

haven

Say *hello* to home



BY **SJD**homes

Five *simple* steps to your new home

STEP 1

Choose your floorplan

Select from our collection of floorplans designed specifically with First Home Buyers and Investors in mind.

STEP 2

Choose your style

Select your home's internal & external colours from the Haven designer colour palettes, your facade, and any upgrade packs.

STEP 3

Finalise your documents

Sign your Preliminary Building Agreement, pay your deposit, receive your quote, and get your working drawings!

STEP 4

Sign your contracts

It's time for contract signing! Our pre-construction team will work behind the scenes to prepare for your build.

STEP 5

Make it happen!

Say *hello* to **haven**

Haven by SJD Homes reimagines buying your first home or investment. Affordability does not need to be synonymous with a low quality build. With Haven, you can choose from a range of modern floorplans and enjoy the quality and service of Melbourne's Highest Rated Builder.

It's all in the *details*

There's nothing dull about what's included in your Haven home build. Discover exactly what stylish fittings, fixtures and more will be yours.

Internal Inclusions

- Choice of Four Haven Designer Colour Palettes
- 2440mm Ceilings
- Flooring Throughout
- Tiled Kitchen Splashback
- 900mm Appliances
- Laminate Kitchen Benchtops
- Soft close to kitchen doors and drawers
- Flush Tiled Shower Bases
- Semi Frameless Pivot Shower Screens
- R3.5 Insulation Batts to Ceiling

External Inclusions

- Choice of Four Haven Designer Colour Palettes
- Concrete Roof Tiles
- Aluminium Awning Windows to Facade
- Colorbond Fascia and Gutter
- Timber Infill above Garage Door
- Colorbond Panel Lift Garage Door



Let the journey *begin*

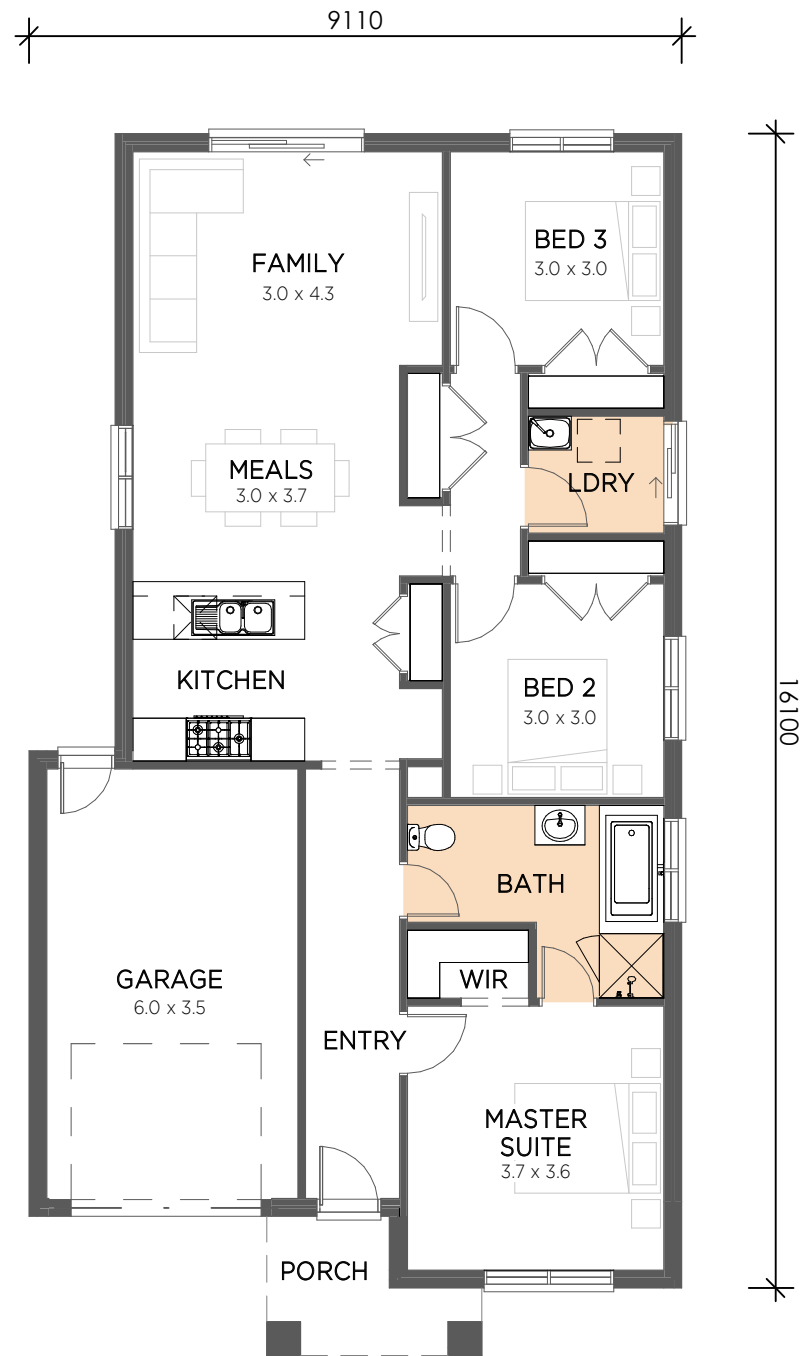
step 1.

choose your *floorplan*

	min. lot width	min. lot depth	Page
amalfi 146	10.5	24	8
malibu 144	10.5	21	9
rio 172	12.5	21	10
cove 172	12.5	22	11
bellini 199	12.5	25	12
savanna 223	12.5	28	13
maldive 223	12.5	28	14
colada 187	14	21	15
laguna 164	16	16	16
cosmo 193	16	20	17



