

KNOCK

DOWN

REBUILD



Create your dream home without changing your address

Fairhaven



Don't leave friends, family, school
and the community that you love.

At Fairhaven Homes, our dedicated Knock Down & Rebuild team is here to help you create your dream home, designed to suit your family for years to come, right where you are.




Love your current neighbourhood but starting to feel that your existing home no longer meets your needs?

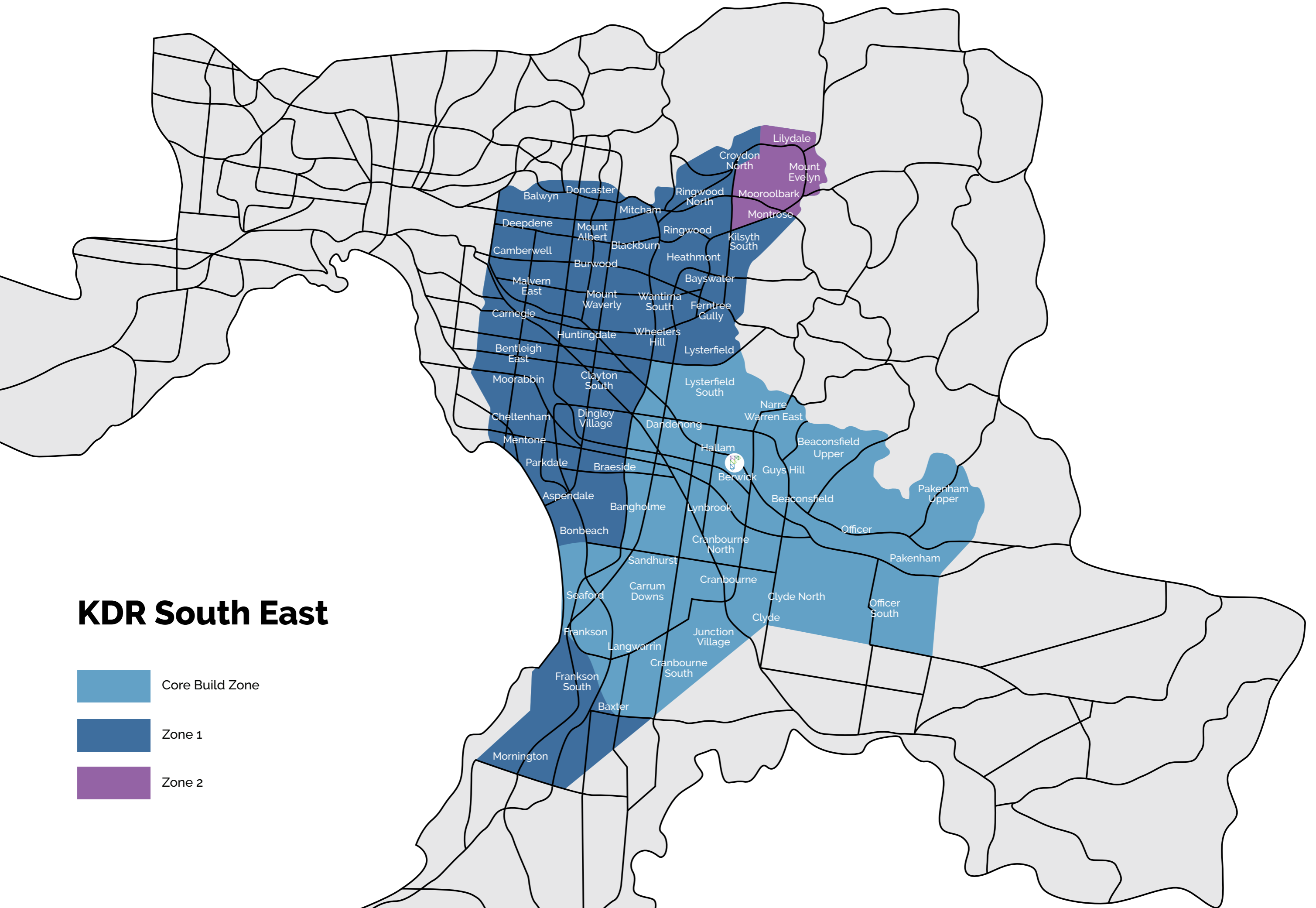
A Knock Down & Rebuild allows you to stay in your current neighbourhood and enjoy an architecturally inspired new home, designed specifically to reflect your style, taste and lifestyle. If you're dreaming of a new home but don't want to move, Fairhaven Homes Knock Down & Rebuild service is perfect for you!

