

*inspired by*  
**RODA**





Our **Design + Build**  
process is similar to the  
regular building process,  
but more streamlined



# THE RODA STORY

In 2006, RODA was established on the basis of deep building knowledge and a vision of personalised client service, integrity, and high quality workmanship. 12 years on, RODA has evolved into a leading boutique construction company dedicated to building custom family homes, multi-unit developments and architect-designed townhouses. Director David Maiolo, started his career as a carpenter on some of Melbourne's largest developments, he has a long family history and is passionate about raising the standards of the building industry.

**What's different about us?** We're a new generation of builders who are passionate about our business and 100% dedicated to fulfilling our clients' vision.

We're passionate about bringing a client's dream home to life, and will do everything within our power to deliver on time and on budget. We have assembled a team of skilled tradespeople, who take pride in their work and embrace new technologies that help make processes efficient, streamlined and user-friendly.

We love innovative design and have built excellent relationships with our design partners, suppliers and trades. We also love the entire process of building, from the first meeting with a client to the handing over of the keys, and will always work to make sure this process is as smooth as possible. Most importantly, we are genuine and transparent with no hidden costs. On time, on budget and just as you imagined it – that's the RODA promise.

*RODA is a registered building practitioner with the Victorian Building Authority, and is a member of the HIA.*



## **LET US GUIDE YOU THROUGH THE DESIGN + BUILD OF YOUR NEW HOME**

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When it comes to creating your dream home, there are so many things to consider. Working with a Design + Build builder like RODA can help streamline this often overwhelming process, allowing you to transform your vision into a reality without compromising on your sanity.

When you Design + Build with RODA, we are engaged from the concept stage through to completion of your new home. This means we are fully involved throughout the design process, as opposed to you approaching us later on with pre-prepared plans for your project.

There are many benefits to enlisting RODA to Design + Build your new home, the first being that your entire space will be crafted under the one roof. This means you will have one project manager and one person to contact if anything goes wrong, or you simply want to chat through the build progress. We know from experience, that it's more convenient to contact one person who is all over everything, rather than two or three people who are only aware of a small part of the process.

Overall, Design + Build is a great way to save time and money and achieve a seamless, stress-free build journey.



## HOW DOES IT WORK

From here we'll basically take care of everything. Once you supply the brief, RODA will select a design team we believe will execute your ideas well and work closely with them throughout the design stage, stepping in where necessary. This ensures the entire build journey is seamless and your home is constructed within budget and with all of your wish list items in mind.

Next, we work closely with our design team on your supplied brief to create a set of preliminary plans. Once you have approved these, it's time for the paperwork stage. This is when we will lodge an application for Development Approval and council approval if necessary. After all your paperwork is completed, it's time to sign the contracts.

Finally, RODA will then get to work on building your new home, while you can relax in the knowledge that everything is being centrally controlled and overseen under the one roof. Once construction is complete, you can move into your brand-new custom-built home.

# RODA

# THE HAMPTON

CUSTOM HOMES

4



3



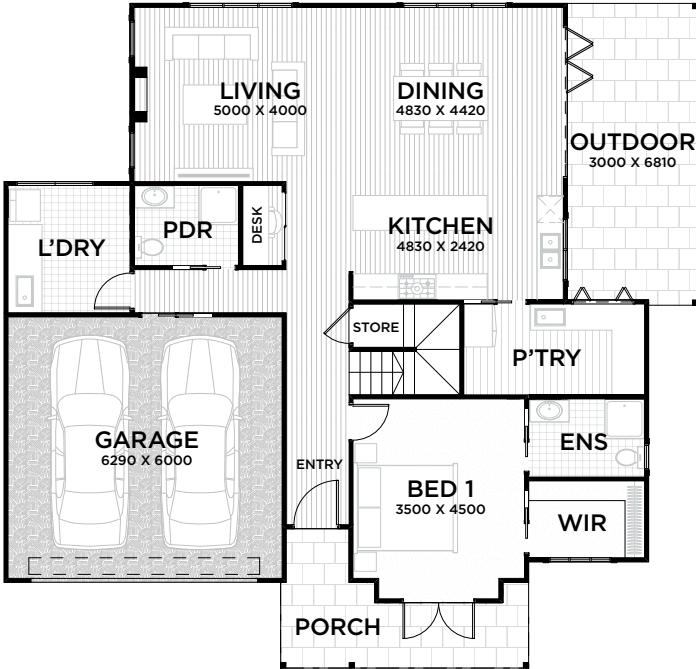
2





DIMENSIONS (M)

Garage	6.3 x 6.0
Outdoor living	3.0 x 6.8
Living	5.0 x 4.0
Dining	4.8 x 4.4
Kitchen	4.8 x 2.4
Bedroom 1	6.0 x 6.6
Bedroom 2	3.3 x 3.1
Bedroom 3	3.2 x 3.2
Bedroom 4	3.3 x 3.2
Retreat	6.0 x 3.5
Balcony	3.3 x 2.7
House area total	302.77 m²
House squares	32.59 sq



