

HERMITAGE HOMES

VIBE SERIES



ABOUT US

Hermitage Homes have been building quality homes for hundreds of happy families across Victoria since 1997. The Hermitage brand is based on four key principles: stylish design, unbeatable service, attention to detail and outstanding value. These four key principles combined with a suite of modern homes have seen Hermitage Homes quickly develop into one of Australia's best housing companies.

With the size and scale to deliver with confidence, Hermitage Homes is fast becoming one of Australia's leading providers in residential development.

With operations in both construction and land developments, Hermitage Homes is unique in its commitment to creating communities with contemporary housing and thriving neighbourhoods.

This innovative approach to its operations has seen Hermitage Homes become recognised for fresh, progressive home and land solutions, designed for the modern Australian lifestyle and community.

TRC Synergy - Parent Company

TRC Synergy Berhad is a publicly listed company based in Malaysia. Their track record includes numerous large scale commercial projects, including government buildings and airport terminals. The company was formed in 1996 and became publicly listed in 1997.

Since then, TRC has made its presence in Australia through its Australian division, TRC (Aust) Pty Ltd. This international company has several ongoing projects in Victoria, including Springridge, an 1100 lot land development, as well as a significant commercial development site in Richmond, Victoria.

TRC (Aust) Pty Ltd continues to make its mark in the residential building market as now the parent company of long established residential builder Hermitage Homes.



RELATIONSHIPS • COMMUNICATION • CUSTOMER SERVICE

Hermitage Homes believes that great product needs to be supported by great service. Our investment in software and the training gives Hermitage Home's buyers the confidence of sound reporting practices, regular communication and dedicated customer service liaison to answer any queries. We pride ourselves on our ability to minimise errors and on our commitment to rectify issues promptly.

INSPECTION • QUALITY • ASSURANCE

Hermitage Homes understands that peace of mind is important. For this reason, we have every home we build independently inspected by an industry professional. An independent inspector applies a stringent set of expectations to each and every home, critiquing everything from paint and plaster to waterproofing and cleanliness. Only when we have satisfied this inspection process will we invite you or your agent to inspect the finished product.

This process ensures we deliver a great home and provides us with information which is fed back into our business to continually improve our delivery both in terms of time and quality.

LAND SUPPLY • PROPERTY PACKAGES

To meet a client's specific needs, Hermitage Homes works alongside you to develop a brief in relation to package requirements, discussing locations, estate infrastructure, title releases, volume of homes and price points.

Acting on this information, we work with our land partners to source options and present you with individually sited home designs on the required number of allotments.

In each case Hermitage Homes considers the built form outcome, ensuring there is not a mass of identical properties and presenting the desired outcome for you, your end user and the developer.

At Hermitage Homes we believe that our product mix and desire to create the right streetscape will enhance the development and ultimately protect the asset being purchased.



Hermitage Homes:Vibe Series

With a generous range of options available, Hermitage Homes has a house product to suit the needs of any purchaser.

Traditional house and land packages, medium density projects, Self-Managed Super Fund (SMSF) Compliant homes all form part of our specific turnkey range. As the market moves, we move with it ensuring you always have the widest array of choice.

Our Product

Hermitage Homes offer a range of designs providing options for all budgets and investment needs.

Our homes cater to a range of land sizes from 8.5m wide allotments upwards and, with the flexibility and choice of a range of facade options and colour palettes, Hermitage Homes create excellent built form outcomes whether homes are located side by side or integrated throughout a subdivision or estate.

Energy Efficiency

Hermitage Homes provides you with even more value in your investment property through our focus on the energy efficiency of our designs.

Our commitment to ongoing product development means each of our homes comes with a minimum 6 Star Energy rating as standard, providing ongoing savings in running costs and benefitting our environment.

Turnkey Inclusions

As you would expect from a leading builder, Hermitage Homes offers a comprehensive range of turnkey inclusions.

From quality stainless steel appliances, floor and window coverings, heating and cooling to the inside of your investment home, right through to the driveway, landscaping, clotheslines and letterbox on the outside, we ensure your property is ready to move in to.



