



Our Story



Navdeep Singh, the visionary behind Aamico Homes, has established a strong reputation for crafting exceptional homes in Melbourne. Under his leadership, Aamico Homes has evolved from a small-scale builder into a trusted name in custom home construction. Navdeep's projects cater to a diverse clientele, from first home buyers, ensuring their dreams align with their budgets, to luxurious residences that highlight his dedication to innovation and quality. This commitment sets Aamico Homes apart in a competitive market.

Looking to the future, AAMICO HOMES aims to push the boundaries of home construction while staying true to their core values of quality, integrity, and community spirit. Aamico Homes continues to create not just houses, but homes where people can live, grow, and create lasting memories.

I built my investment properties in the northern suburbs, and I had an amazing experience with Navdeep and the whole team. He was very professional and honest from the start. With **Navdeep's** professionalism, he also built my dream property in the time frame.

I strongly recommend this builder compared to other builders in the market i have used

Karan Jamboj



Having just built a beautiful home with AAMICO homes and being absolutely blown away by the dedication, professionalism and quality of construction, with the build moving at max speed Highly recommend **AAMICO HOMES**

Kulwinder Chauhan



The team at **AAMICO HOMES** have been great throughout our build journey. Nav and his team has been very accomodating to our request and delivered it as a true professional. Thanks

Chirag Pathan



Our Building Process

Congratulations and thank you for choosing Aamico Homes, which marks the start of your journey with us. You have now been greeted by one of our professional Sales Consultants who will gain a greater understanding of your location, additional options, budget and desired requirements.

Choose Your Dream Home

So now is the time to find out where you are going to live, what home will suit your needs and how long it will take to be living in your brand new Aamico Homes



Sales and/or consultant to present your home and land in your first appointment you can expect your consultant to go over your budget, design brief, inclusions and offers or standard design / custom package options.

Aamico Homes to complete sketch drawings and price quote. We will help you find your personalized home from our range of floor plans and facades.

Contract Signing Appointment



Aamico Homes will prepare and send the draft Building Contract to the client prior to Contract Signing Appointment.

Now that your contract has been signed we will guide you through the next steps based on your land title forecast. Contract appointments will be held Monday to Friday between 10am - 4pm.

Make Your Selections

This is where you get to create the look and feel of your new home. Select colour schemes, facade and additional options.



Color consultant to walk clients through our internal and external colour schemes options.

Permit Documentation



Aamico Homes to send signed contract documents to clients for them to send it to their lending body for finance approval.

Aamico Homes to apply for Building Permit Documents which takes 6-8 weeks and Developer Approval.



Building Permit issued and shared with you by Aamico Homes.

Congratulations!!!!,now begins construction of your home.

Base Stage

The foundations are prepared and the concrete slab is poured. This is the first major milestone in the construction stage of your new home.



An excavator will complete a site cut to provide a building platform for your concrete slab.

The set out is complete followed by the drains and underground services being installed. Slab preparation commences.

A qualified Building Surveyor will complete inspections of your concrete slab prior to completion.



Once the slab has been poured, your base stage is complete.

Commencement of Building Works

This is the official start of the construction process.



Construction Supervisor to call customer for introduction.

Aamico Homes to send an email confirming construction has commenced.

A temporary fence will be installed at this stage.

Frame Stage

During this stage the walls are built and the roof trusses are installed.



Framing Carpenters construct the wall frames and erect the roof trusses for the roof tiles to be laid.

A qualified Building Surveyor will complete an inspection of your frame.

A quality control inspection is completed.



Our Building Process

Please Note: The lock-up and fixing stages have certain components that can occur concurrently during the building process.

Lock-Up Stage

During this stage your home is effectively locked-up.



The external wall cladding, roof tiles, external doors and windows are installed.

The lock-up stage doesn't include the completion of eaves but does include the rear cladding on a double storey.

Fixing Stage

During this stage you will see the inside of your new home take shape.



Plaster to the internal walls and ceiling is complete. Skirting boards, architraves, internal doors and cabinetry are installed.

A quality control inspection is completed.

Getting ready to move in

This is the final stage of construction of your new home.



During this stage, the painting & tiling completed.

The electrical & plumbing fit-offs, stone bench tops (where applicable), door furniture, shower screens and mirrors are installed. Any external render will also be completed (where and if applicable).

Towards the end of this stage your Construction Supervisor will arrange for your new home presentation. This appointment is a chance for your Construction Supervisor to present the home and point out all of the amazing features. A settlement date will be confirmed with you at this appointment which generally takes place within 14 to 28 days.

A quality control inspection is completed. A qualified

Building Surveyor will complete the final inspection and issue a Certificate of Occupancy.