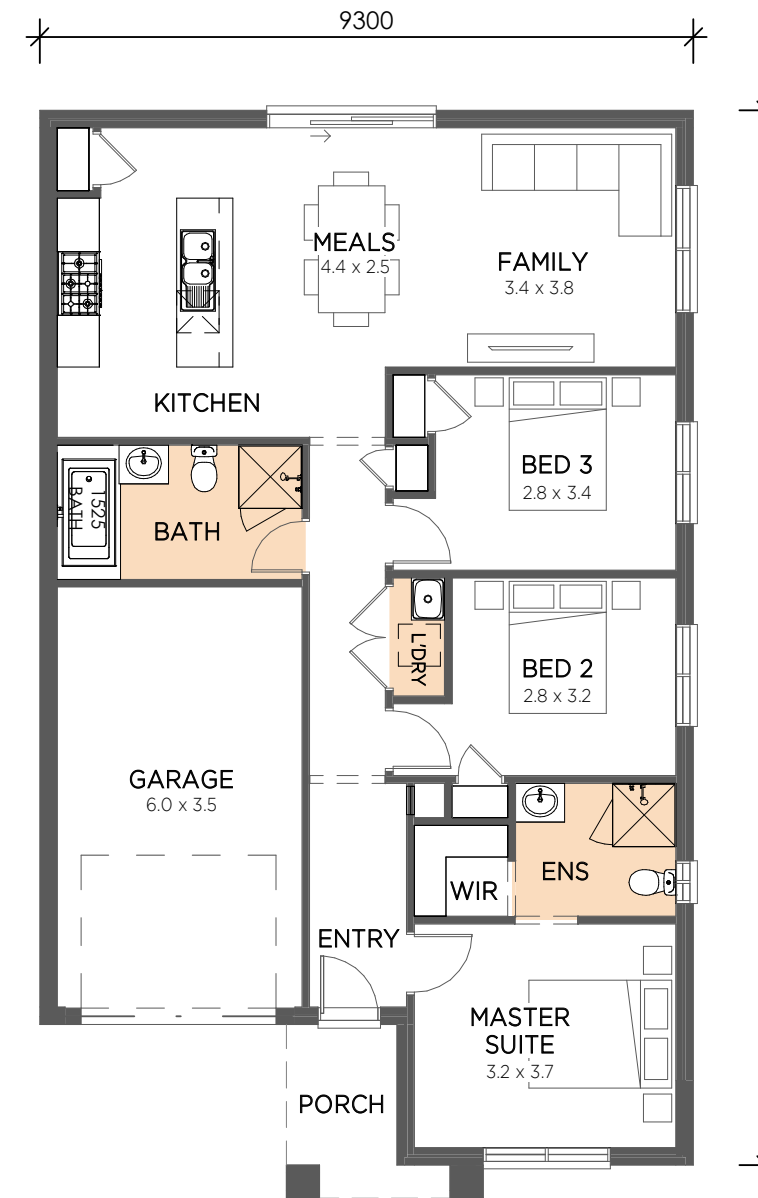
amalfi 146



10.5m+ Frontage

Total Size	14.62 Sq 135.84 m ²
Exterior Width	9.11 m
Exterior Length	16.10 m
Min Lot Size	10.5m x 24m

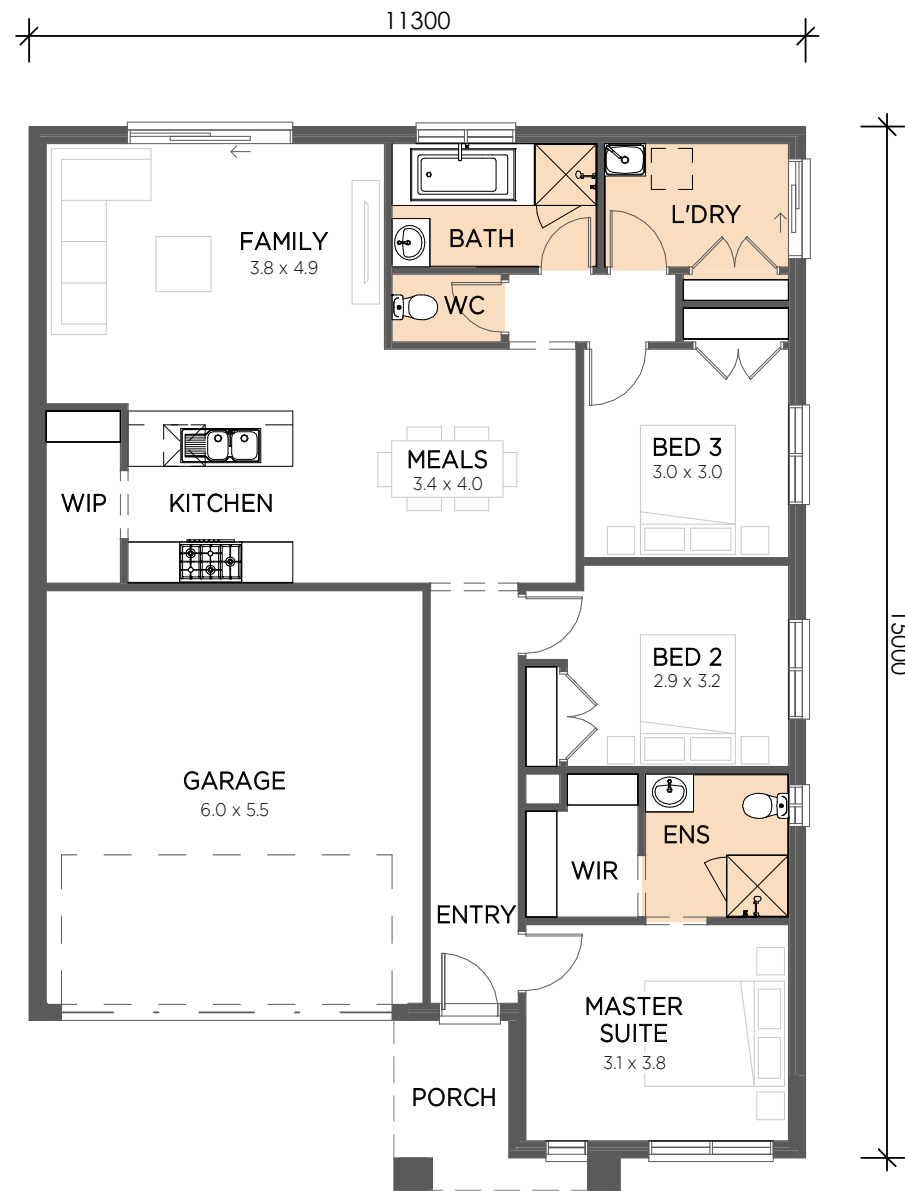
malibu 144



10.5m+ Frontage

Total Size	14.40 Sq 133.80 m ²
Exterior Width	9.30 m
Exterior Length	15.00 m
Min Lot Size	10.5m x 21m