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The Vibe Series by Hermitage Homes was created to deliver turnkey house and land packages. Hermitage Homes recognises that the needs of people seeking a property investment or a turnkey solution, are very different to those of a traditional house and land buyer. This is why Hermitage Homes has resources dedicated to creating products and services specifically for these clients.

We leverage our strong partnerships with leading land developers, land marketers, industry suppliers and trades alike. These partnerships allow Hermitage Homes to continually offer market leading products and quality service at truly competitive prices.

Supportive supply partner:



12 WEEK SITE START READY



MILESTONE	PROCESS	INVESTOR GROUP	HH
Pre-Deposit	Confirm the house design with your client and request the HIA Building contracts	✓	
Week 1	Select the internal and external colour schemes		✓
	Prepare and issue HIA Building contracts		✓
Week 2	Sign and return your HIA Building contract	✓	
	Advise status of finance and anticipated land settlement date	✓	
Land Titled Week 3 - 5	Order and receive soil report and property information from council		✓
Week 6 - 9	Prepare final working drawings		✓
	Order 6 star energy report		✓
	Order engineered slab design		✓
	Apply for developer approval		✓
Week 10 - 11	Apply for building permit		✓
	Confirm your client has arranged payment of 5% deposit	✓	
Week 12	Order materials ready to commence construction		✓

Disclaimer: Site start date is subject to land title and finance availability, and report and consent if applicable.

CUSTOMER CONTACT MATRIX

CONTACT NUMBER	MILESTONE	FORM OF COMMUNICATION	WHAT IS THE COMMUNICATION?
1	Permit Applied	Auto Email	<i>"Your building permit has been lodged. Our building surveyor will review the documents and plans. We will receive their assessment in approx 10 days. We will advise you as soon as the building permit has been received. Kind Regards"</i>
2	Permit Received	Auto Email	<i>"Your building permit has been received, we will email a copy to you shortly. Once we have received confirmation of your land settlement we will commence construction within 2 weeks. Kind Regards"</i>
3	ACC'd	Auto Email	<i>"Your file has been handed over to our construction department and work will commence shortly on site. You will receive a email shortly confirming your site start date. Kind Regards"</i>
4	Site Start Email	Email	Site Start Email sent confirming site start date and contract completion date
5	Site Start	Auto Email	<i>"Congratulations!! We confirm works have commenced on your site. We will be in contact as soon as your slab has been completed. Kind Regards"</i>
6	Slab Complete	Auto Email	<i>"Congratulations. We confirm that your slab is now complete, you will receive an invoice for this stage via email shortly. Kind Regards"</i>
7	Slab Complete	Email	Contact Administrator emails Investor Group with photos of the complete stage
8	Frame Complete	Auto Email	<i>"Congratulations. We confirm that your frame is now complete, you will receive an invoice for this stage via email shortly. Kind Regards"</i>
9	Frame Complete	Email	Contact Administrator emails Investor Group with photos of the complete stage
10	Lockup Complete	Auto Email	<i>"We have now completed your home to Lockup stage, you will receive an invoice for this stage in the mail shortly. Kind Regards"</i>
11	Lockup Complete	Email	Contact Administrator emails Investor Group with photos of the complete stage
12	Fixout Complete	Auto Email	<i>"We have now completed Fixout stage on your new home, you will receive an invoice for this stage via email shortly. Kind Regards"</i>
13	Fixout Complete	Email	Contact Administrator emails Investor Group with photos of the complete stage
14	Report Received	Auto Email	<i>"Congratulations. We confirm that our Independent Inspector has inspected your home and we are now in the process of rectifying any items found. We will be in contact with you as soon as your home is complete. Kind Regards"</i>
15	Practical Completion	Auto Email	<i>"Your new home is now complete. Please arrange for your nominated inspector to inspect your new home within the next 7 days. Your Letter of Completion, Final Invoice and Certificate of Occupancy will be sent to you shortly. Kind Regards"</i>
16	Practical Completion	Email	Contact Administrator emails the Letter of Completion, Final Invoice and Certificate of Occupancy to Investor Group.
17	Ready for Handover	Email	Handover Letter sent - "Your home is now complete and final payment is due in 7 days"
18	Final Payment Received	Pack	Handover Pack including keys and all certificates sent to nominated person (ie: Real Estate Agent, Investor Group etc)
Extras		Email	Every Friday workflow reports will be email to the Investment Group detailing all jobs in our system and their status.

