

# WELCOME TO HOMEBUYERS CENTRE







# WELCOME TO HOMEBUYERS CENTRE

At Homebuyers Centre we lead the way in building modern affordable homes and have built a reputation as Australia's leading provider of first homes. We offer a wide range of affordable and stylish designs with home and land packages across Victoria.

## AT HOMEBUYERS CENTRE WE:

- > Are proudly part of the ABN Group, Australia's leading residential building group
- > Have helped over 40,000 Australians into the exciting world of home ownership
- > Have been building homes since 1991
- > Are managed by a team of the most experienced and talented people in the building industry
- > Have access to exclusive low deposit home loans

## WELCOME HOME

They say buying your first home is a big decision – and it is – but it can also be one of life's most rewarding. Placed in the right hands, you'll soon find you have clarity instead of confusion and answers instead of questions. Then before you know it, you'll be unlocking the door to the home of your dreams and all of those wonderful feelings you get as a first home owner.

## WHY CHOOSE US?

Simple. We give you the best value home, level of service and stress-free building experience possible.

At Homebuyers Centre, we believe that an affordable home should also be a quality home; that expectations should be exceeded, not just met; and that the path to your first home should actually be a travelator: straightforward, smooth and always moving you along.

## WE MAKE IT HAPPEN

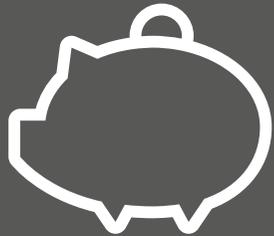
Over the past 30 plus years, Homebuyers Centre has helped tens of thousands of Australians into their own home. It's a journey we never tire from. In fact, helping our 40,000th homebuyer felt just as good as our first.

We take care of everything from start to finish, including arranging your finance to finding you the perfect home and block of land. And, because we're backed by Australia's leading and most trusted construction, property and finance company, ABN Group, we give you peace of mind. In short, we do what we say we're going to do throughout the entire journey.

# OUR THREE EASY STEPS

WHEN YOU BUILD YOUR FIRST HOME WITH HOMEBUYERS CENTRE, WE'LL COACH YOU ALONG THE WAY.

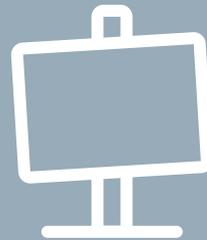
Our easy three step process begins with finance you can afford. Next we'll find your perfect block of land and then we'll help you choose your home design.



## STEP 1 FINANCE

---

We've made financing your home simple and easy. With expert advice from Resolve Finance, our in-house finance specialists, we'll find you the best value home loan, tailored specifically to your needs.



## STEP 2 LAND

---

Over the years, we've developed strong relationships with Victoria's leading land developers, benefiting you with more exclusive and affordable land. We can help you find your perfect block of land in a wide range of communities.



## STEP 3 HOME

---

Our team of talented designers are renowned for their innovative home designs that perfectly reflect the Australian way of life. And along with exceptional quality, we offer genuine choice as well.



# ONE-STOP SHOP

## BUILD WITH THE BEST

The ABN Group began in 1978 with Webb Brown-Neaves and we've been building ever since.

Today, we're Australia's leading construction, property and finance group, with a family of 22 companies across Western Australia and Victoria.

Over the past 40 years, we've built more than 77,000 homes, everything from first homes to luxury residences and become the market leader. We've provided finance for more than 36,000 homeowners and developed commercial and residential projects totaling more than \$1 billion.

So, although you may be building your first home, we have built many. And with every home we build, we only get better.

## VICTORIAN RESIDENTIAL BUILDERS

Homebuyers Centre specialise in the first homebuyer market focused on helping hardworking Australians into their first home.

We are renowned for delivering outstanding and affordable homes that are great value for money. Our innovative homes are built with the utmost care and attention to detail, and a high level quality specification. Homebuyers Centre works closely with Resolve Finance to help homebuyers with the three main aspects of purchasing a brand new home – finance, land, and home designs – making the process of buying a new home easier.