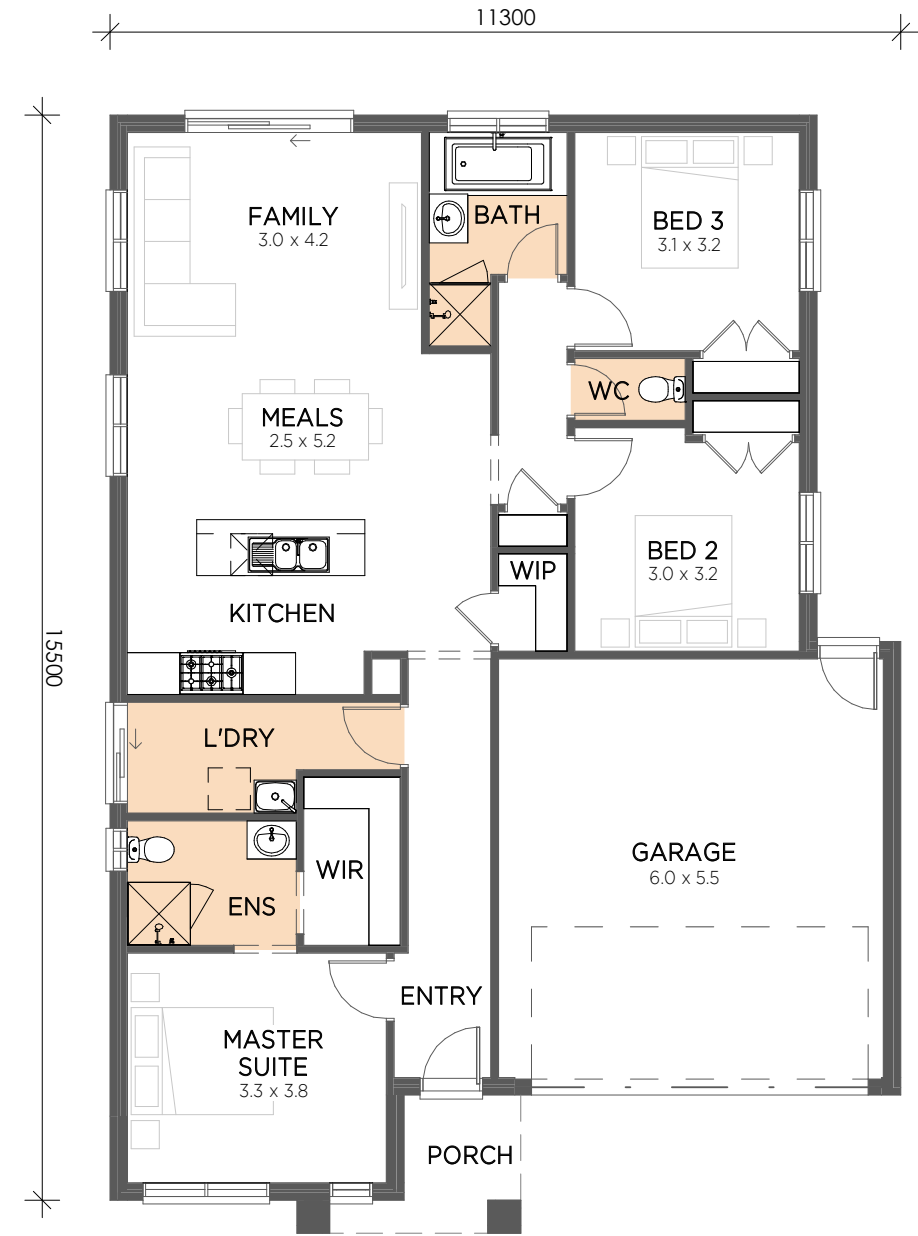
rio 172



12.5m+ Frontage

Total Size	17.24 Sq 160.20 m ²
Exterior Width	11.30m
Exterior Length	15.00 m
Min Lot Size	12.5m x 21m

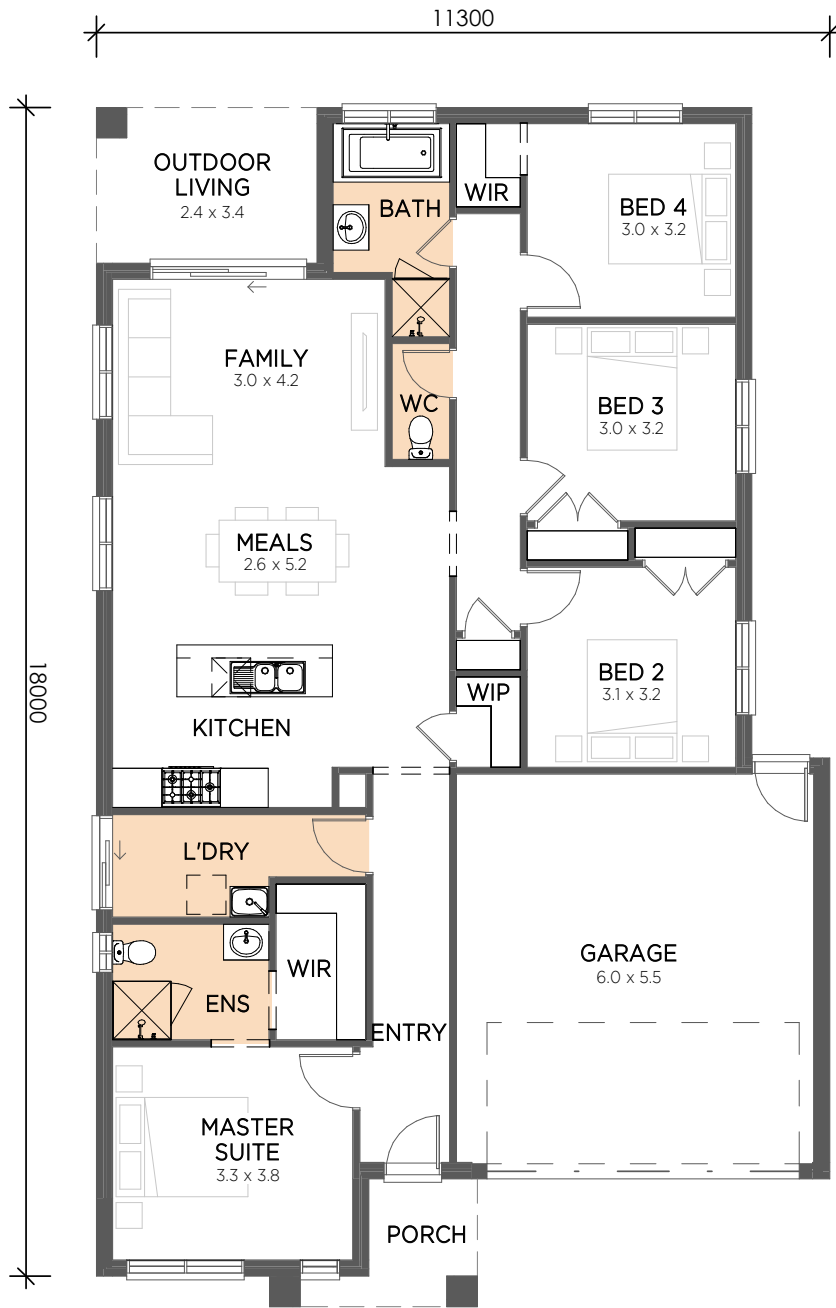
cove 172



12.5m+ Frontage

Total Size	17.17 Sq 159.49 m ²
Exterior Width	11.30m
Exterior Length	15.50 m
Min Lot Size	12.5m x 22m