NOTE: All contact is between Hermitage Homes and the Investor Group. Hermitage Homes do not deal directly with the end client.

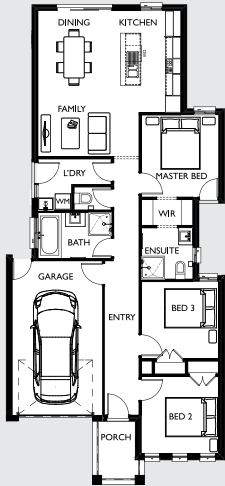
SINGLE STOREY COLLECTION OVERVIEW

8.5m block width

10 & 10.5m block width

12 & 12.5m block width

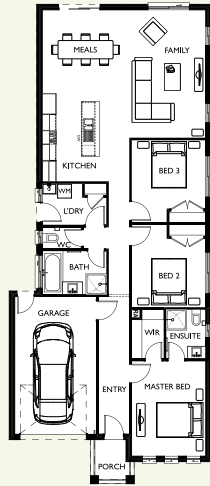
Boomer 14



HOUSEWIDTH 8.50m
HOUSE LENGTH 18.66m

Beds **3**
Living **1**
Garage **Single**
Alfresco **No**
Block Width **8.5m**
Block Length **25.0m**
Size **129sqm**

Magellan 17



HOUSEWIDTH 8.80m
HOUSE LENGTH 20.88m

Beds **3**
Living **1**
Garage **Single**
Alfresco **No**
Block Width **10.0m**
Block Length **28.0m**
Size **159sqm**

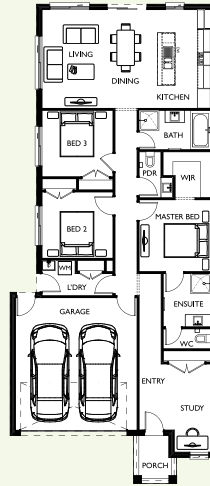
Bering 20



HOUSEWIDTH 10.00m
HOUSE LENGTH 23.47m

Beds **3**
Living **2**
Garage **Double**
Alfresco **No**
Block Width **10.0m**
Block Length **30.0m**
Size **185sqm**

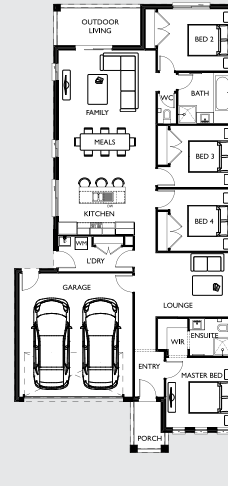
Livingston 19



HOUSEWIDTH 9.30m
HOUSE LENGTH 21.67m

Beds **3**
Living **1**
Garage **Double**
Alfresco **No**
Block Width **10.5m**
Block Length **30.0m**
Size **172sqm**

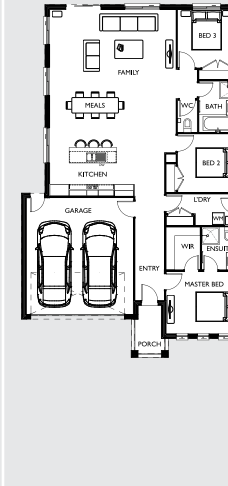
Clark 21



HOUSEWIDTH 10.80m
HOUSE LENGTH 21.76m

Beds **4**
Living **2**
Garage **Double**
Alfresco **Yes**
Block Width **12.0m**
Block Length **29.0m**
Size **194sqm**

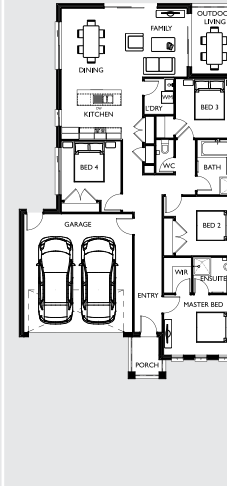
Dampier 19



HOUSEWIDTH 11.30m
HOUSE LENGTH 18.11m

Beds **3**
Living **1**
Garage **Double**
Alfresco **No**
Block Width **12.5m**
Block Length **25.0m**
Size **178sqm**

