

Welcome to Simonds

[Our Homes](#)

[Customer Journey](#)

[Standard Inclusions](#)



Waterford Estate - Chisholm, New South Wales.

Our Homes

Riverland

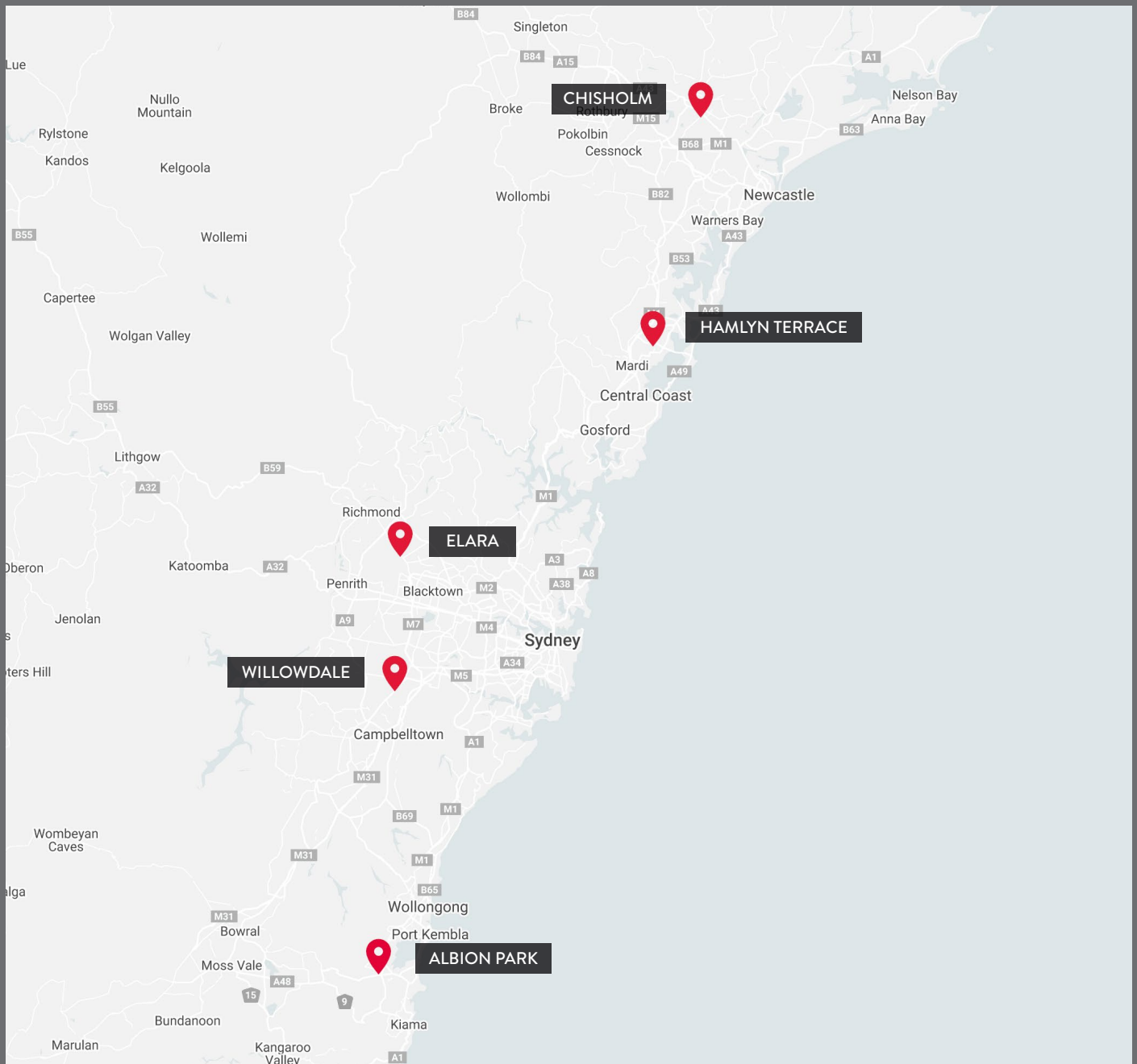
This statement home that is bold in layout is a perfect mix of comfort and convenience. Enjoy open-plan kitchen, living and dining area, a luxurious master bedroom and your very own media room. Everything about this home has been designed for family living.

