



Simplicity
Small block solutions





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.





The Simplicity range designs suit blocks under 300sqm. It is a popular choice for first home buyers and investors offering stylish and practical floorplans designed to make the most of your space. A streamlined process without the stress, all the hard work of choosing your new home has been done for you.

Simplicity homes offer a fresh take on modern, low maintenance living with loads of inclusions and on-trend finishes, fixtures and fittings throughout. Step into light filled, open plan living spaces for all the family and friends – you'll enjoy an enviable indoor/outdoor lifestyle all year round.

Suitable for blocks from 10 metres wide, the Simplicity range allows you to choose from a selection of innovative single and double storey designs and façade options. Create a home you'll love to live in with the opportunity to personalise your home to reflect your taste and budget.

All Simplicity homes boast quality inclusions throughout, including:

- A Roof made from Colorbond® Steel
- Up to a standard class H1 concrete house slab
- Up to 2m bored piers
- Gas ducted heating
- Solar panel hot water system
- Walk In Robe in Master Bedroom (design specific)
- 600mm Cooktop, oven and rangehood
- Wall and floor tiles to wet areas
- Soft closing cabinetry doors and drawers
- Aluminium sliding windows and doors to sides and rear of home
- Chrome mixer tapware throughout plus much more

At Fairhaven Homes, professional and friendly service is what we pride ourselves on. We work with you through the entire building process to ensure you create your ideal 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.



myHAVEN Selection

It is time to have some fun with your myHAVEN Selection Guide provided by your sales consultant. This will need to be completed prior to you signing Preliminary estimate Tender.

Your Pre-Site Journey



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.



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.



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.

Facade Options

SINGLE



► Valley Facade, Tranquil Scheme



► River Facade, Loft Scheme



► Lagoon Facade, Classic Scheme



► Spring Facade, Native Scheme



► Lake Facade, Tranquil Scheme



► Cove Facade, Native Scheme

DOUBLE



► Valley Facade, Tranquil Scheme



► River Facade, Loft Scheme



► Lagoon Facade, Tranquil Scheme



► Spring Facade, Native Scheme



► Lake Facade, Classic Scheme



► Cove Facade, Native Scheme

Find Your New *Simplicity Home*

	↔	🏠🏠	↕	🛏	🛁	🚗	📄
10.5m+							
City 130	S	21m	3	2	1	1	
Urban 155	S	25m	3	2	1	5	
12.5m+							
Latitude 149	S	21m	3	2	2	3	
Villa 211	D	21m	4	2	2	9	
14m+							

Cosmo 166	S	21m	3	2	2	7	
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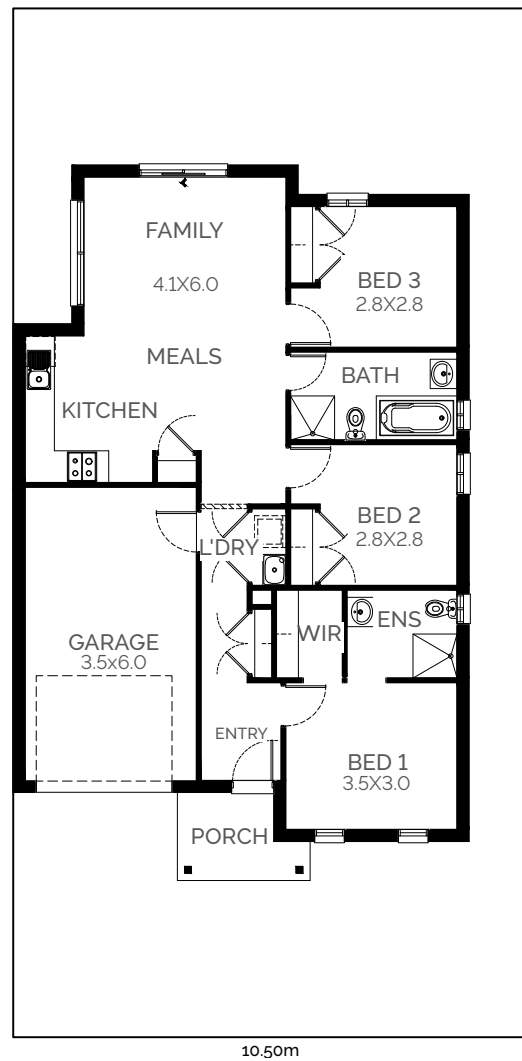


