



ALDRICH  
HOMES

Your Builder Partner for  
Quality Investment Homes

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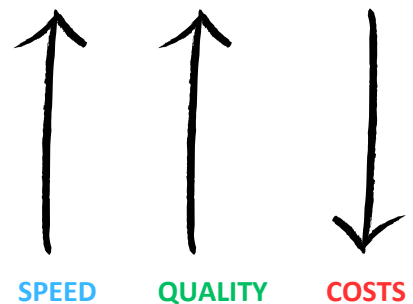
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# OUR PARTNER PROMISE

We understand Wholesale Building. The Aldrich Homes management team comprehend the distinction between Wholesale and Retail and recognise that each Property Sales Group conducts their business in a distinctively different manner. Consequently, we strive to customise our offering to suit your clientele. We never blur the lines and will never undercut by selling directly to the end-user. Our foremost priority is building a strong and lasting relationship with you.

## 1. EFFICIENCY

- ▲ Speedy Pre-Construction Process
- ▲ Tailored Build Program – 4 months
- ▲ 40+ Investor-focused Floorplans
- ▲ Partners Paid on Time



## 2. COMMUNICATION

- ▲ Individual Job-tracking (via Partner's Portal)
- ▲ Full Time Business Development Manager
- ▲ On-going Deal Maintenance

## 3. COMPETITIVE PRICE

- ▲ Turnkey Inclusions
- ▲ Investor-focused Plans
- ▲ Targeting Titled Land Stock



# ALDRICH HOMES

## BUILDING SUCCESS TOGETHER

Aldrich Homes is a premier wholesale building company that provides quality housing stock for families and communities in metropolitan Melbourne and Ballarat. Since its establishment in 1993, the company has helped more than 1500 families across Australia achieve their dream of owning a new home. Aldrich Homes Director, Stan Kraljevic, recognised that the varying challenges and needs of metropolitan and regional housing markets and communities require a structured group model that leverages infrastructure for productivity, growth, and quality, affordable housing across all market sectors.

Aldrich Homes was born when its director re-fashioned over 30 years building experience in the luxury homes and directed that legacy of quality and streamlined efficiency into the volume building world.

Drawing on our extensive experience, our strategic approach combines the proficiency and insight necessary to deliver quality homes that meet market demands. We focus on achieving the perfect balance between quality and affordability, in conjunction with delivering contemporary homes that reflect the needs of today's most discerning buyers.

Our Aldrich Homes specialists leverage their skills and extensive market knowledge to carefully select blocks within sought-after land estates. They consider key infrastructure potential, such as schools, shops, recreation, and transport, to design turnkey home and land packages that maximize efficiency and return on investment, delivering the best possible outcome for each of our clients.

At Aldrich Homes we take pride in our masterfully crafted designs, carefully balancing the needs of the investment market. Our turnkey price includes premium features, and our interior design consultants have created sophisticated colour palettes that offer simplicity, ease, and enduring appeal.

Our Directors and Management team leverage our extensive network of building experts, trades, and suppliers, along with our operational efficiencies, to offer our clients unparalleled value for money. All of our homes are built to a high standard, with a focus on attention to detail and quality craftsmanship. To ensure the highest level of quality, we conduct independent inspections during construction and provide a full maintenance check three months after handover. Additionally, we provide a 25-year structural guarantee for all of our homes, giving our clients peace of mind and assurance in their investment.

Collectively, we believe that our dedication to quality, efficiency, and value for money is what sets us apart in the building industry. Our goal is to deliver exceptional homes that our clients can be proud of, while also providing a stress-free and enjoyable building experience.

All of this adds up to an exceptional investment opportunity, at a fixed cost, backed by one of the paramount building groups in Victoria.

# THE ALDRICH HOMES JOURNEY

## Today:

Aldrich Homes is renowned for their quality and efficiency, which have become the hallmarks of their success over the past 30 years, having successfully delivered over 1500 homes. With a dedicated team of professionals and a commitment to building strong partnerships with their clients, the company continues to innovate and lead the industry.



## 2008:

The company expanded to Melbourne, specializing in building quality town homes and special projects across inner-city areas such as Essendon, Moonee Ponds, Pascoe Vale, Ascot Vale, Maribyrnong and Glenroy. Under the leadership of Director Stan Kraljevic, the company developed innovative building techniques to ensure projects were completed with speed and efficiency, while maintaining high quality standards through a process-driven approach.