## VICTORIA, GROWING STRONGER EVERY DAY

After more than 40 years in the construction industry, the ABN Group successfully expanded to Victoria in 2008, building upon the reputation of several building, property and finance companies previously established here.

Leading the ABN Group's success in Victoria is Managing Director, Aidan Hooper. In 2009, Aidan accepted a partnership in ABN's Victorian operations – Boutique Homes and Homebuyers Centre. A 30 year building veteran, Aidan believes that every one of our homes is built on good communication and strong relationships, not just bricks and mortar.

A portrait of Aidan Hooper, a middle-aged man with short brown hair, wearing a light blue button-down shirt and a grey blazer. He is smiling slightly and looking directly at the camera. The background is a dark, solid color.

Aidan Hooper

## WHO IS RESOLVE FINANCE?

Established in 1997 as part of the ABN Group, Resolve Finance opened our first office in Victoria in 2008. Over two decades in the business, our brokers have helped buyers secure loans for more than 36,000 homeowners – that’s an average of over 200 people each month.

Resolve Finance has become one of Australia’s undisputed leaders in the field. In fact, over 80% of the loans written by our team of brokers are construction loans, and we account for 1 in 20 construction loans across both Western Australia and Victoria.

Our achievements are founded on three simple objectives:

1. We employ the industry’s best people.
2. We help Australian families to live the great Australian dream.
3. We generously share our success with charity partners.

## MAKE YOUR HOUSE A HOME WITH COLOUR STUDIO BY ALISA AND LYSANDRA

Give your new home a distinct style of its own. We’ve partnered with Alisa and Lysandra, winners of The Block 2013, to take the stress out of home design. The twins have carefully curated six unique colour schemes exclusively for Homebuyers Centre customers. Each design scheme offers a complementary palette of tones, textures, fittings and finishes.

Our collection of six inspirational schemes are inclusive of a range of products that will work seamlessly together, and we’ve made sure our colour schemes stay on trend with timeless materials that will appeal to anyone.

With a little help from your Prestart Consultant, and Alisa and Lysandra, you’ll discover how easy it is to turn your house into a home.

- > We will provide you with a Colour Studio Pack, so you can explore all your options well before your Colour Selection Appointment.
- > We can arrange a visit to our Colour Studio Showroom prior to your Colour Selection Appointment, so you can see, touch and feel your preferred options in person.



# STANDARD QUALITY INCLUSIONS

The below items are included as standard in every Homebuyers Centre home\*:

Homebuyers Centre Standard Quality Inclusions	Benefit	Homebuyers Centre	Other Builders Can Charge
Exposed aggregate driveway	Complete the best facade in the street with a driveway to match – up to 32m <sup>2</sup> .	Included	\$4,200
Quality floor coverings	Quality timber and carpet floor coverings throughout.	Included	\$3,000
Quality window treatments	Quality roller/holland blinds to sliding doors and windows for complete privacy.	Included	\$1,600
Flyscreens	Flyscreens to all openable sliding doors and windows.	Included	\$650
Westinghouse quality kitchen appliances	A household name for generations. Quality cooking appliances that are built to last.	Included	\$500
Bradnam's windows and sliding doors	Includes Euro track system with high quality rollers, long lasting consistent smooth sliding, up to 20% more metal in frames for structural performance, deadlocks on all windows & mortice deadlock on slider handle for superior security.	Included	\$1,250
Alfresco outdoor living with full concrete floor	Roof and floor integrate with living area, so you can fully appreciate your home, especially in summer with a surface ready for you to tile or deck. Design dependent.	Included	\$5,000
Superior wall frames	Our homes are constructed with a minimum of MGP 10 timber; three grades higher than the required standard which ensures a more stable frame with increased structural rigidity. Our roof trusses and wall frames are prefabricated to ensure straighter ceiling lines providing much stricter tolerances in deviation compared with standard roof trusses. External beams are rated H3, specially rated and designed for external use.	Included	\$1,000
Door (shoppers access)	Enter your home straight from the garage – essential when carrying the shopping in on a rainy day, also something most builders charge extra for. Design dependent.	Included	\$500
Smart Control Garage Door	Luxury is standard, convenience is priceless. Our homes include a Smart Control Sectional Garage Door, with two remote control handsets and wall mounted remote, camera security and smartphone app control.	Included	\$2,000
2000mm high shower screens and 2100mm high tiling	An adjustable shower head & semi frameless, high glazing means we design your bathroom to suit people of all heights.	Included	\$400
Brick infills over windows	No unsightly fibre cement sheeting above your windows.	Included	\$2,000
Termite protection	Termite protection to all slab penetrations.	Included	\$300
Site drainage	Every home we build is equipped with provision to enable you to include drains to dispose of storm-water from your site. This is especially important to protect your home's slab against the effects of excess ground water which can damage the footings.	Included	\$500
Linen cupboard	Easily overlooked but so important – every home has one.	Included	\$800
Toilet roll holders and towel rails	Believe it or not most builders don't provide these.	Included	\$250
Tiled shower bases	Stylish and durable bases that will last.	Included	\$1,000
Overhead Cupboards	Plenty more storage in the kitchen.	Included	\$1,500
Caesarstone Kitchen Benchtops	Australia's most trusted name in kitchen surfaces. Scratch resistant, Durable. Stain Resistant.	Included	\$2,080
Downlights through entry, kitchen and main living	Energy efficient and long lasting.	Included	\$2,000
<b>Total value built into every Homebuyers Centre home</b>			<b>\$30,530</b>

\*Inclusions vary for Homebuyers Centre's Urban Living and HBCGO home design range. Homebuyers Centre reserves the right to alter these inclusions without notice. Please speak to a New Homes Consultant for detailed pricing and specifications of your preferred home design.

# OUR COMMITMENT



## Backed by the ABN Group.

The ABN Group began in 1978 and today, we're Australia's leading construction, property and finance group, with a family of 22 companies across Western Australia and Victoria. Over the past 40 years, we've built more than 77,000 homes, everything from first homes to luxury residences and become the market leader. We've also provided finance for more than 33,000 homeowners. So, although you may be building your first home, we have built many. And with every home we build, we only get better.



## GUARANTEED ASSURANCE

### Always in the know.

Understanding the excitement that surrounds moving into a new home and the organisation required in relocating your family (and pets!) is a big project. We provide all of our clients with weekly updates on their construction and inform them how their build is tracking. From slab down to completion you'll know exactly where you stand.



## You talk, we listen.

Customer service, customer service, customer service. It's what we live and breathe. So, we'll always ask you to provide feedback throughout your journey. This feedback helps us continually improve our product and service.

## Q SUPERIOR QUALITY

### Building your home as if it were our own.

At Homebuyers Centre we credit the quality of our new homes to four essential elements:

- Selection of superior materials
- Use of reliable diligent tradespeople
- Calibre of meticulous building supervision
- A combination of in-house and independent quality control inspections



### Our relationship doesn't end when the construction of your home does.

Once your home is completed you will receive Homebuyers Centre Assist, our industry leading aftercare program. The use of quality materials, fixtures and trades allow us to include the following on each new Homebuyers Centre home.

- 25 year structural guarantee
- 12 month service warranty

## ★ 6 STAR ENERGY RATING

### An energy efficient home is a cost effective home.

You don't have to do much to do your bit for the environment. Just build with us. You'll get energy efficient and water saving features that lower electricity bills and reduce greenhouse emissions which will save you money in the long-run.



## ALL HOMEBUYERS CENTRE HOMES ONLY INCLUDE FITTINGS AND APPLIANCES FROM LEADING BRANDS



Clark has been around since 1941, with the brand becoming synonymous with quality kitchen and laundry sinks and they have now extended into Bathrooms. Their in-house design team have designed and engineered a range of products in Australia, that are thoughtfully simple and refreshingly smart to bring pleasure and enjoyment to your every day.



