



Residential
Property Group

*'We know how
to build investments.'*

Introduction

At RPG, we understand that putting money into a property is a big commitment – especially when it has been hard-earned. That's why all of our investment properties are turn-key, fixed-price guaranteed and designed to be a sure bet rather than a risk.

Our director has been in the investment build industry for over 30 years. This experience means we know where to build, what the market wants and how to ensure quality. We're also experts at managing the process. The result is unbeatable value, better living plus greater yield returns and capital growth for owners.

ABOUT US

We are a small team of property and investment build specialists based in the coastal town of Kiama. We've been working with clients across NSW since 2013, constructing quality turn-key homes and investments that exceed expectations and goals.

WHY BUILD TO INVEST?



There are multiple benefits to investing in a property build. These include instant equity, building a nest egg or income stream for retirement and adding depth to a portfolio.

Dual key builds also offer affordable family living or the option of holiday in one, rent in the other.



FROM CARPENTER TO AWARD-WINNING CUSTOM BUILDER, OUR DIRECTOR HAS BEEN IN THE INDUSTRY FOR OVER 30 YEARS.

"I've directed company's in the NSW building industry for the past 30 years. This experience has given me strong managerial, construction and financial skills. My commitment to clients and what underpins the business is my appreciation of quality design for quality living."

— Paul Kirk, Director.

"With RPG working with our property manager, tenants were lined up before we'd even received the keys, thanks RPG." —S & G

Our client-focused philosophy is 'Your home. Your Investment. Our Commitment'. By working together with our buyers, we're committed to not only meeting their expectations at every step but to exceeding them.

| Our Guarantee

To give you the confidence that you've picked the right investment building partner, we offer a six-point guarantee. This guarantee is something we take very seriously. It's also what keeps our clients coming back again and again.



UNBEATABLE VALUE

Our experience means we can create efficiencies and reduce costs – savings we can set off against our packages. This makes our homes an accessible way to turn home ownership or investment into a reality, opening up a real opportunity for wealth creation.



FIXED CONTRACTS

What the contract says is what is paid, there are no additional charges or hidden surprises. Our contracts are also inclusive of all fees, insurances and certificates. In fact, the very definition of a turn-key product is that there is nothing left to do.



COMPLIANT DESIGNS

All of our designs strictly adhere to the Building Code of Australia, HIA standards and all local council requirements. We have quality control measures in place at every stage and partner with a certifier, which speeds up the pre-construction process.



QUALITY BUILDS

As well as being fully-compliant, we apply construction detail for design excellence, market relevance and visual appeal. All builds are fitted with leading brand appliances, quality fittings, stylish and durable floor coverings and professional landscaping.



TIMELY CONSTRUCTION

Faster construction means less holding costs, which is why we aim to get things finished as quickly as possible. Our builds typically take 20-22 weeks*. This is something we achieve through strong project management and tight co-ordination of trades and suppliers.

*Dependant on planning requirements and weather conditions.



OPEN COMMUNICATION

We understand the importance of excellent communication. That's why we stay in regular contact throughout the duration of the project. We also say what we mean and mean what we say, and aim to make the experience as transparent and easy as possible.

Our Building Process

From conception to completion, we're committed to providing owners with a quality home or investment. Every project we undertake follows the same process, so you know what to expect from us. But, we're continually refining what we do.

Because we have an in-house team of designers, construction managers and estimators, internal communication throughout each build is seamless. This helps us manage the process more effectively, so things run smoothly and to schedule.

7 STEPS TO HANDOVER

AFTER-SERVICE CARE

Our customer service doesn't stop the moment the keys are handed over. We offer a six-year structural warranty on all of our home and investment builds. We also provide a three-month complimentary maintenance period post-completion.

"Thanks to the team, we were kept informed at every stage, much appreciated." —L & N

1

SELECTION - Client chooses their build package.

2

QUOTATION - We give you a fixed price build quote

3

FINANCE - Client provides details of their finance arrangement.

4

CONTRACTS - We deliver a fixed-price build package, including contract and inclusions.

5

APPROVALS - We prepare, lodge and pay all pre-construction fees, charges, certificates and insurances.

6

CONSTRUCTION - We begin construction on completion of pre-construction approvals and client finance.

