow Wattyl Paint
City Shadow Carpet	Crystal White Kitchen Base Cabinetry	United Ice Grey Satin Kitchen Splashback	Warehouse Dark Grey Floor & Wall Tiles (wet areas)	Snow Stone Bench (Upgrade)



LANDSCAPING PLAN

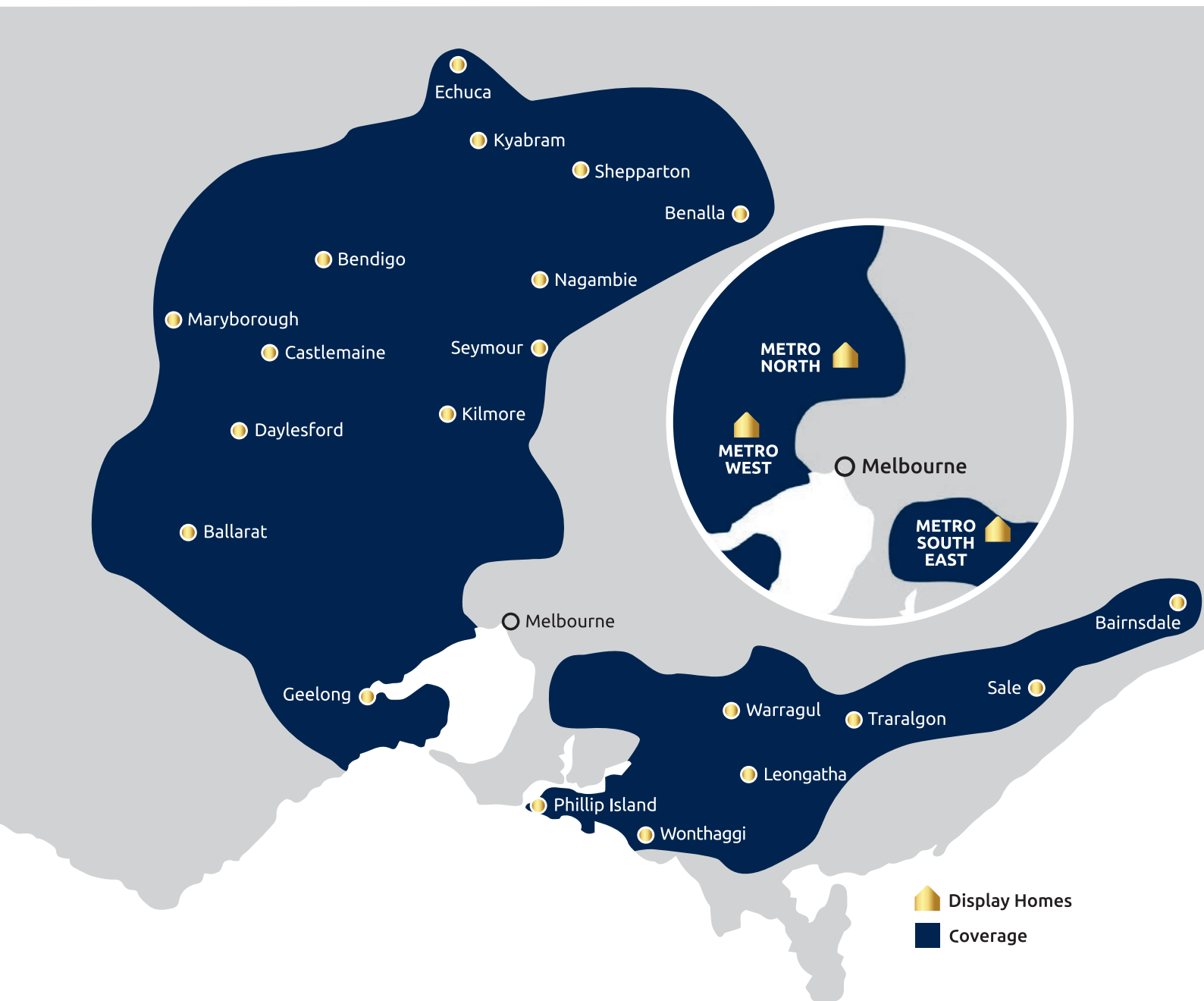


1. 1-2m Screening Trees (Pittosprum or Delonia)
2. Turf
3. Lilydale/Tuscan Toppings

4. Colour-on Concrete
5. 1.2m Australian Native Trees
6. 150/250mm Mixed Variety Australian Native plants

All images are for illustrative purposes only. Plants may vary from site to site, depending on size and lot conditions. Plants may vary subject to availability. Landscaping plan may change subject to lot size.

GEOGRAPHICAL COVERAGE



We have a strong presence, building across metropolitan Melbourne and regional Victoria.

Our display homes are conveniently located in Thornhill Park, Mernda & Berwick and are available to view by appointment.

OUR TRUSTED SUPPLIERS



We're proud to partner with some of the most trusted and well-known brands in Australia to build quality homes for our customers.

We are proud members of :



Royston
— HOMES —