GROUND FLOOR



FIRST FLOOR

# SCARLETT HOUSE

3



2



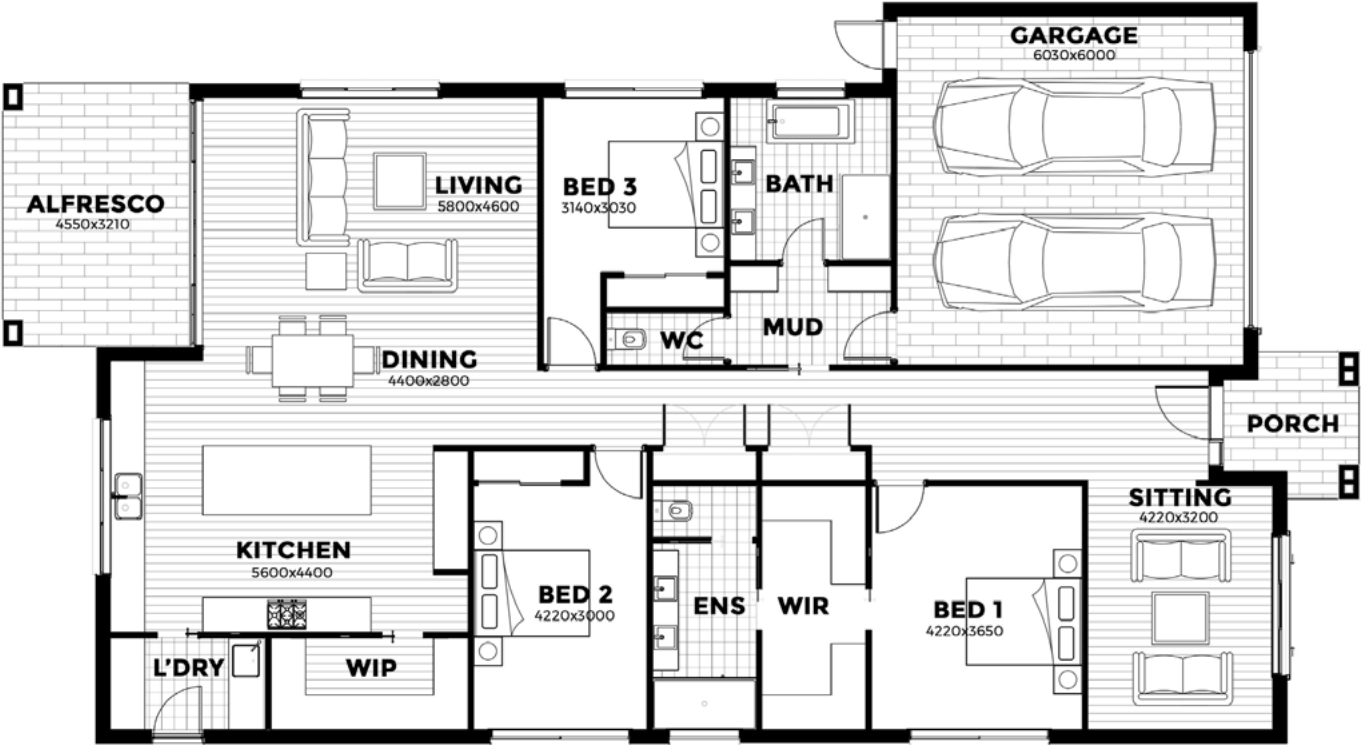
2





DIMENSIONS (M)

Garage	6.0 x 6.0
Alfresco	4.6 x 3.2
Dining	4.4 x 2.8
Kitchen	5.6 x 4.4
Living	5.8 x 4.6
Master Bedroom	4.2 x 3.7
Bedroom 2	4.2 x 3.0
Bedroom 3	3.1 x 3.1
Sitting	4.2 x 3.2
House area total	253.68m <sup>2</sup>
House squares	27.27 sq



# THE CUTHBERT

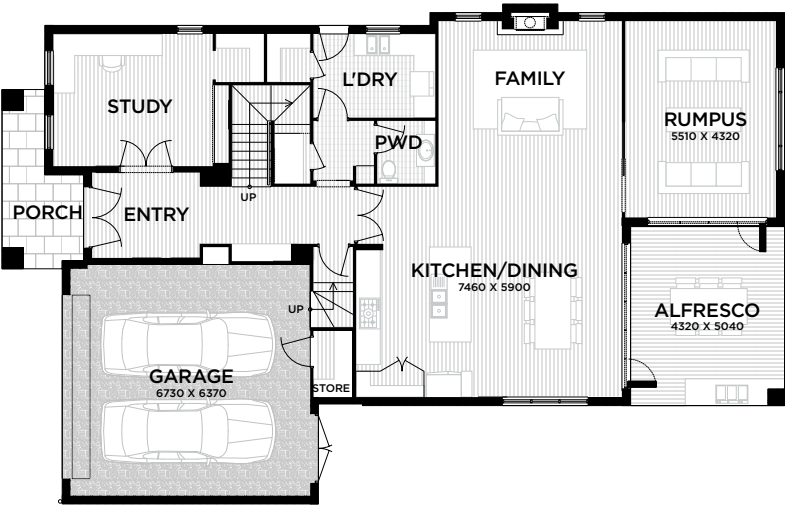
CUSTOM HOMES



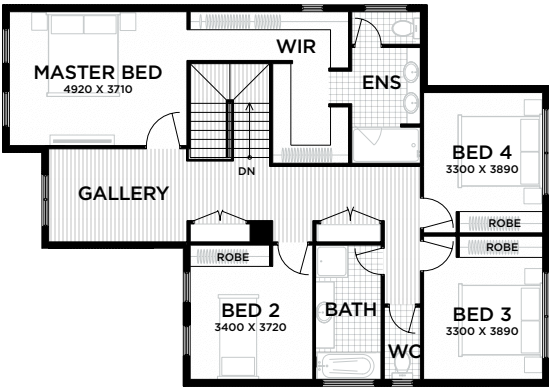


DIMENSIONS (M)

Garage	6.7 x 6.4
Kitchen/Dining	7.4 x 5.9
Rumpus	5.5 x 4.3
Alfresco	4.3 x 5.0
Master Bedroom	4.9 x 3.7
Bedroom 2	3.4 x 3.7
Bedroom 3	3.3 x 3.9
Bedroom 4	3.3 x 3.9
House area total	603 m²
House squares	64.84 sq



GROUND FLOOR



FIRST FLOOR

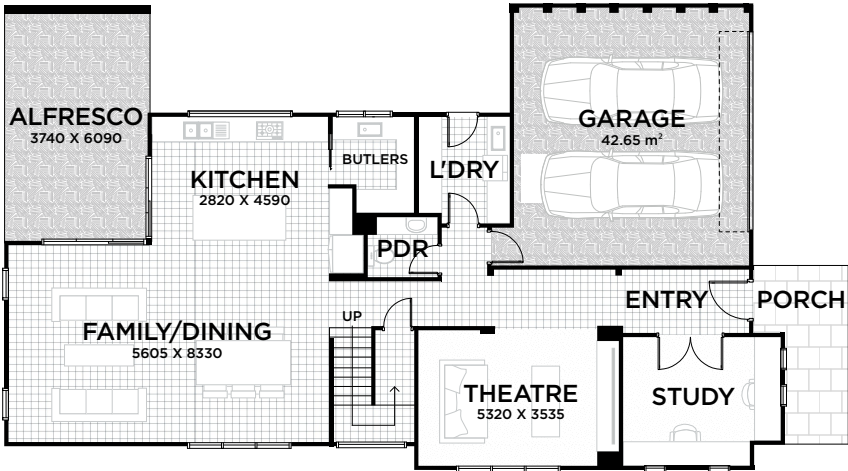
# RAGLAN HOUSE



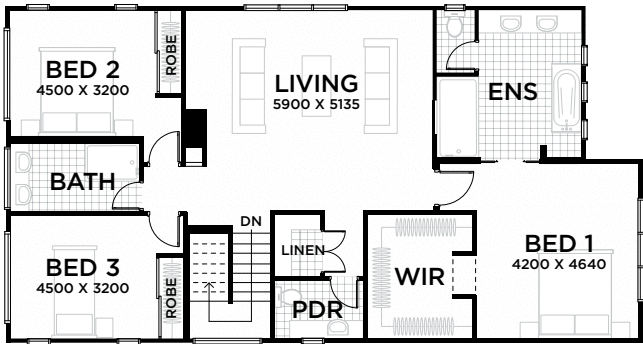


HOUSE DIMENSIONS (M)