Harrison

This warm welcoming home has been carefully designed with family in mind. This home won't disappoint with a kitchen packed with your very own WIP pantry, perfect for entertaining family and friends. With open living and dining, secluded areas and an expansive master bedroom your family is sure to feel right at home.

Our Displays

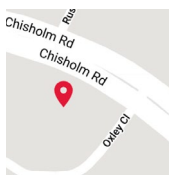
Our display centre locations are ready to welcome you.



Chisholm Estate

7 - 9 Silverwisp Road,
Chisholm NSW 2322

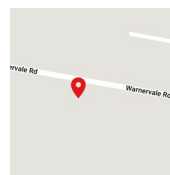
Riverland & Harrison



Hamlyn Terrace

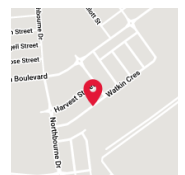
145 Warnervale Road,
Hamlyn Terrace NSW 2259

Graceland & Scarlett



Elara Estate

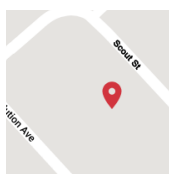
20 - 26 Watkin Crescent,
Marsden Park NSW 2765
Avalon, Bellevue,
Carnegie & Fairview



Willowdale Estate

6 - 8 Scout Street,
Leppington NSW 2179

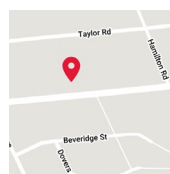
Harmony & Haylett



Albion Park

182 Tongarra Road,
Albion Park NSW 2527

Grandview



All Display Home Opening Hours

Monday - Sunday: 10am - 5pm



For 70 years we've been putting Australian homebuyers first.

Since 1949, we've achieved many industry firsts, but most important are those we've always put first. The over 50,000 Australians who've trusted us to build their homes. So, when you're ready, talk to Simonds first.

