





Welcome to Fairhaven Homes

Personal, friendly and professional service is what we pride ourselves on. Working with you through the entire building process to ensure you create your ideal home.

We understand that your home needs to be more than just beautiful, it needs to be functional and liveable.

It is with a wealth of building and design expertise, imagination, inspiration and vision that makes Fairhaven Homes the forerunner of innovation in new home design.





Our premium range, Elegance homes deliver truly luxurious living across sophisticated floorplans, boasting top quality inclusions.

Suitable for blocks from 16 metres wide, the Elegance range allows you to choose from a selection of architecturally inspired home designs that are not only visually impressive but most importantly have practical floorplans, allowing for style and functionality in everyday living and entertaining.

Match your new home with your lifestyle perfectly. Choose from a variety of options to personalise the standard house plan and select from a range of facades to create a home that is truly your own.

All Elegance homes boast quality inclusions throughout, including:

- Colorbond® steel roof
- Feature front door
- Motorised sectional overhead garage door
- Up to a standard class H1 concrete house slab and 2m concrete piers
- Gas ducted heating
- Solar panel hot water system
- Walk In Robe in Master Bedroom
- Mirrored sliding doors to built-in robes in all other bedrooms (design specific)
- 600mm dishwasher by Electrolux
- 900mm freestanding cooker and rangehood by Electrolux
- Floor to ceiling tiles in bathrooms and toilets
- Soft closing cabinetry doors and drawers
- Aluminium framed sliding windows and doors to sides and rear of home
- Choice of chrome mixer tapware to kitchen, laundry & bathrooms
- 6 star energy efficiency rating to all orientations of the home



Your Sales Journey



1 on 1 Consultation

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.

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.

Your Pre-Site Journey



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.



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.



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.



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.



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.

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.

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.

Service & Warranty

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

Find Your New *Elegance Home*

							
14m+							
Glenaire 396	D	29m	4	2	2	1	
Lonsdale 409	D	28m	4	2	2	3	
Breamlea 425	D	27m	6	6	2	5	
Shoreham 425	D	27m	5	3	2	7	
16m+							
Shoreham 473	D	27m	6	4	2	9	
Breamlea 504	D	27m	6	6	2	11	