Garage	42.65 m <sup>2</sup>
Family/Dining	5.6 x 8.3
Kitchen	2.8 x 4.6
Alfresco	3.7 x 6.1
Theatre	5.3 x 3.5
Living	5.9 x 5.1
Bedroom 1	4.2 x 4.6
Bedroom 2	4.5 x 3.2
Bedroom 3	4.5 x 3.2
House area total	348.90 m <sup>2</sup>
House squares	37.52 sq



GROUND FLOOR



FIRST FLOOR

# THE LIGHT HOUSE





## DIMENSIONS (M)

Garage	6.0 x 6.0
Alfresco	7.8 x 3.5
Dining	4.1 x 3.6
Kitchen	4.3 x 3.4
Living	7.3 x 6.9
Master Bedroom	5.1 x 3.1
Bedroom 2	3.5 x 3.5
Bedroom 3	3.5 x 3.4
Sitting	4.8 x 3.7
Study	2.8 x 2.7
.....	
House area total	376.88m <sup>2</sup>
.....	
House squares	40.5 sq



# THE WESTHAM

CUSTOM HOMES





TOWNHOUSE DIMENSIONS (M)

Garage	7.5 x 6.0
Meals	5.5 x 3.4
Kitchen	2.9 x 2.6
Laundry	2.4 x 2.4
Bedroom 1	3.8 x 3.6
Lounge	4.1 x 4.4
Bedroom 2	3.3 x 3.6
Bedroom 3	3.0 x 3.3
Patio	4.0 x 4.4
Townhouse area total	272.6m²
Townhouse squares	29.31 sq

3

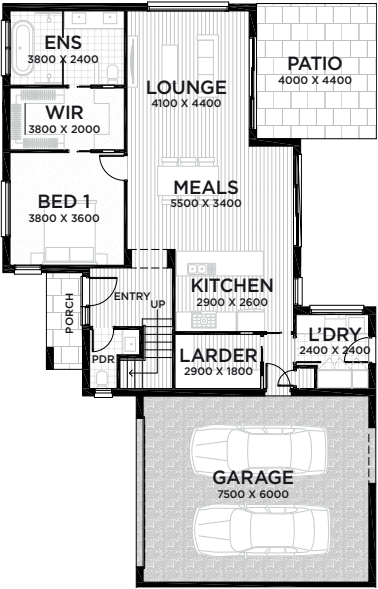
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2

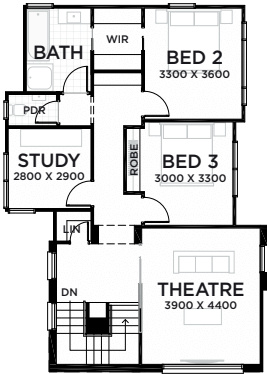








GROUND FLOOR



FIRST FLOOR

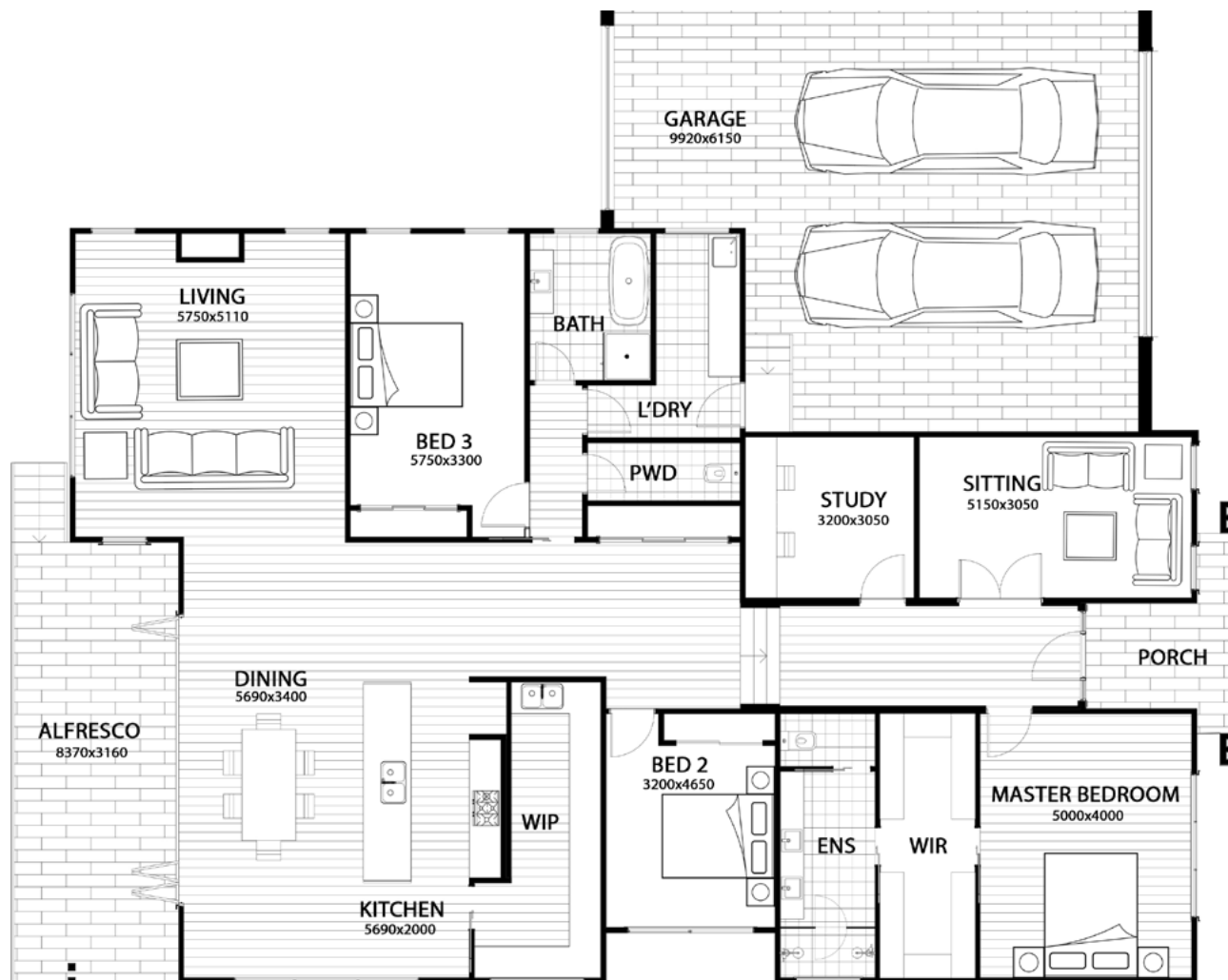
# THE STORY HOUSE





### DIMENSIONS (M)

Garage	9.9 x 6.2
Alfresco	8.4 x 3.2
Dining	5.7 x 3.4
Kitchen	5.7 x 2.0
Living	5.8 x 5.1
Master Bedroom	5.0 x 4.0
Bedroom 2	3.2 x 4.7
Bedroom 3	5.8 x 3.3
Sitting	5.2 x 3.1
Study	3.2 x 3.1
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House area total	246.30m <sup>2</sup>
House squares	26.51 sq