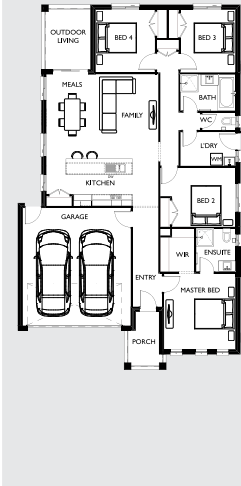
Flinders 19



HOUSEWIDTH 11.30m
HOUSE LENGTH 19.00m

Beds **4**
Living **1**
Garage **Double**
Alfresco **Yes**
Block Width **12.5m**
Block Length **26.0m**
Size **180sqm**

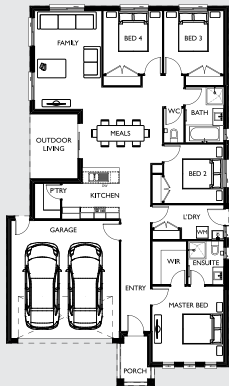
Jasper 20



HOUSEWIDTH 11.30m
HOUSE LENGTH 18.55m

Beds **4**
Living **1**
Garage **Double**
Alfresco **Yes**
Block Width **12.5m**
Block Length **25.0m**
Size **184sqm**

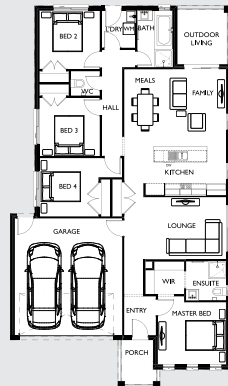
Tasman 20



HOUSEWIDTH 11.30m
HOUSE LENGTH 19.32m

Beds **4**
Living **1**
Garage **Double**
Alfresco **Yes**
Block Width **12.5m**
Block Length **26.0m**
Size **190sqm**

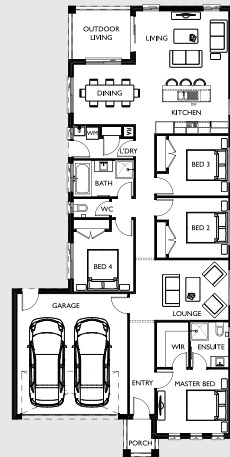
Elwood 20



HOUSEWIDTH 11.30m
HOUSE LENGTH 18.60m

Beds **4**
Living **2**
Garage **Double**
Alfresco **Yes**
Block Width **12.5m**
Block Length **26.0m**
Size **191sqm**

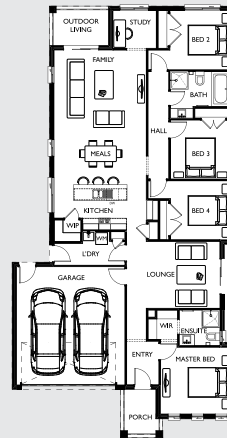
Oxley 21



HOUSEWIDTH 11.00m
HOUSE LENGTH 22.39m

Beds **4**
Living **2**
Garage **Double**
Alfresco **Yes**
Block Width **12.5m**
Block Length **29.0m**
Size **193sqm**

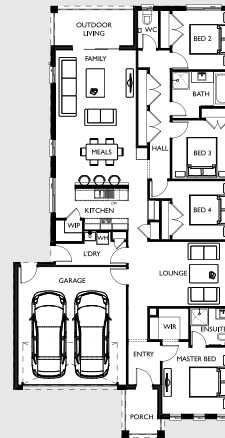
Wentworth 22



HOUSEWIDTH 11.30m
HOUSE LENGTH 21.96m

Beds **4**
Living **2**
Garage **Double**
Alfresco **Yes**
Block Width **12.5m**
Block Length **29.0m**
Size **204sqm**

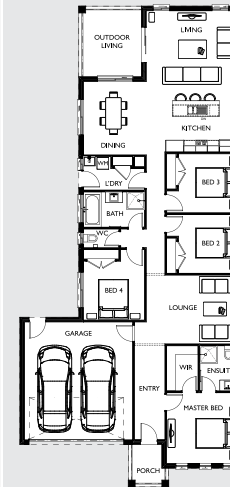
Kennedy 22



HOUSEWIDTH 11.30m
HOUSE LENGTH 21.96m

Beds **4**
Living **2**
Garage **Double**
Alfresco **Yes**
Block Width **12.5m**
Block Length **28.0m**
Size **206sqm**