bellini 199

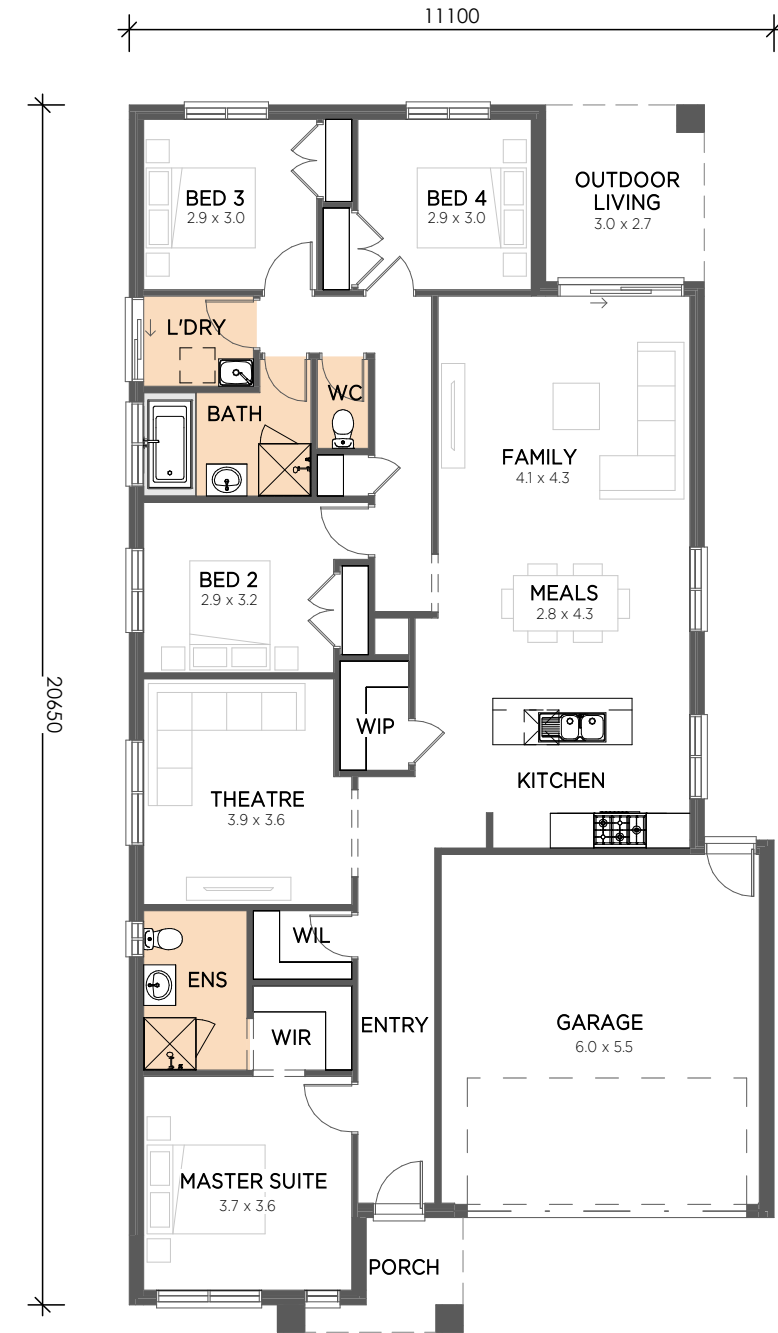


12.5m+ Frontage

Total Size	19.89 Sq 184.74 m ²
Exterior Width	11.30m
Exterior Length	18.00m
Min Lot Size	12.5m x 25m

savanna 223

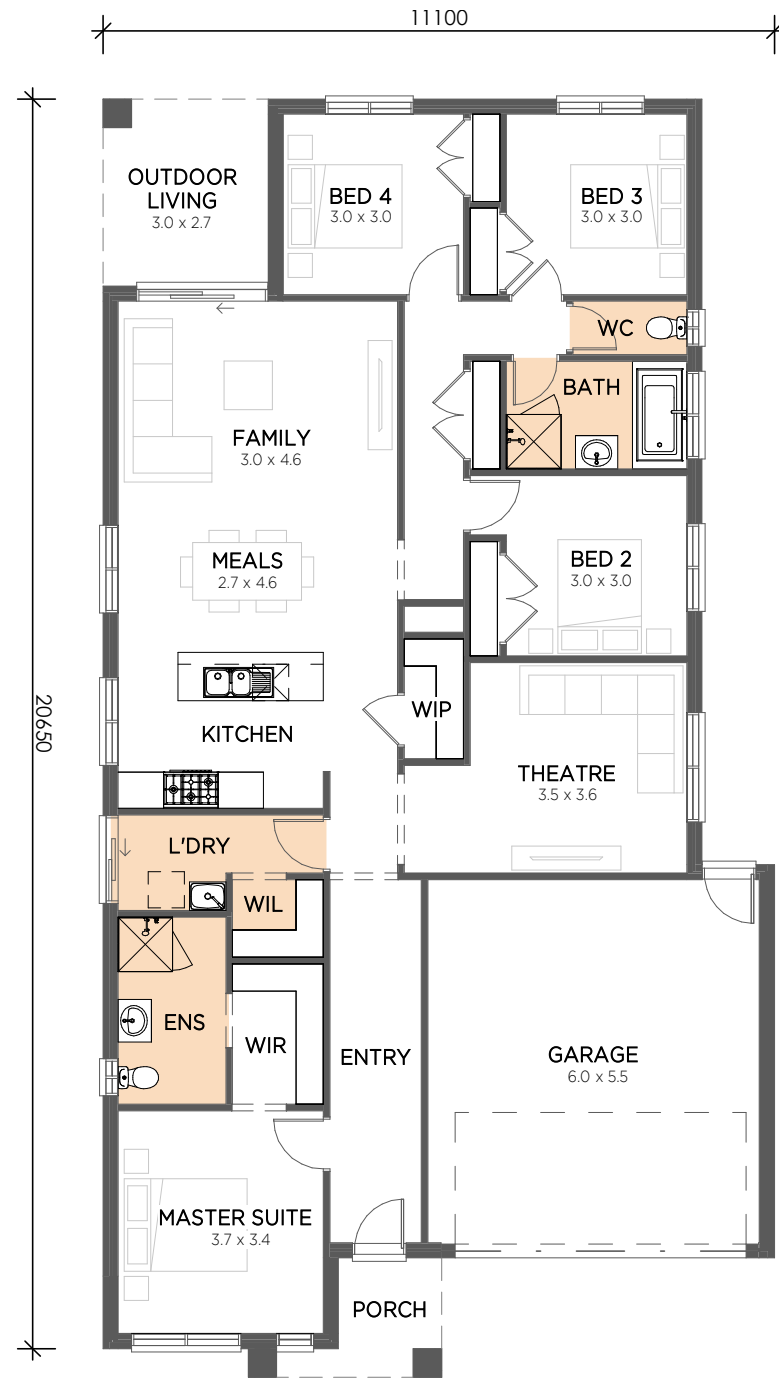
On display at Meridian Estate, Clyde North



12.5m+ Frontage

Total Size	22.34Sq 207.51 m ²
Exterior Width	11.00 m
Exterior Length	20.65 m
Min Lot Size	12.5m x 28m