1300 SIMONDS
www.simonds.com.au


SIMONDS
BUILDING HOMES SINCE 1949



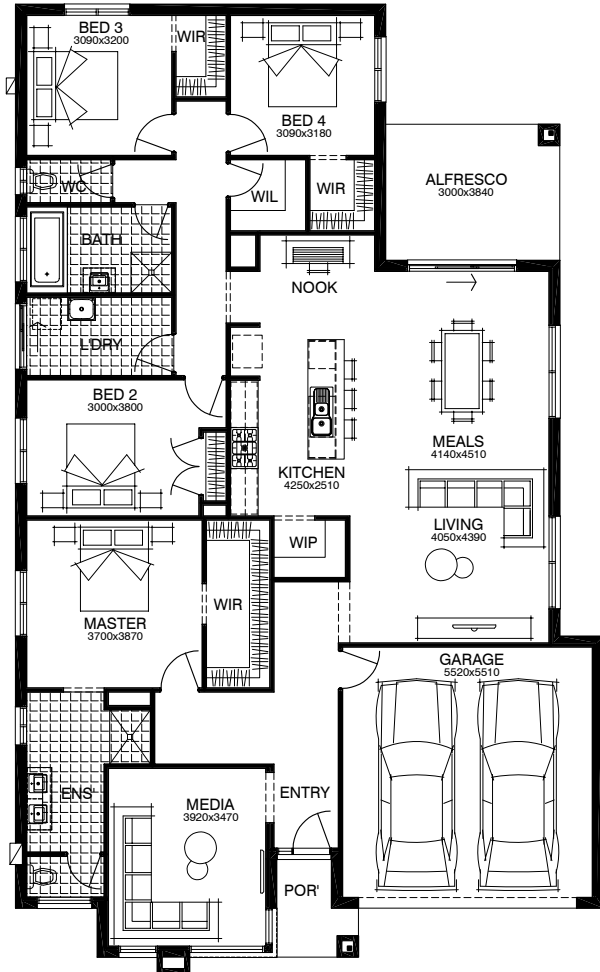
Riverland 25

4 2 2 2

FITS LOT SIZE: 15m x 28m

Standard Plan - Berkely Facade

Ground Floor



Areas

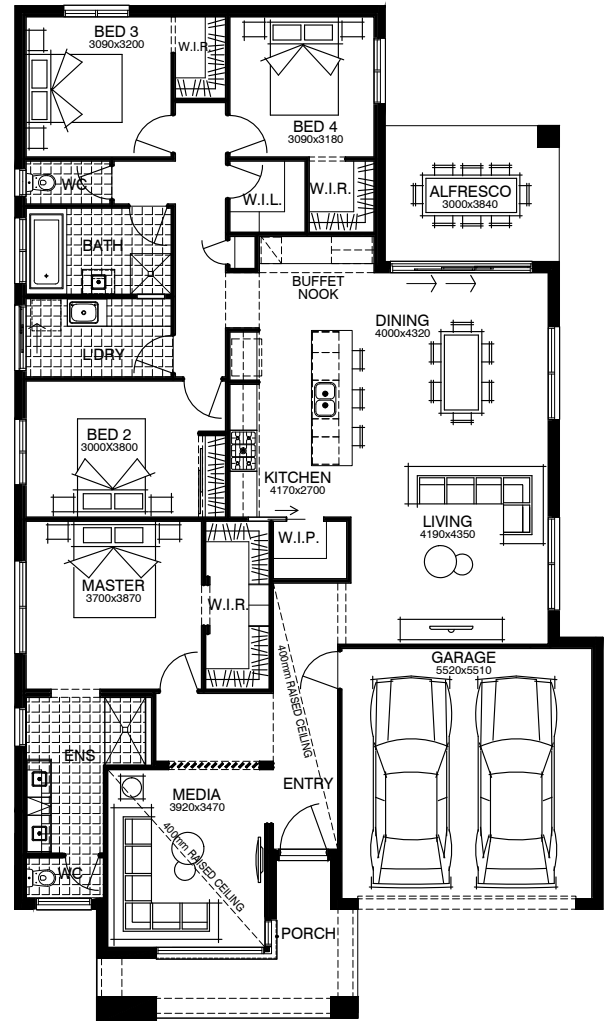
Ground Floor	192.48m ² (20.72sqs)
Porch	3.25m ² (0.35sqs)
Garage	33.55m ² (3.61sqs)
Alfresco	11.52m ² (1.24sqs)

Totals

Total	240.80m ² (25.92sqs)
House Width	12.95m
House Length	21.35m

As Displayed Plan - Tamer Facade

Ground Floor



Areas

Ground Floor	192.22m ² (20.69sqs)
Porch	11.00m ² (1.18sqs)
Garage	33.55m ² (3.61sqs)
Alfresco	11.52m ² (1.24sqs)