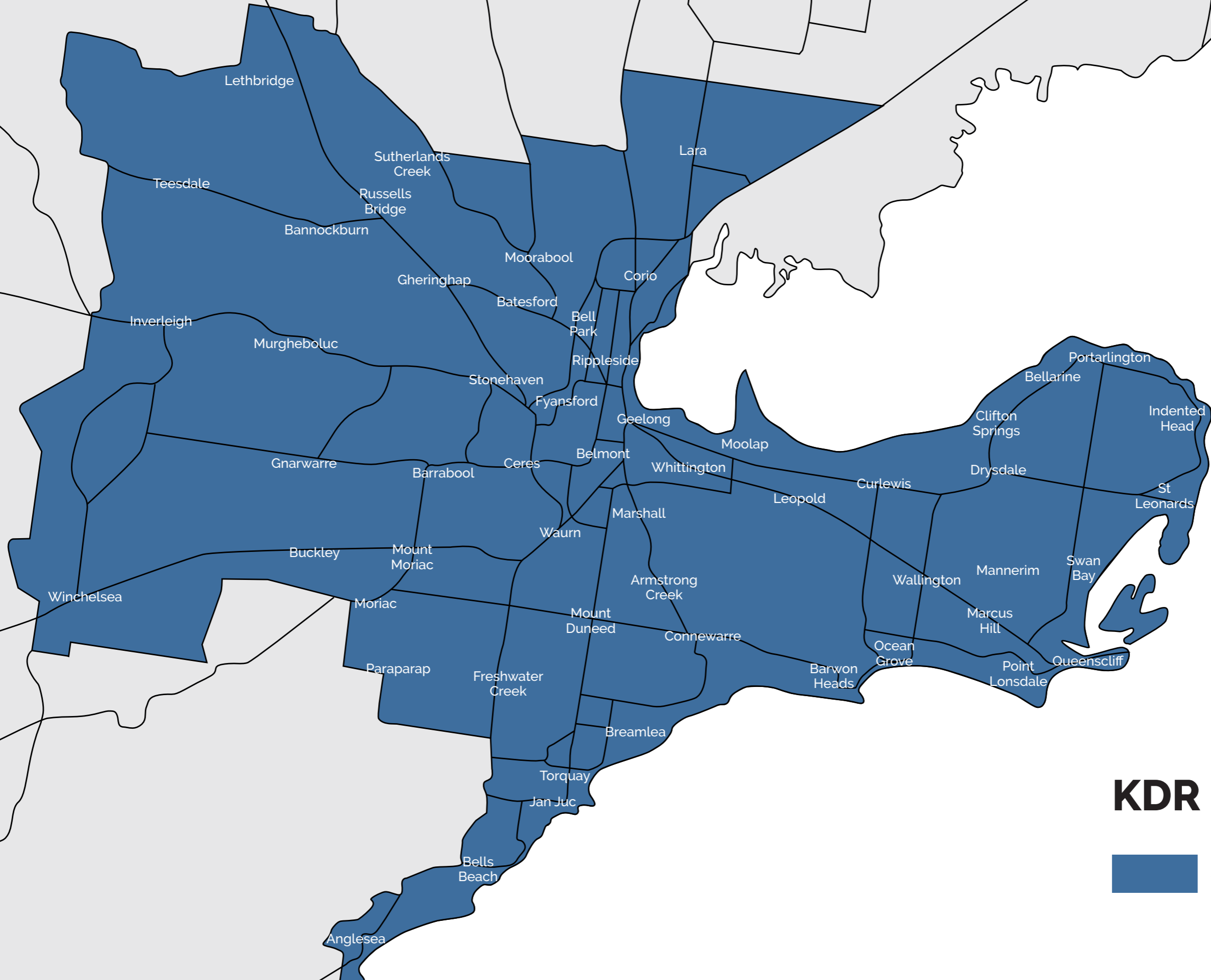
Whether you've built before or this is your first construction project, our team are here to guide you through the entire process. Starting with an initial consultation where we'll discuss your vision and budget, assess your land and consider council and planning requirements, a Knock Down & Rebuild team will be with you every step of the way - from choosing your new home to design to demolition, and lodging building permits to selecting floor plans, facades and colours.



