

Your Building Journey *with us!*



Welcome to Fairhaven Homes

Building a new home can seem like a complex process but it doesn't need to be, at Fairhaven Homes we pride ourselves on being transparent and honest with our customers. We have created an overview of what the key stages in your building journey with us will look like, so you know what to expect.



► Sales Journey



1 on 1 Consultation

Whether you enquire online or walk into one of our display homes our Consultants will be ready to help guide you through the first stage of your journey.

In your first appointment, you can expect your consultant to go over your budget, finance options, design brief and find out what inclusions are important to you in your new home.

Whether you have already found your ideal block of land, or need assistance securing land that's right for you, your consultant is ready to help.



Design Consultation

We will help you personalise your ideal home with our range of design options including façade selection, floorplan layouts and product options.

Please make note, that if you are building within an estate, the Developer may request certain criteria like specific building materials or colours which will need to be incorporated in your new home.

Your Consultant will provide you with an upfront price and siting of the home on your chosen block of land.



Signing Paperwork

Once you have finalised your new home selection, you'll sign a preliminary estimate to secure the base price and promotion. It is at this stage that a non-refundable \$1,500 deposit is required.

Now that your preliminary estimate has been signed, no further structural changes will be permitted, so make sure you are entirely happy with your floorplan and façade.

► Pre-Site Process



Introduction Call

Your dedicated Client Relations Officer will contact you once your paperwork has been submitted to Head Office. They will explain the key stages of your building journey with us, answer any questions you may have and book your myHAVEN Selection Studio appointment.

To help prepare you for your upcoming design appointment, an internet link will be provided to a questionnaire which includes all the essential information, design tips and product options. This will also better assist your Interior Designer to understand your personal tastes.



Tender

After touching base with your Client Relations Officer, your tender presentation will be booked following soil testing (if required), site survey and preparation of working drawings.

Your Tender Presenter will walk you through final costings, site works pricing (if applicable) and your plans for your final approval.

It is at this stage a \$2,000 non-refundable amount is required to prepare your building contract with no further changes allowed.



myHAVEN Selection

It is time to have some fun in your myHAVEN Selection Studio appointment!

Your Interior Designer will assist you in selecting your fixtures and finishes, offering valuable advice to help make your home your own.

This appointment varies from approx. 3-6 hours and consists of all your colour and electrical selections so please ensure you allow enough time on the day.



Contracts

Your Client Relations Officer will forward you a copy of a standard HIA contract for you to review in preparation of receiving your new home contract.

Upon signing your new home building contract, a 5% balance is payable to proceed with obtaining Developer Approval (if required) and Building Permit on your behalf.



► Your Construction Journey



Site Start

Your Client Relations Officer will send you a commencement letter informing you of your site start.

The construction process starts with your site scrape, levelling your block to be ready for your build to commence.

Your Client Relations Officer will touch base to confirm this has taken place.



Base Stage

It is time for us to lay the foundations of your new home followed by an introduction call from your Site Supervisor.

Once your slab preparation has begun, the Building Surveyor will attend site to inspect and certify prior to completion.

Your base stage is complete once your slab has been poured with a 15% progress payment due.



Frame Stage

This is the key stage where your house starts to take shape. Your roof trusses and wall frames will be assembled by our Carpenters.

Upon completion, your Site Supervisor will conduct a quality audit followed by the Building Surveyor who will attend separately to provide the structural certification.

Once your frame stage has been completed, a 20% progress payment is due.



Lock Up Stage

The brickwork, roofing, installation of external doors and windows take place during this stage.

Your Site Supervisor will conduct a quality audit followed by an Independent Building Inspector who will attend site to undertake a quality assurance check.

Once your lock up stage has been completed, a 35% progress payment is due.

► Your Construction Journey



Fix stage

During this stage, your plaster is installed, along with skirting, architraves, internal doors and cabinetry.

Once your fix stage has been completed, a 15% progress payment is due.



Handover

Congratulations, this is the most exciting part – move in day!