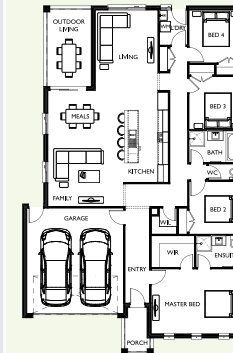
Cortez 23



HOUSEWIDTH 11.30m
HOUSE LENGTH 24.47m

Beds **4**
Living **2**
Garage **Double**
Alfresco **Yes**
Block Width **12.5m**
Block Length **32.0m**
Size **213sqm**

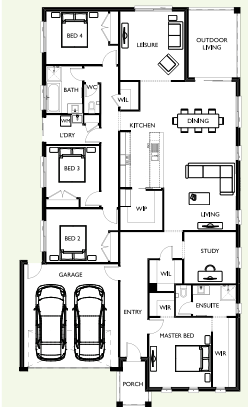
Erickson 24



HOUSEWIDTH 12.71m
HOUSE LENGTH 19.86m

Beds **4**
Living **2**
Garage **Double**
Alfresco **Yes**
Block Width **14.0m**
Block Length **27.0m**
Size **222sqm**

Hudson 28



HOUSEWIDTH 12.80m
HOUSE LENGTH 23.28m

Beds **4**
Living **2**
Garage **Double**
Alfresco **Yes**
Block Width **14.0m**
Block Length **30.0m**
Size **262sqm**