KDR South East

-  Core Build Zone
-  Zone 1
-  Zone 2





KDR Geelong

 Zone 1

8 STAGE BUILDING PROCESS



INITIAL ENQUIRY

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

Your New Home Consultant will go over your land, budget, design brief and find out what inclusions are important to you in your new home.

Seek financial advice and budget if you haven't already done so.

STAGE *One*

At this appointment, your New Home Consultant will walk you through a display home, demonstrating the standard inclusions and optional upgrades. They will then help you personalize your ideal home with our range of design options including façade selection, floorplan layouts and product options and discuss further requirements that you may have.

Present a preliminary estimate based on the selections of your chosen home with any options, along with a Siting of the new home. Your New Home Consultant will also discuss any developer/council and planning requirements.


If you don't have finance, you will be referred to a finance consultant for a financial assessment.

A Building Supervisor may visit your site to undertake an extensive site report. The report from the Building Supervisor considers items such as site access, proximity of adjoining buildings, overhead (obstructions) wires, tree(s) proximities, traffic and pedestrian issues (and their associated management), parking restrictions, bus stops, locations of stops, schools, train stations, etc. Some of these items could require additional works during the construction process.

STAGE *Two*


Once you have finalised your new home selection and provided a copy of the Land Title in your name. Your consultant will present your final preliminary estimate for signing along with plans and any other documentation to be signed and submitted to Head Office. This will ensure you secure the current base price and promotion. Your New Home Consultant presents to you;

- Site plan
- Standard working drawings including electrical plan
- Display option list
- Standard inclusions list
- myHAVEN Selection Studio guide

 Pay a \$3,000 non-refundable deposit, sign relevant paperwork, provide us with Finance preapproval or comfort finance assessment letter and a signed copy of your land contract. (Being a Demolition Site, this probably should be a copy of Title)

A preliminary soil report, preliminary contour survey and the property information is ordered.

The preliminary soil report, preliminary contour survey and property information are used to determine if additional works are required. This information includes details of adjoining properties, such as building setbacks, location of habitable windows, fences, trees, earthworks, retaining walls, etc. and could impact the final siting of your new home.

 Asset Permit Protection is required before building can start. The purpose of this (APP) is to ensure that Council's public assets and infrastructure, eg. footpaths and nature strips are kept protected during construction. You must contact your local council to arrange payment of the APP which includes the Security Deposit. You're able to reclaim security deposit after completion. Asset Protection is required before commencing both demolition and building.







STAGE *Three*

You'll receive an introduction call from your Fairhaven Homes Client Relations Officer.

Bookings are made for your colour selection appointment.

Working colour drawings are prepared for your colour selection appointment.

 Unless you have already done so you will need to obtain quotes from demolition companies. Most demolition companies will quote for equivalent services. You do however need to ensure their quote includes removal of all existing buildings, hard covered areas, trees and vegetation from in and around the building area. All pipes and cables are to be removed and services are to be terminated at the property boundaries.

 Gas and electricity services to be abolished – In most instances sewer and water is capped off by the demolition company. Fairhaven Homes do not connect to overhead power. Early in the Sales stage, if it identified that your property source of power is via overhead lines, we will request that you contact your local Power Authority to arrange installation of a power pit. If your home does not have overhead power, but an electrical pillar, you may be required to convert the power source from the pillar to an electrical pit. This will be confirmed by your Local Power Authority at the time of electrical pit installation/quote request.

A requirement of demolition is for your Demolition Company or appointed Plumber, to cap all Sewer and Stormwater points to allow us connection when we are ready to commence construction.


STAGE *Four*

Your colour selection appointment is conducted.

We order the preliminary engineering designs (Based on preliminary soil report and contour survey).

An energy rating assessment is conducted.

