



Ready Now.
Skip the wait.



The fast track to homeownership.



Introducing Ready Now by Simonds

Ready Now makes moving into a brand-new home faster and easier than ever before.

Say goodbye to the stress of searching for the perfect lot, selecting the ideal house, and waiting for land titling and construction to begin. We've taken care of everything for you. Ready 120 days after purchase* - often sooner - our new Ready Now range means you can skip the build times and start packing.

With a number of homes already underway in top locations throughout Melbourne your brand-new home will be ready in time to kick off the new year!

*Terms & Conditions Apply. See back page for details.



What is Ready Now?

With Ready Now, all you need to do is move in and start living your dream.

Ready in 120 days or less*, Ready Now means you can own a brand-new, high-quality Simonds home where all the hard work has been taken care of for you!

*Terms & Conditions Apply. See back page for details.



We have partnered with some of Australia's leading residential developers to bring you new homes in some of Melbourne's best locations.

Each home is meticulously designed with interior style and color themes chosen by our professional interior designers, ensuring a modern, high-quality look. We then sell the homes once they are under construction meaning you get the brand-new home without the wait!

Don't miss the opportunity to live in or invest in a beautifully designed, brand-new home. Explore Ready Now by Simonds today and find the perfect home waiting for you.





The Benefits of Ready Now

With 100% fixed costs, savings, turnkey inclusions, and enviable locations throughout Melbourne, this is the easier way to buy your first home or next investment.

✓ Fixed Price Contracts

No hidden fees, no surprises

✓ 10% deposit with no progress payments

Great for Investors and First Home Buyers alike

✓ Locked-In Completion Dates

Move in when we promise

✓ First Home Buyer Government Grant Eligible*

If you're eligible you could save \$10k!

✓ Lifetime Structural Guarantee

For complete peace of mind

✓ Turnkey Inclusions

Move into a home that's ready with everything you need so all you need to do is unpack!

✓ Quality Home

A trusted home builder for over 75 years



Ready Now vs Established Homes

	Ready Now	Established
Age	Brand new	10-30 years old
Condition	Never lived in - perfect finish	May require repairs
Eligibility	Some Government grants available	Not eligible for Government grants
Design	Modern, energy-efficient	Outdated layouts
Maintenance	Minimal	High ongoing costs
Warranty	Enjoy Simonds's Lifetime Structural Guarantee*	No warranty
Move-in time	Immendiate	Depends on sellers

*Full T&C's apply, visit simonds.com.au

The Ready Now process

Follow these steps to your brand-new Simonds Homes Ready Now home.

With Ready Now we transform the complex into straightforward, ensuring that every step of your home-building journey is clear and stress-free. We are always here to answer any questions you may have along the way.

1

First step: Select Your Simonds Ready Now Package

Choose a package and location that aligns perfectly with your goals and dreams.

2

Step 2: Contract and Deposit

We present you with a clear contract, and you secure your new home with a simple 10% deposit.

3

Step 3: Construction Phase

- Base: We lay the slab and footings, forming the solid foundation of your new home.
- Frame: The frame of your home is erected, giving shape to your vision.
- Lock Up: All roofing and external walls are completed, with windows and exterior doors installed.
- Fixing: Interiors come to life as doors, kitchens, and bathrooms are installed.
- Completion: Certificates of Occupancy are issued once payment is received, marking the official completion of your home.

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Step 4. Completion and Handover

After we hand over the keys, you will receive our ongoing customer support and Lifetime Structural Guarantee, ensuring peace of mind well beyond move-in day.



Quality Inclusions

Kitchen

- 900mm stainless steel upright cooker.
- 900mm stainless steel canopy rangehood. Externally ducted on double storey homes.
- 1¼ bowl stainless steel sink. Includes two basket wastes.
- 20mm Caesarstone benchtop to Kitchen & Island Bench with 20mm arris edge detail.
- Melamine square edge doors and panels to fully lined cabinetry.
- Cold Water Point to Fridge Space
- Ceramic tiles to splashback.
- Solid brass mixer tap in chrome finish.
- Kitchen overhead cupboards with doors.
- Freestanding stainless steel dishwasher.