Totals

Total	248.29m ² (26.73sqs)
House Width	12.95m
House Length	22.43m



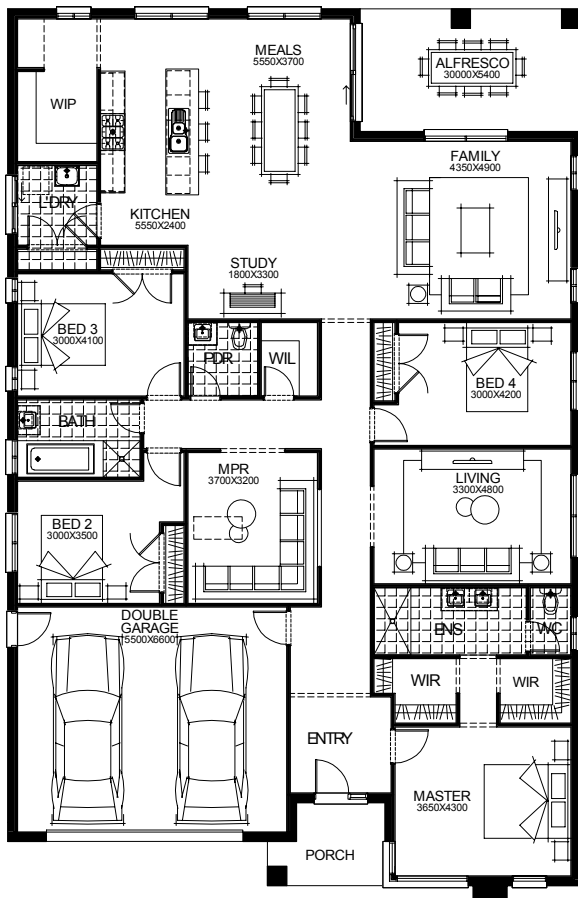
Harrison 31

4 2 3 2

FITS LOT SIZE: 16m x 28m

Standard Plan - Kew Facade

Ground Floor



Areas

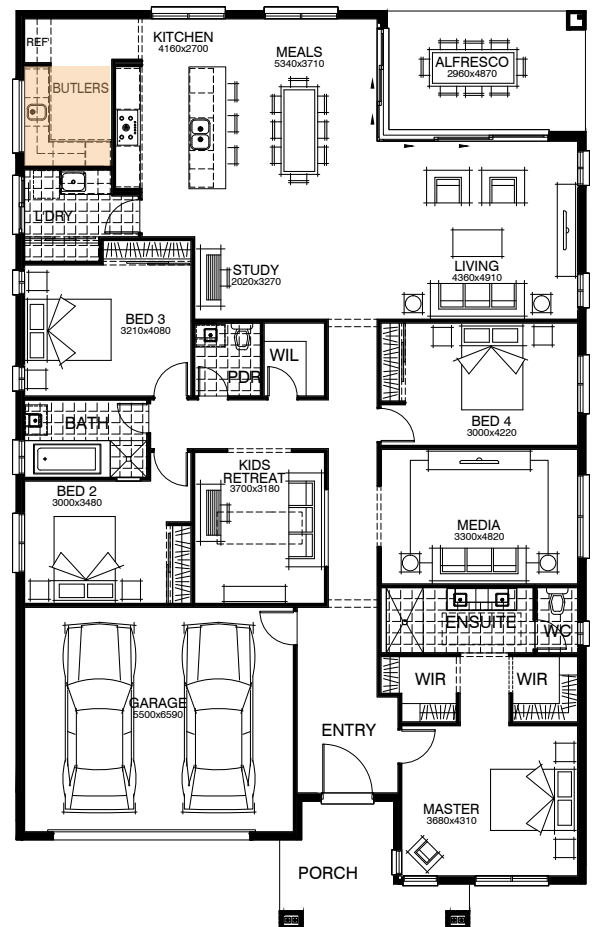
Ground Floor	233.85m ² (25.17sqs)
Porch	5.17m ² (0.56sqs)
Garage	39.43m ² (4.24sqs)
Alfresco	16.20m ² (1.74sqs)

Totals

Total	294.65m ² (31.72sqs)
House Width	14.03m
House Length	21.83m

As Displayed Plan - Hampton Facade

Ground Floor



Display Option

• Butler's Pantry

Areas

Ground Floor	232.97m ² (25.08sqs)
Porch	10.39m ² (1.12sqs)
Garage	38.89m ² (4.19sqs)
Alfresco	14.39m ² (1.55sqs)

Totals

Total	296.65m ² (31.93sqs)
House Width	13.95m
House Length	22.51m

Customer Journey

STEP ONE

Our experienced New Home Consultants are here to help you create your new Simonds home.



New Home Consultants

We will guide you through our home designs, options and standard inclusions, including a walk through of a Simonds display home.

- ☐ Explain our standard floor plans and inclusions.
- ☐ Assist and advise you with selecting options to personalise your home.
- ☐ Assist you with finding a suitable block of land if you don't already have one.
- ☐ Provide an initial quotation based on your selected home options.
- ☐ Discuss design guidelines, council and legislative requirements.

Mortgage Broker

- ☐ Work with your preferred broker, bank or mortgage consultant to identify your budget and timeframes.