Facade Options

*Design specific



► Astley



► Otway



► Urban



► Canopy



► Reef



► Clydevale



► Newhaven



► Brookhaven

DOUBLE



▶ **Marine**



▶ **Soho**



▶ **Coastal**



▶ **Bay**



▶ **Sands**



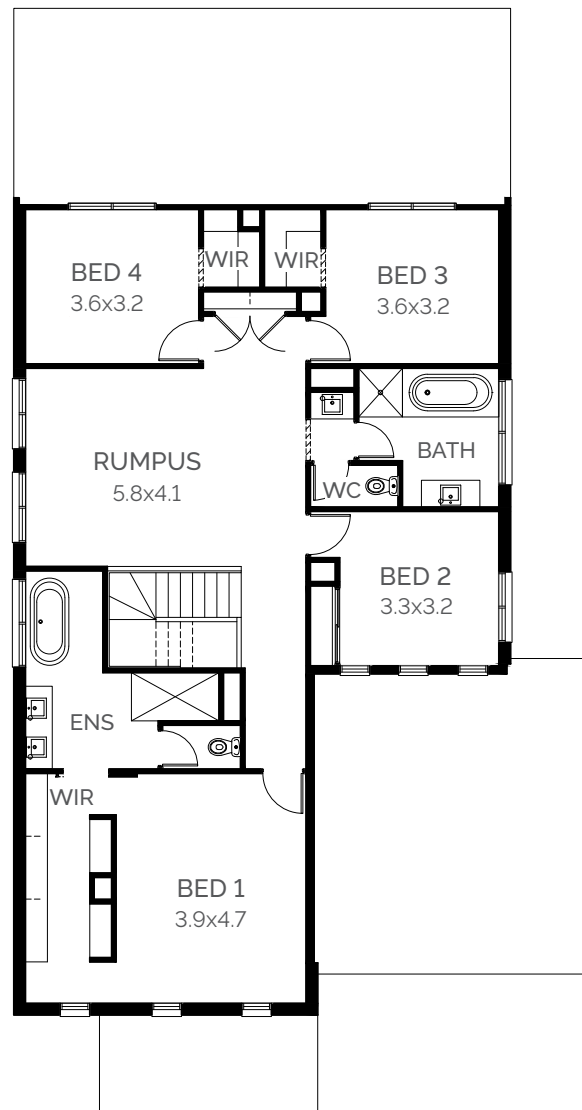
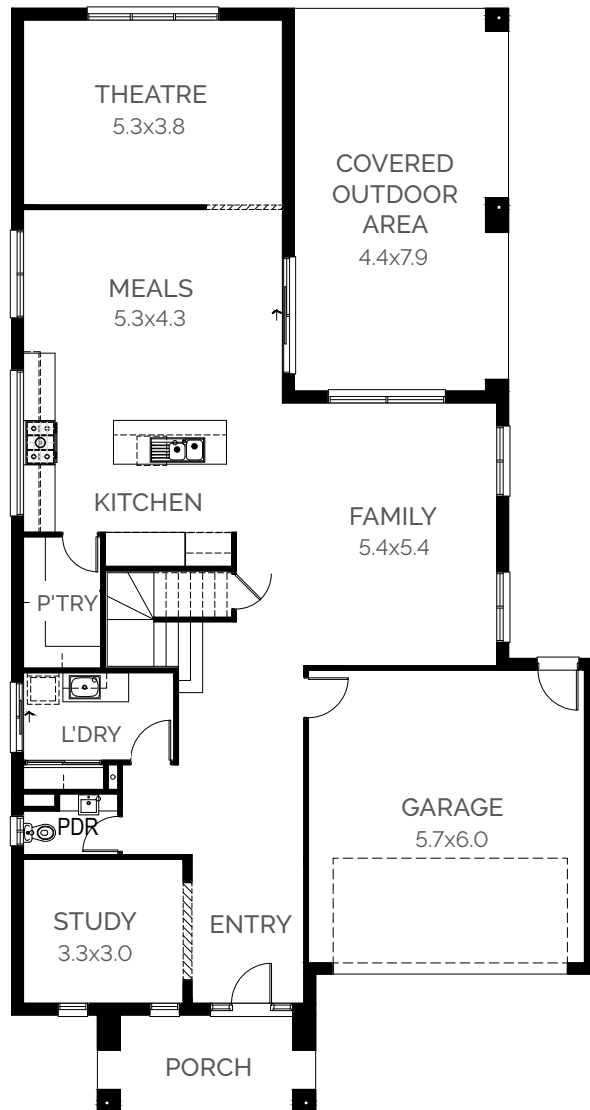
▶ **McKinley**

Glenaire 396



All images used are for illustrative purposes only. They may include upgraded facades, optional extras as well as decorative features, landscaping, driveways, LED and feature lighting not included in our base prices. Images may also include features not supplied by Fairhaven Homes including but not limited to internal and external furniture, pools, decking, gazebos. Please ask consultants for more information regarding standard inclusions. Fairhaven Homes Pty Ltd ABN 26 883 987 902. Registered Building Practitioner CDB - U 48497

 4
  2
  2
 39.6sq



- ▶ BLOCK WIDTH 14m
- ▶ BLOCK DEPTH 29m
- ▶ HOUSE WIDTH 12m
- ▶ HOUSE DEPTH 22.7m
- ▶ OPTIONS
 - 5 Bedrooms
 - Increased Family Room
 - Lanai
 - Alternate Stairs
 - Walk-In Pantry Fit Out
- ▶ FACADES
 - Astley
 - Otway
 - Marine
 - Canopy
 - Coastal
 - Urban
 - Soho
 - Reef