Please note: A bank cheque or bank transfer is required for final payment. If a bank transfer is completed, please ensure transfer is made at least two clear business days prior to settlement.

Handover

Congratulations! Your new home has been completed and is ready for you to move in.



On the day of settlement the Construction Supervisor or a team member will conduct an onsite handover.

Our Elite Inclusions

Standard Double Storey Facades



Council other requirements & pre construction

- Provide temporary fencing to site including crossover, rubbish cage, temporary toilets as per requirement
- Recycle water connections as per estate requirements. Note Rainwater tank & will be extra if required
- Preparation of working drawings, engineering design and computations.
- Developers Approval
- Homeowners Warranty Insurance , Liability and Construction Works Insurance
- Building Permit
- Asset Protection Permit
- 90 Days Maintenance Period

Note: Houses Falling Under Bush fire zone prone Area, Retaining walls will be Extra.

Plans & Permits

- All plans and buildings permits including four inspections
- Soil test and site survey
- Meeting Seven (7) star energy rating scheme
- Construction work insurance, public liability insurance and home warranty insurance
- Preparation of full building working drawings, engineering, Permit package

Site Costs & Connections

- Provide slab foundation to engineer design according to AS2870(Subject to soil test report and Site Survey)
- Engineer designed 'P' class concrete waffle POD slab.
- Soil removal covered upto 700mm fall and upto 600SQ. M , rock excavation removal and disposal.
- Please Note: Site costs are subject to engineering report and price does not include retaining walls, tree root protection or anything additional due to angle of repose. Any additional site costs (if any) may be advised once site information is received, full plans are drafted, and an engineer- designed slab plan has been received and assessed. Any Bored Piers, Edge beams, Rock blasting and removal if required will be Extra.
- Edge beams (if required)
- Termite protection part A and part B as per council requirements.
- Provide connection to standard sewer system at legal point of discharge
- Provide gas supply lines and associated meters (Any additional fees charged via supplying company will be charged to client)
- Provide connection to water supply from mains upto 6 meters setback
- Optic fibre: NBN includes conduit for fibre optic connection. Note: Connection and installation of all
- Required cabling from pit to dwelling to be completed by client after handover.

Basic Turkey Items

- Provide concrete driveway up to 30SQ. M total
- Provide Concrete Finish to Porch and Alfresco
- Provide towel rails and toilet roll holders to ensuite, bathroom WC.
- Video Intercom with Door Bell
- Provide freestanding pillar letterbox

Facade & Fixing

- Provide variety of AH standard & upgraded façades to choose from Note - High pitch facades price vary.
- Provide 450mm eaves to front only
- Provide brick infills above all doors and windows
- 2740MM Ceiling Height throughout the house
- Upto 1020mm Wide Front Entry Door
- 2340mm High doors throughout
- Chrome door handles throughout, square door stoppers
- Gainsborough trilock to Front entry Door
- Chrome hinges, latches, flush pull handles throughout the house
- Provide rendered two pillars.

Bricks and Roof Tiles

- Provide AUSTRAL bricks from builders range, includes various colours to choose from, with off white mortar.
- Provide cement roof Tiles from Bristle heritage range. If any particular type or flat tiles required by developer extra costs may apply.
- Variety of colours to choose for colorbond gutter, fascia and downpipes.
- Provide steel lintels above all doors and windows including garage door.

Windows And Sliding Doors

- Provide powder coated windows with variety of colours to choose from A & L and Southern Star as per availability.
- Aluminium sliding or stacker door to alfresco and laundry as per the plans
- Provide awning windows to front only
- Obscure glazed windows to ensuite, bathroom and WC

Insulation

- Insulation to external Walls- Batts as per Seven (7) Star Energy Rating requirements
- Insulation to ceilings- as per Seven (7) star energy rating requirements
- Provide foil wrap insulation to external walls

Electrical

- Provide 20 Double GPO throughout the house
- Provide LED Downlights throughout the house (upto 30 in Single Storey) and (upto 40 in Double Storey)
- Provide single power points to oven, dishwasher, fridge and rangehood
- Provide 2 TV points with TV antenna
- Provide 2 Data points
- Provide 2 Telephone points
- 1-2-way switch to single storey & 2-2-way switch to double storey
- Provide Smoke detectors direct wired with battery backup
- LED security lights above garage door
- Provide white exhaust fans above shower recesses

Paint

- Provide low sheen 3 coat paint system to all internal walls.
- Provide flat acrylic to ceiling and cornices.
- Provide gloss enamel paint to entry, internal doors, architraves and skirtings.
- Provide Square Set throughout the house or Cornice.