You

- ☐ Visit Simonds Homes display centres or meet a New Home Consultant at one of our offices.
- ☐ Provide your New Homes Consultant with copies of your land information.
- ☐ Arrange loan pre-approval with your preferred broker, bank or mortgage consultant.*
- ☐ Confirm your selected home options and upgrades.
- ☐ Make your initial payment to secure your home pricing and promotion.

STEP TWO

Once you've selected your new Simonds home, your New Home Consultant will work with you to streamline your new home journey.



New Home Consultants

- ☐ Finalise your quotation including selected options.
- ☐ Request preliminary site investigations to commence.
- ☐ Present your preliminary estimate to confirm the site works required (if known) and any other outstanding items, e.g. soil surveys.

You

- ☐ Provide your finance pre-approval/comfort letter.
- ☐ Provide a copy of your land contract and design guidelines if applicable.
- ☐ Sign your Sales Advice documentation so Simonds can begin to prepare your new home build contract.
- ☐ Make a further payment** to commence preparation works for contract documentation.



Before making any financial commitments, it is vital to establish how much you can borrow and how you will manage the associated costs of building your new Simonds home.

You can then confidently browse home designs, land, fittings and fixture options within your budget.

If you are buying your first home, your preferred broker, bank or mortgage consultant will establish whether you are eligible for the First Home Owners Grant.

PLEASE NOTE:

* Simonds Homes does not provide financial advice.

** Fees paid are non-refundable.

STEP THREE

During this stage, your New Home Consultant will start to hand over the management of your new home build to your Customer Relationship Coordinator.



Customer Relationship Coordinator

- ☐ Contact you to introduce themselves as your primary point of contact.
- ☐ Arrange for your Gallery by Simonds appointment where you will be guided by one of our experienced Gallery Consultants to help you consider the detail of your new home.
- ☐ To prepare, Gallery by Simonds tours are available on Saturday mornings in some locations and your Customer Relationship Coordinator can advise availability.

You

- ☐ At your Gallery by Simonds appointment, bring along your favourite pictures from display homes or magazines to get the creative process started.
- ☐ Allow sufficient time for your dedicated Simonds Gallery consultation.
- ☐ Finalise your Gallery selections and sign off on all documentation to ensure all items can be included in your Housing Industry Association Building Contract.

STEP FOUR

On completion of the contract your Customer Relationship Coordinator will submit paperwork to obtain any required council and permit approvals.



Customer Relationship Coordinator

- ☐ **Contract Appointment:** Arrange for a meeting to present the contract with all relevant documents detailing your initial discussions and requested inclusions.
- ☐ Make applications for all necessary permits and approvals required to build your home.
- ☐ Continue to liaise with you on a fortnightly basis to keep you informed on the progress of your home.

You

- ☐ Sign your new home contract and contract drawings.
- ☐ Pay the balance of your deposit.
- ☐ Provide all necessary information about your new home mortgage or finance solution.
- ☐ Provide proof of ownership of your land.



In some circumstances Step Three may occur after Step Four. In these circumstances a provisional sum will be allowed in your Building Contract and a contract variation documenting your Gallery selections will be raised.

Customer Journey

STEP FIVE

Your Building Supervisor will manage the build of your new Simonds home and keep you updated along the way through the five stages of the build program: Base, Frame, Lock Up, Fixing and Practical Completion.



Customer Relationship Coordinator

- ☐ Provide regular updates by phone or email on building progress.
- ☐ Arrange a site start meeting. This is an opportunity to meet your supervisor and review what we are building for you.
- ☐ Once your land is titled, the site start date will be advised by your Customer Relationship Coordinator. This is approximately two months from your title date.

Building Supervisor

- ☐ Schedule and commence works on site by coordinating trades and suppliers.
- ☐ Communicate with you either by phone, email and a face to face meeting at each stage of the build.

You

- ☐ Prior to commencement of site works, ensure the lot is clear of rubbish, long grass and trees.
- ☐ Attend scheduled site meetings at each stage to see the progress of your new home.
- ☐ Authorise progress payments through your financier at each stage of construction and ensure these are paid within 7 working days.

STEP SIX

The final steps before taking ownership of your new home include our quality assurance inspection, ensuring all aspects of our standards are met and backed by our Lifetime Structural Guarantee.



