

WEST QUAY

BUILDERS

P R E F E R R E D B U I L D E R

Lancelin South

Coastal homes for the Lancelin South Estate

CRAFTED WITH INTENTION

Your Preferred Builder.

BUILDING HOMES WITH CONFIDENCE.

Westquay Builders has been appointed as the preferred construction partner for the VIMG Lancelin South Estate.

With three generations of expertise, Westquay is a boutique residential builder specialising in architecturally designed homes, boutique developments and considered renovations throughout Western Australia.

At Westquay, every project begins with a shared commitment to quality. Through the close integration of design, construction and project management, we deliver homes with clarity, precision and craftsmanship.



MICHAEL PLANEL
DIRECTOR



With extensive experience delivering custom homes, Michael is responsible for driving projects from planning through to delivery.

Known for his practical approach, decisive leadership and ability to bring together consultants, trades and project teams, he ensures every stage of construction progresses efficiently.

TYE RAINOLDI
DIRECTOR



Beginning his career in architecturally considered carpentry, Tye developed a deep appreciation for craftsmanship and quality.

Today, he brings extensive residential construction experience, ensuring every home reflects the care, precision and attention to detail that define Westquay

DANIEL CASSETTAI
DESIGNER



Daniel Cassettai Design is an award-winning building design practice with over 30 years of experience, recognised for creating contemporary homes that balance innovation, functionality and enduring design.

Every project is shaped by thoughtful collaboration and a commitment to architectural excellence.

A COLLABORATIVE APPROACH.

From concept to completion, Westquay Builders and DC Design work together to deliver exceptional homes with confidence.



DESIGN

Site Analysis,
Planning and
Design



DOCUMENTATION

Selections,
Construction
Drawings



PRE-CONSTRUCTION

Cost Planning, Value
Optimisation,
Buildability Review



CONSTRUCTION

Communication, Quality
Control, Project
Management



COMPLETION

Handover, and
Ongoing
Support

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THE COLLECTION AT A GLANCE

Thank you for considering Westquay Builders, a preferred construction partner for Lancelin South Estate.

Created in collaboration with Daniel Cassettai Design, Oceanaire, Dunedrift and Saltspire are three coastal-contemporary homes designed specifically for this community. Each combines considered planning, enduring materials and Westquay's three generations of building expertise.

Available as fixed-price turnkey packages, every design includes a clearly defined scope, transparent inclusions and considered upgrade options—providing confidence from the outset.

OCEANAIRE



4 BED | 2 BATH | GARAGE | 201SQM

DUNEDRIFT



4 BED | 2 BATH | CARPORT | 179SQM

SALTSPIRE



3 BED | 2 BATH | CARPORT | 159SQM

WHERE THE COAST SETS THE PACE

Set within the emerging Lancelin South Estate and moments from the coast, this considered collection of contemporary residences offers a relaxed new expression of coastal living. Here, life unfolds at a gentler pace, guided by the changing light, the salt air and the rhythms of the Indian Ocean.



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OCEANAIRE

The flagship of the collection, Oceanaire is a generous four-bedroom residence defined by a sculptural skillion roofline, considered proportions and a strong sense of arrival. Designed to capture the ease of contemporary coastal living, the home brings together open, light-filled spaces with thoughtful zoning, creating an environment that feels both expansive and intimate.

At its heart, the kitchen, living and dining areas form a natural gathering place for family and friends. Generous glazing draws in natural light, while the seamless connection to the covered alfresco extends everyday living outdoors - equally suited to quiet morning coffees, relaxed family dinners and long summer evenings spent entertaining. The private primary suite, complete with a walk-in robe and ensuite, is positioned away from the home's three secondary bedrooms, offering a genuine sense of retreat without losing connection to the wider household.

A secure double garage, practical storage and carefully resolved circulation complete a home that is as functional as it is refined. Generous yet grounded, Oceanaire offers an elevated expression of life by the coast—designed not simply to be admired, but to be lived in.