7

HANDOVER - Client completes the payment schedule and the keys are released.

| The Construction Process

We work hard behind the scenes to ensure all of our builds are completed to a high standard within a 20-22 week construction cycle.*



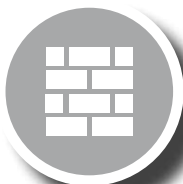
STAGE 1: BASE

Site establishment, bulk excavation, under slab plumbing & drainage, slab penetration & pest control, concrete slab poured



STAGE 2: FRAME

All structural timber frames & trusses



STAGE 3: ENCLOSED

Brickwork, roof covering, external windows & doors



STAGE 4: FIXING

Plasterboard linings, internal fix out, kitchen & vanities, waterproofing, cladding & soffit linings & garage door



STAGE 5: COMPLETION

Wall & floor tiling, painting, shower screens & mirrors, electrical & plumbing fit off, driveways, landscaping, floor & window coverings, fencing, retaining walls, water tanks & builders clean

"I would like to thank RPG for the seamless construction of our investment property. It was built exactly per the contract. It's now tenanted and we are looking forward to getting on to our next one soon. I highly recommend RPG for your next build."

—J & A

Our Products

We specialise in two types of investment build products – Greenfield Estates and House & Land Packages. Each delivers on different strategies and needs; both are quality turn-key builds and come with the same six-point RPG guarantee.

GREENFIELD ESTATES

We build new houses in brand new estates that have been designed to create communities. These products are an affordable option with high returns.



HOUSE & LAND PACKAGES

The ultimate in new build customer service, we source the land based on requirements and construct the right home to meet specific investment needs.



WHERE WE BUILD

We can build across all regions of NSW. Our current scope of works is as far south as Bateman's Bay up to Port Macquarie and as far west as Bathurst and Goulburn. Our local market knowledge means we can identify locations with strong infrastructure, growth potential and good rental yields.

AREA PROFILE REPORTS

To help assist location decisions, we can provide Area Profile Reports outlining the main drivers of infrastructure – established or being implemented, population growth, and key property performance statistics.

| Our Build Designs

We offer a choice of stylish build designs, all envisaged as investments and homes. Each of our dual key, duplexes and four-bedroom properties cater to a different type of demographic and provide options for cashflow positive or negative gearing.



KEY FEATURES

Our builds are spacious and well-appointed. They are designed to hold broad appeal to home owners as well as prospective tenants and typically include:

- Separate living spaces
- Study/desk area
- Walk-in pantry
- Reverse-cycle air conditioning
- Landscaping

“Thank you RPG, we’re so happy with the quality of our build. We look forward to building with you again.”

—R & D

Our four-bedroom homes and dual key (Duo 42) fit on blocks with a 15m frontage. The Batehaven Duplex fits on a 17m frontage block.

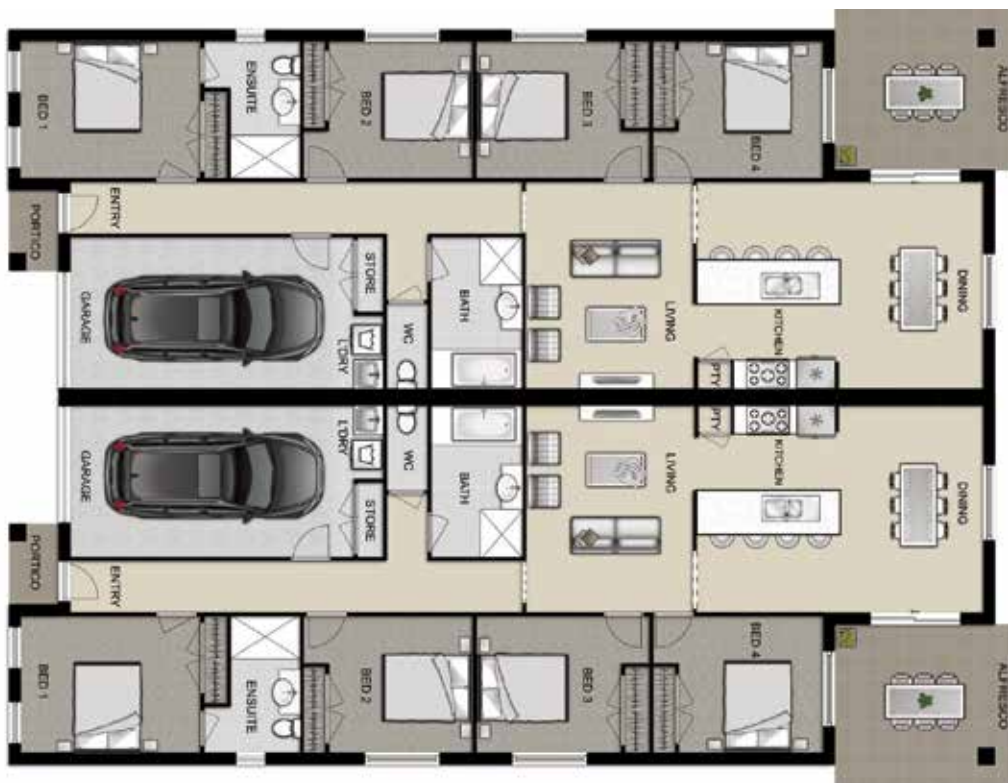
The Batehaven 44



UNIT 1 & UNIT 2



Living Area	122.7 + 122.7m ²
Garage	21.37 + 21.37m ²
Porch	1.52 + 1.52m ²
Alfresco	15.03 + 15.03m ²
TOTAL	321.24m²