Lonsdale 409



Winner 2018

Display Home \$500,001 to \$600,000

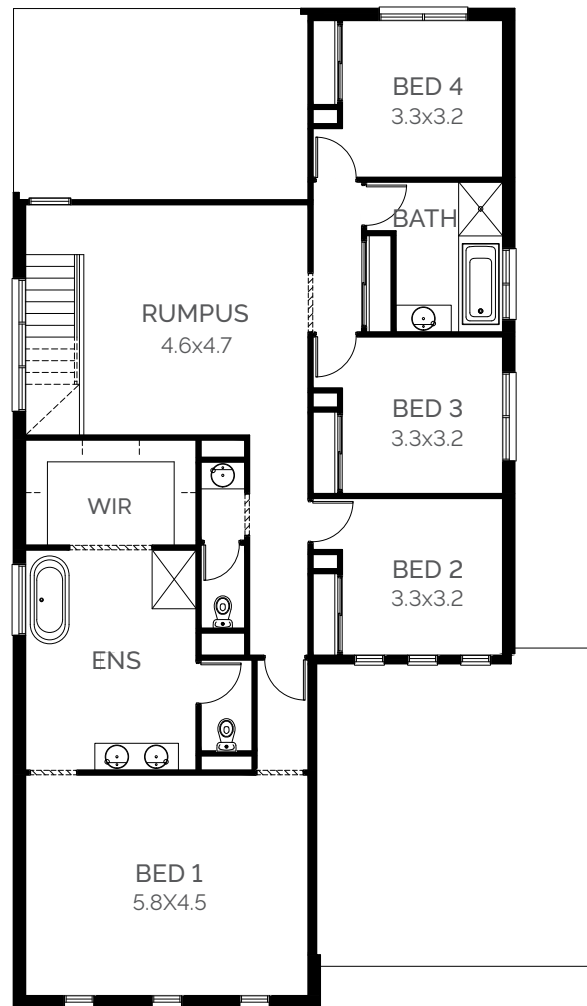
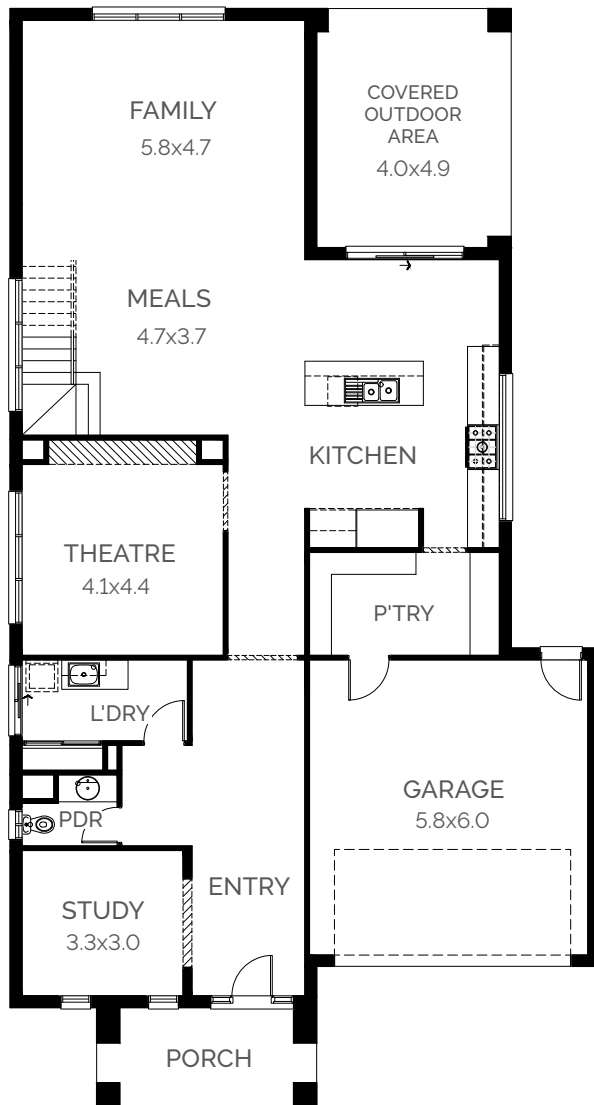
Lonsdale – Aurora
Elegance Range