City 130

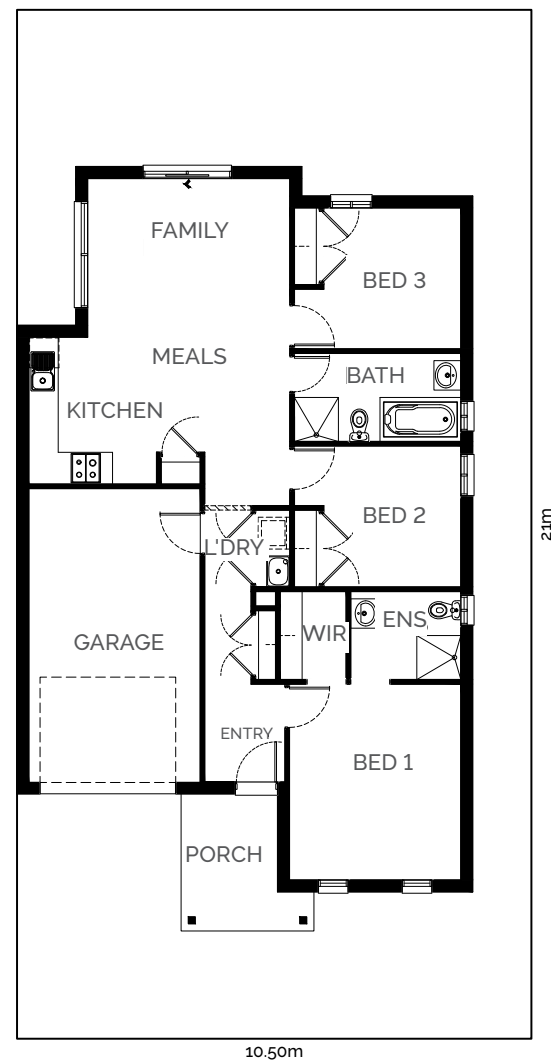
 3  2  1 13sq

- ▶ BLOCK WIDTH 10.5m
- ▶ BLOCK DEPTH 21m
- ▶ HOUSE WIDTH 9.3m
- ▶ HOUSE DEPTH 14.6m

The City features a spacious open plan Kitchen, Meals and Family opening to the backyard. The Master Bedroom has a generous Walk-In robe and Ensuite. Two further bedrooms situate at the end of the home with a central Bathroom offering both a shower and bath.



