



How you are required to pay for your new home can be different

You could be forgiven for thinking all builders are the same when it comes to paying for your new home. Once again Henley dares to be different and the winner is you.

We only ask for a 3% deposit

Typically, when you purchase a new home, you would pay your deposit from your own savings, or alternatively on your credit card.

We only ask a 3% deposit at contract signing, as opposed to the 5% that some of our competitors require.

On a contract value of \$250,000 that's a difference of \$5,000 in the amount of deposit required! What's even better – is that we don't actually ever ask for that difference of \$5,000 until your house is complete!

How we require payments as we build your house

During construction of your home, payment must be made to the builder in stages – otherwise known as the HIA Progress Payments Schedule. These progress payments are a percentage of your new home contract total. The percentages we apply and bill you for are defined by the State Government.

By the time the frame of your home is complete, we will have billed you 25% plus your deposit of 3% - which is a total of 28%. Some of our competitors will have charged you 50% by this stage of your build, including your deposit.

On a contract value of \$250,000 this equates to payments of \$70,000 with Henley Properties vs. \$125,000 with some of our competitors.

We simply don't need you to fund our business and we would rather you save on interest payments to your bank.

It's just another way that we're daring to be different!

Did you know?

There is a prescribed schedule of payment set out in section 40 of the Domestic Building Contracts Act of 1995. This is Victorian legislation administered by Consumer Affairs Victoria.

The table below shows some examples of what different payment schedules may mean to you and the build of your new home.

Building Stage	Prescribed %	Henley %	Other Builder %
Deposit	5	3	5
Base	10	10	20
Frame	15	15	25
Lock-up	35	35	20
Fixing	25	25	20
Completion	10	12	10



www.henley.com.au



HIA Victoria's Most Professional Major Builder
Two consecutive years - 2013 & 2014



www.mainvuehomes.com.au

The difference is everywhere



Photography and illustrations in this brochure should be used as a guide only and may show furniture, screens, landscape structures, pergolas and decorative finishes not offered by Henley. Additional cost fixtures and fittings may also be shown. Please see a Sales Consultant for a full list of standard inclusions. Inclusions may vary depending on house type.



Henley Properties

has been a distinguished leader in the Australian home building industry for 25 years.

Our continued commitment to building excellence allows us to build beautiful homes for our customers. We are renowned for our expertise, innovative home designs and quality guarantees – including a 50 Year Structural Guarantee.

Henley Properties has been named Victoria's Most Professional Major Builder by the HIA for two consecutive years – 2013 and 2014.

This respected accolade stands as an absolute testament to the quality, expertise and professionalism that we deliver to our customers every day.

Daring to be different

The HIA Victoria's Most Professional Major Builder award is in recognition of outstanding performance in **Design, Quality and Service.**



Award-winning home Design

Design

The depth of difference in our homes goes well beyond the design and price. Henley Properties is the expert in new home design. We know the how and why of a great home design. Henley design DNA achieves the perfect blend of functionality and class with optimal use of space. Henley and MainVue Homes have been recognised by key industry bodies including the HIA and MBAV ten times for our display home excellence.

Inclusions

You also don't have to pay extra for luxury with us - our extensive list of luxury inclusions and most sought after design choices are included in the price of your home. An example of some of luxury inclusions:

- ✓ A convenient butler's pantry
- ✓ Large grand island benchtop to your kitchen
- ✓ Resort style undercover alfresco
- ✓ A helpful internal access door from your garage
- ✓ Double vanities to ensuite
- ✓ Extensive colour ranges and finishes including glass splashbacks
- ✓ Caesarstone benchtops throughout
- ✓ Roof made of Colorbond steel

... we include more

Quality at its best

As a recognised leader in the Victorian building industry, we have absolute confidence in the quality of our construction. This is backed by the following:

- ✓ 50 Year Structural Guarantee – so you can rest easy knowing that you've chosen a home that will last for your lifetime.
- ✓ Quality Assurance program - we conduct inspections at five stages of the building process, so you'll have peace of mind that your home is built to the highest quality.

Choose us, not because of our award winning home designs and enviable prices, but because we dare to be different!



Inclusions may vary depending on house series and house type. Please refer to house series inclusions brochures for specific inclusion details.