SINGLE STOREY

Ambassador



Duke



Lyons



President



Riviera





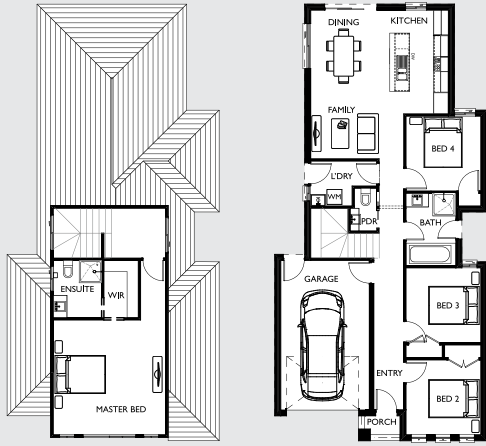
FACADES

DOUBLE STOREY COLLECTION OVERVIEW

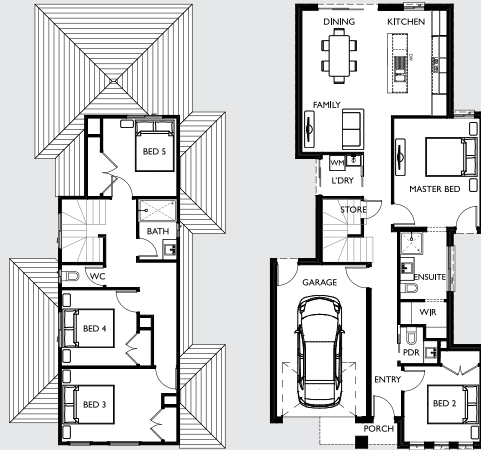
8.5m block width

10m block width

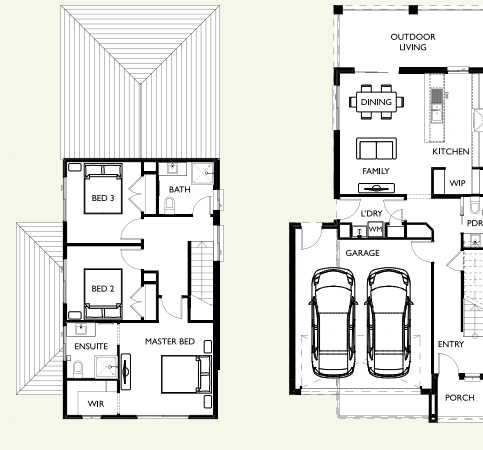
Moiki 18



Ikonik 19



Spencer 20



Spencer 24



WIDTH 4.71m HOUSEWIDTH 8.50m
LENGTH 9.29m HOUSE LENGTH 17.50m

WIDTH 4.67m HOUSEWIDTH 8.50m
LENGTH 12.98m HOUSE LENGTH 17.50m

WIDTH 6.22m HOUSEWIDTH 8.20m
LENGTH 10.50m HOUSE LENGTH 16.81m

WIDTH 6.40m HOUSEWIDTH 8.20m
LENGTH 14.54m HOUSE LENGTH 19.68m

Beds **4** **FAÇADE OPTIONS:**
Living **I** • BETA
Garage **Single** • OMEGA
Alfresco **No** • SIGMA
Block Width **8.5m**
Block Length **25.0m**

Beds **5** **FAÇADE OPTIONS:**
Living **I** • BETA
Garage **Single** • OMEGA
Alfresco **No** • SIGMA
Block Width **8.5m**
Block Length **25.0m**

Beds **3** **FAÇADE OPTIONS:**
Living **I** • BETA
Garage **Double** • OMEGA
Alfresco **Yes** • SIGMA
Block Width **10.0m**
Block Length **24.0m**

Beds **4** **FAÇADE OPTIONS:**
Living **I** • BETA
Garage **Double** • OMEGA
Alfresco **Yes** • SIGMA
Block Width **10.0m**
Block Length **30.0m**

Size **170sqm**

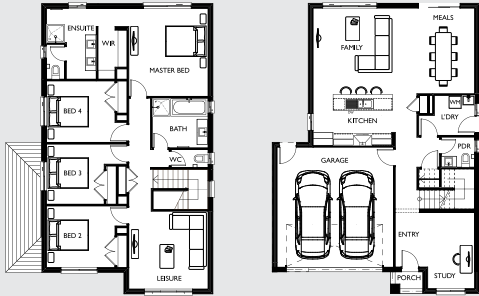
Size **180sqm**

Size **182sqm**

Size **227sqm**

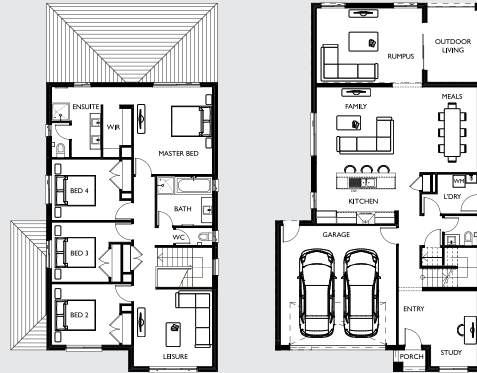
12.5m block width

Oxford 27



WIDTH	8.55m	HOUSEWIDTH	10.35m
LENGTH	14.50m	HOUSE LENGTH	14.50m
Beds	4	FAÇADE OPTIONS:	
Living	2	• ALPHA	
Garage	Double	• ELITE	
Alfresco	No	• PROMINENT	
Block Width	12.5m	• TRADITIONAL	
Block Length	24.0m		
Size	251sqm		

Oxford 31



WIDTH	8.55m	HOUSEWIDTH	10.35m
LENGTH	14.50m	HOUSE LENGTH	18.46m
Beds	4	FAÇADE OPTIONS:	
Living	2	• ALPHA	
Garage	Double	• ELITE	
Alfresco	Yes	• PROMINENT	
Block Width	12.5m	• TRADITIONAL	
Block Length	26.0m		
Size	284sqm		

14m block width

Heathcote 39



WIDTH	10.35m	HOUSEWIDTH	12.20m
LENGTH	17.85m	HOUSE LENGTH	21.90m
Beds	4	FAÇADE OPTIONS:	
Living	2	• BARON	
Garage	Double	• CAMBRIDGE	
Alfresco	Yes	• GOVERNOR	
Block Width	14.0m	• PREMIER	
Block Length	30.0m		
Size	363sqm		

Heathcote 45



WIDTH	10.35m	HOUSEWIDTH	12.20m
LENGTH	20.79m	HOUSE LENGTH	24.29m
Beds	4	FAÇADE OPTIONS:	
Living	2	• BARON	
Garage	Double	• CAMBRIDGE	
Alfresco	Yes	• GOVERNOR	
Block Width	14.0m	• PREMIER	
Block Length	32.0m		
Size	418sqm		