Australia's leading paint brand provides an inspirational range of colours and premium products. For generations, homeowners, professional painters, architects, interior designers and commercial builders have relied on Dulux to help them enhance the spaces and places in which we live and work.



Servicing customers for over 34 years, Centurion is a wholly Australian owned company who specialise in the manufacture and supply of a large range of garage doors and are renowned as one of the pioneers in the rolling and sliding garage door industry.



Westinghouse has been a household name for generations. They have been helping Australian families for years, through changing times, and continually design products to make life a little simpler.



Australia's number one brand of electrical accessories for more than 85 years, Clipsal manufactures a vast product range in Australia to the world's best practice.



Bradnam's Windows and Doors is one of Australia's most respected aluminium joinery manufacturers, supplying high quality product to architects, designers, builders and home renovators across the Asia Pacific Region.



# VARIABLES TO A HOME AND LAND PACKAGE

A home and land package should never be a mystery box. There should be no nasty, hidden surprises. Our home and land packages are completely transparent, so that you can clearly see the inclusions and the outstanding value.

## 4 VARIABLES TO A HOME AND LAND PACKAGE

Land \$ \_\_\_\_\_

Siteworks + \$ \_\_\_\_\_

House + \$ \_\_\_\_\_

Variation + \$ \_\_\_\_\_

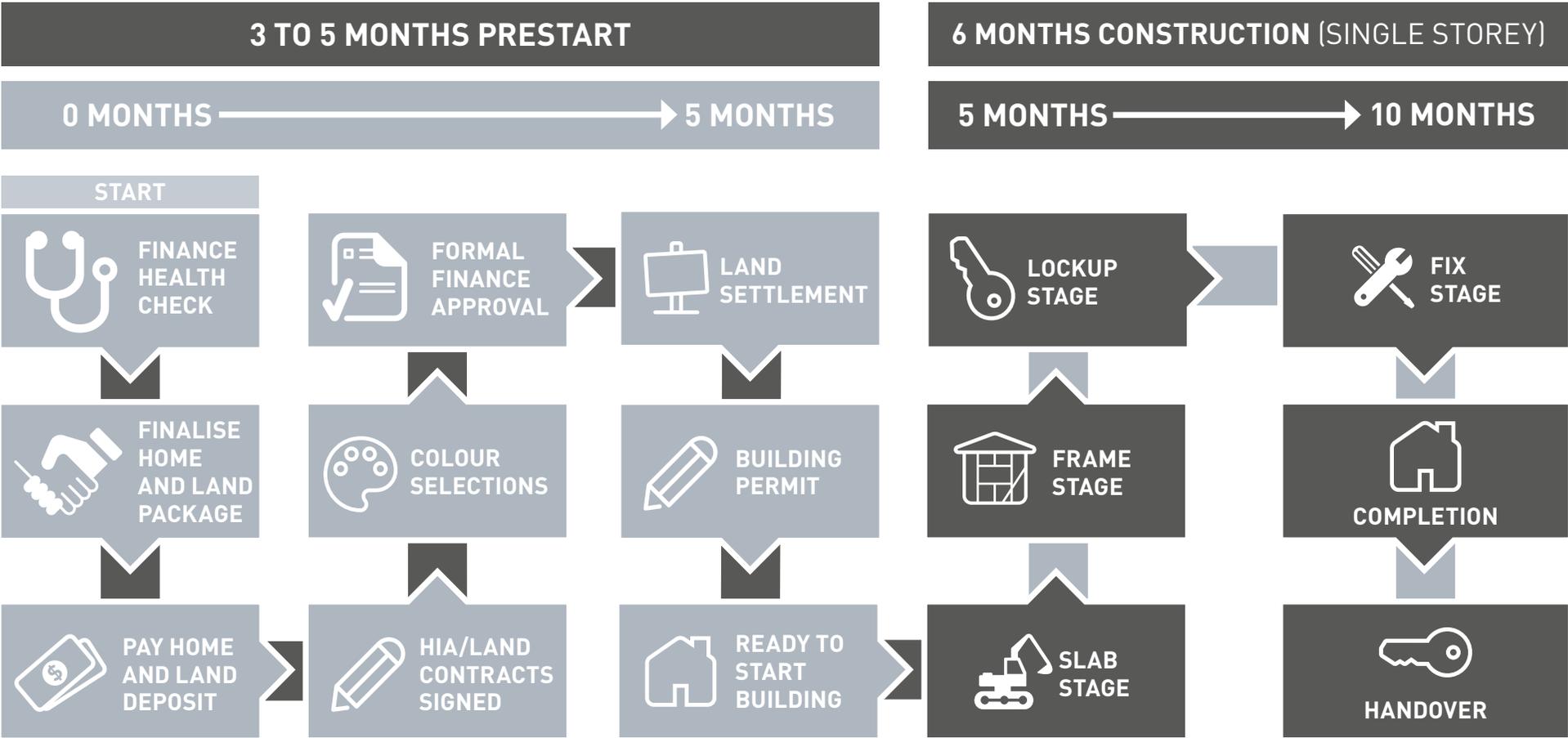
**Total Package Cost** \$ \_\_\_\_\_

---

# APPROXIMATE BUILDING TIMELINE

## BASED ON TITLED LAND (APPROX 11 MONTHS)

From arranging your finance, to helping you choose a quality home site and selecting the perfect design to suit your needs, coordinating your home and land package happens in the following order:



NOTE: Please refer to your HIA contract for specific details.

# OUR HOME DESIGNS



## VILLA SERIES

The Villa series offers a combination of relaxed alfresco dining areas, home theatre rooms and zones living for all to enjoy. Designed specifically to fit 12.5 metre wide lots, both single and double storey, the Villa series truly maximises living.