# NORTHUMBERLAND

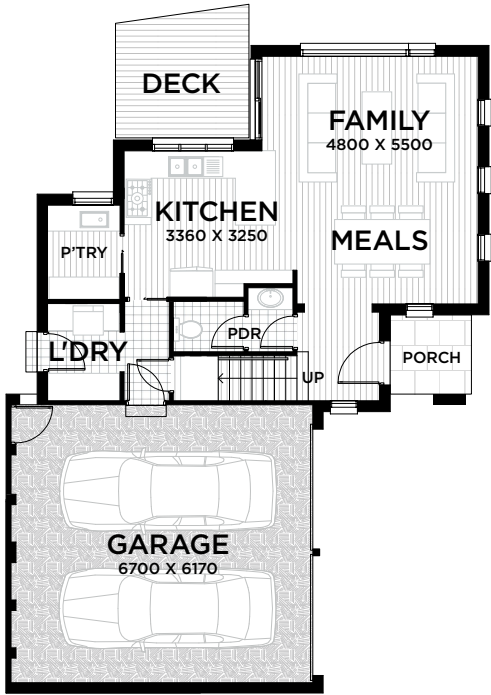
## CUSTOM HOMES



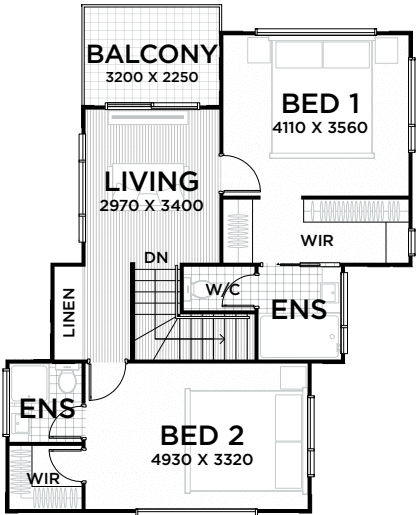


TOWNHOUSE DIMENSIONS (M)

Garage	6.7 x 6.2
Family	4.8 x 5.5
Kitchen	3.7 x 3.2
Living	3.0 x 3.4
Bedroom 1	4.1 x 3.5
Bedroom 2	4.9 x 3.3
Balcony	3.2 x 2.2
House area total	197.76 m²
House squares	21.26 sq



GROUND FLOOR



FIRST FLOOR

## GABLE HOUSE





HOUSE DIMENSIONS (M)

Garage	6.1 x 5.9
Family/Meals	7.1 x 6.3
Kitchen	2.6 x 6.0
Bedroom 1	3.9 x 4.1
Bedroom 2	3.3 x 3.8
Bedroom 3	3.3 x 3.8
Bedroom 4	3.1 x 3.3
House area total	267 m²
House squares	28.71 sq



# THE LANIGAN

CUSTOM HOMES





DIMENSIONS (M)

Garage	6.0 x 3.5
Meals	3.5 x 4.2
Kitchen	4.7 x 2.6
Living	6.1 x 5.2
Bedroom 1	3.5 x 3.3
Bedroom 2	3.1 x 3.0

House area total	139.14 m <sup>2</sup>
House squares	14.97 sq



# THE STEP HOUSE

DUAL OCCUPANCY





UNIT 1 DIMENSIONS (M)

Garage	6.0 x 3.5
Alfresco	5.5 x 2.5
Dining	5.2 x 3.0
Kitchen	3.7 x 2.7
Living	5.2 x 4.0
Master Bedroom	5.0 x 4.0
Bedroom 2	3.8 x 4.0
Bedroom 3	3.0 x 3.0
Sitting	3.0 x 3.0
Study	3.0 x 3.0

House area total	209.28m²
House squares	22.50 sq

UNIT 2 DIMENSIONS (M)

Garage	6.0 x 3.5
Alfresco	5.4 x 2.5
Dining	3.0 x 3.0
Kitchen	3.7 x 2.7
Living	5.2 x 4.0
Master Bedroom	5.0 x 3.6
Bedroom 2	3.8 x 3.0
Bedroom 3	3.0 x 3.0
Sitting	3.0 x 3.0
Study	3.0 x 3.0

House area total	217.38m²
House squares	23.37 sq



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

# BUTTERFLY HOUSE

DUAL OCCUPANCY

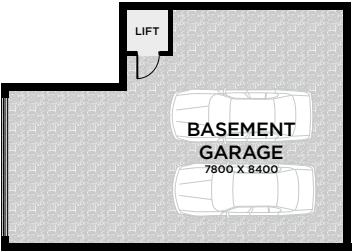




UNIT 1 DIMENSIONS (M)

Garage	6.0 x 5.5
Kitchen	5.0 x 2.1
Family	4.4 x 3.3
Bed 1	3.9 x 3.5
Bed 2	3.8 x 3.6
Bed 3	4.4 x 3.0
Bed 4	3.2 x 3.2?
Deck	3.0 x 5.8
Bath	3.4 x 2.4

Unit area total	268 m²
Unit squares	28.82 sq

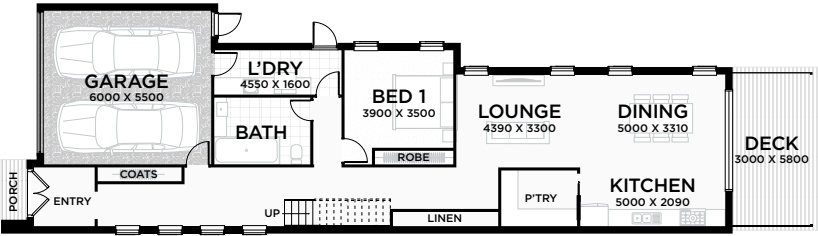


UNIT 2 BASEMENT

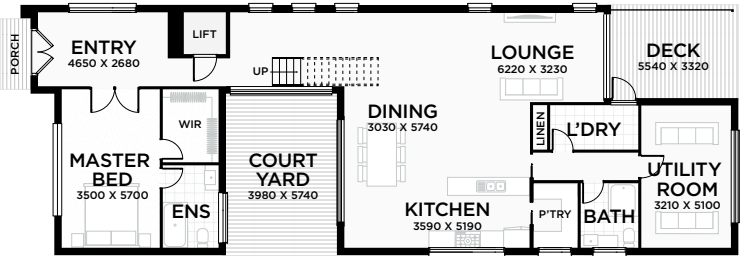
UNIT 2 DIMENSIONS (M)

Garage	7.8 x 8.4
Lounge	6.2 x 3.3
Kitchen	3.6 x 5.2
Utility Room	3.2 x 5.1
Rumpus	3.6 x 4.2
Deck	5.5 x 3.3
Bedroom 2	3.4 x 3.2
Bedroom 3	3.0 x 3.5
Courtyard	4 x 5.7
Master Bedroom	3.5 x 5.7