Standard Design



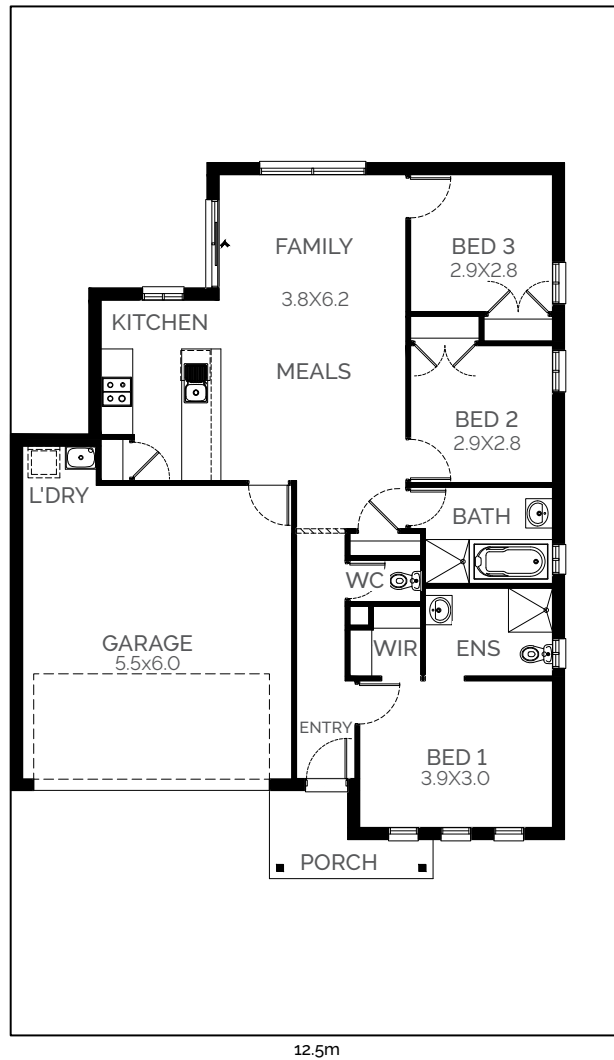
Extended Bedroom 1 Option

Latitude 149

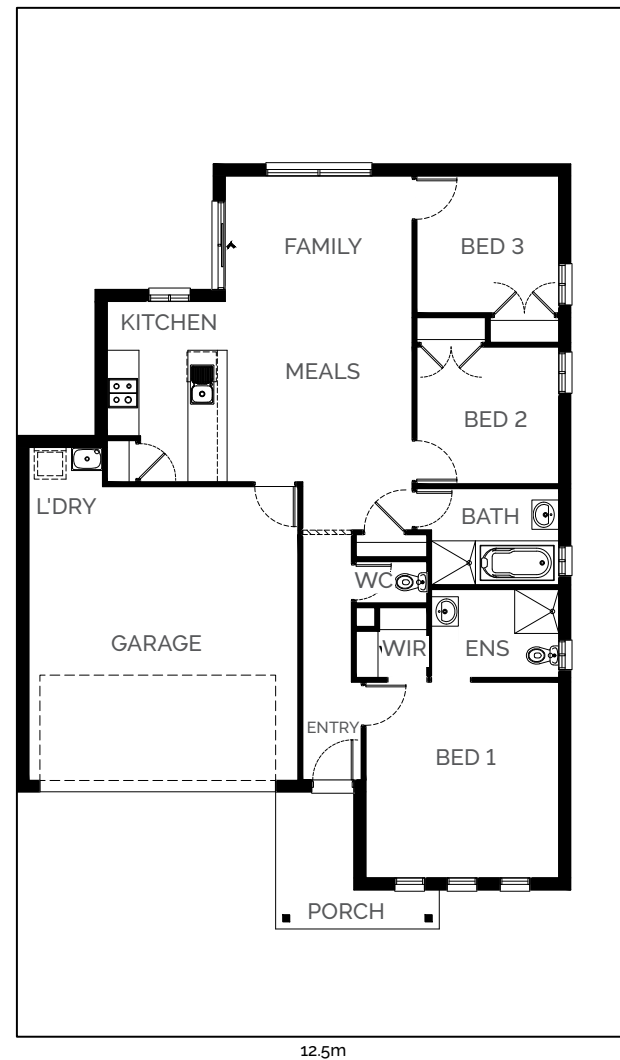
 3  2  2 14.9sq

- ▶ BLOCK WIDTH 12.5m
- ▶ BLOCK DEPTH 21m
- ▶ HOUSE WIDTH 11.3m
- ▶ HOUSE DEPTH 14.6m

The Latitude features a large open plan Kitchen, Meals and Family opening to the backyard. The Master Bedroom has a Walk-In Robe and Ensuite; two further bedrooms with robes. The central Bathroom offers shower and bath, and there is a separate water closet off the main living area.



