



WHY CHOOSE US!

WWW.DEVCONPROPERTY.COM.AU

When you partner with **Devcon Property Group** you partner with an industry leader in investment property development. At **Devcon** we take great pride everything we undertake and we aim to exceed your expectations by providing an easy, hassle-free, turnkey property - ready for tenants to move straight in!

Thanks to the strength of our dedicated and tight-knit team of industry professionals, we will always strive to **better design** and **better build** your investment project within timeframe, on budget and to the highest quality standards.

THE BUILT BETTER DIFFERENCE...

We provide a simple, hassle-free buying and building experience. Here are just a few more reasons to consider the **DEVCON BUILT BETTER** difference when choosing to build your next investment property...



5 STAR
5 Star Energy Rating



6 MONTH
Maintenance warranty



6 YEAR
Structural guarantee



16 WEEK
Build time guarantee



1ST TENANT
1st Tenant guarantee



COMMUNICATION
Build update guarantee



FIXED PRICE
No hidden fees guarantee



TENANT READY
Ready to rent



RESALE READY
Ready to sell

RESIDENTIAL

INDUSTRIAL

COMMERCIAL



5 STAR ENERGY RATING

The Nationwide House Energy Rating Scheme (NatHERS) is a star rating system that rates the energy efficiency of a home, based on its design.

Houses with higher star levels are considered more thermally comfortable than those of lower star levels with those rated at 10 stars considered thermally comfortable without the need for artificial heating and cooling.



6 MONTH MAINTENANCE WARRANTY

When you partner with Devcon Property Group, you will discover our quality commitment at every step. This includes a 6 month maintenance period. Enjoy peace of mind knowing that Devcon provide a minor defects maintenance warranty for up to 6 months after Practical Completion (handover).

Devcon Build Co. will carry out a maintenance service at your home. This service is provided at no charge to you.



6 YEAR STRUCTURAL GUARANTEE

Devcon Build Co. has been building quality homes since 1993. We always endeavour to maintain excellence in our design, construction and quality of our builds. To provide you with complete peace of mind, you're covered by a 6-Year Structural Guarantee.

This guarantee is a commitment to you to ensure that your home is built to the highest standards.



16 WEEK BUILD TIME GUARANTEE

We guarantee that if your build time runs over our 16 week target, we will compensate you for every day that we are delayed in handing over your property.

This 16 Week Build Time Guarantee, combined with our Fixed Price and Communication Guarantees provide confidence that you are engaging with a professional, accomplished company.



1ST TENANT GUARANTEE

Research has told us that one of the biggest fears that investors have when buying an investment property is not getting the property tenanted soon after completion.

Our 1st Tenant Guarantee provides you with market rent if the property is still vacant after 14 days from handover until a tenant is sourced.



COMMUNICATION GUARANTEE

We recognise that most investors are not always familiar with the build process and timelines. This can often lead to investors becoming frustrated when they haven't been told what's happening with their property build.

We will keep you in the loop with a login to our tracking platform. This system will automatically update you with progress information and photos at milestone points throughout the build process.



FIXED PRICE GUARANTEE

What we quote is what you will pay - guaranteed! We won't blow the budget with extra costs for necessities such as fencing, retaining walls and soil conditions.

This means you have certainty and confidence in choosing Devcon as your building partner for your investment.



TENANT READY GUARANTEE

Everyone loves a happy tenant! Often when a tenant moves into a brand new property there are expenses that the tenant and new landlord are not familiar with.

This leads to unexpected out of pocket expenses and dissatisfaction for all involved. Through our experience, in addition to our "turn-key inclusions" we provide little extras that make the transition both smooth and transparent.



RESALE READY GUARANTEE

One of the key aspects of your investment property strategy is the resale appeal of your property when it comes time to capitalise on your investment. All of our properties have been carefully thought out with the resale in mind.

Upgraded inclusions such as porcelain tiles, security screens, 900mm ovens, gas cooktop and gas hot water will appeal to owner occupiers and investors alike.