Customer Relationship Coordinator

- ☐ Schedule your final inspection.
- ☐ Schedule your Handover Appointment.
- ☐ Present your Certificate of Occupancy

Building Supervisor

- ☐ Show & demonstrate your home to you.
- ☐ Note any items during the Practical Completion Inspection (PCI).

You

- ☐ Organise insurance at practical completion stage in preparation for when you move into your new home.
- ☐ Attend your final inspection.
- ☐ Attend Handover Appointment, authorise final progress payment, collect your keys and go through your maintenance and warranty process and obligations.

NOTE: All monies must be cleared prior to your handover appointment.

- ☐ Move into your new home!

Standard Inclusions

Kitchen

- Technika 900mm stainless steel dual fuel freestanding upright cooker.
- Technika 900mm stainless steel externally ducted canopy rangehood.
- Clark 1½ bowl stainless steel sink. Includes two basket wastes.
- Laminex 33mm post formed or square edge laminate benchtop.
- Laminex melamine square edge doors and panels to fully lined cabinetry.
- Overhead cupboards and bulkhead to canopy rangehood wall. Refer to standard plans for dimensions.
- Ceramic tiles to splashback.
- Alder solid brass mixer tap in chrome finish.
- Dishwasher space with single power point and capped plumbing connection.
- Microwave space with single power point.

Bathroom & Ensuite

- Clark semi-inset seamless vitreous china hand basin.
- Stylus dual flush vitreous china close coupled toilet suite and enclosed trap.
- Polished edge mirrors above vanity.
- Laminex 33mm laminate benchtop to fully lined cabinetry with Laminex melamine square edge doors & panels.
- Decina acrylic bath set in a tiled podium.
- Semi framed clear glass pivot shower doors with ceramic tiled shower base.
- Ceramic wall tiles to shower recess, with floor tiles and skirting tiles throughout.
- Alder single lever tapware, hand held shower rose and wall bath outlet.
- Single towel rail, soap holder and toilet roll holder in chrome finish.
- Obscure glass and privacy locks to bathroom, ensuite, powder room and WC.
- Externally ducted exhaust fans including self sealing air flow draft stoppers.
- Floor waste to wet areas.

Laundry

- Everhard 45L stainless steel laundry tub in metal cabinet with Alder laundry set tapware.
- Ceramic wall tiles above laundry tub, with floor tiles and skirting tiles throughout.
- 1/4 turn washing machine taps inside laundry tub cabinet.
- Externally ducted exhaust fans including self sealing air flow draft stoppers.
- Floor waste to wet area.

Windows & External Doors

- Hume entry door in paint-grade finish, with translucent glazing (includes sidelights where applicable).
- Dowell sliding aluminium windows including keyed window locks.
- Gainsborough external door furniture including lever handle set, single cylinder deadlock and key in knob entry set to garage access door.

Garage

- B&D Panelift Colorbond motorised sectional door, including 2 remote control units.

Insulation

- Bradford R4.1 Glasswool batts to ceiling of roof space (excludes garage ceiling space).
- Bradford R2.0 Glasswool batts with reflective foil to external walls & wall between garage and house (excludes garage external wall).

Ceilings

- 2440mm nominal internal ceiling height, measured overall to frame plates.

Stairs (Double Storey Homes)

- MDF treads and MDF risers.
- Balusters from the standard builders range. Baluster placement is specific to each home design.

Hot Water Service

- Rheem 26L/min continuous flow gas hot water service. Placement of unit is at builders discretion.

Roofing

- New Living Range: Monier concrete colour applied roof tile from builders range including medium duty sarking.
- Ranch Range: Colorbond corrugated steel roof including foil faced insulation blanket.
- Colorbond fascia and slotted quad gutter.

Fixing

- Gainsborough lever passage or privacy sets and pull handles.
- 67x12mm MDF skirtings and 42x12mm MDF architraves to dwelling.
- Hume flush panel internal doors with door stops and chrome hinges.
- Single melamine shelf and hanging rail to robes.

Paint & Plaster

- Haymes 2 Coat Application low sheen acrylic in one standard colour to all internal walls.
- Haymes flat acrylic to ceilings. White ceilings are available as a no cost option.
- 90mm cove plaster cornice.