Unit area total	361.5 m²
Unit squares	38.87 sq



UNIT 1

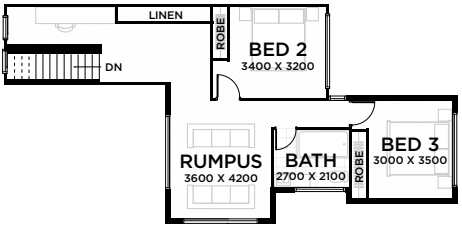


UNIT 2

GROUND FLOOR



UNIT 1



UNIT 2

FIRST FLOOR

# THE MIRROR HOUSE

DUAL OCCUPANCY





TOWNHOUSE 1 DIMENSIONS (M)

Garage	6.3 x 3.5
Meals	3.0 x 4.2
Kitchen	3.4 x 2.5
Family	4.0 x 3.9
Bedroom 1	3.5 x 3.3
Living	3.3 x 3.3
Bedroom 2	3.4 x 3.8
Bedroom 3	3.1 x 3.4
Deck	5.4 x 3.0

House area total	209.12 m²
House squares	22.49 sq

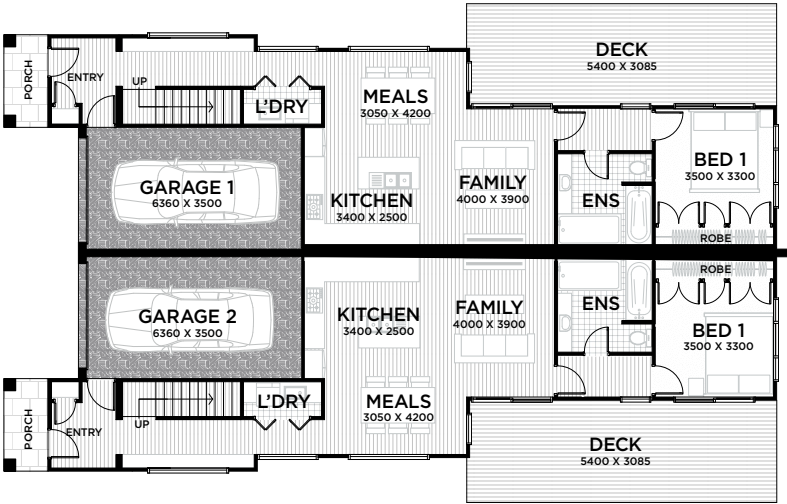
TOWNHOUSE 2 DIMENSIONS (M)

Garage	6.3 x 3.5
Meals	3.0 x 4.2
Kitchen	3.4 x 2.5
Family	4.0 x 3.9
Bedroom 1	3.5 x 3.3
Living	3.3 x 3.3
Bedroom 2	3.4 x 3.8
Bedroom 3	3.1 x 3.4
Deck	5.4 x 3.0

House area total	209.12 m²
House squares	22.49 sq

TOWNHOUSE 1

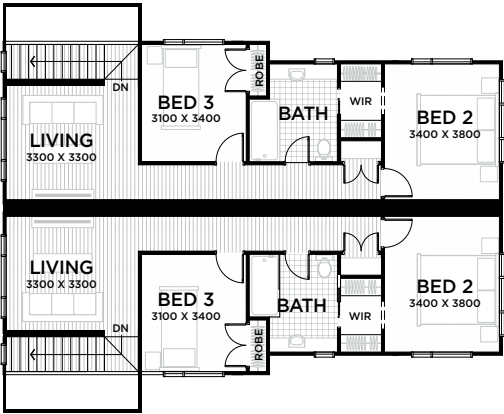
TOWNHOUSE 2



GROUND FLOOR

TOWNHOUSE 1

TOWNHOUSE 2



FIRST FLOOR

# THE LAURA

DUAL OCCUPANCY





UNIT 1 DIMENSIONS (M)

Garage	6.0 x 3.5
Family/Meals	7.5 x 6.3
Kitchen	3.2 x 3.6
Bedroom 1	3.0 x 3.2
Bedroom 2	4.8 x 2.4
Bedroom 3	6.0 x 6.6
Bedroom 4	3.0 x 3.2
Retreat	3.0 x 3.2

House area total	227.67 m²
House squares	24.5 sq

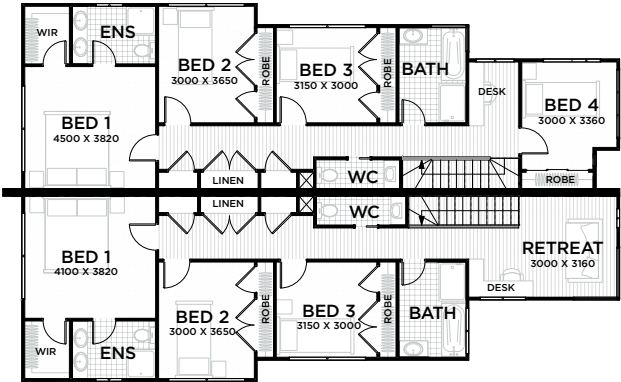
UNIT 2 DIMENSIONS (M)

Garage	6.0 x 3.5
Family	6.9 x 6.3
Kitchen	3.2 x 3.6
Meals	3.7 x 3.8
Lounge	4.8 x 3.0
Bedroom 1	4.5 x 3.8
Bedroom 2	3.0 x 3.7
Bedroom 3	3.1 x 3.0
Bedroom 4	3.0 x 3.3

House area total	243.58 m²
House squares	26.21 sq



GROUND FLOOR



FIRST FLOOR

UNIT 1

UNIT 2

# THE HIGHETT

MULTI-UNITS





UNIT 1 DIMENSIONS (M)

Garage	6.0 x 3.5
Kitchen/Meals	4.0 x 3.8
Family	4.7 x 3.8
Bedroom 1	3.5 x 3.7
Bedroom 2	3.5 x 3.3
Living	3.7 x 3.5
Bath	2.1 x 2.6



House area total	143.6 m²
House squares	15.5 sq

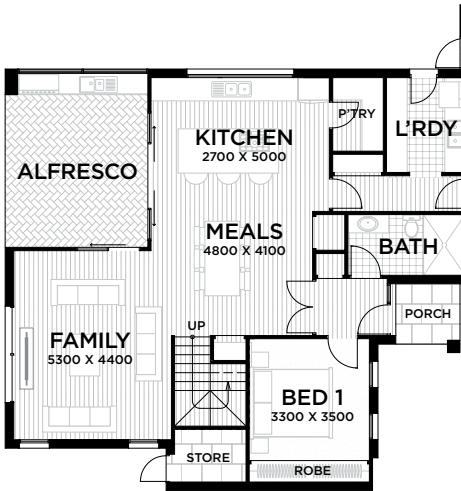
UNIT 2 DIMENSIONS (M)