Standard Design



Extended Bedroom 1 Option

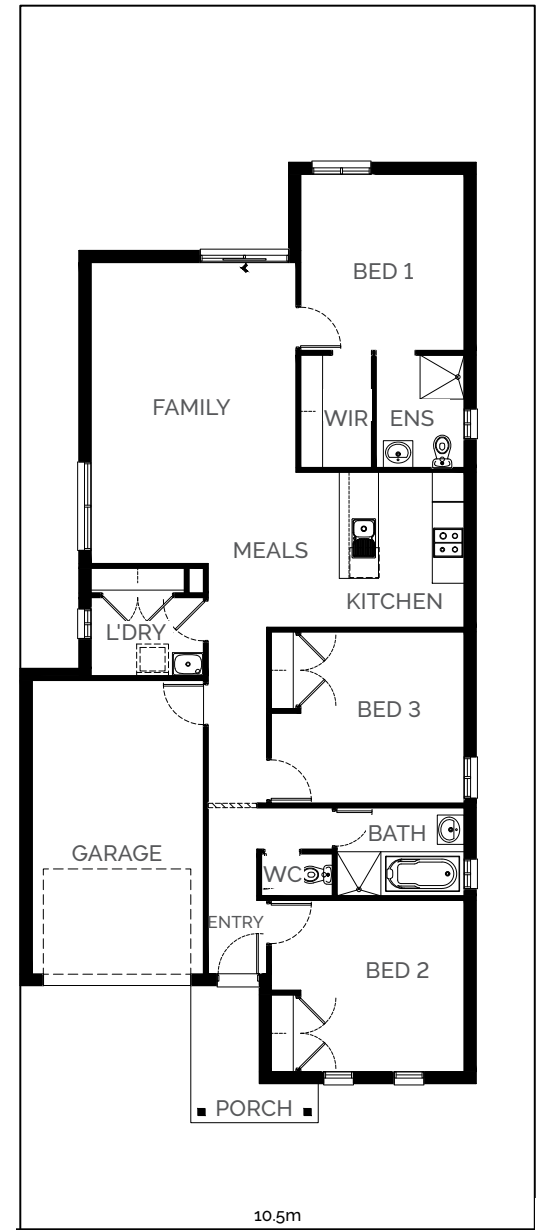
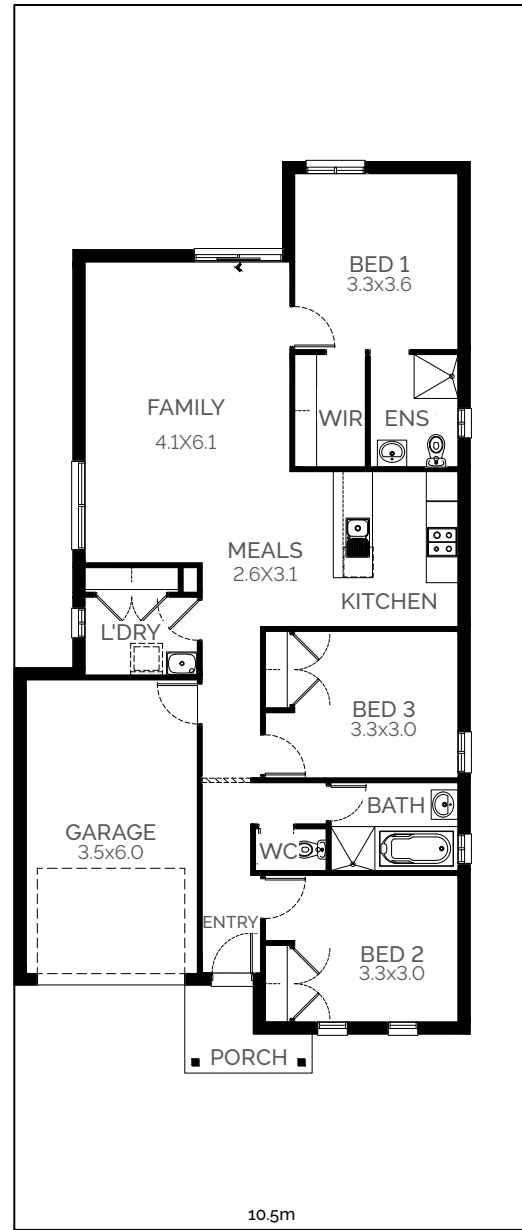


Urban 155

 3  2  1 15.5sq

-
- ▶ BLOCK WIDTH 10.5m
 - ▶ BLOCK DEPTH 25m
 - ▶ HOUSE WIDTH 9.3m
 - ▶ HOUSE DEPTH 18.6m
-

Suitable for blocks from 10.5 metres wide, Urban offers a compact floor plan with three bedrooms and open plan living. The rear Master Bedroom has a large Walk-In Robe and Ensuite; two further bedrooms at the front of the home share a Bathroom with shower and bath. A spacious Kitchen, Meals and Family area opens to the backyard.