Included:
Colorbond®

A roof made of Colorbond steel

Included:
Dulux®

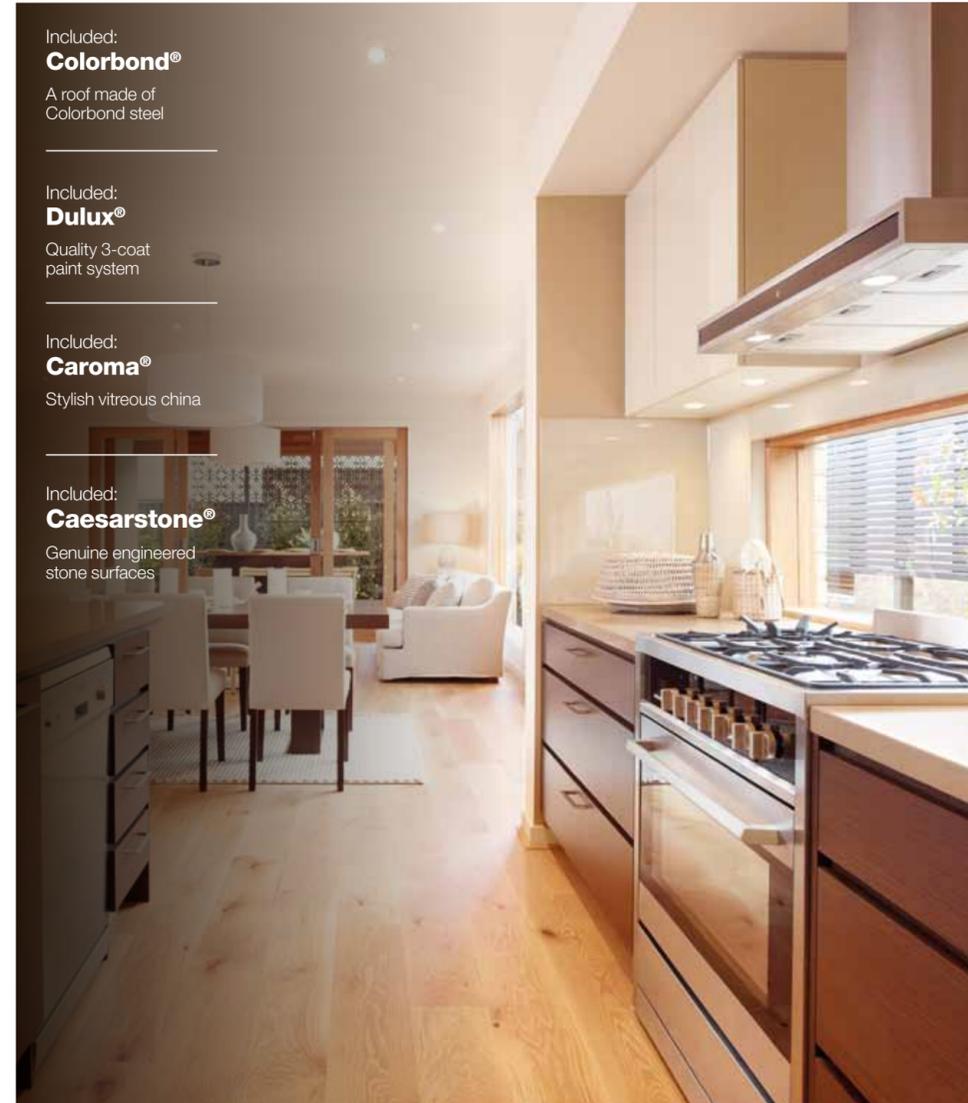
Quality 3-coat paint system

Included:
Caroma®

Stylish vitreous china

Included:
Caesarstone®

Genuine engineered stone surfaces



Service Excellence

Our professional, transparent and consistent approach to customer service is the foundation of our business. This commitment to service excellence extends all the way through your journey of planning your dream home. From our range of upfront published home prices, list of luxury inclusions, facade and structure option pricing and step-by-step process information, which is available to you at any of our display centres, you will be guided every step of the way by a dedicated member of the Henley Properties team.

We also provide:

- ✓ A 24 hour, 7 day a week home assurance hotline in case of any home emergencies.
- ✓ 12 month extended maintenance program which allows your house to settle over the seasons, so that we can offer a comprehensive service. This is above and beyond the legislated 3 months that some other builders provide.

Your home also needs to reflect your personality and lifestyle, and that's where our professional Interior Designers come in. They'll take you through our inspirational home selections showroom, Cosham Interiors, where you can see, touch and feel many of the luxury colours, materials and finishes that will complete your home.



Victoria's No.1 Builder...again