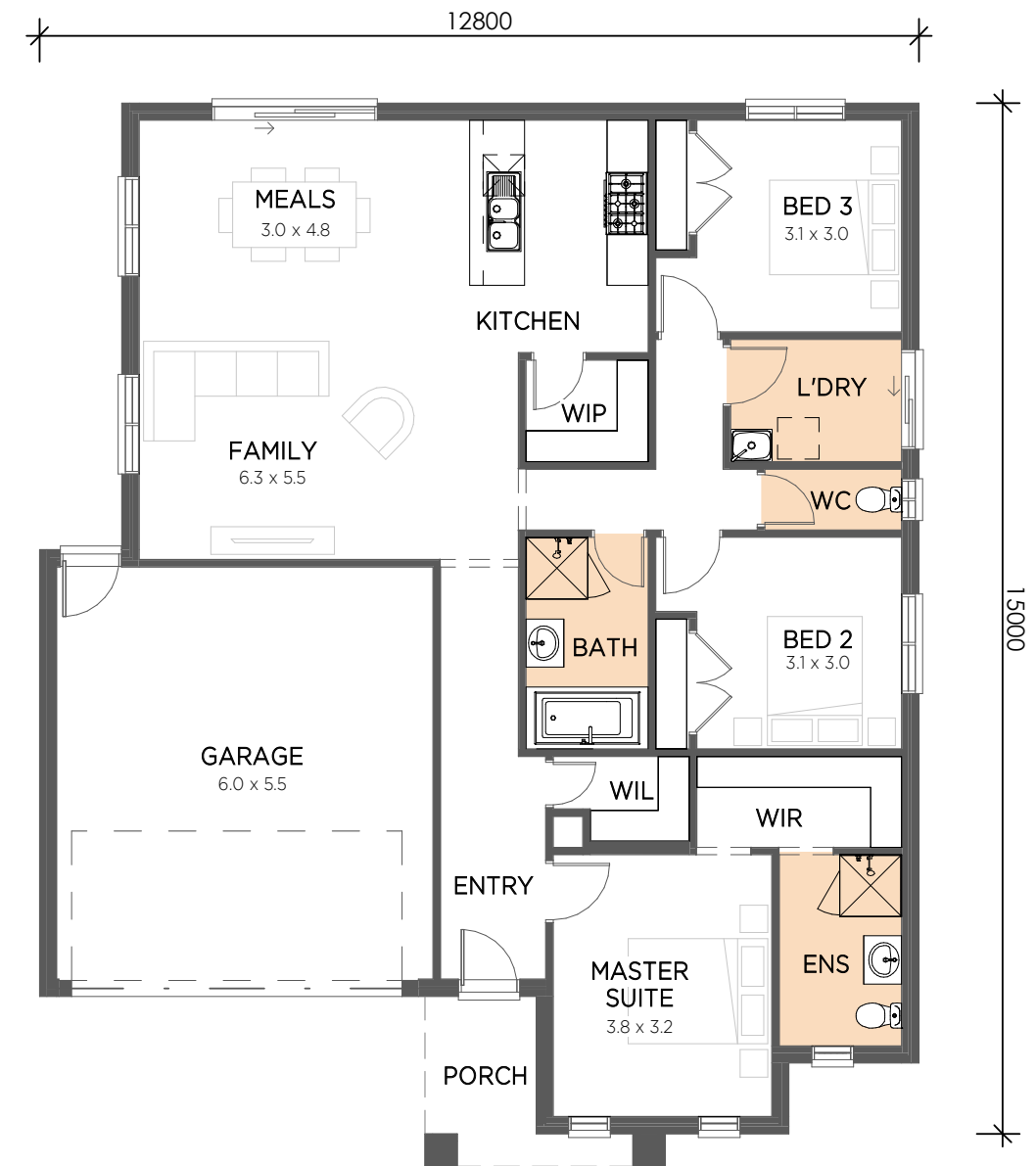
maldive 223



12.5m+ Frontage

Total Size	22.31 Sq 207.29 m ²
Exterior Width	11.00 m
Exterior Length	20.65 m
Min Lot Size	12.5m x 28m

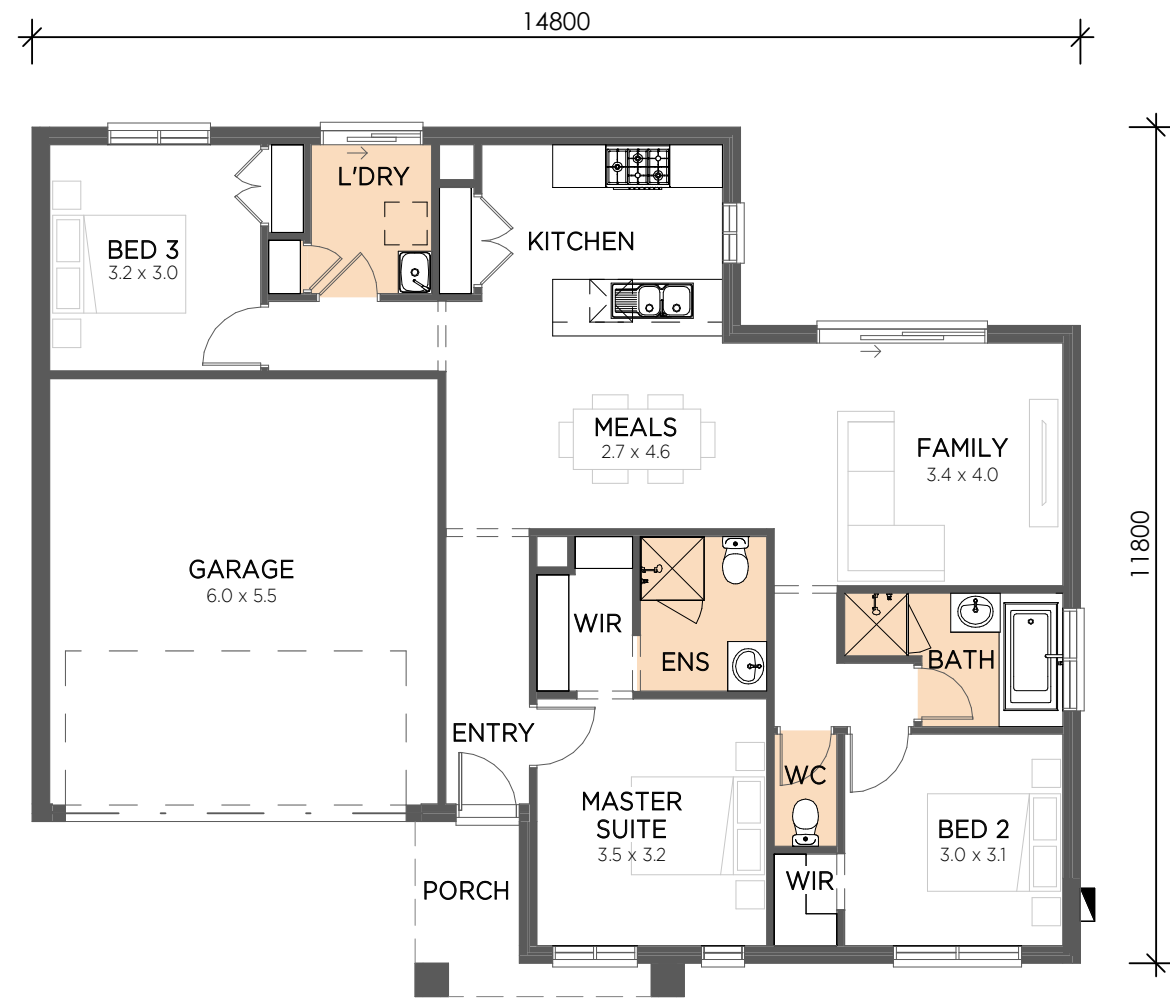
colada 187



14m+ Frontage

Total Size	18.59 Sq 172.68 m ²
Exterior Width	12.80m
Exterior Length	15.00m
Min Lot Size	14m x 21m

