

# KNOCK DOWN REBUILD



Create your  
*dream home*  
without changing  
your address





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

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At Fairhaven Homes, our dedicated Knock Down & Rebuild team is here to help you to 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 and 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 house 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 Knock Down & Rebuild 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 design to demolition, and lodging building permits to selecting floor plans, facades and colours.



SELECT FROM THE BRIDGEWATER  
OR ELEGANCE RANGES.





7 STAGE

# BUILDING PROCESS

## LEGEND

- Actioned by you, the client
- Actioned by us, Fairhaven Homes

## INITIAL ENQUIRY

- You'll meet with a Fairhaven Consultant to discuss your requirements.
- Please provide the Consultant with copy of your land title and/or plan of subdivision.
- We'll make a preliminary assessment of the land information.
- You'll select a home design and we'll discuss any Council/Planning requirements.
- We'll prepare preliminary site plan.

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## STAGE ONE

- We prepare a preliminary estimate.
- An initial site inspection is completed by the Fairhaven Construction Department.  
See 'Note 1' on last page.
- You provide a copy of your loan pre-approval to your Consultant.
- We'll give you the standard electrical plan.  
(so you can consider future requirements)
- Signing and your \$3,000 deposit upon acceptance of the quote.
- A preliminary soil report, preliminary contour survey, and the property information is ordered.  
See 'Note 2' on last page.

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## STAGE TWO

- You'll receive an introduction call from your Fairhaven Client Relations Officer.
- Bookings are made for your Colour Selection appointment.
- Preliminary drawings are prepared for your Colour Selection appointment.
- You'll obtain a demolition quote.



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7 STAGE

# BUILDING PROCESS

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## STAGE THREE

- Your Colour Selection appointment is conducted.
- We order the Preliminary Engineering designs. (based on Preliminary soil report and contour survey)
- The tender document, including 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.
- The tender Presentation is conducted. At this appointment you will confirm colour selection, electrical changes, site and council requirements.
- We issue a receipt for the tender acceptance. (\$2,000)
- We arrange the installation of your underground electricity pit.  
Note: This can take 8-10 weeks depending on your electricity supplier.

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## STAGE FOUR

- Working drawings are prepared.
- An energy rating assessment is conducted.
- The application for a Building Permit is lodged.
- Should any Rescode dispensations be required, we will initiate works at this stage.
- Both dispensations and planning approvals 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.



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7 STAGE

# BUILDING PROCESS

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## STAGE FIVE

- The Building Permit checklist is received.
- The Building Contract documentation is prepared.
- The Building Contract is signed and we issue a receipt for balance of 5% deposit.
- 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.

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## STAGE SIX

- 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.



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7 STAGE

# BUILDING PROCESS

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## STAGE SEVEN

- A final site inspection is completed. 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.

### Note 1

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 wires, trees, 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.

### Note 2

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, locations of habitable windows, fences, trees, earthworks, retaining walls, etc. and could impact the final siting of your new home.

### Note 3

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. We will also advise at your Final Tender appointment if part (or all) of the front boundary fencing needs to be removed (to enable access for deliveries to site).



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

[www.fairhavenhomes.com.au](http://www.fairhavenhomes.com.au)

**1800 FAIRHAVEN**  
(1800 324 742)

**Fairhaven**  
*That's Fair.*



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Registered Building Practitioner: CDBU 48497