Winner 2020

Display Home \$500,001 to \$600,000

Lonsdale – Canopy
Elegance Range

 4
  2
  2
 40.9sq

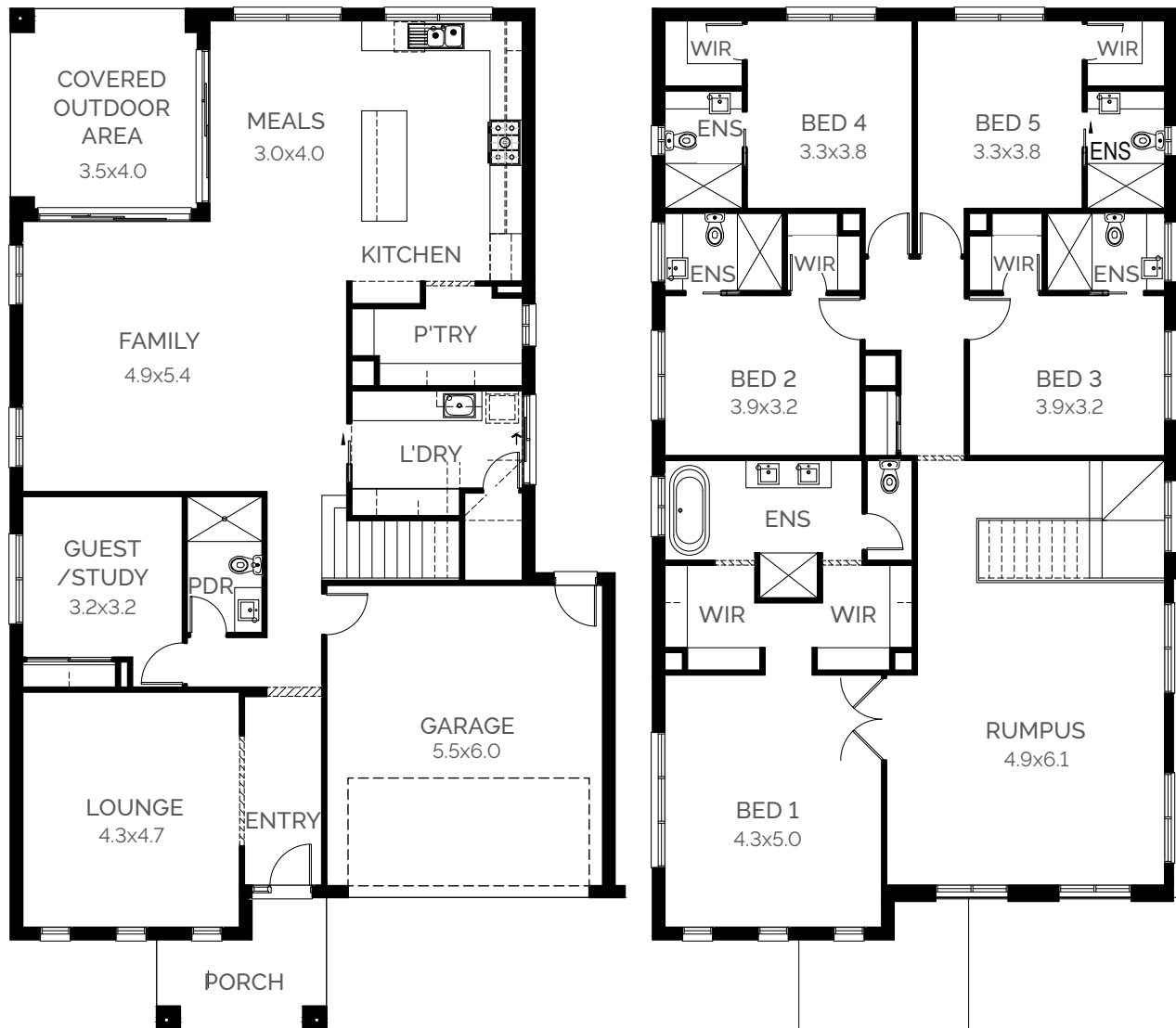


- ▶ **BLOCK WIDTH** 14m
- ▶ **HOUSE WIDTH** 12m
- ▶ **BLOCK DEPTH** 28m
- ▶ **HOUSE DEPTH** 22.3m
- ▶ **OPTIONS**
 - Mirrored Front Rooms
 - 5th Bedroom Over Garage
 - Kitchen Upgrade
 - 5th Bedroom to Ground Floor
 - 6 Bedrooms
 - Lanai
 - Walk-In Pantry
- ▶ **FACADES**
 - Astley
 - Otway
 - Marine
 - Canopy
 - Coastal
 - Urban
 - Soho
 - Reef

Breamlea 425



 6
  6
  2
 42.5sq



- ▶ **BLOCK WIDTH** 14m
- ▶ **BLOCK DEPTH** 27m
- ▶ **HOUSE WIDTH** 12.3m
- ▶ **HOUSE DEPTH** 20.4m
- ▶ **OPTIONS**
 - Master Bedroom to Ground Floor
 - Ensuite & Walk-In Robe
 - 4 Bedrooms & Bath
 - Extended Master Bedroom Ensuite & Walk-In Robe
 - Dining
 - Lanai
 - Increased Family
 - Remove Bath to Ensuite
 - Walk-In Pantry
- ▶ **FACADES**
 - Clydevale
 - Bay
 - Sands
 - McKinley
 - Newhaven
 - Brookhaven