## 2021:

Aldrich Homes transitioned to become an investor-focused builder in the developing suburbs of Melbourne, providing affordable home and land packages to investors and wealth creators. The company's cutting-edge operating systems and efficient processes have enabled them to build at speeds unheard of in the market place, while still maintaining their commitment to quality and excellence.



## 1993:

Aldrich Homes was founded by Director, Stan Kraljevic in the southern suburbs of Sydney, with a focus on delivering large custom, luxury knock-down rebuild homes over 40 squares. Their commitment to quality craftsmanship and attention to detail quickly established them as a trusted provider in the region.



# ALDRICH DIRECTOR

Stan Kraljevic is the proud owner and director of Aldrich Homes and a highly accomplished licenced builder with an impressive 30 years of experience in the industry. He started building luxury custom homes in Sydney's Shire District in 1993 and then moved to Melbourne in 2008. For the past 12 years, Stan has been building luxurious townhomes in Essendon, Pascoe Vale, Ascot Vale, Moonee Ponds, and Maribyrnong, delivering over 1500 residential dwellings to the marketplace.

Stan has always prided himself on speed, efficiency, and quality workmanship, and hence, he employs only the best tradespeople to ensure his projects are of the highest standard. He has a keen eye for detail and is committed to delivering projects on time and within budget.

Stan holds a number of formal qualifications, including a Licensed Domestic/Low rise commercial Builder, a Diploma in Building & Construction, a Diploma in Architectural Drafting & Design, and a Diploma in Occupational Health & Safety.

Throughout his distinguished career in the property industry, Stan has gained significant experience in project feasibility, analysis, construction, quality control, quantity & cost estimating, and project management of medium density projects. He has successfully worked with a diverse range of stakeholders, including government, investment groups, and housing associations, in commercial scale residential investments.

Stan's expertise and reputation have made him a sought-after builder in the industry, and he continues to deliver exceptional results for his clients through Aldrich Homes.

To this day, our Director, Stan Kraljevic, plays an active role in the day-to-day management and decision making of the business, and brings a wealth of experience from his successful investments across the property sector.



# WHY WORK WITH US?

We streamline your client investment build process for maximum peace of mind



## Economic Strength

Aldrich Homes is a reliable Australian company for 30 years, privately owned. Director Stan Kraljevic is experienced in property investments and actively manages the business.



## Turnkey Home & Land Solutions

We offer turnkey packages for property investment, handling preconstruction to move-in, including landscaping, blinds, flooring, clothesline, driveway, letterbox, and alarm system, providing a stress-free experience for investors.



## Build Speed & Efficiency

With 30 years of experience in custom and volume home building, Aldrich Homes is known for its speed and efficiency. Count on us to deliver your project with precision and excellence.



## Extensive Product Range

Choose from 40+ modern home designs customizable for any block size. Our Small Lot Housing Code expertise offers affordable options without sacrificing quality or design. Trust us to find cost-effective solutions for your narrow lot or limited space.



## Victorian Market Expertise

Aldrich Homes targets prime locations with developers to ensure profitable property investments. Our experts evaluate rental yields and capital increase potential, helping clients make informed decisions for financial success.



## Vast Supplier Network

Aldrich Homes delivers construction projects on time with industry-leading speed and efficiency, thanks to our trusted relationships with reliable suppliers. Trust us to exceed your expectations and meet project deadlines.



## Dependable Trade Network

Expert trade teams in Melbourne and Ballarat manage high volume construction with unwavering commitment to quality. Count on them for exceptional results.



## Impartial Building Inspections

Aldrich Homes delivers quality builds that exceed client expectations. We ensure high standards of quality and safety by conducting independent building inspections throughout construction, providing peace of mind to investors.