Bathroom & Ensuite

- Semi-inset seamless vitreous china hand basin.
- Dual flush vitreous china close coupled toilet suite and enclosed trap.
- Polished edge mirrors above vanity.
- 20mm Caesarstone benchtop to Master Ensuite & Bathroom with 20mm arris edge detail.
- Acrylic bath set in a tiled podium.
- Floor and wall tiles to Bathroom & Ensuite*
- Towel Rail & Toilet Roll Holders to Bathroom & Ensuite.
- Ceramic Tiled Niche to Bathroom & Ensuite Showers
- Semi framed clear glass pivot shower doors with ceramic tiled shower base.

Enjoy turnkey quality inclusions, perfectly paired with your thoughtfully designed home. With everything included, from the dishwasher to the front landscaping, all you need to do is move in!

- Ceramic wall tiles to shower recess, with floor tiles and skirting tiles throughout.
- Single lever tapware, hand held shower rose and wall bath outlet.
- Externally ducted exhaust fans including self-sealing air flow draft stoppers.

Laundry

- 45L stainless steel laundry tub in metal cabinet with 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.

Garage

- Colorbond steel sectional lift up door.

Windows & External Doors

- Feature entry door in paint-grade finish, with clear glazing
- Sliding aluminium windows and doors including keyed locks. Single storey designs only, have FC sheet above windows and sliding doors (excluding entry door).
- External door furniture including lever handle set, single cylinder deadlock and key in knob entry set to garage access door (if applicable).
- Nylon mesh flyscreens to all openable windows and external sliding doors.

External

- Builders range bricks up to Group 2 to dwelling and garage.
- 2x external taps.

- Landscaping to front of home including topsoil, tree, plants, pebbles, pine mulch, Jarrah Edging and irrigation system.
- Landscaping to rear of home including top soil, mulched garden beds, Jarrah Edging, turf grassed area, concrete pavers, plants, drip irrigation system.
- Pillar Letter box.
- Ground mounted clothesline.
- Reinforced coloured through concrete driveway.
- Timber paling fence and timber single gate.

Fixing

- Lever passage sets and pull handles.
- 67x18mm skirtings and architraves to dwelling and garage.
- Flush panel internal doors with door stops and chrome hinges.
- Adjustable white melamine shelving to Master WIR.
- Single melamine shelf and hanging rail to robes.
- Privacy Sets to Bathroom & WC.

Floor Coverings

- Laminate flooring to nominated areas.
- Category 2 carpet to nominated areas.

Paint & Plaster

- 3-coat application low sheen acrylic in one standard colour to all internal walls (2-coat application to garage).
- Flat acrylic to ceilings. White ceilings are available as a no cost option.
- 75mm cove plaster cornice.

Foundations

- Concrete waffle slab, engineer designed up to 'H1' class.
- Part A slab penetration termite treatment.

- Part B slab perimeter termite treatment (physical barrier).

Electrical

- 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.
- 1x TV point and 1x telephone point.
- External light point(s) as per standard drawing.
- Waterproof motion sensor to external light point.
- External light point(s) as per standard drawing.
- Security System with sensors.
- Downlights throughout home.
- Exterior wall lights.

Structural

- 90mm structural pine wall framing and pine truss roof.
- Lifetime structural guarantee. Please refer to our website for Terms and Conditions.
- Double blinds including blackout and screen fabric, with silver base bar
- Aluminium mesh flyscreens to all openable windows and external sliding doors.
- Provide Double Cylinder Pull Handle Entrance Set to front entry door.