laguna 164



16m+ Frontage



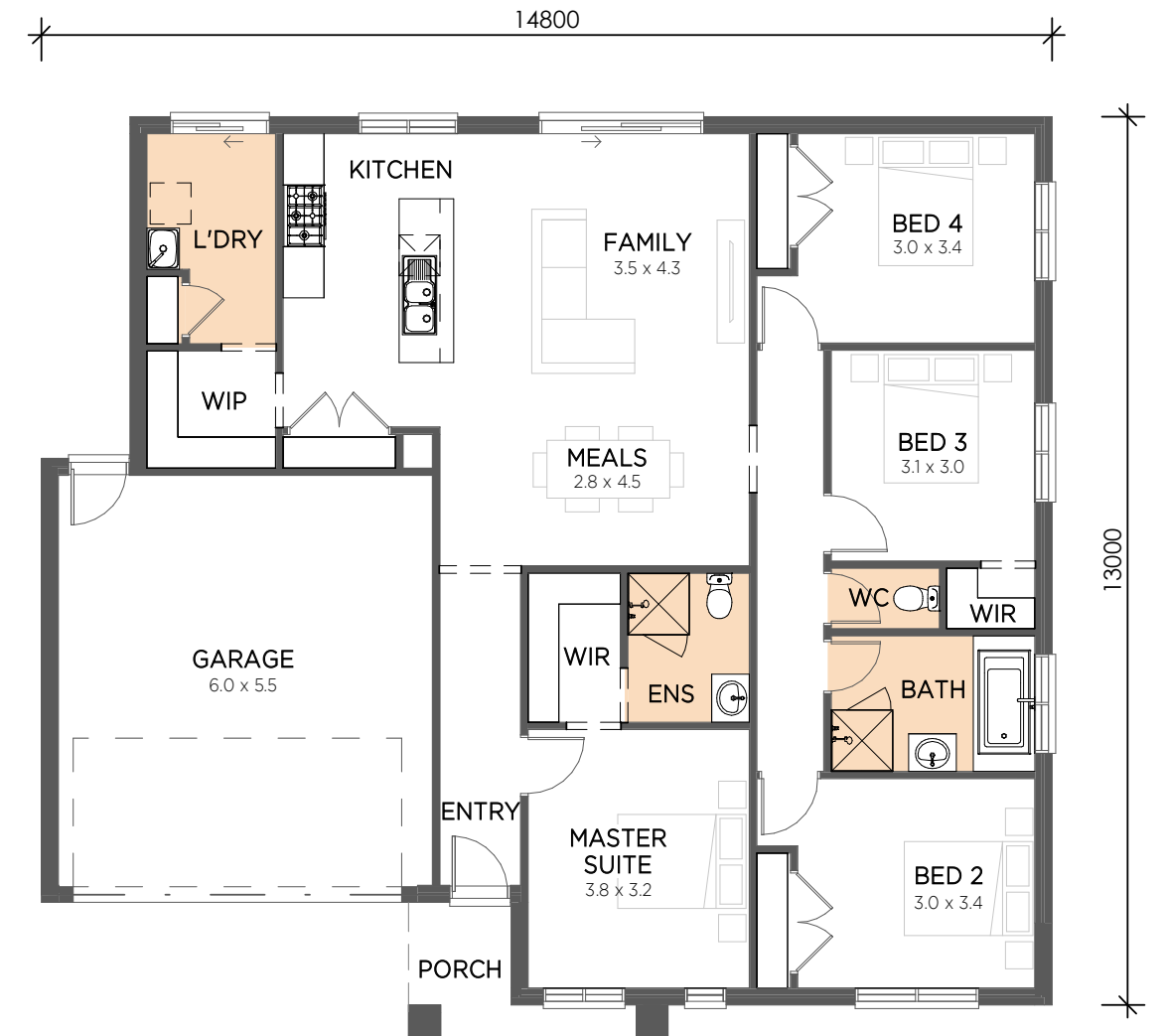
Total Size 16.38 Sq | 152.17 m²

Exterior Width 11.80 m

Exterior Length 14.80 m

Min Lot Size 16m x 16m

cosmo 193



16m+ Frontage



Total Size 19.33 Sq | 179.62 m²

Exterior Width 14.8m

Exterior Length 13.0m

Min Lot Size 16m x 20m

step 2.

choose your colour *style*

Haven by SJD Homes' four colour palettes and facade options have been designed to embrace your personal style to truly make your home your own.

Choose from five facade options and our Oasis, Urban, Hampton, and Adriatic colour palettes for your external and internal colour style.

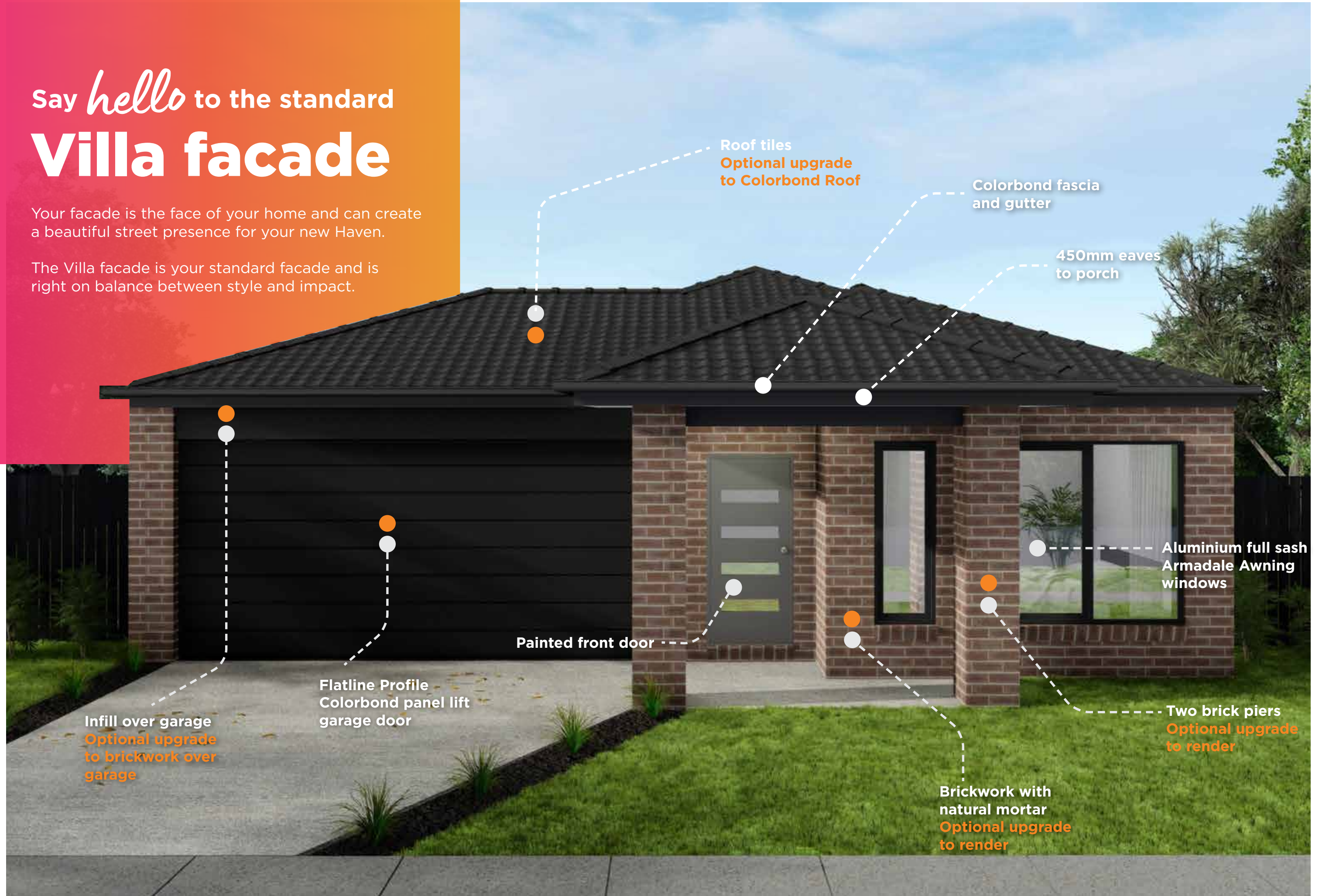


Let *Life* in

Say *hello* to the standard **Villa facade**

Your facade is the face of your home and can create a beautiful street presence for your new Haven.

The Villa facade is your standard facade and is right on balance between style and impact.