Throughout the build, your home has been checked by your Site Supervisor, followed by an independent Building Inspector to ensure quality assurance.

Your Site Supervisor will meet you onsite to deliver the keys to your new Fairhaven home, please allow enough time for your payment to clear prior to handover day.



Completion

This is your final stage of the building process, where the painting, flooring, door furniture, shower screens, mirrors and fit offs are completed.

The Building Surveyor will undertake the final inspection and issue a Certificate of Occupancy ready for handover.

The final 10% balance is due at settlement.



Service & Warranty

A Fairhaven relationship doesn't end at handover. We understand that houses need to be tested by people and the elements. Rest assured with a 6-month service warranty at settlement.

▶ Common Questions

How long does the Pre-Site & Construction process take?

Generally speaking you should be in your home between 9-12 months after paying the initial deposit. It usually takes three months after the initial deposit for the building team to get to site.

What will my site costs be?

Every block is unique – the slope, soil type, accessibility of the site, and location (just to name a few) which can all impact the costs to build on your site. As a result, the costs involved in us preparing the site for the build and actually conducting the build – called site costs – can vary significantly. Fairhaven include a H1 class slab, which is more common in Victoria than an M class slab. We can provide fixed site costs upfront (conditions apply) which can give you significant peace of mind. In some instances, we will need to conduct a soil sample and survey prior to providing fixed site costs; soil samples and surveys can only be done once an initial deposit has been paid.

What will the house design look like on my block?

Your New Home Consultant will clarify the most suitable designs for your block size. If you have your own block, simply provide the address and lot number and your New Home Consultant can provide a site plan showing how a particular design would look on your block.

Can I make changes to the home design?

All Fairhaven Homes floor plans have design options available, but we can't accommodate wholesale changes. We invest significant time and energy into providing tested and proven designs so that you don't have to.

When are construction payments due?

Payments are due at Base, Frame, Lockup, Fix and Completion stage of your construction journey.

Find a display near you

SOUTH EAST DISPLAYS

Canopy Estate
26 Snead Boulevard, Cranbourne, 3977
Riverview 266 (Sierra) | Mayfield 334 (Nixon)
Lonsdale 409 (Canopy)

Kaduna Park Estate
11 Atherton Avenue, Officer South 3809
Merimbula 239 (Eco) | Tahlee 285 (Range)

Meridian Estate
3 Observatory Street, Clyde North, 3978
Clovelly 248 (Peak) | Ballina 250 (Range)

Minta Estate
220 Soldiers Road, Berwick, 3806
Byron 244 (Haven) | Tathra 350 (Holbrook)
Shoreham 425 (McKinley)

Orana Estate
18 Baroda Ave, Clyde North, 3978
Brooklyn 278 (Providence) | Ballina 250 (Canyon)
Newport 361 (Latrobe) | Villa 211 (Valley)
Cosmo 166 (Cove)

Waterford Rise Estate
12 Longview Road, Warragul, 3820
Ballina 250 (Pier) | Shoal 265 (Providence)

NORTH DISPLAYS

Merrifield Estate
11 Carrington Drive, Mickleham, 3064
Ballina 250 (Ravine) | Tathra 350 (Quay)

WEST DISPLAYS

Aspire Estate
101 Beattys Road, Fraser Rise, 3336
Tahlee 285 (Haven) | Tathra 350 (Holbrook)

Harpley Estate
10 Irvine Rise, Werribee 3030
Riverview 266 (Providence)
I Newport 413 (Pinnacle)