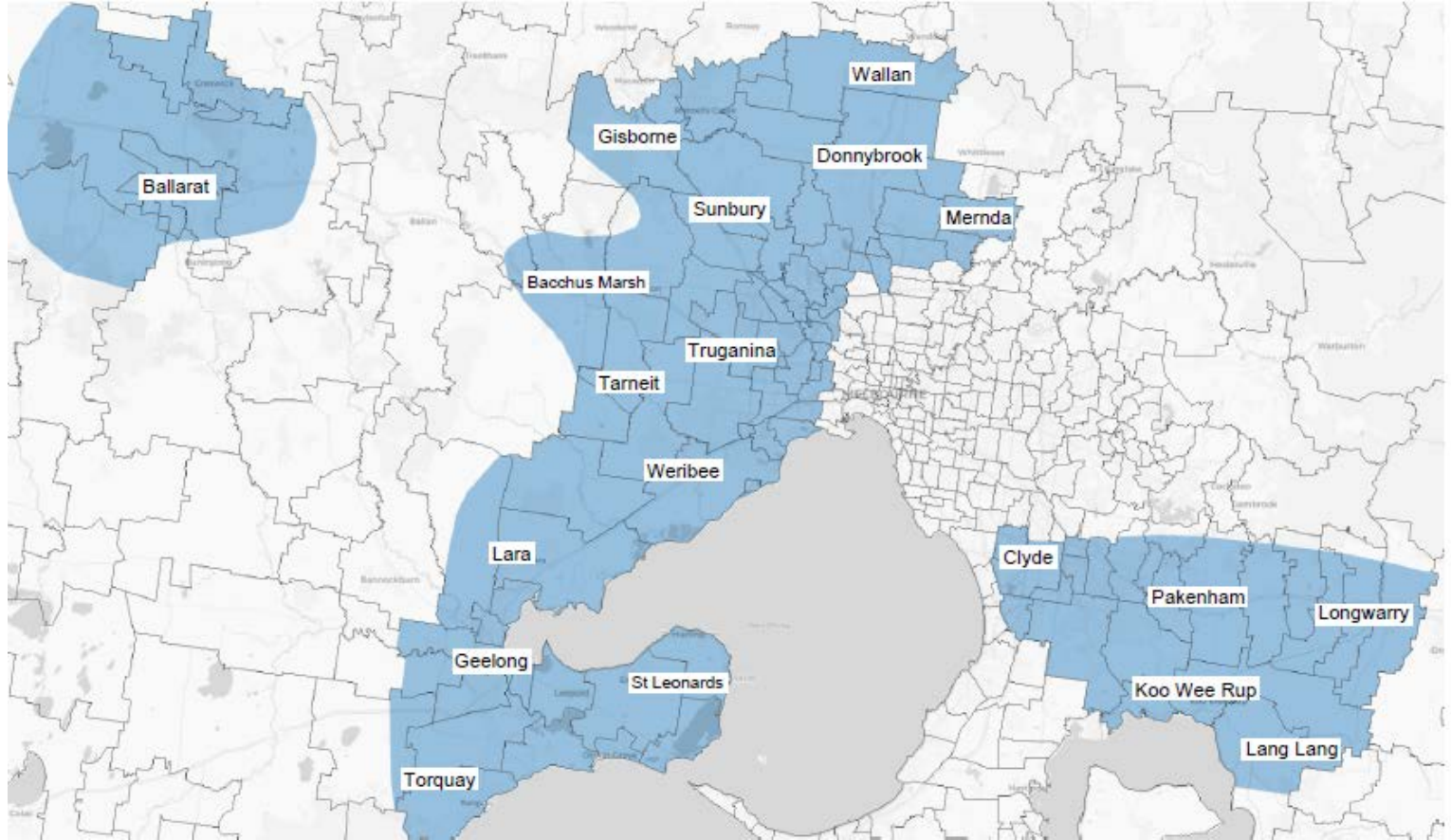


## 25-Year Structural Guarantee

Aldrich Homes offers a 25-Year Structural Guarantee and full maintenance check three months after handover. As HIA and MBA members, we maintain high standards.



# BUILD AREAS



Aldrich Homes has a robust presence, constructing homes throughout metropolitan Melbourne and Ballarat.

Aldrich has a display home conveniently located in Beaconsfield available to view by appointment.



# CONSTRUCTION DELIVERY

## ▲ STAGES OF CONSTRUCTION

**STEP 1** - BASE STAGE

**STEP 2** - FRAME STAGE

**STEP 3** - LOCK UP STAGE

**STEP 4** - FIXING STAGE

**STEP 5** - COMPLETION STAGE

**STEP 6** - SETTLEMENT

## ▲ QUALITY ASSURANCE

BUILDING SURVEYOR (6 INSPECTIONS)

**RETAINING WALLS** INSPECTION

**BORED PIERS** INSPECTION

**PRE SLAB** INSPECTION

**SLAB STEEL** INSPECTION

**FRAME** INSPECTION

**FINAL** INSPECTION

## ▲ INDEPENDENT QUALITY INSPECTOR (3 INSPECTIONS)

## ▲ SERVICE & WARRANTY

Three months after the practical completion inspection, we will make contact to conduct a maintenance inspection to address any settling in maintenance concerns. All statutory service and warranty requirements are complied with.



# OUR SUPPLIERS



We're proud to partner with some of the most trusted and well known brands in Australia to build quality homes for our customers









ALDRICH  
HOMES