Footings

- Class 'M' concrete slab with integrated Porch and Alfresco including maximum 50 Im perimeter piers.
- Part A slab penetration termite treatment.
- Part B slab perimeter termite (reticulated system).

Heating & Cooling

- 1x internal gas bayonet point for future heating unit.

Electrical

- Clipsal Iconic double power points & light switches (white), with batten light points as per standard electric layout.
- RCD safety switches (earth leakage detector).
- Smoke detectors interlinked to comply with AS3786.
- 2x TV points and 2x telephone points.
- 1x external light point. Positioned outside laundry where design allows.

Building Allotment

- Based on a building allotment of up to 650m² and a maximum building setback of 4.5m (subject to Planning Authority). Additional charges will apply for blocks greater than 650m², and those requiring more than 300mm equal cut and fill.

Services - Connections

- Includes connection of water, sewer, telephone conduit and stormwater points within the allotment and connection to underground power and gas services (where available) immediately adjacent to the allotment. Does not include electricity and telephone connection costs, all consumer account opening fees, and usage charges. Please discuss with your Sales Consultant if connection to natural gas is unavailable.
- 2x external taps.

Facade

- New Living Range Single Storey: Select one from Berkley, Kew or Portland facade.
- New Living Range Double Storey: Select one from Malvern or Novelle facade.
- Ranch Range: Portland facade included as standard.

Structural

- 90mm treated structural pine wall framing and pine truss roof.
- Lifetime structural guarantee. Please refer to our website for Terms and Conditions.

NOTES

Display items such as furniture, light fittings, security system, fireplaces, air conditioning, carpets and floor tiling (to areas other than wet areas) ; landscaping, fencing, driveway and paving are not included. Simonds Homes reserves the right to substitute the make, model or type of any of the above products in the event that Simonds Homes changes suppliers or due to the product being unavailable or no longer being compliant. To be read in conjunction with standard house design plans.

Disclaimer: Simonds Homes reserves the right to alter the promotion and offerings at any time. All images and photographs have been used for illustrative purposes only and may not represent the final product as shown (refer to contract documentation for full details). Speak to a Simonds Homes consultant for more information and visit www.simonds.com.au. Information updated: 08 May 2019.

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Our Difference



Established 1949

Since 1949, we've been building homes for Australian families. That's more than 70 years of quality craftsmanship, affordability and design excellence.



Award Winning Builder

We're proud of our homes. And with the many design and building awards we've won over the years we have good reason to be. Our greatest reward, however, is realising the dream for Australian families.



Preferred Land Partners

We have strong partnerships with Australia's leading land developers. That means we have access to premium blocks in estates across the country.



Fixed Site Costs

Our fixed price house and land packages are just that. Fixed. There are no hidden extras or surprise costs. That means the price on your final contract is the price you pay. Guaranteed.



Guaranteed Site Start

When you build a new home with Simonds Homes, we commit to even greater certainty of timing, when you have finance and titled land. Being confident about our build team, knowing you have a site and finance arranged, means we will guarantee your site start date. That's great peace of mind to help you plan your move.



Lifetime Structural Guarantee

Since 1949 Simonds has developed an enviable reputation for building Australia's best homes. From humble beginnings, Simonds is now one of Australia's leading homebuilders. Today, with three generations of builders providing hands-on experience, our commitment to building quality, affordable and stylish homes has never been stronger.



Make the Move to Wellness

Simonds Homes has taken up the next great challenge: designing homes that actively fuse health, nature and science to promote home wellness in a simple, yet revolutionary way.

LIFETIME STRUCTURAL GUARANTEE*



Since 1949 Simonds has developed an enviable reputation for building Australia's best homes. From humble beginnings, Simonds is now one of Australia's leading homebuilders. Today, with three generations of builders providing hands-on experience, our commitment to building quality, affordable and stylish homes has never been stronger.

This is what truly sets us apart.

* Terms and Conditions: www.simonds.com.au/terms-and-conditions

Notes

Get In Touch

 simonds.com.au

 1300 SIMONDS

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