GEELONG DISPLAY

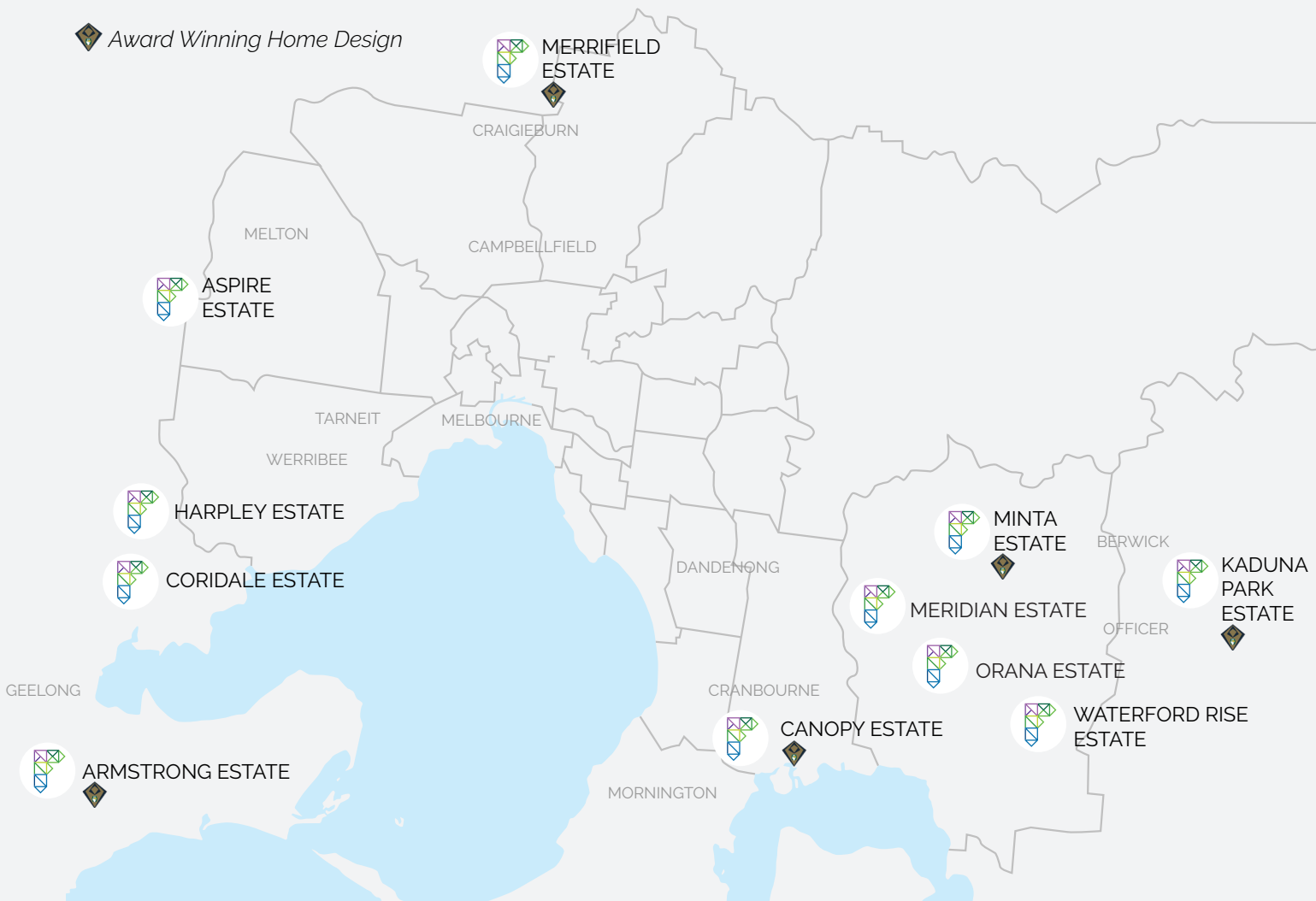
Armstrong Estate
227 Sovereign Drive, Mt Duneed 3217
Clovelly 225 (Resort) | Brooklyn 278 (Sierra)

Coridale Estate
22 Coridale Boulevard, Lara 3212
Merimbula 239 (Pier) | Shoal 265 (Haven)



Scan the QR Code
to view display map

 Award Winning Home Design





Over 25 display homes throughout Melbourne and Geelong, visit our website for details.

www.fairhavenhomes.com.au

Registered Building Practitioner: CDB-U 48497