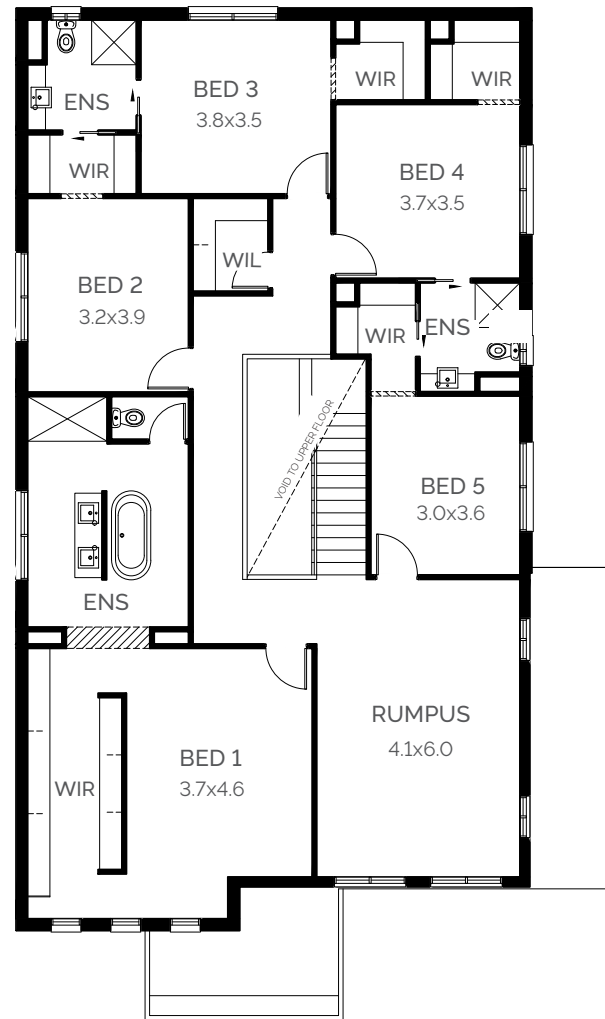
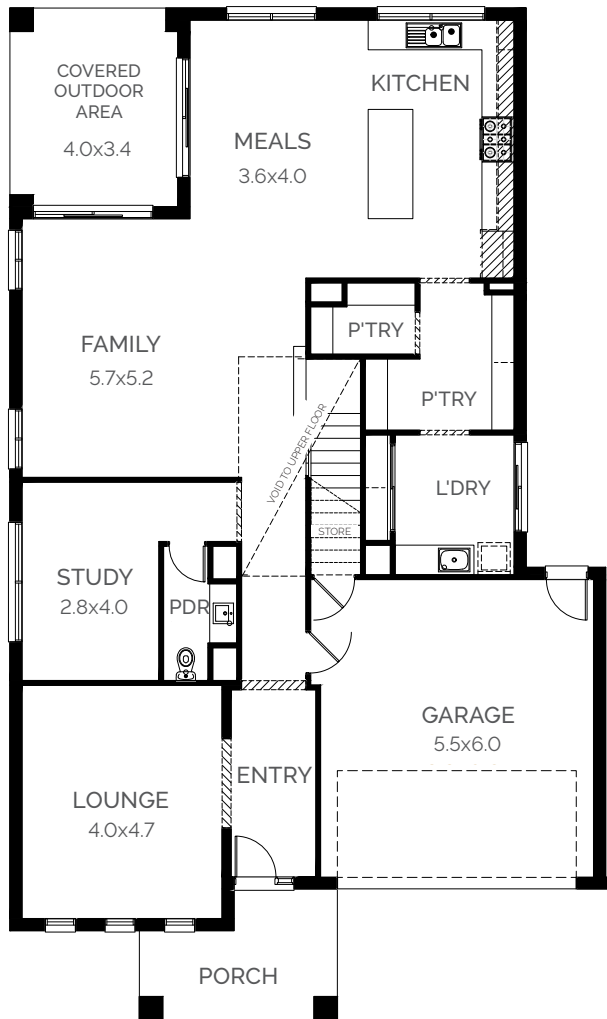
Also available:

- Breamlea 504 (page 11)

Shoreham 425



 5
  3
  2
 42.5sq



- ▶ **BLOCK WIDTH**
14m
- ▶ **HOUSE WIDTH**
12.2m
- ▶ **OPTIONS**
 - Bedroom 6 to Ground Floor
 - Theatre in Lieu of Covered Outdoor Area
 - Walk-In Pantry Fit Out
 - Workshop to Garage
 - Remove Bath to Ensuite
- ▶ **FACADES**
 - Clydevale
 - Bay
 - Sands
 - McKinley
 - Newhaven
 - Brookhaven
- ▶ **BLOCK DEPTH**
27m
- ▶ **HOUSE DEPTH**
20.4m