Garage	6.0 x 5.5
Family	5.3 x 4.4
Kitchen	2.7 x 5.0
Meals	4.8 x 4.1
Pantry	2.0 x 4.1
Laundry	2.2 x 2.6
Bedroom 1	3.3 x 3.5
Bedroom 2	3.5 x 3.6
Bedroom 3	3.5 x 3.6
Master Bedroom	4.3 x 4.5
WIR	2.9 x 3.8

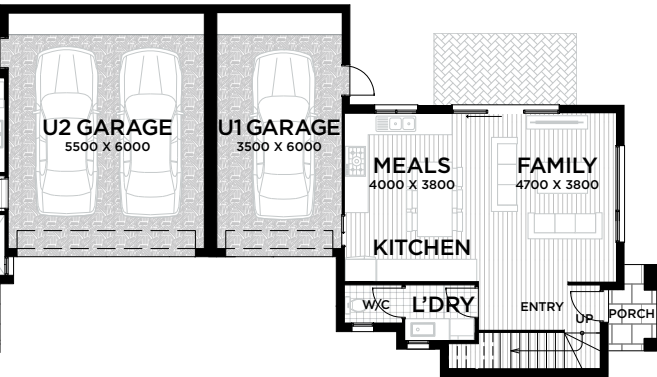


House area total	264.5 m²
House squares	28.5 sq

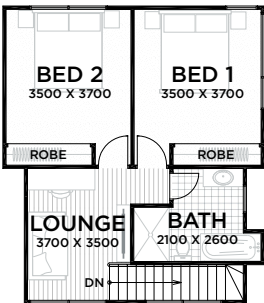
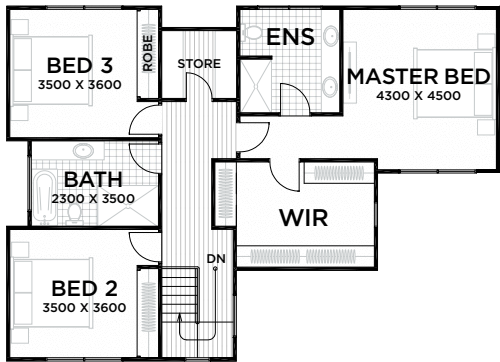
UNIT 2



UNIT 1



GROUND FLOOR



FIRST FLOOR

# WATERDALE HOUSE

MULTI-UNITS





UNIT 1 DIMENSIONS (M)

Garage	6.0 x 5.5
Family/Meals	3.6 x 5.5
Kitchen	3.4 x 3.6
Bedroom 1	3.0 x 3.8
Bedroom 2	3.2 x 3.5
Bedroom 3	3.5 x 3.3
Tv Room	4.7 x 3.2
Unit area total	121.52 m <sup>2</sup>
Unit squares	13.07 sq



UNIT 2 DIMENSIONS (M)

Garage	3.5 x 6.0
Living/Meals	8.2 x 2.4
Kitchen	5.0 x 2.4
Bedroom 1	3.3 x 3.5
Bedroom 2	3.3 x 3.5
Unit area total	96.59 m <sup>2</sup>
Unit squares	10.39 sq



UNIT 3 DIMENSIONS (M)

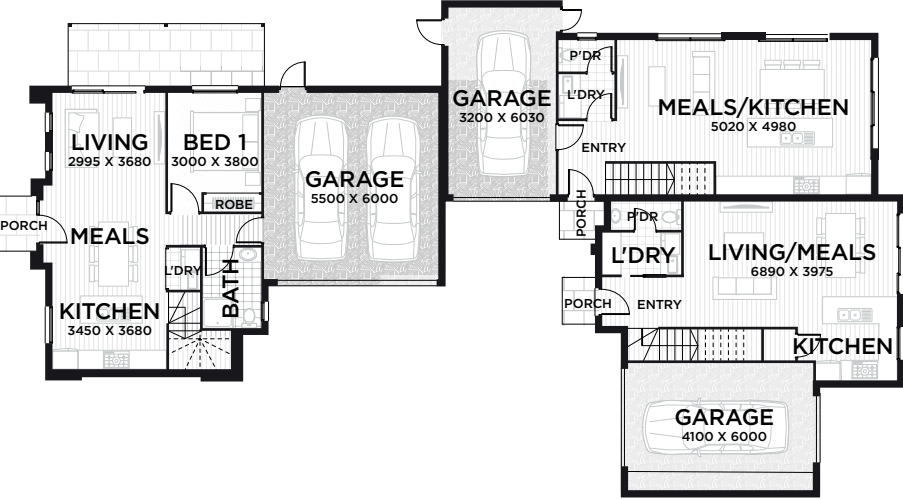
Garage	4.1 x 6.0
Living/Meals	6.9 x 3.9
Bedroom 1	3.1 x 3.9
Bedroom 2	3.0 x 4.2
Unit area total	89 m <sup>2</sup>
Unit squares	9.57 sq



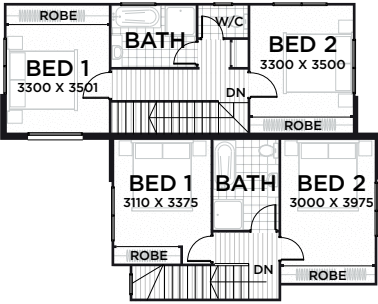
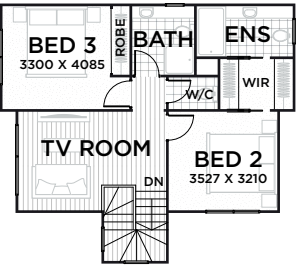
UNIT 1

UNIT 2

UNIT 3



FIRST FLOOR



GROUND FLOOR

# ORIEL HOUSE

MULTI-UNITS





TOWNHOUSE 1 DIMENSIONS (M)

Garage	6.3 x 5.9
Meals	5.3 x 3.2
Kitchen	3.8 x 2.6
Family	4.0 x 3.9
Bedroom 1	4.2 x 3.9
Living	4.0 x 5.2
Bedroom 2	3.9 x 3.3
Bedroom 3	3.5 x 3.3
Patio	3.6 x 3.0

Townhouse area total	244.1 m²
Townhouse squares	26.25 sq

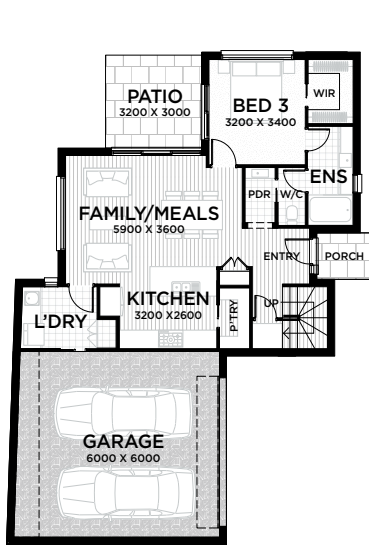
TOWNHOUSE 2 DIMENSIONS (M)