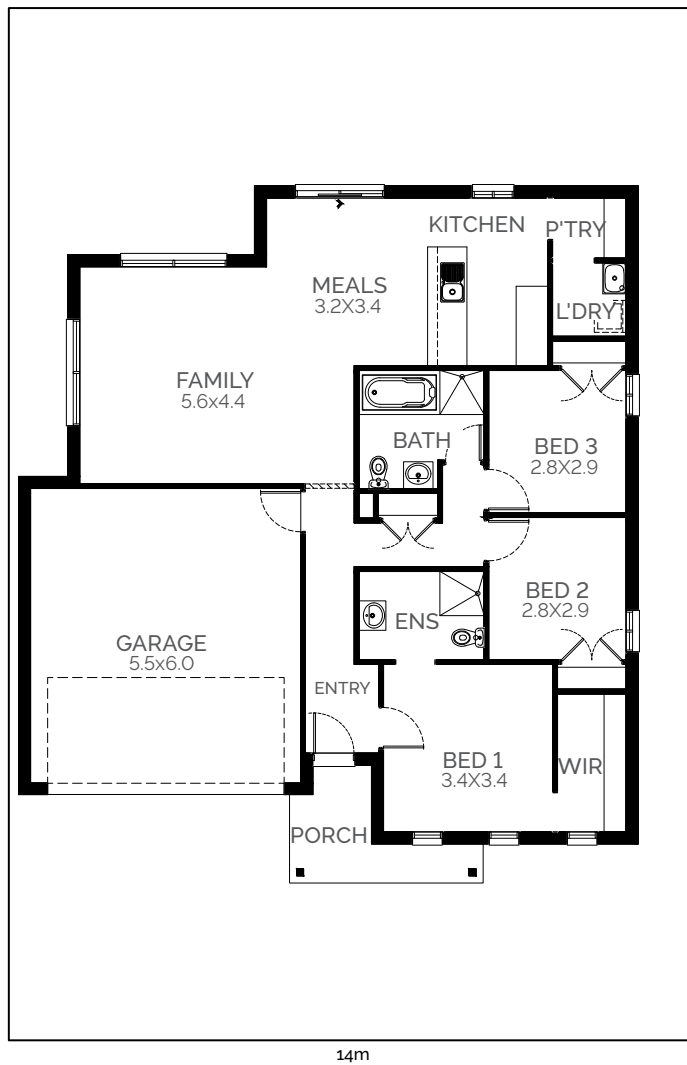


Cosmo 166

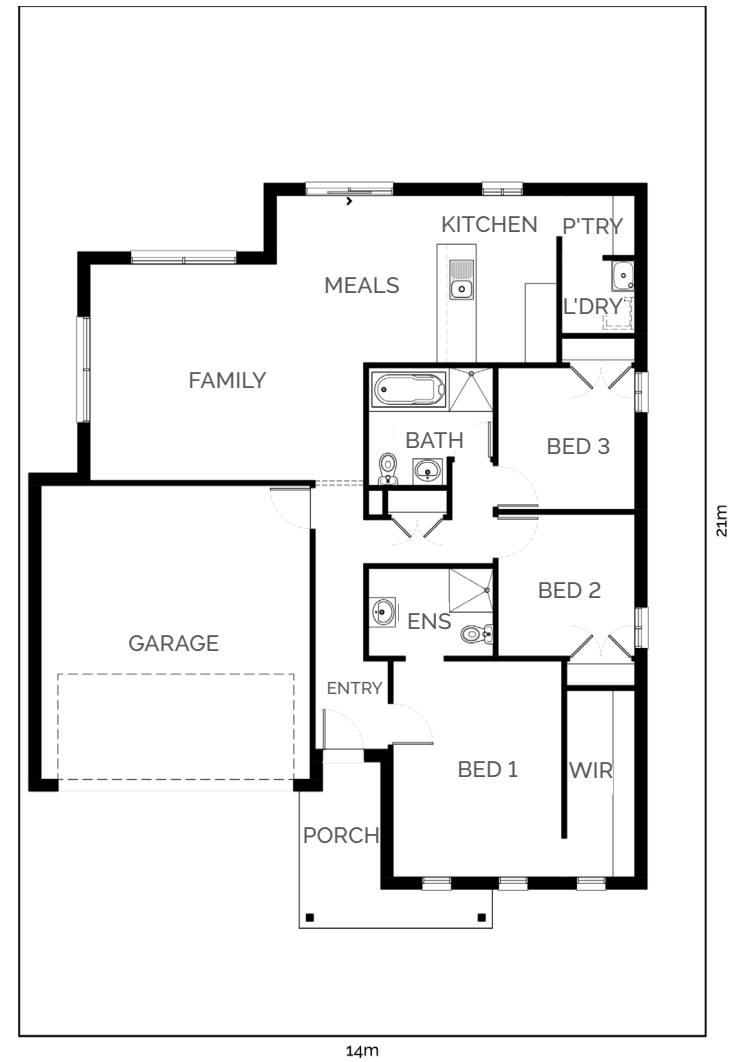
 3  2  2 16.6sq

-
- | | |
|------------------------|------------------------|
| ▶ BLOCK WIDTH
14m | ▶ BLOCK DEPTH
21m |
| ▶ HOUSE WIDTH
12.6m | ▶ HOUSE DEPTH
14.6m |
-

The Cosmo features a large open plan Kitchen, Meals and Family stretching the width of the home and opening to the backyard. The Master Bedroom has a Walk-In Robe and Ensuite; two further bedrooms offer built-in robes. A central Bathroom offers shower, bath, and toilet.