Ceilings

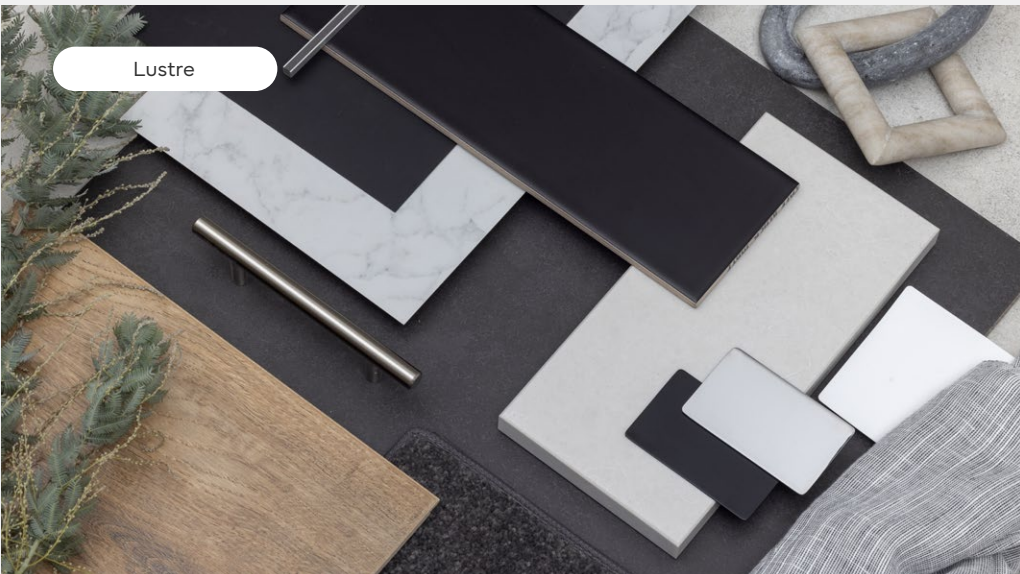
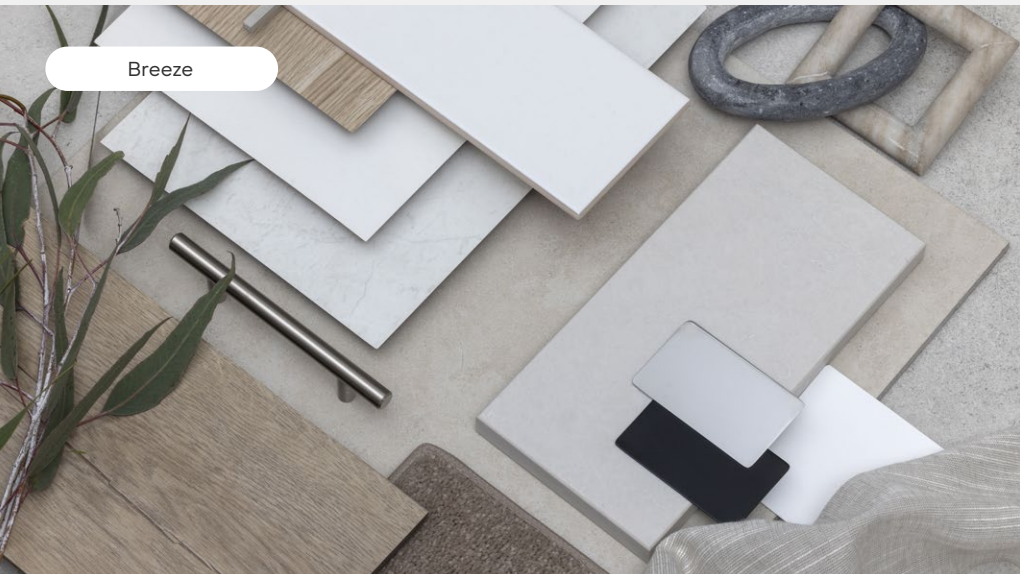
- 2590mm nominal internal ceiling height, measured overall to frame plates

Roofing

- Colorbond fascia and slotted quad gutter.
- Colorbond metal roof.

Internal Schemes

The interiors of our Ready Now homes are meticulously designed by our expert interior designers, ensuring your home is as stunning on the inside as it is on the outside. Your Ready Now home will come complete with one of these four themes.



External Schemes

Your Ready Now home will exude street appeal with one of five expertly chosen exterior colour schemes.



Terms & Conditions

The customer acknowledges and accepts that while Simonds will use reasonable endeavours to ensure construction of the home is completed within 120 days after purchase:

(a) factors outside of Simonds direct control may result in construction of the home not being completed. This includes:



- (i) delays caused by inclement weather;
- (ii) delays caused by suppliers of material and/or labour
- (iii) disputes with neighbouring owners or residents, or proceedings brought or threatened by them against Simonds;
- (iv) civil commotion or industrial action affecting the work of tradespeople or the work of a manufacturer or supplies of materials;
- (v) anything done or not done by either the customer or the developer;
- (vi) a delay in getting any approval arising out of or in connection with the construction of the home; and
- (vii) any other cause that is beyond Simonds' director control.

(b) Simonds accepts no responsibility for any loss, damage, cost, or expense (whether direct or indirect) suffered or incurred by you as a result of or in connection with any delays (including delays referred to in (a)) to the completion of construction.

First Home Buyer Government Grant Eligible

The customer acknowledges and accepts that any information given to it by Simonds about the customer's eligibility for any government grant or scheme is general information only (General Information), and the customer confirms that they have made (or will make) its own independent enquiries about government grants or schemes, and have not relied on the General Information for any purpose whatsoever.



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