## RIVA SERIES

With modern style and contemporary design for 14 – 16 metre wide lots, the Riva series compliments today's modern family. With a combination of open plan living, cleverly designed theatre rooms and bedrooms – this series of homes takes living to the next level.



## LIBERTY SERIES

Specifically designed to make the most of narrow lots, the Liberty series transforms compact blocks of land into dream homes. Suited for 7.5 – 11 metre wide lots.





# URBAN LIVING

Partnering with Victoria's leading land developers, Homebuyers Centre has addressed the need for affordable housing solutions by offering efficient homes co-located to prime amenity and open space. These stylish homes are designed to suit downsizers, first home buyers and parent investors.

Offering easy finance options within the reliable Homebuyers Centre buying journey, these innovative turnkey homes are an easy, stress-free solution to purchasing a new home.

With architecturally designed streetscapes, Homebuyers Centre has provided a variety of housing outcomes including double storey, single storey and rear loaded products all with landscaped practical private open spaces.

Offering a range of accommodating layouts comprising 2, 3 and 4 bedroom options, with single or double garages and inviting open plan living options, these innovative products are striking for a variety of buyers.

## KEY BENEFITS

- > 100% Fixed Price
- > Full turnkey homes
- > 25 year structural guarantee
- > 12 month aftercare service warranty
- > Stunning architectural facades with controlled streetscapes
- > Variety of accommodation choices of 2, 3 and 4 bedrooms with single or double garage

## FULL TURNKEY INCLUSIONS

- > Floor coverings
- > Blinds and Flyscreens
- > Front and rear landscaping
- > Fencing
- > Letterbox
  - > Exposed aggregate concrete driveway, path and porch
- > Heating and Cooling

**URBAN<sup>™</sup>**  
**LIVING**

BY HOMEBUYERS CENTRE

## HIGHLINE SERIES

Homebuyers is switching all the best bits upstairs giving you more space, better views and more light where you'll be spending most of your time.

The Kaya, Etto and Miki have switched up the master bedroom, kitchen, dining and living space which flow seamlessly out onto the spacious balcony. The perfect outlook!