Roof tiles
Optional upgrade
to Colorbond Roof

Colorbond fascia
and gutter

450mm eaves
to porch

Aluminium full sash
Armada Awning
windows

Two brick piers
Optional upgrade
to render

Brickwork with
natural mortar
Optional upgrade
to render

Painted front door

Flatline Profile
Colorbond panel lift
garage door

Infill over garage
Optional upgrade
to brickwork over
garage

More than just a *pretty* facade

Personalise your Villa facade to suit your style, as easy as choosing from Alto, Soho, Port, or Bliss!



oasis external palette

Light, fresh and energising. Oasis creates a stunning seaside abode.



Images are for illustration purposes only and may show items not included as standard. While we strive to provide accurate representations, there may be slight variations in colour and texture that occur in real life. We recommend that you view Haven sample boards in person to ensure you are satisfied before choosing your colour scheme.

urban external palette

Urban brings a chic, bold, and industrial style to your home.



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hampton external palette

Cool, classic and sophisticated, the Hampton palette is laid back luxury at it's finest.



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adriatic external palette

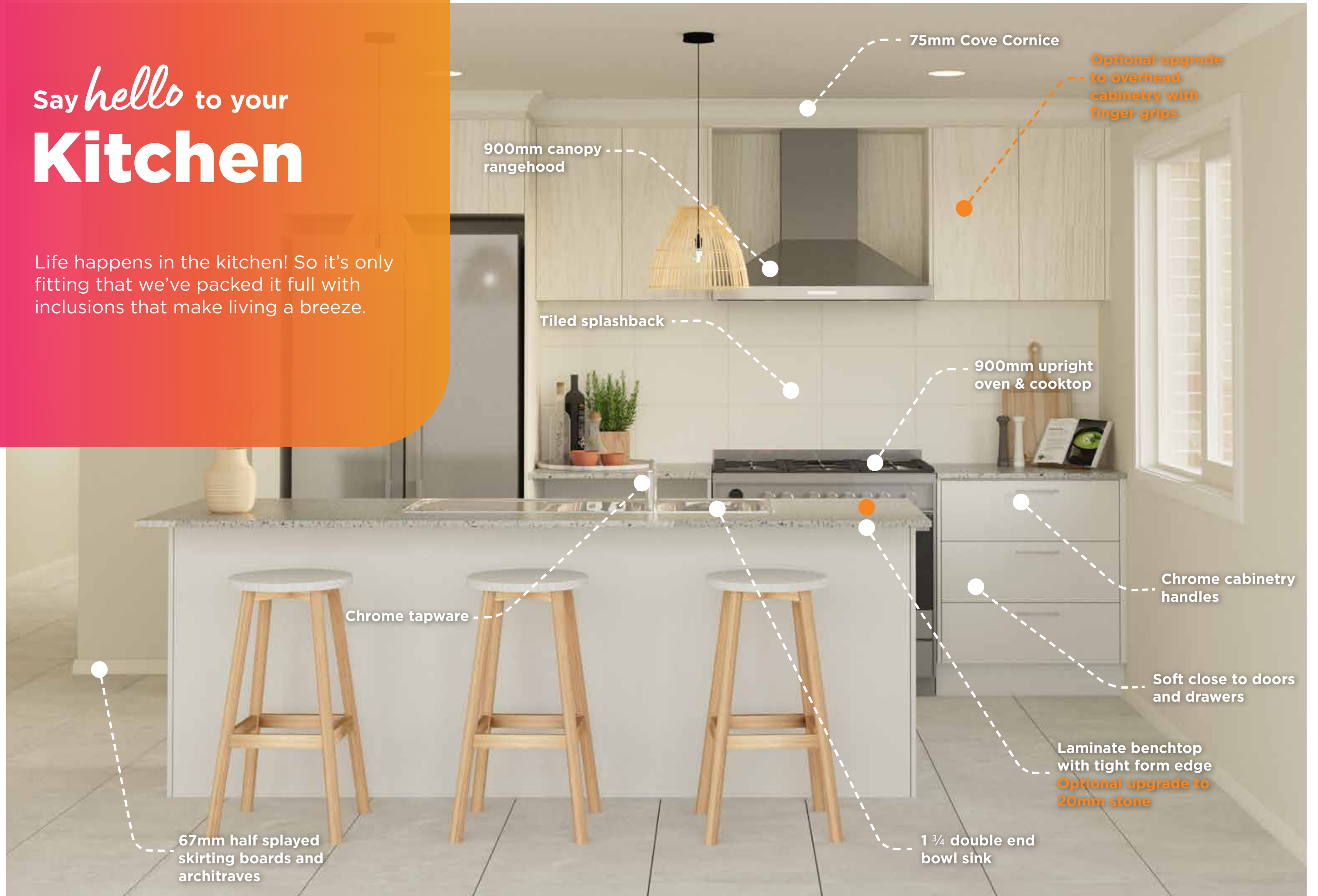
Take a trip to the Mediterranean with cool, organic, and earthy tones



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Say *hello* to your **Kitchen**

Life happens in the kitchen! So it's only fitting that we've packed it full with inclusions that make living a breeze.



900mm canopy rangehood

75mm Cove Cornice

Optional upgrade to overhead cabinetry with finger grips

Tiled splashback

900mm upright oven & cooktop

Chrome tapware

Chrome cabinetry handles

Soft close to doors and drawers

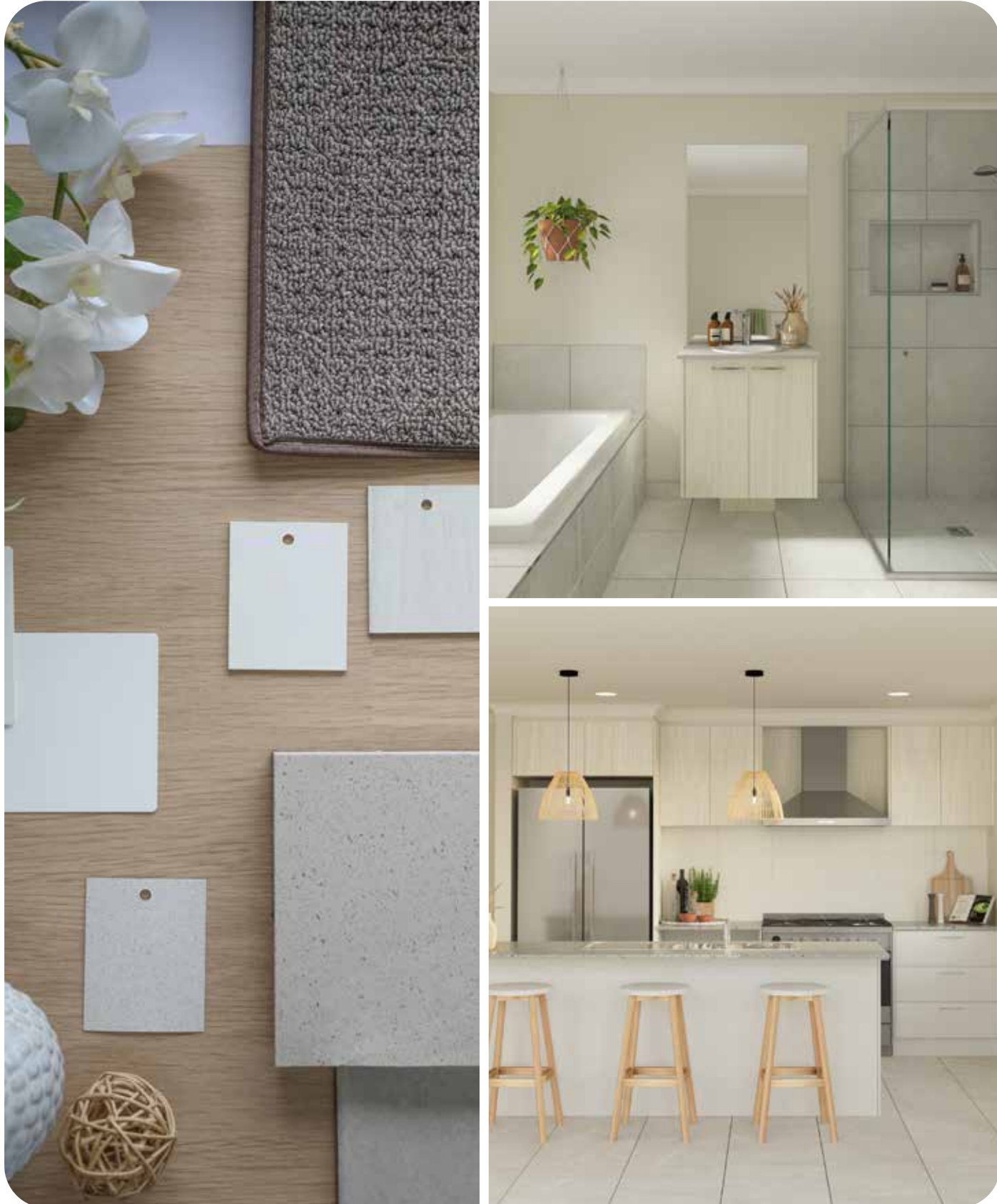
Laminate benchtop with tight form edge
Optional upgrade to 20mm stone