THIS DESIGN IS INDICATIVE ONLY. THE DESIGN MAYBE MODIFIED OR SUBSTITUTED FOLLOWING THE CONFIRMATION OF SITE, CONSTRUCTION OR ENERGY EFFICIENCY CONSTRAINTS. ALL RIGHTS RESERVED BY RPG.

| The Duo 42



PRINCIPAL DWELLING

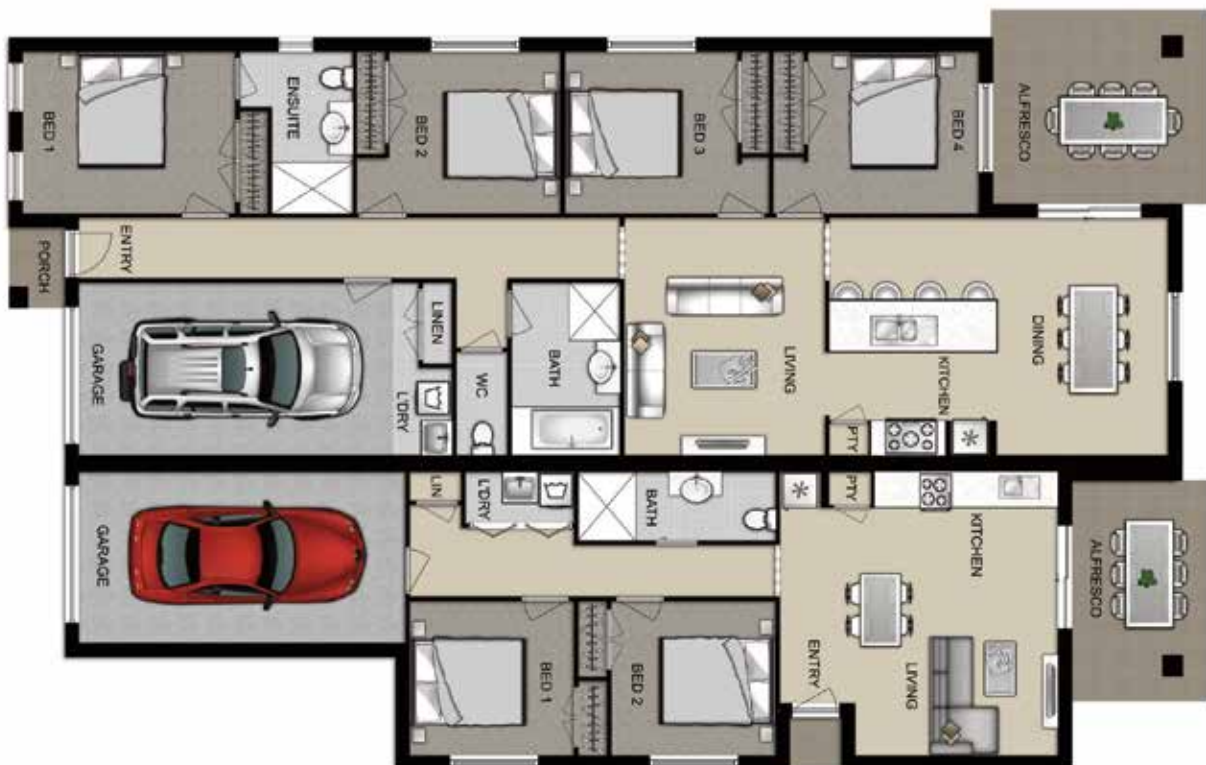


Living Area	119.55m ²
Garage	22.11m ²
Porch	1.12m ²
Alfresco	12.70m ²
TOTAL	155.48m²

SECONDARY DWELLING



Living Area	60.00m ²
Garage	19.30m ²
Porch	0.81m ²
Alfresco	9.15m ²
TOTAL	89.26m²



The Harmony



Living Area	159.18m ²
Garage	34.39m ²
Porch	3.94m ²
Alfresco	15.72m ²
TOTAL	213.23m²



THIS DESIGN IS INDICATIVE ONLY. THE DESIGN MAYBE MODIFIED OR SUBSTITUTED FOLOWING THE CONFIRMATION OF SITE, CONSTRUCTION OR ENERGY EFFICIENCY CONSTRAINTS. ALL RIGHTS RESERVED BY RPG.