Garage	6.0 x 6.0
Meals/Family	5.9 x 3.6
Kitchen	3.2 x 2.6
Laundry	2.5 x 2.0
Bedroom 1	3.7 x 3.4
Living	3.8 x 5.5
Bedroom 2	3.6 x 3.3
Bedroom 3	3.2 x 3.4
Patio	3.2 x 3.0

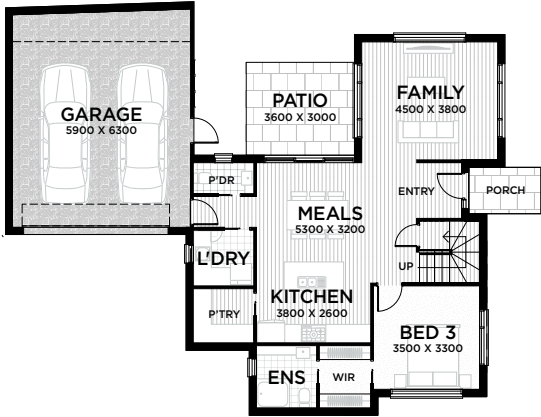
Townhouse area total	222.7 m²
Townhouse squares	23.95 sq



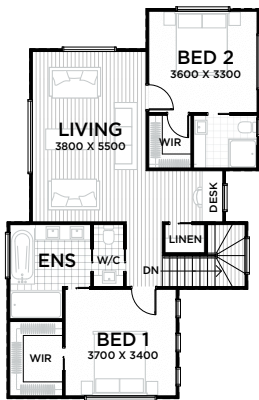
TOWNHOUSE 2



TOWNHOUSE 1



GROUND FLOOR



FIRST FLOOR

# HORIZONTAL HOUSE

MULTI-UNITS





TOWNHOUSE 1 DIMENSIONS (M)

Garage	5.5 x 6.0
Family/Meals	3.5 x 5.1
Kitchen	2.6 x 3.5
Bedroom 1	4.1 x 4.1
Bedroom 2	3.0 x 3.6
Bedroom 3	3.8 x 3.3
Living	4.0 x 4.8
House area total	198.75 m <sup>2</sup>
House squares	21.37 sq

TOWNHOUSE 2 DIMENSIONS (M)

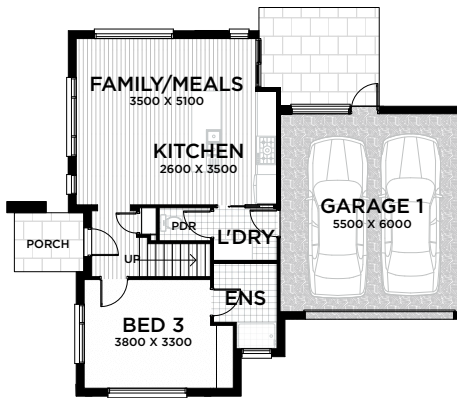
Garage	3.5 x 6.0
Family	4.3 x 3.8
Meals	3.2 x 2.1
Kitchen	2.7 x 3.0
Bedroom 1	3.5 x 3.7
Bedroom 2	3.0 x 3.5
Living	2.8 x 3.9
House area total	144.20 m <sup>2</sup>
House squares	15.5 sq

TOWNHOUSE 3 DIMENSIONS (M)

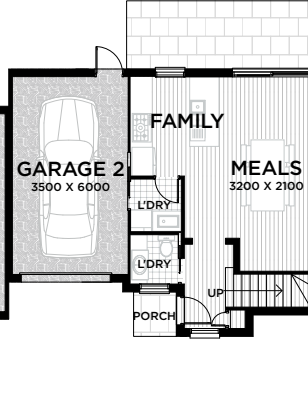
Garage	5.5 x 6.0
Family	3.6 x 3.7
Meals	3.8 x 3.6
Kitchen	2.7 x 3.6
Deck	3.0 x 3.9
Bedroom 1	3.7 x 3.5
Bedroom 2	3.0 x 3.3
Bedroom 3	3.0 x 3.3
Living	3.6 x 4.1
House area total	170 m <sup>2</sup>
House squares	18.11 sq



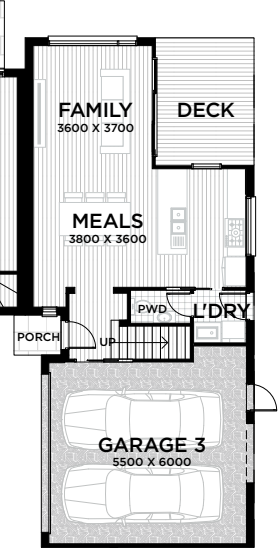
TOWNHOUSE 1



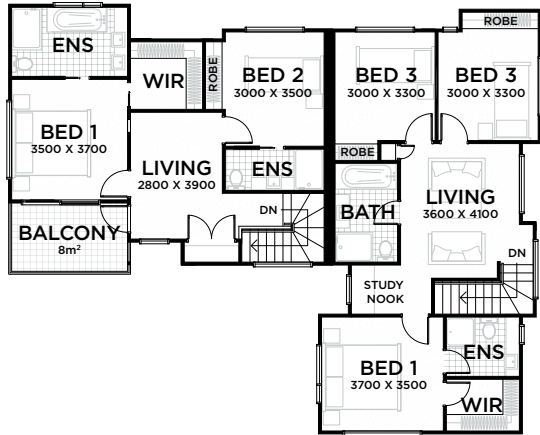
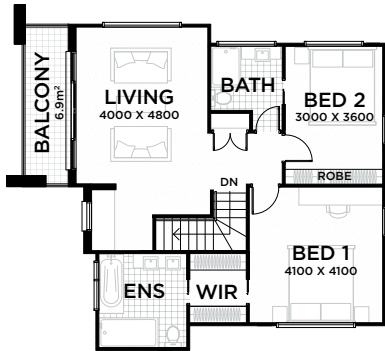
TOWNHOUSE 2



TOWNHOUSE 3



FIRST FLOOR



GROUND FLOOR

# SOUTHERN HOUSE

MULTI-UNITS





TOWNHOUSE 1 DIMENSIONS (M)

Garage	36.2 m²
Family/Meals	3.3 x 4.8
Kitchen	3.4 x 2.4
Bedroom 1	3.7 x 3.5
Bedroom 2	3.3 x 3.2
Bedroom 3	3.5 x 3.3
Living	4.8 x 3.4
House area total	180.05 m²
House squares	19.37 sq



TOWNHOUSE 2 DIMENSIONS (M)