DOUBLE
STOREY





Beta



Cambridge



Governor



Omega



Sigma



Traditional

FACADES



INCLUSIONS

SITE COSTS

Fixed price site costs including rock excavation

EXTERNAL ITEMS

Concrete roof tiles as per colour document
 Colorbond fascia, gutter and downpipes
 Bricks as per colour document
 Natural colour mortar with rolled joints
 Brickwork above windows to front
 Painted infills above windows to balance of home and garage
 Plaster lined ceiling to porch and outdoor living (if applicable)
 Two part termite treatment
 Colour sealed concrete driveway and paths including porch, front path, rear path to clothesline
 Letterbox (with numbers)

INTERNAL ITEMS

Engineered waffle slab concrete floor
 Pine wall frame and roof trusses
 2440mm ceiling height to single storey
 2590mm ceiling height to ground and 2440mm to first floor to double storey
 Plasterboard walls, ceilings and cornices
 67mm single bevel architrave and skirting boards throughout
 72mm scotia cornice
 Melamine shelf with one (1) hanging rail to bedroom robes

GARAGE

Colorbond sectional garage door with two (2) remotes
 Pedestrian weatherproof door (product specific)
 Flush panel internal access door to the garage (plan specific)
 Concrete floor (poured as part of slab)

WINDOWS

Obscure glazing to ensuite, bath and WC
 Aluminium sliding windows (unless an alternative is required due to energy rating)
 Window locks to openable windows (keyed alike)
 Timber venetians to front windows, Holland blinds to remaining clear glass windows and sliding doors

DOORS - EXTERNAL

Feature Corinthian Madison entry door 2040mm x 820mm with clear glazing
 Cylinder deadbolt to entry
 Entrance set to all external hinged doors

DOORS - INTERNAL

Stylish flush panel doors 2040mm high throughout (including robes)
 Lever door handles to passage doors
 Contemporary lever half set door handles to hinged robe doors

ELECTRICAL

Double power points throughout
 240 volt downlights to living areas
 Modern battem holder light fixtures with shade to remainder of home
 Oyster Lights to all bedrooms
 Flood light with sensor outside laundry
 LED downlight to porch
 White wall mounted switches
 Hardwired smoke detectors with battery backup
 Safety switch to meter box
 Two (2) x TV points
 One (1) x TV antenna
 Two (2) prewired phone points

FLYSCREEN / SECURITY DOORS

Flyscreens to all openable windows
 Barrier doors to sliding glass door at rear of house

Inclusions subject to change without notice.

HEATING / COOLING

Gas ducted heating to all bedrooms and living areas with programmable thermostat

Split system air conditioner (cooling only) to living

FLOOR COVERINGS

Quality wall tiles to wet areas as required

Quality floor tiles or timber laminate to wet areas, meals, kitchen, entry and hallway (refer to plan)

Stylish carpet to balance of home

KITCHEN

Premium 600mm stainless steel underbench oven

Premium 600mm stainless steel gas hot plates

Premium 600mm stainless steel slideout rangehood

Premium stainless steel dishwasher

Premium laminate bench tops (square edge), cabinets, including overhead cupboards

Designer chrome handles

1¾ bowl sink - stainless steel

Modern mixer tap

Modern fully tiled splashback

Melamine shelving to pantry x 4

LAUNDRY

Laundry trough within acrylic cabinet

Modern mixer tap

ENSUITE

Stylish vitreous China vanity basin

Premium laminate cabinet and bench top (square edge)

Designer chrome handles

Semi frameless designer shower screen with clear glass

Tiled showerbase

Polished edge mirror to full width of vanity

Modern mixer tap

Single towel rail and toilet roll holder

4 star toilet suite

WC / POWDER ROOM

4 star toilet suite

Designer toilet roll holder

BATHROOM

Stylish vitreous China vanity basin

Contemporary acrylic bath

Premium laminate cabinet and bench top (square edge)