Standard Design



Extended Bedroom 1 Option

Villa 211

 4  2  2 21.1sq

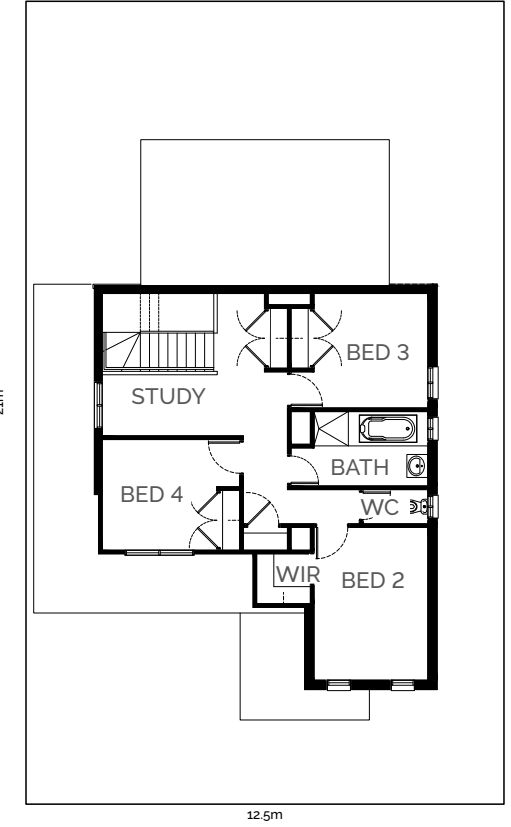
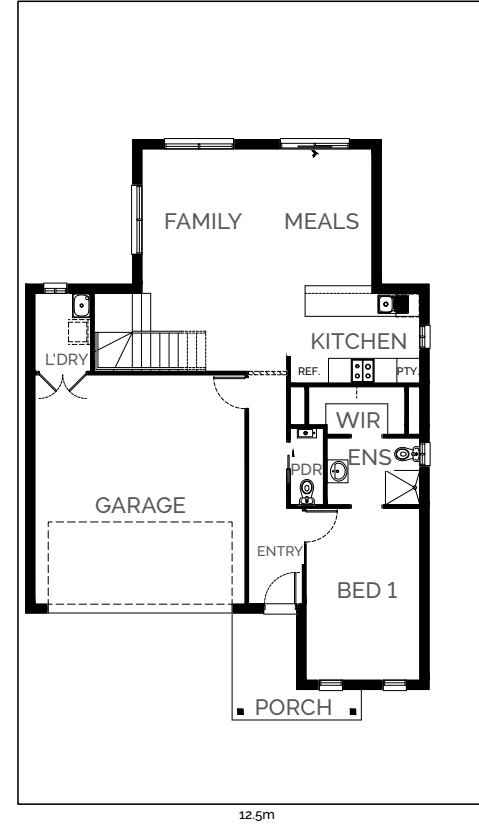
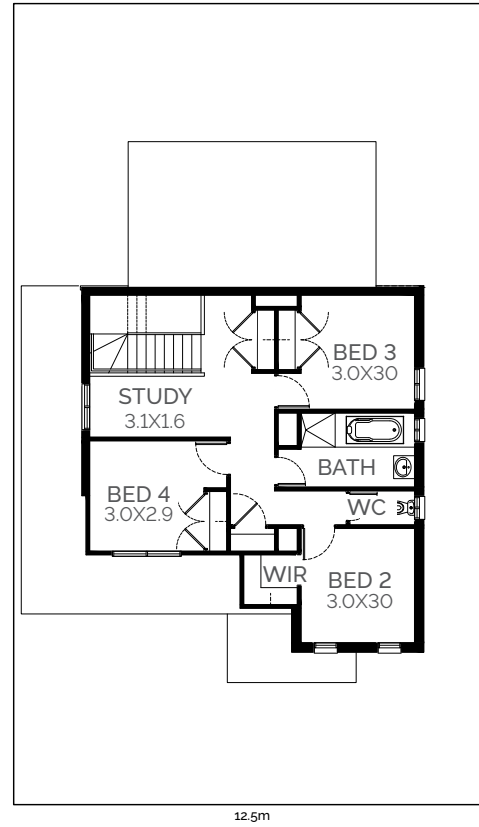
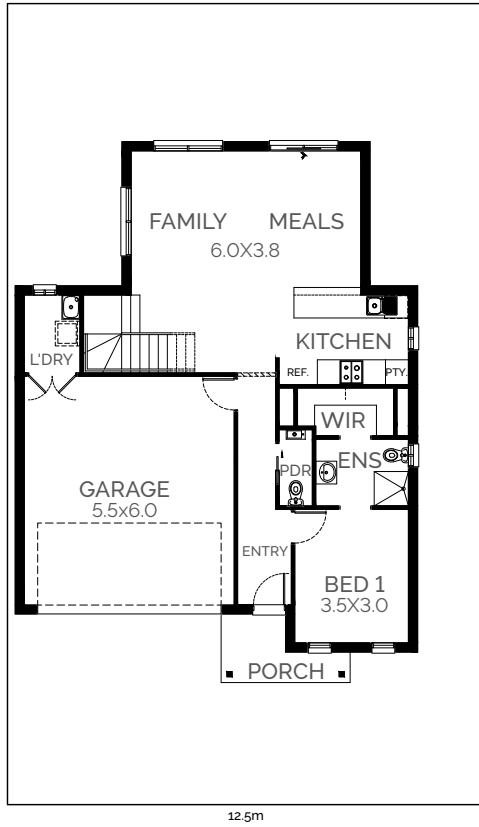
► BLOCK WIDTH
12.5m

► BLOCK DEPTH
21m

► HOUSE WIDTH
10.6m

► HOUSE DEPTH
14.2m

Comfortable 4 bedroom family home. The double storey Villa features an open plan Kitchen, Meals and Family design. The Master Bedroom sitting on the ground floor at the front of the home with Ensuite and Walk-In-Robe. Double Garage with Laundry to rear. Upstairs with a central Bathroom, separate WC and Study Nook to accompany the 3 Bedrooms.