Garage	23.6 m²
Family/Meals	3.2 x 4.6
Alfresco	3.6 x 2.4
Kitchen	2.5 x 3.0
Bedroom 1	3.2 x 3.4
Bedroom 2	3.0 x 3.3
Living	4.5 x 3.4
House area total	144.19 m²
House squares	15.52 sq

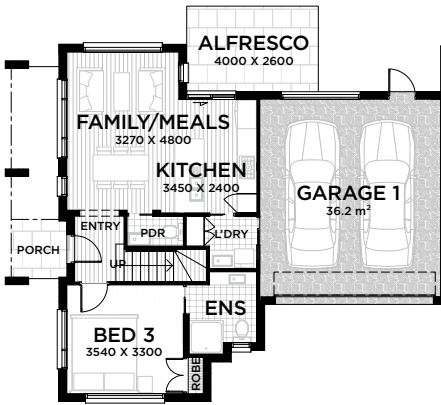


TOWNHOUSE 3 DIMENSIONS (M)

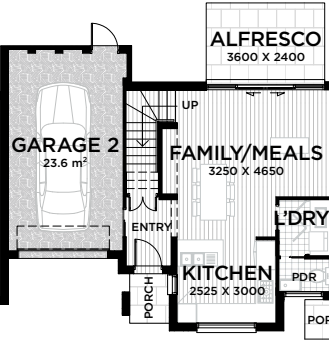
Garage	36.7 m²
Family/Meals	5.1 x 6.7
Kitchen	2.6 x 3.3
Bedroom 1	3.3 x 3.6
Bedroom 2	3.0 x 3.7
Bedroom 3	3.0 x 3.7
Living	2.3 x 3.2
House area total	168.44 m²
House squares	18.13 sq



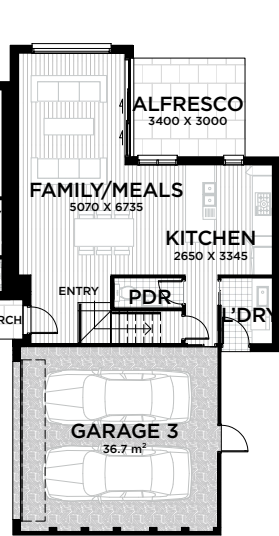
TOWNHOUSE 1



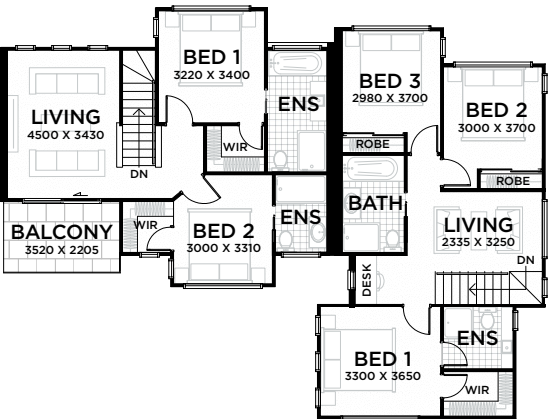
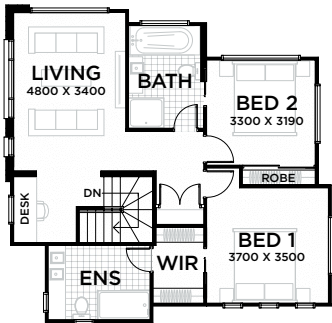
TOWNHOUSE 2



TOWNHOUSE 3



FIRST FLOOR



GROUND FLOOR

## TESTIMONIALS

We get a lot of glowing reports from clients past and present. Here are just a few that speak to our client-focused approach and commitment to getting the job done.

We LOVE our RODA built home and would highly recommend RODA to our friends and family. We were particularly impressed with the quality of the finishes used and the ability to discuss interior and exterior elements with their designer.

We are extremely grateful to our project manager Steve who was friendly, approachable and communicated in an honest and open way throughout the process. He paid unwavering attention to detail and is responsible for the finished product being such a success. If we build again we would not hesitate to contact RODA.

**Marie Rowland, Ivanhoe**

A quick email to let you know how happy we are with our new home. Thank you so much for making the process as easy as possible. Your attitude towards allowing us to create our own home was a breath of fresh air.

**Julie & Damian, Bulleen**





To RODA,

Thank you for building our beautiful home!! You have all been an absolute pleasure to work with. The RODA team have been professional, approachable and accommodating to our (many!) requests and we are so grateful as the results are amazing!

**Cheree & Mark, Ivanhoe**

Just over a year ago we were looking for builders to build our first development project. The project was not an easy build as it involved a two-stage process with substantial changes to the existing home and the building of a new architecturally designed unit. All this was to be achieved with an existing tenant in the old house. We were therefore looking for a builder that could accommodate all of the above plus more.

When we met you as a team our first impressions were that you were the group that would deliver to our objectives and at the same time had the passion to deliver a quality product.

Now that the project has been completed we make the following Comments:

1. *We were right at the outset and we did select the best building team*
2. *No task was too difficult and everything had a solution*
3. *You always returned phone calls*
4. *Your tradespeople were excellent and extremely pleasant and professional to deal with*
5. *The quality of your work was excellent and the finished product was outstanding*
6. *You took pride in what you did*
7. *The architect was very complimentary with the quality and finish*
8. *Everyone who has seen the finished product has been very impressed and many new partnerships with RODA have been instigated.*

The best recommendations we can give are as follows:

- *We do not hesitate in recommending RODA Developments to everyone*
- *When we are ready for the next product RODA Developments will be our builder of choice.*

Keep up with the excellent work and we look forward to working without in the future. If you have anyone you would like to talk to us about our experience with RODA we will be only too pleased to talk with them. Please convey our regards to all of the team.

**Chris & Heather, Rowville**

When I decided to take the significant step of building my home, whilst I was excited, I was also scared and overwhelmed of the process of building a house, however the decision to engage RODA made my building experience a wonderful one. Everyone I dealt with at RODA were willing to spend the time to educate me through each process in order to make informed decisions to suit my needs. I quickly got the sense that the experienced, professional and friendly staff had a real passion for making sure I ended up with a practical and modern home that reflected my tastes and lifestyle. The build was on time, on budget and most importantly, of an extremely high quality. As a result, I have a Home that I love and am so proud to show off!

**Steve, Heidelberg**







## OUR GUARANTEE

A guarantee  
that's as solid  
as our work.

We don't just stand behind the work we do,  
we also offer a 10 year guarantee that covers:

- 10 year structural warranty
- 90 day maintenance period
- Project completion delivered on time
- You don't pay unless you're happy
- 137-point quality control checklist so that every detail is examined
- We give you the opportunity to frequently visit your projects during the construction process and coordinate regular walk-throughs during important stages.

## CONTACT US

Whatever the project, it all starts  
with a conversation. When  
you're ready to talk, please get  
in touch.

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Building Practitioner



**NEW GENERATION BUILDERS**

**RODA**