I Our Specifications

FOUNDATION

- **Concrete slab** - Structurally designed by qualified engineers

EXTERNAL

- **Walls** - Quality face brickwork as indicated on plan
- **Render** - Render finish to selected areas as indicated on plan
- **Roof** - Colorbond to suit local estate requirements as selected by builder
- **Windows** - Preselected powder-coated aluminium/glass windows (sliding & fixed) with alike fly screens to all opening windows
- **Fascia & gutter** - Colorbond fascia & guttering
- **Downpipes** - 90mm round PVC
- **Garden taps** - Yard taps to front and rear
- **Garage door** - Panel lift door/s with automatic control unit
- **Security screens** - Pre-selected powder-coated security screens to external aluminium sliding door openings.
- **Landscaping** - Low maintenance garden to front yard, including edging, mulch, and plants. Selected turf supplied & laid front & rear yards
- **Driveway** - Driveway, paths, pergola &/ or alfresco plain coloured concrete finish
- **Alfresco** - Pre-selected floor tiles to alfresco areas
- **Retaining walls** - as required in treated pine or similar
- **Fencing** - Boundary fencing as required to front building line, including internal division if applicable & side access gate/s
- **Letterbox** - Pre-selected contemporary pre-fabricated letterbox
- **Clothesline** - rotary or wall mount
- **Rainwater Tank** - Above ground polypropylene rainwater storage if required as per BASIX or local governing authorities

INTERNAL

- **Linings** - 10mm gyprock/plasterboard to ceilings & walls. Villaboard to wet areas. Internal ceiling height is 2440mm
- **Shelving** - Painted finish fixed shelving in linen & robes. Robes to also include a hanging rod
- **Robes** - as indicated on sales plan

- **Skirting** - Pine skirting board and architrave
- **Cornice** - 50-90mm classic-look cornice
- **Insulation & sarking** - As per BASIX

BATHROOM/ENSUITE

- **Cabinetry** - Fully laminated vanity units.
- **Vanity Basins** - Fully integrated gloss white basin & benchtop
- **Mirror** - Fixed framed mirror
- **Tapware** - Quality pre-selected tapware, shower with water-conserving showerhead.
- **Shower screens** - Quality aluminium/glass shower screens as indicated on plan
- **Bath** - 1500mm plinth mounted acrylic bath with wall spout if indicated on sales plan
- **Accessories** - Quality pre-selected accessories
- **Exhaust Fan** - Exhaust fan to bathrooms & ensuite
- **Handles** - Quality pre-selected handles
- **W.C.** - Dual flush cistern & pan

TILES & CARPET

- **Ceramic floor tiles** - Floor & skirting to wet areas, living areas as indicated on plans
- **Carpet** - Quality carpet to internal rooms as indicated on plans
- **Kitchen** - Ceramic tile splashback
- **Wet area tiles** - Ceramic tiles to vanity splashback in bathroom & ensuite
- **Laundry** - Ceramic tile splashback to laundry tub

ELECTRICAL

- **Lighting** - Preselected LED downlight fixtures from nominated supplier
- **Light switches & power points** - Standard light switches & double power points with single way switching
- **Television** - TV point to family room with internal AV outlets and antenna
- **Air conditioning** - Single-phase reverse cycle air conditioner
- **Hot water system** - Instantaneous gas hot water system to comply with local governing authorities

LAUNDRY

- **Tub** - 45-litre laundry tubs and cabinet with suds bypass
- **Tapware** - Quality pre-selected chrome laundry tapware & washing machine cocks

KITCHEN

- **Bulkhead** - to overhead kitchen cabinetry
- **Cabinetry** - Quality fully laminated cupboards, overhead cupboards (as per plan) & end panels
- **Benchtop** - Quality fully laminated free-formed benchtop
- **Handles** - Builders' range pre-selected handles
- **Sink** - Builders' range stainless-steel sink with drainer
- **Tapware** - Builders' range chrome water-conserving swivel sink mixer
- **Appliance provision** - Fridge, dishwasher, and microwave space provided
- **Cooktop, Oven, Rangehood and Dishwasher** - Builders' range pre-selected stainless-steel appliances