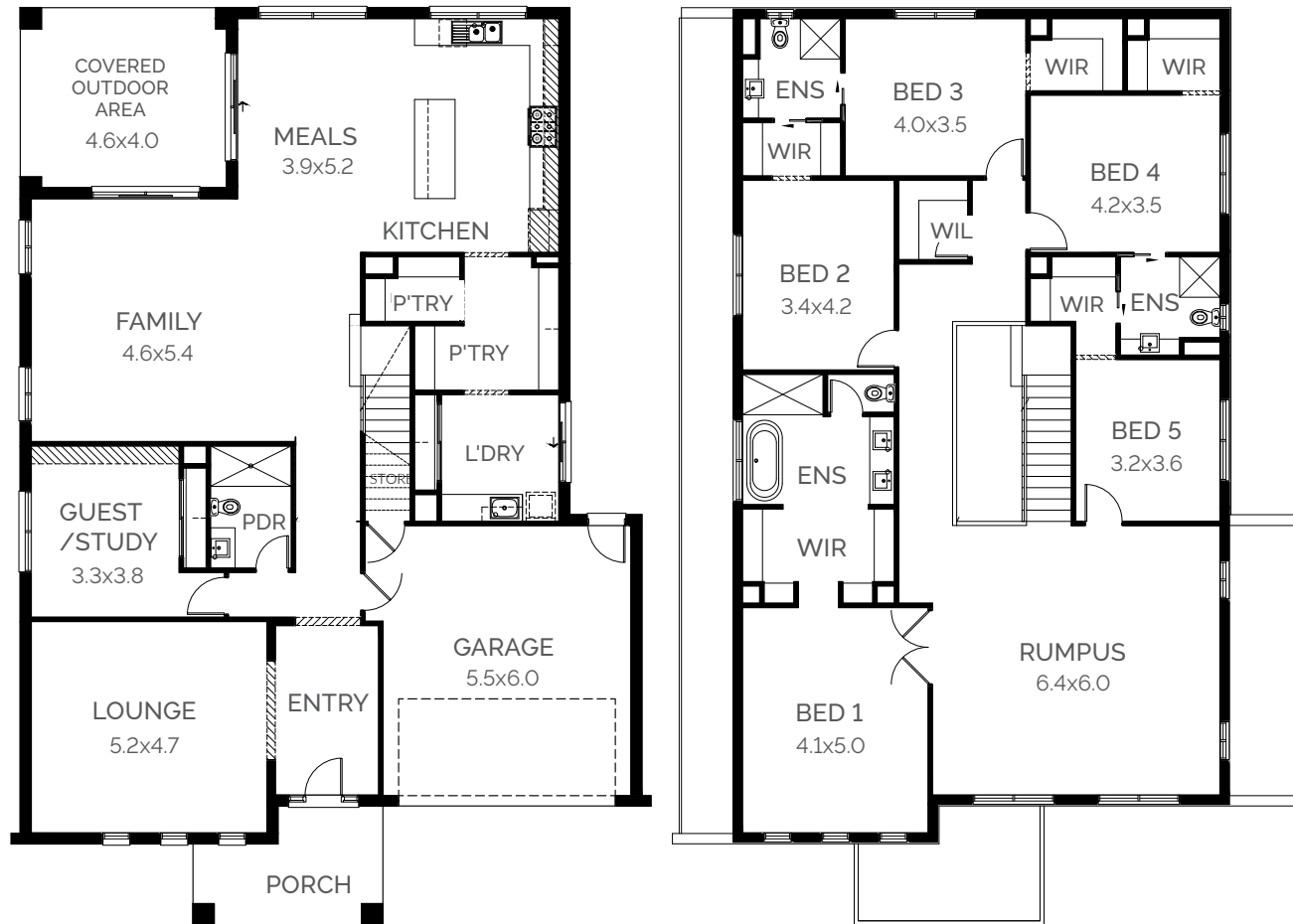
Also available:

- Shoreham 473 (page 9)

Shoreham 473



 6
  4
  2
 47.3sq



- ▶ **BLOCK WIDTH** 16m
- ▶ **HOUSE WIDTH** 14.2m
- ▶ **BLOCK DEPTH** 27m
- ▶ **HOUSE DEPTH** 20.4m
- ▶ **OPTIONS**
 - Bedroom 6 to Ground Floor
 - Theatre to Covered Outdoor Area
 - Family Wall
 - Walk-In Pantry Fit Out
 - Workshop to Garage
 - Mirrored Stairwell
 - Lanai
 - Remove Bath to Ensuite
 - Central Bathroom
- ▶ **FACADES**
 - Clydevale
 - Bay
 - Sands
 - McKinley
 - Newhaven
 - Brookhaven

Also available:

- Shoreham 425 (page 7)

Breamlea 504



 6
  6
  2
 50.4sq



- ▶ **BLOCK WIDTH**
16m
- ▶ **HOUSE WIDTH**
14.2m
- ▶ **BLOCK DEPTH**
27m
- ▶ **HOUSE DEPTH**
20.4m
- ▶ **OPTIONS**
 - Master Bedroom to Ground Floor
 - Master Bedroom to Upper Rear
 - Ensuite & Walk-In Robe
 - 4 Bedrooms & Bath
 - Increased Master Bedroom Ensuite & Walk-In Robe
 - Dining
 - Lanai
 - Increased Family
 - Remove Bath to Ensuite
 - Walk-In Pantry
- ▶ **FACADES**
 - Clydevale
 - Bay
 - Sands
 - McKinley
 - Newhaven
 - Brookhaven