Designer chrome handles

Semi frameless designer shower screen with clear glass

Tiled showerbase

Polished edge mirror to full width of vanity

Modern mixer tap

Designer single towel rail

PAINTING

Premium three coat paint system throughout

Full gloss enamel paint to skirting boards and architraves

ENERGY EFFICIENCY

6 star energy rating to building fabric

Solar hot water service with gas booster

Glasswool insulation to walls and ceilings

Self sealing exhaust fans positioned above all showers

LANDSCAPING

Combination of turf, plants, mulch and toppings to front and rear yards

Irrigation connected to two (2) garden taps with timers

Compacted paths around perimeter of home

Timber fencing to all boundaries including wing fence and gate

Nature strips levelled and seeded

Clothesline

GENERAL

Fixed price contract

Survey and drafting plans

All permits as required by Building Regulations

Engineer designed foundations

All service connections (excluding consumer account opening and fibre optic connection if applicable)

Home owners warranty

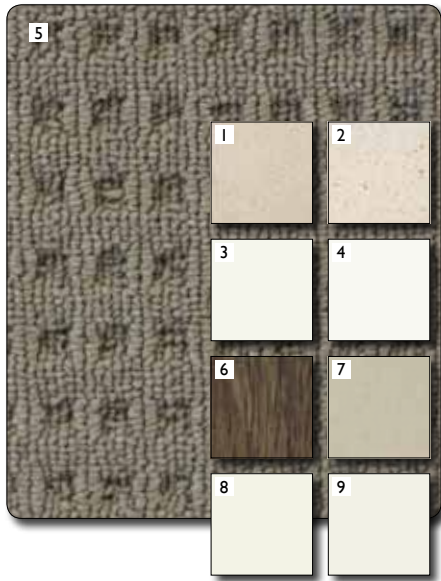
3 month maintenance period

Full house clean on completion

Independent quality inspections



INTERNAL SCHEME 1



- 1 - Laminate bench top
- 2 - Stone bench top (if applicable)
- 3 - Cabinet doors
- 4 - Splashback tile
- 5 - Carpet
- 6 - Timber laminate floor (if applicable)
- 7 - Floor/wall tile
- 8 - 63mm Venetian blind
- 9 - Roller blind

INTERNAL SCHEME 2








- 1 - Laminate bench top
- 2 - Stone bench top (if applicable)
- 3 - Cabinet doors
- 4 - Splashback tile
- 5 - Carpet
- 6 - Timber laminate floor (if applicable)
- 7 - Floor/wall tile
- 8 - 63mm Venetian blind
- 9 - Roller blind

Finishes and colours may vary.










SINGLE STOREY

	SIZE			LIVING				LENGTH
BOOMER 14	14	3	2	1	0	1	8.5	25
MAGELLAN 17	17	3	2	1	0	1	10.0	28
BERING 20	20	3	2	2	0	2	10.0	30
LIVINGSTON 19	19	3	2	1	1	2	10.5	30
CLARK 21	21	4	2	2	0	2	12.0	29
DAMPIER 19	19	3	2	1	0	2	12.5	25
FLINDERS 19	19	4	2	1	0	2	12.5	26
JASPER 20	20	4	2	1	0	2	12.5	25
TASMAN 20	20	4	2	1	0	2	12.5	26
ELWOOD 20	20	4	2	2	0	2	12.5	26
OXLEY 21	21	4	2	2	0	2	12.5	29
WENTWORTH 22	22	4	2	2	1	2	12.5	29
KENNEDY 22	22	4	2	2	0	2	12.5	28
CORTEZ 23	23	4	2	2	0	2	12.5	32
ERICKSON 24	24	4	2	2	0	2	14.0	27
HUDSON 28	28	4	2	2	0	2	14.0	30

DOUBLE STOREY

	SIZE			LIVING				LENGTH
MOIKI 18	18	4	2.5	1	0	1	8.5	25
IKONIC 19	19	5	2.5	1	0	1	8.5	25
SPENCER 20	20	2	2.5	1	2	2	10.0	25
SPENCER 24	24	4	2.5	1	0	2	10.0	30
OXFORD 27	27	4	2	2	1	2	12.5	24
OXFORD 31	31	4	2.5	2	1	2	12.5	26
HEATHCOTE 39	39	1	2.5	2	1	2	14.0	30
HEATHCOTE 45	45	4	2.5	2	1	2	14.0	32