Doors And Internal Fixtures

- Provide upto 1020mm x 2340mm wide entry timber door (as per plans)
- Provide weatherproof hinged door with deadlock to rear garage for external excess
- Provide 2340mm high internal flush panel hinged opening Designer doors
- Provide Gainsborough precise tri-lock to entry door satin/chrome
- Provide flush panel garage access door with keylock and deadbolt
- Provide Gainsborough Contractor series door furniture throughout the house
- Provide privacy kits to ensuite, bathroom and WC's

Kitchen & Cabinetry

- Provide laminate cupboards, including overheads with internal melamine shelves (polytec, arborite to choose from) 6 Metres Cooktop side includes overheads and underbench, 3 metres to island bench, 1 metre to fridge overheads, 2 metres in ensuite, 1 metre in bathroom, 1 metre in Powder room, Upto 1 Metre In Laundry

- Provide category 1 reconstituted stone benchtops with 40mm polished edge profile
- Provide 6 POD Drawers in Kitchen both sides of Cooktop
- Provide Walk in pantry with shelves as per plan
- Provide Tiled splashback to wall behind cooktop
- Provide microwave provision with single power outlet
- Provide Category 20MM stone benchtop and cabinet to laundry
- Provide overhead cabinet above fridge shelf
- Waterpoint behind fridge/ fresh water point
- Upto 3m x 1m Island bench with waterfall feature both sides
- Soft Close Cabinet throughout the house
- Provide cabinets to ensuite, bathroom, powder, laundry

Appliances

- Provide 900mm European Brand Cooktop (Baumatic, Vennini or Similar)
- Provide 900mm European Brand rangehood (Baumatic, Vennini or Similar)
- Provide 900mm European Brand stainless steel oven (Baumatic, Vennini or Similar)
- Provide double bowl stainless steel sink
- Provide European Brand dishwasher (Baumatic, Vennini or Similar)

Tapware

- Provide Flick mixer tapware to ensuite, bathroom and powder vanity
- Provide Flick mixer tapware to showers and bathtub recess
- Provide chrome flick mixer tap to kitchen sink
- Provide flick mixer tapware to laundry
- Provide front and rear external garden taps

Garage

- Provide plastered lined ceiling
- Provide double power points and light point
- Provide sectional panel lift Timber look garage door with remote control and 2x handsets
- Steel Beam Construction Over Garage Door

Ensuite/Bathroom/Wc

- Provide inset white vitreous basins to Bathroom and Powder room
- Provide Double White Vitreous vanity basins to Ensuite
- Provide Laminate vanity cupboard with internal melamine shelf
- Provide Category 1 reconstituted stone 40 mm square edge vanity benchtop throughout the house
- Provide semi-frameless 1800mm high clear laminated glass shower screen
- Provide polished edge mirror above vanities in ensuite, bathroom, powder
- Provide free standing bathtub with chrome spout
- Provide Dual flush cistern toilet with white pan
- Provide towel rails and toilet roll holders to ensuite, bathroom, powder room
- Exhaust fans in bathroom Ensuite, Powder & Laundry
- Provide Niches to all shower cubicles as per plans

Laundry

- Provide 45 Litre stainless steel trough insert into cabinet with 20mm stone on top
- Provide 4x white melamine shelves to linen cupboard where required as per plan

Robes

- Provide designer doors to built in robes
- Provide 2 white melamine shelves with two chrome hanging rails and set of Pigeon holes

Hot Water Service

- 7 Star Instantaneous Hot water System/ Rinnai

Tiling & Flooring 12mm

- Provide Builders Range Laminated Timber Look Flooring / Tiles to entry, passage, kitchen, meals and family. Provide laminate flooring to Bedrooms.
- Provide porcelain tiles 600x600, 300x600 to wet areas, ensuite, bathroom, WC
- Provide porcelain tiles 600x600, 300x600 to laundry floor, laundry splashback
- Provide Builders Range carpet as per requirement (OPTIONAL)

Extras Items In Our Standard

- Video Intercom with door Bell
- Kitchen Bulkhead with Pine wood
- LED Downlights throughout the house (upto 35)
- Provide Niches in Bathrooms as per plans
- Provide 1200mm x 2340mm Front Entry timber door (as per plans)
- Designer Door throughout the house
- Designer doors to sliding robes
- U shape TV Bulkhead.
- Developers approval as per estate guidelines
- Brick Infills above all doors and Windows
- 7 Years Structural Warranty.
- 90 Days Maintenance Period.



EMAIL

admin@aamicohomes.com.au

ADDRESS

9/2 Fastline Road Truganina Vic 3029