67mm half splayed skirting boards and architraves

1 3/4 double end bowl sink

oasis internal palette

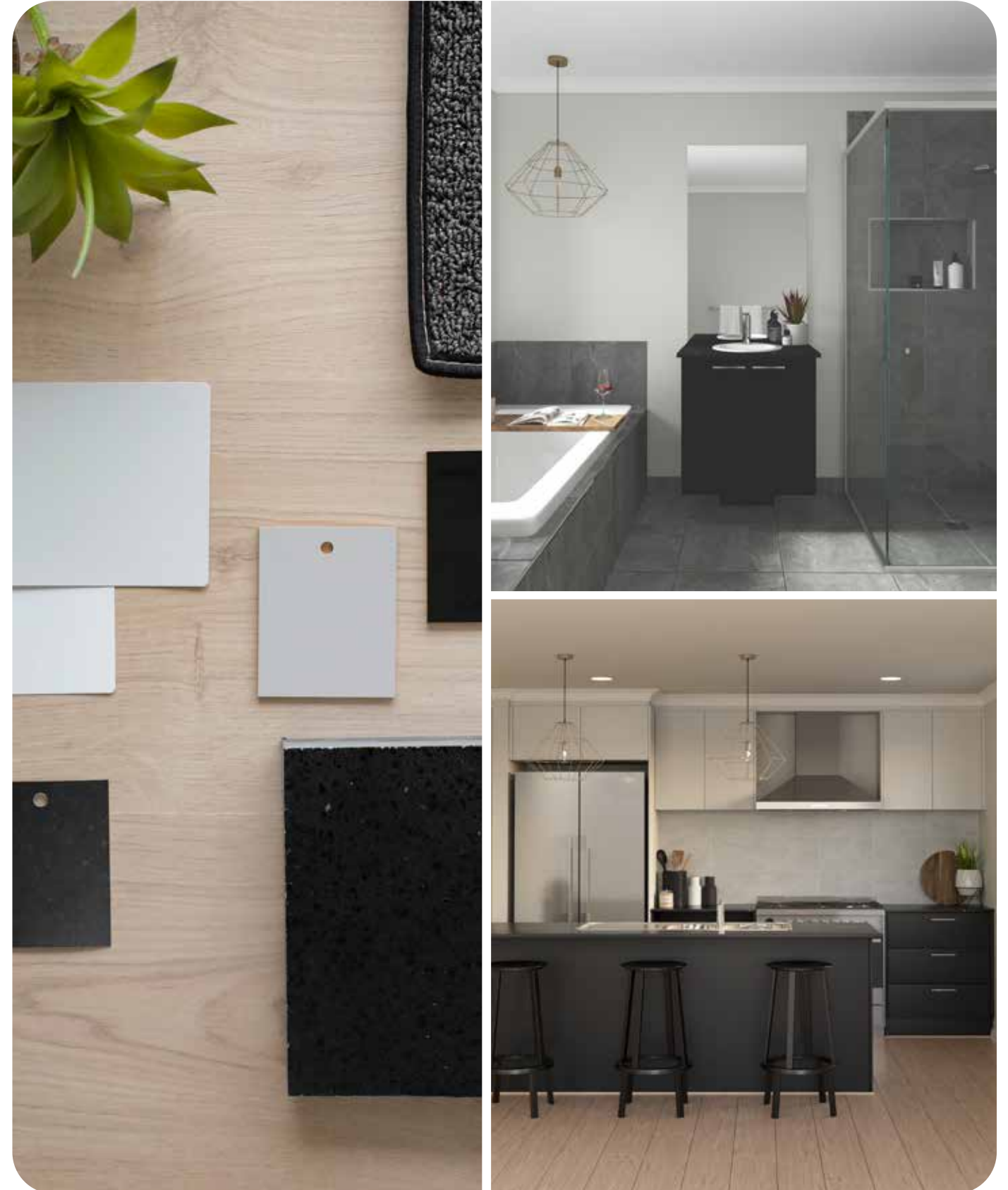
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step 3 & 4.

finalise your documents
and sign your contracts!

Congratulations, we're almost there! It's time to finalise your floorplan, facade, and style and pay your deposit. We'll get busy preparing your contracts and working drawings!

Once your contract is signed, we are ready for your finance approval and building permit.



It's time for your
story to begin

Key Pre-Build Stages

Preliminary Building Agreement

Sign your PBA and pay your initial deposit to lock in your Haven home.
upgrade colours

Working Drawings

Our drafting team will draw up your new home plans, including your detailed floorplan, elevations, electrical and flooring plans.

Final Documentation

Your Building Consultant will work behind the scenes to prepare all documentation, final plans, developer approval, and your final contact

Contract

We're almost there! Once we have received your finance approval and your land has settled, it's time to sign your contract.

Pre-Construction

Your Building Consultant will obtain your building permit. Your home file will then be submitted to our Pre-Construction team where material orders will be placed with suppliers and your Site Supervisor will be allocated.



Step by *step*

step 5.

make it happen!

It's go time! Your home is now ready to commence construction. Once your building permit has been issued, construction will begin and your home will progress through the following stages:

Let the build
commence!





Key Build Stages



Base

Site works commence and the slab is poured



Frame

Framing is completed and roof trusses are erected



Lock Up

Brickwork is completed, roof tiles are laid, and external doors, and windows are installed



Fixing

Plaster is installed to the internal walls and ceilings, and cabinetry, internal doors, skirting boards and architraves are installed.



Completion

All works are completed and your new home is ready for handover!



Maintenance

Your build includes a 3-month maintenance period after which SJD Homes will conduct a maintenance inspection to attend to all maintenance items and to ensure your home is completed to the highest standard.



Welcome Home

SJDhomes

Building **more** than homes

Your

Haven

awaits