### FEATURES

- > Caesarstone kitchen benchtops
- > Gourmet kitchen with stainless steel appliances
- > Quality floor coverings
- > Stylish window treatments
- > 2550mm ceiling height
- > Split systems to main living and Master Bedroom
- > Spacious balcony adjacent to dining and living area

## FLUTE SERIES

The Flute series consists of single and double-storey rear loaded options with optimal storage solutions and striking street appeal.

The detached double car garage creates more space and a very private courtyard which is adjacent to the living room, perfect for entertaining your friends and family.

### FEATURES

- > Large master suite with walk in robe and ensuite
- > Double garage with remote-controlled COLORBOND® steel door
- > Gourmet kitchen with stainless steel appliances
- > Quality floor coverings
- > Stylish window treatments
- > Centrally located bathroom with quality fittings and finishes
- > 2550mm ceiling height
- > Spacious courtyard adjacent to dining and living area

## UNITY SERIES

If you're a first homebuyer or looking to downsize, the Unity homes will appeal to you on many levels. Distinguished by their creative use of space, the series comprises three innovative and distinctly individual floor plans, including two contemporary apartment style layouts, and double-storey townhouses.

Each architecturally designed product in the Unity series is stylish yet affordable, with quality finishes and a spacious layout. The Court, Terrace and View products are both contemporary and unique, with an open-plan living and dining space which opens directly onto an adjoining courtyard or balcony.

### FEATURES

- > Gourmet kitchen with stainless steel appliances
- > Centrally located bathroom with quality fittings and finishes
- > Quality floor coverings
- > Stylish window treatments
- > Spacious courtyard/balcony adjacent to dining and living area





# WHAT'S NEXT?

## HOME AND LAND PACKAGES, STEP-BY-STEP

Here's how we find the right home and land package for you, in eight easy steps:

- 1. FINANCE OPTIONS** After a quick financial health check, we explore all your borrowing options to find the best home loan solution for you.
- 2. INFO SESSION** We'll explain everything you need to know about construction finance, building costs and the building process itself.
- 3. FIND YOUR BLOCK** Based on your budget and preferred area, we'll show you the blocks that best for your house and lifestyle.
- 4. SELECT YOUR HOME** We help you select the perfect home design for your lifestyle and budget. We then site your home on your block so you can see exactly how it fits.
- 5. SECURE YOUR BLOCK** Once we've found your block, we secure it fast so preliminary works can start. HIA documents are prepared for finance to be approved. Your initial deposit will be required at this stage.
- 6. PUT IT ALL TOGETHER** We finalise the position of your home on your block and preliminary works begin. You're on your way!
- 7. RESOLVE FINANCE** Your Resolve Finance specialist will meet with you to prepare your formal applications for submitting. You'll receive your pre-approval soon after this stage.
- 8. LET'S GET STARTED** We give you a New Home Pack to prepare for your Colour Selection Appointment. Within 4 to 6 weeks, we'll contact you to arrange your Prestart Appointment and run through the HIA contracts.

# DISPLAY LOCATIONS

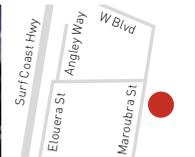
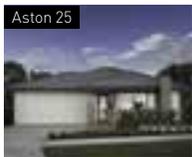
## GEELONG



**ARMSTRONG CREEK – Anchorage**  
7 Buchanan Boulevard, Armstrong Creek



**ARMSTRONG CREEK – Anchorage**  
9 Buchanan Boulevard, Armstrong Creek



**ARMSTRONG CREEK – Warralily**  
9 Maroubra Street, Armstrong Creek



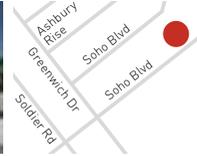
**MOUNT DUNEED – Armstrong**  
23 Unity Drive, Mount Duneed