Also available:

- Breamlea 425 (page 5)

Elegance Standard Inclusions

PRELIMINARY

- Soil Test
- Site and feature survey
- Bushfire assessment
- Working drawings
- Contract documentation
- Engineering design for concrete slab
- Interior design consultation

SERVICE CONNECTIONS

- Electricity run in up to 12m from service point to metre box
- Water up to 8m from setback
- Gas up to 5m from setback
- Sewer up to 10m from dwelling to point of discharge
- Storm water up to 10m from dwelling to point of discharge

BASE

- Earthworks including levelling of building platform over home area for new allotments up to 650m² and 300mm of fall. Excludes rock removal.
- Engineered concrete slab to suit up to a standard Class H1 design with up to 2m deep bored piers.
- Termite shields to service penetrations (Part A)
- Termite system to the exterior of the home (Part B)

FAÇADE

- Choose from our standard range of stylish architecturally designed façades

GARAGE

- Garage with concrete floor
- Plaster lined ceiling
- Plaster lined walls (excluding front internal wall)
- Brickwork above front and rear garage door openings
- Sectional overhead garage door to front with 3 remote controls
- Tempered hardboard door to Garage exterior
- Garage internal access door

EXTERIOR

- Covered Outdoor Area includes engineered concrete slab to suit up to a standard Class H1 design with up to 2.0m deep bored piers. (Design specific - refer to plans)
- Choice of bricks from Builder's Category 1-2 range
- Colorbond® roof, fascia gutters and downpipes selected from Builder's Category 1
- Aluminium awning windows to front facade with aluminium sliding windows to remainder (window configuration will vary with design)
- Choice of feature front Entry door with painted finish
- Aluminium sliding door to Meals/Family area
- Keyed locks to all windows and sliding doors
- Flyscreens with fibreglass mesh to all openable windows
- Aluminium sliding door to Laundry
- Trilock to front door

ELECTRICAL

- As per electrical drawing including: RCD safety switch
- Double power points throughout
- Hard wired smoke detectors with battery backup
- Batten light fittings
- Sealed exhaust fan to Bathroom, Ensuite and Powder Room where applicable
- Laundry external wall light single LED para flood

EXTERNAL GARDEN TAPS

- Garden tap to rear on external wall near Laundry
- Garden tap to front at water meter point

INSULATION/6 STAR ENERGY RATING

- Full 6 star energy rating to all orientations (based on standard house design)
- Min R2.0 Glasswool insulation batts to external walls
- of house and Garage/house internal wall
- Min R3.5 Glasswool insulation batts to ceiling of house area
- Sealed door frame to Entry

HOT WATER SERVICE

- Solar panel hot water system connected via 26 ltr per minute continuous flow gas booster

HEATING

- Gas ducted heating (number of outlets varies with design) Includes 1 No. Networker Controller

INTERIOR

- 2590mm ceiling height to the ground floor on double storey and single storey homes, 2440mm ceiling height to first floor on all double storey homes.
- Feature DECO range 2040mm high doors throughout
- Choice of lever door furniture to all internal passage doors
- Built-in robes with framed mirrored sliding doors to Bedrooms with shelf and hanging rail (design specific)
- Bedroom 1 Walk-in Robe with shelf and hanging rail
- Cupboard knobs to all hinged cupboard doors
- Choice of profiles for 67mm x 12 MDF skirting boards and architraves
- Feature plaster niches (design specific)
- White cushion door stops to passage doors
- Square set plaster to entire home (excluding Bedrooms, Robes, Linen and Garage)
- 75mm cove cornice to Bedrooms, Robes, Linen and Garage

WALL TILING

- Floor to ceiling wall tiles to all Bathrooms, Ensuites and Toilets
- Choice of Builder's Category 1 range tiles to Kitchen, Bathroom, Ensuite and Laundry. (Tiles to Kitchen splashback can be home specific so please check your design to see if this is applicable)

FLOORING

- Choice of Builder's Category 1 range tiles to Bathroom, Ensuite, W.C, Laundry and Powder Room where applicable
- Tiled skirting to Laundry and Powder Room where applicable

