

ASHBOURNE

Moss Vale

THE RESIDENCES



*Artist Impression

FREQUENTLY
ASKED
QUESTIONS

February 2025

Ashbourne

THE RESIDENCES

Q: What are The Residences at Ashbourne?

The Residences at Ashbourne are properties where both the land and the home build are included in a single contract of sale. This arrangement means everything is taken care of, so the purchaser does not need to directly engage with a builder.

Essentially, they are “off-the-plan turnkey” homes that, upon settlement, are ready for the purchaser to simply unlock the door and move in.

Q: When is the construction start date?

A selection of The Residences in Stage 1 will commence in early Q1 2025, pending authority approvals.

Q: What is the construction timeframe?

8-10 months pending CDC approvals.

Q: Will all the homes be built at the same time?

A selection of homes will commence in Q1 2025, followed by a selected few in Q2 2025, for Stage 1 pending authority approvals.

Q: What are the sizes of the lots on which the homes will be built?

The homes are designed to fit on a minimum of 600sqm lot.

Q: Are there any hidden costs?

No, your new home comes equipped with everything necessary for moving in, including landscaping, driveway, fencing, letterbox, air conditioning, electrical, and kitchen appliances.

However, optional upgrades packages are available, and if chosen, they will be clearly outlined and included in your contract of sale.

Q: Can I make changes to the floorplan?

No changes can be done on the floorplan.

Q: Are The Residences at Ashbourne customisable?

Purchasers can choose from two interior colour schemes, Sunrise or Twilight, and external colour options. There are also a list of optional upgrade packages, allowing for customisation to suit individual preferences.

Q: Can I select the land lot to position my home?

The Residences at Ashbourne have been pre-allocated on key lots within Stage 1.

Q: Do I need to apply for DA or CDC?

No, you don't need to worry about applying for Development Approval (DA) or Complying Development Certificate (CDC). Novm will handle all aspects of this process for you.

Q: How often will I be kept up to date with the progress of the build?

Once construction begins, purchasers will receive frequent updates on the progress. As the project approaches settlement, communications will become more frequent, with our team guiding buyers through the necessary steps to settle into their new home.

Q: What is the Interim Sewer Treatment Plant?

As the Moss Vale sewer treatment plant is at capacity, Novm has a DA approval to have an Interim Sewer Treatment Plant on site for stage 1. Sewer treatment plant will be located outside Stage 1, to the far east of the site on future stages (3-5). Once the Moss Vale plant has capacity the lots will connect to it.

Q: What fees are associated with the interim sewer treatment plant?

Any fees and charges for the Interim System will be charge by a licensed retail provider in accordance with licensing requirements imposed by the Independent Pricing and Regulatory Tribunal NSW (iPART), and comply with the Water Industry Competition Act 2006 (NSW). The cost to connect to the Interim System would be similar to what Council would charge at the relevant time to connection.

Q: Is there an opportunity to inspect any defects prior to settlement?

Prior to settlement, buyers will have the opportunity to walk through their new home and inspect for any defects as per the contract of sale. This is also the time when buyers can take measurements.

Q: What is Novm's experience

At Novm, we take pride in our extensive portfolio, delivering a diverse range of projects including residential, commercial, retail, retirement, hotel, and mixed-use developments.

Our footprint extends across New South Wales, encompassing notable locations such as Woolloomare Bay, Esplanade in Norwest, and The Lennox in Parramatta, among others.

Q: Who is the builder?

HT has been developing communities for more than 25 years. HT Building Pty Ltd has grown to be become an integrated development and construction company across NSW.

HT understands the lifespan of a project from inception to completion and its experience enables it to be innovative, flexible and dynamic in how it responds to the ever-changing market and the needs of each specific community.



Why should I purchase The Residence at Ashbourne?



Fixed price

With The Residences at Ashbourne, you have a fixed price, providing financial certainty throughout the process.



Managed by a professional team

The entire process, from start to finish, is managed by a professional team, ensuring efficiency and quality.



Design team

Our design team has meticulously designed and selected interior features to create elevated, cohesive spaces throughout your home. This process removes the burden of tough decision-making for you, ensuring a beautifully unified aesthetic.



No direct dealing with builders

You won't need to directly engage with builders; Novm handles all coordination, simplifying the process for you.



Landscaping and fencing included

The Residences at Ashbourne come with landscaping and fencing, saving you time.



Time saving

Purchasing The Residences at Ashbourne saves considerable time compared to building yourself, as you are not required to manage the construction process yourself. This allows you to focus on other aspects of your life.



Streamlined process

The Residences at Ashbourne buying process is streamlined and straightforward compared to coordinating the various aspects of building a home from scratch, reducing stress and complexity for the buyer.



Quality control

The Residences at Ashbourne undergo rigorous quality control measures to ensure superior craftsmanship and construction standards.



Immediate move-in

Upon completion, you can move straight into The Residences at Ashbourne, avoiding the delays and uncertainties often associated with building from scratch.



Warranty coverage

The Residences at Ashbourne come with warranties on construction and appliances, providing peace of mind against unforeseen issues.



Cost savings

The Residences at Ashbourne are ultimately more cost-effective when considering the time, effort and potential hidden costs associated with building from scratch.