## REGIONAL



**LUCAS – Lucas**  
80 Shortridge Drive, Lucas

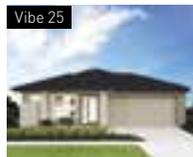
## SOUTH EAST



**BERWICK – Minta**  
20 Soho Boulevard, Berwick



**CLYDE NORTH – Edgebrook**  
7 Merribrook Boulevard, Clyde North



**CLYDE NORTH – Meridian**  
12 Hyde Avenue, Clyde North

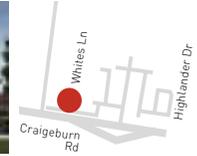


**OFFICER – Arcadia**  
8 Accord Avenue, Officer

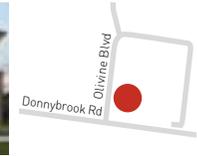


**OFFICER SOUTH – Kaduna Park**  
55 Centenary Boulevard, Officer South

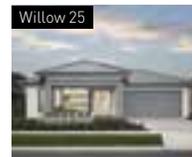
## NORTH



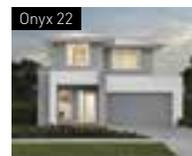
**CRAIGIEBURN – Highlands**  
75 Whitfield Crescent, Craigieburn



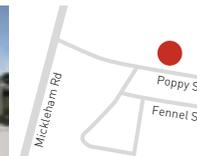
**DONNYBROOK – Olivine**  
12 Olivine Boulevard, Donnybrook



**KALKALLO – Cloverton**  
23 Design Way, Kalkallo



**KALKALLO – Cloverton**  
25 Design Way, Kalkallo



**MICKLEHAM – Botanical**  
28 Poppy Street, Mickleham

## WEST



**AINTREE – Woodlea**  
7 Aintree Boulevard, Aintree



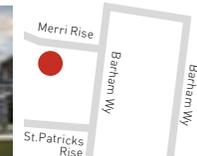
**COBBLEBANK – Atherstone**  
12 Penver Drive, Cobblebank



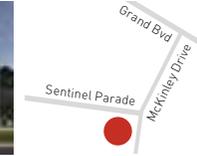
**WERRIBEE – Harpley**  
42 Wavertree Crescent, Werribee



**TRUGANINA – Elements**  
17 Bursaria Drive, Truganina



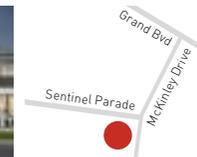
**WOLLERT – Aurora**  
4 Merri Rise, Wollert



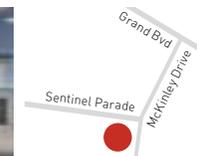
**TRUGANINA – Mt Atkinson**  
2 McKinley Drive, Truganina



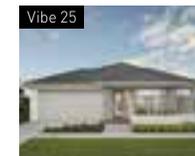
**TRUGANINA – Mt Atkinson**  
8 McKinley Drive, Truganina



**TRUGANINA – Mt Atkinson**  
10 McKinley Drive, Truganina



**TRUGANINA – Mt Atkinson**  
1 Sentinel Parade, Truganina



**WOLLERT – Rathdowne**  
4 Brighton Avenue, Wollert





**H HomebuyersCentre®**  
MAKING FIRST HOMES HAPPEN

Call 131 751  
**HOMEBUYERS.COM.AU**

All plans are protected by copyright and are owned by ABN Group (Vic) Pty Ltd. The building practitioner is ABN Group (Vic) Pty Ltd trading as Homebuyers Centre, registration number CDB-U 49215. Images and photographs should be used as a guide and depicts an artist impression for illustrative purposes only and may depict fixtures, finishes, features, furnishings and landscaping not supplied by Homebuyers Centre including, but not limited to, planter boxes, retaining walls, water features, pergolas, fences, outdoor kitchens and barbeques. Inclusions vary for Homebuyers Centre's Urban Living and HBCGO home design range. Homebuyers Centre reserves the right to alter these inclusions without notice. The information contained within this brochure is to be used as a guide only and Homebuyers Centre makes no guarantees about the accuracy or completeness of the information contained within it. For more information on the pricing and specification of this home please contact one of our New Homes Consultants. All information contained within this brochure is accurate at time of printing (April 2021).