KITCHEN

- Electrolux freestanding oven 900mm*
- Electrolux stainless steel canopy rangehood 900mm*
- Electrolux stainless steel dishwasher*
- 1 & 3/4 bowl stainless steel sink
- Choice of chrome mixer to Kitchen sink
- Large choice of standard melamine colours for Kitchen cabinet doors
- Soft closing mechanism to all doors and drawers
- Choice of designer handles from Builder's Category 1 range to Kitchen cabinets
- Built-in microwave provision with a double power point and pot drawer positioned below (design specific)
- 40mm edge Reconstituted Stone benchtops to Kitchen
- Choice of Reconstituted Stone colours for benchtops
- Overhead cupboards above benches and refrigerator space (size and extent vary depending on house design)
- Walk-In Pantry with melamine shelving (please check house plan for extent of shelving)

BATHROOM / ENSUITE / WC / POWDER ROOM

- Architecturally inspired vanities to Bathroom, Ensuite and Powder Room (design specific)
- 20mm Reconstituted Stone benchtop to Bathroom, Ensuite and Powder Room (design specific)
- Large choice of standard melamine colours for vanity cabinet doors
- Soft closing mechanism to doors and drawers
- Choice of designer china basins to vanities
- Freestanding bath to Bedroom 1 Ensuite (design specific)

- Inset bath to Bathroom
- 4mm polished edge mirrors up to the ceiling above vanities (where applicable)
- Tiled shower bases
- Contemporary style toilet pan and cistern with soft closing seat mechanism
- 2000mm semi framed to Bathroom
- Choice of designer mixers to basins, bath and showers
- Towel rail and toilet roll holder to Bathroom and Ensuite
- Metal tile trim as standard
- Towel Ring to PDR (design specific)

LAUNDRY

- Built-In cupboard with 4x melamine shelves (design specific, cupboard may be in hallway)
- 20mm Reconstituted Stone benchtop with 45lt stainless steel trough and melamine base cabinetry (width varies with design)
- Choice of designer handles from Builder's Category 1 range
- Washing machine stop tap set located in cabinet
- Chrome mixer to Laundry trough
- 45ltr inset trough

PAINTING

- Washable matt finish acrylic to interior walls (3 coats)
- Water-Based Semi-Gloss Enamel to the skirting, architraves and doors
- Exterior acrylic to all external painted surfaces

View Elegance Display Homes at Minta & Canopy Estate



Lonsdale 409  5  2  2

As displayed. at Canopy Estate - 26 Snead Boulevard, Cranbourne.



View the virtual tours online at fairhavenhomes.com.au/virtual-tours/



Shoreham 425



As displayed. at Minta Estate - 220 Soldiers Road, Berwick.

Award Winning Homes



Pictured: Lonsdale 409, as displayed, at Canopy Estate - 26 Sneed Boulevard, Cranbourne.

Winner 2022

Display Home \$200,001 to \$300,000
Ballina – Waterford Rise | Bridgewater Range

Winner 2022

Display Home \$300,001 to \$400,000
Shoal – Waterford Rise | Bridgewater Range

Winner 2022

Display Kitchen up to \$500,000
Shoal – Waterford Rise | Bridgewater Range

Winner 2021

Display Home up to \$250,000
Merimbula – Kaduna Park | Bridgewater Range

Winner 2021

Display Home \$250,001 to \$300,000
Ballina – Merrifield | Bridgewater Range

Winner 2021

Display Home \$250,001 to \$300,000
Clovelly – Armstrong | Bridgewater Range

Winner 2020

Display Home \$500,001 to \$600,000
Lonsdale – Canopy | Elegance Range

Winner 2019

Display Home up to \$250,001 to 300,000
Byron – Albright | Bridgewater Range

Winner 2018

Display Home up to \$250,000
Clovelly – Waterford Rise | Bridgewater Range

Winner 2018

Display Home \$400,001 to \$500,000
Hastings – Waterford Rise | Elegance Range

Winner 2018

Display Home \$250,001 to \$300,000
Riverview – Arcadia | Bridgewater Range

Winner 2018

Display Home \$500,001 to \$600,000
Lonsdale – Aurora | Elegance Range

Our Build Partners

Fairhaven Homes is proud to work with many of the most popular and trusted brands in the Australian building industry.

We partner with our suppliers to design, manufacture and source market-leading products that are innovative, stylish and affordable.



alder tapware



brivis

Colorbond®



HÄFELE

Lovelight™

SEIMA
life should flow

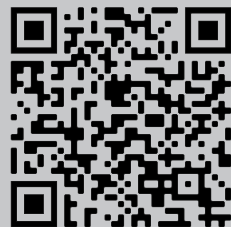


TAUBMANS®



polytec





Fairhaven