DOORS

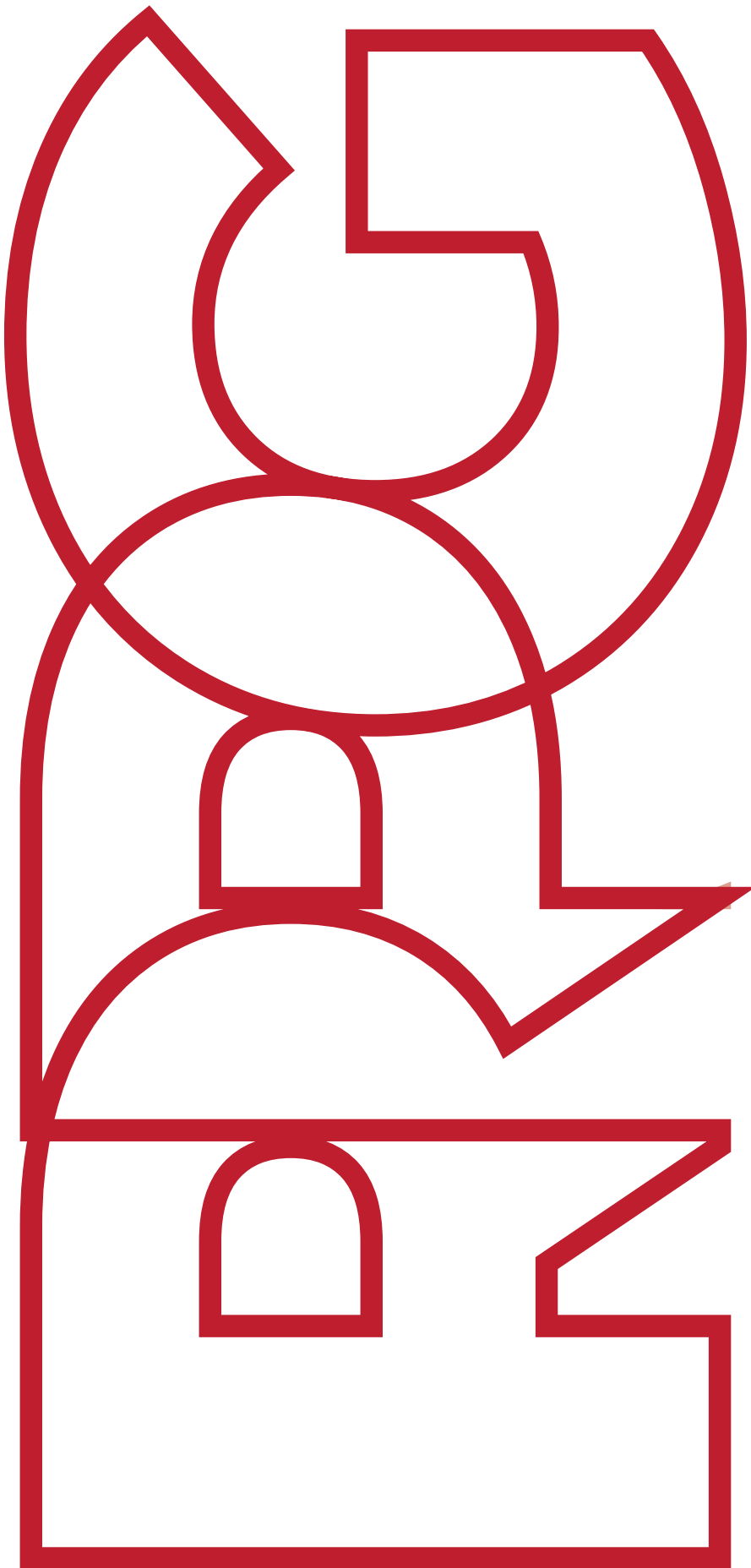
- **Front door** - Solid core entry door with mechanical weather seal and entrance set
- **Internal** - Flush panel internal doors with passage set and/or privacy set
- **Robe** - Flush panel hinged doors Aluminium sliding doors where specified
- **Sliding doors** - Aluminium sliding doors where specified

PAINT

- **Internal walls** - Premium grade wall paint colour as chosen by builder
- **Internal woodwork** - Premium grade gloss paint, colour as chosen by builder
- **Exterior** - Premium grade external paint, colour as chosen by builder

WINDOW COVERINGS

- **Window coverings** - Quality roller blinds to all habitable rooms as specified on plan



*Let's build
investments
together.*

For more information contact:
KYM DURLING

(02) 4243 7888
info@RPGP.com.au

PO Box 144 Kiama
NSW 2533
ABN: 43 166 832 435
Builders Licence No. 303308C

www.RPGP.com.au