The tender document, including preliminary drawings are prepared.
Note: If a planning permit is required, the drawings will be provided to you for lodgment prior to the tender presentation appointment.

 Some properties may be identified as falling within a Planning zone. This could range from a 'Bushfire Management' planning zone, through to a 'Special Building Overlay' which can inhibit how we design your home. Once your Contract drawings are completed and all final changes have been made, we will notify you to submit for your Planning permit. You may choose to engage a Planning Specialist to complete this on your behalf, or choose to do this directly with Council. We are unable to obtain a Building Permit and commence construction until all Planning Approvals are received.


Site costs/earthworks presented at tender are subject to the demolition of the home and secondary soil, survey and engineering completed and assessed.


Tender is presented and signed.

 We issue a receipt for the tender acceptance deposit (\$2,000)

Fairhaven head office will conduct a preliminary building permit check and a council requirement confirmation, thus enabling your paperwork to progress through to contract preparation.

Once the initial building permit checklist is received, your customer relations officer will confirm you are ready to vacate the home and organise demolition to take place.

 If it is identified that your existing crossover position will impede/not work to your future build, you will be responsible for contacting your local Council to arrange relocation to suit your future build.

 You will arrange the installation of your underground electricity pit.
Note: This can take 8-10 weeks depending on your electricity supplier.
(No new builds can connect to overhead powerlines, as per building regulations).





STAGE *Five*





Working contract drawings are prepared.

Should any rescode dispensations be required, (we will initiate works at this stage)

Both dispensations and Planning Permit requirements will be explained at your tender appointment if they are applicable to your site. Any relevant approvals need to be provided to us prior to signing of the building contract.

STAGE *Six*

The building contract documentation is prepared and issued.

-  The building contract is signed, and we issue a receipt for a balance of 5% deposit.
(Less monies paid at sales and tender)
-  You provide a copy of the demolition permit (together with asbestos removal certificate if applicable)
-  You forward your finance provider a copy of the building contract, final variation and building permit.
-  If it is identified that your existing water meter position will impede on your future build, you will be responsible for contacting your local Water Authority to arrange relocation to suit your future build.

STAGE *Seven*

Once demolition is complete, the final soil report and final contour survey are ordered.

The final engineering can be ordered once the final soil report and final contour survey have been received.

An assessment of site works can be completed once all three documents noted above are available.

This assessment determines what (if any) differences exist between the original site conditions and the post-demolition site conditions. Should amendments be required they will be documented by way of post contract variation.

💡 Should the Building Surveyor identify that your property may overlook your neighbours private open space, you may be required to install fence extensions before we can obtain your Certificate of Occupancy. We will notify you of this during the administration phase of your build and often request that this is installed before we commence on site to avoid Settlement delays.

💡 Your Demolition company can usually assist with this requirement as you are required to have temporary fencing installed during Demolition, if you do not have permanent front boundary fencing installed already. It's a good idea to keep temporary fencing in place until Fairhaven Homes take possession of the site and install our own fencing for the duration of Construction.

For sites within established areas, including all Knockdown Rebuild projects, some deliveries will need to be made over the footpaths as access to the site may be restricted due to the size of the front yard. Footpath bays are not built to withstand heavy vehicle deliveries and the Builder has no other way of delivering materials to the site. The Owner will be responsible for any damage that occurs to the crossover, footpaths and any other Council Assets.

STAGE *Eight*

A final site inspection is completed to ensure the site is in a condition to site start.

Electrical pit should now be installed, and site cleared.

The building permit is received.

Construction of your new home commences.

💡 You'll attend pre-arranged site visits during the construction.

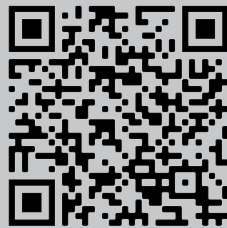
💡 You get to move into your brand-new Fairhaven Home!

💡 Scheduled meeting with the Fairhaven maintenance department.

💡 Speak to your service provider about the NBN connection lead times around Fix, each area is different. This will ensure you allow enough time for the connection after handover.

Termite Protection & Renewal is a requirement of client after handover and is not maintained by Fairhaven Homes.





Fairhaven