Standard Design

Extended Bedroom 1 Option

Standard Inclusions

PRELIMINARY

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

SERVICE CONNECTIONS

- Electricity run in up to 12m from service point to meter 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 300m² and 300mm of fall based on (balanced cut and fill). Excludes rock removal.
- Engineered concrete slab to suit up to a standard Class H1 design with up to 2.0m deep bored piers
- Termite protection to all slab penetrations (Part A)
- Termite system to the exterior of the home (Part B)

*Note site costs are individually assessed for each site. Engineered slab design may change to best suit site conditions as determined by an independent engineer.

FAÇADE

- Choose from our range of stylish architecturally designed facades

GARAGE

- Garage with concrete floor (stepdown)
- Plaster lined ceiling
- Plaster lined walls (excluding front internal wall)
- Painted timber beam above front Garage door opening
- Sectional overhead garage door to front with remote control

INTERIOR

- 2440mm ceiling height
- Flush panel doors throughout (2040mm high)
- Lever set door furniture to all internal doors
- Built-in robes with shelf and hanging rail
- Master Bedroom Walk-In Robe with shelf and hanging rail
- knobs to all hinged cupboard and robe doors
- Modern architrave and skirting boards
- White vinyl door stops to passage doors
- 75mm Cove cornice throughout

ELECTRICAL

- RCD safety switch
- Batten holder light points throughout
- Double power points throughout
- Hard wired smoke detectors with battery back up
- Sealed exhaust fan to Bathroom

EXTERIOR

- Colorbond® roof, fascia gutters and downpipes selected from Builder's Category 1
- Infill panels above side and rear dwelling openings
- Aluminium sliding windows throughout (Window configuration will vary with design)
- Feature front entry door with painted finish
- Aluminium sliding door to Meals/Family area (Design specific)
- Keyed lockset to front Entry door

HOT WATER

- Gas boosted solar panel hot water system

WALL TILING

- 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 of tiles to Bathroom, Ensuite, WC, Laundry and Powder Room (where applicable)
- Tiled skirting to Laundry, Bathroom, Ensuite, Powder Room & WC (where applicable)

KITCHEN

- Stainless steel built-in 600mm oven
- Stainless steel 600mm gas cook top
- Stainless steel 600mm canopy rangehood*

- Dishwasher provision (cold water point and power point included)
- Stainless steel sink
- Chrome sink mixer to Kitchen
- Square edge melamine hinged doors to Kitchen cupboards
- Laminate benchtops with postformed edge
- Soft closing mechanism to all cabinetry doors and drawers
- Designer handles to Kitchen cabinets
- Built in Pantry with melamine shelving

LAUNDRY

- Built in linen with 4No. melamine shelves (Design specific)
- Stainless steel 45lt inset trough in white powder coated metal cabinet
- Washing machine stop tap set located in cabinet
- Chrome sink mixer to laundry trough

HEATING/COOLING

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

BATHROOM/ENSUITE/POWDER

- Square edge melamine hinged doors and laminate benchtop and postformed edge to vanities
- Soft closing mechanism to cabinet doors
- Vitreous china basin to vanities
- 4mm polished edge mirrors (900mm high) to width of vanities
- 1500mm acrylic bathtub to Bathroom
- 900mm x 900mm preformed shower base to Bathroom and Ensuite
- Vitreous china toilet pan and cistern with soft close seat mechanism

- 1830mm High semi-framed shower screens
- Wall mixer to bath and showers
- Basin mixer to vanity basin
- Towel hooks and toilet roll holders

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

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

- 6-star energy rating to best orientation
- Min R2.0 fibreglass insulation batts to external walls of house and garage/house internal wall
- Min R3.5 fibreglass insulation batts to ceiling of house

View Simplicity Display homes at Orana Estate



Villa 211  4  2  2



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

As displayed at 18 Baroda Ave, Clyde North, 3978



Cosmo 166



3



2



2



Fairhaven