Base price from 480K



FOUR BED

ROOM FOR REST,
DREAMS AND YOU



TWO BATH

CRAFTED FOR THE
DAILY RITUALS



GARAGE

CONSIDERED ARRIVAL,
SPACE BEYOND



201SQM

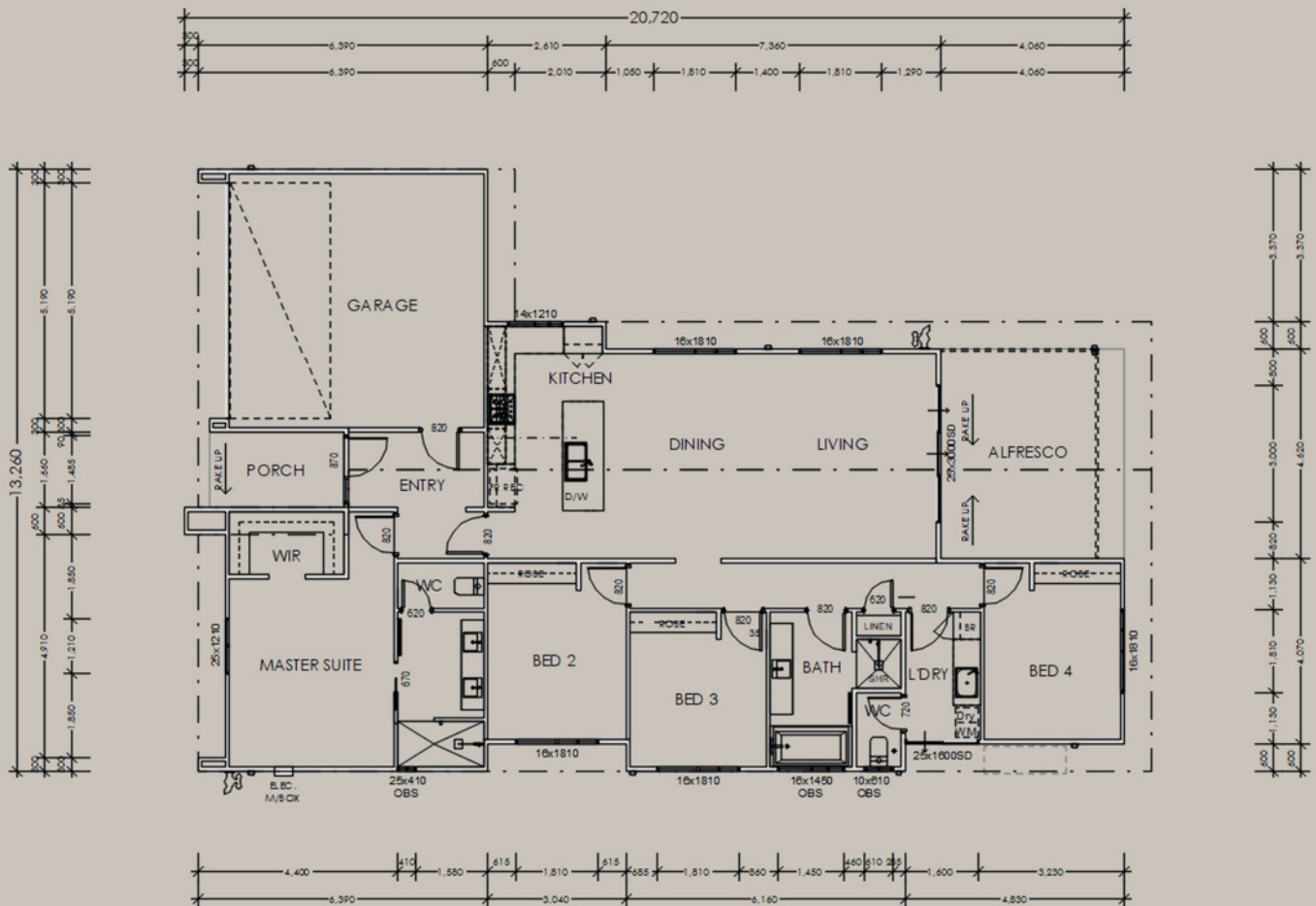
ROOM TO GATHER,
SPACE TO RETREAT

WEST QUAY

BUILDERS

OCEANAIRE

THE FLOOR PLAN



DWELLING AREAS

Porch 4.25
Alfresco 15.98
Garage 33.52
Floor Area 147.33

Total 201.18 Sqm

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DUNEDRIFT

Dunedrift brings a four-bedroom flexibility to a thoughtfully resolved and efficient footprint, offering a home that feels generous without excess. A streamlined entry and integrated double carport create a relaxed sense of arrival while keeping the design practical, accessible and cost-conscious.

At the heart of the home, a light-filled open-plan kitchen, living and dining zone creates an easy setting for everyday life. Designed around connection, this central space brings the household together while extending naturally outdoors for relaxed entertaining and year-round enjoyment.

Thoughtful zoning provides separation between shared and private areas, allowing the home to adapt comfortably to families, visiting guests or changing lifestyle needs. Every square metre has been carefully considered to deliver space where it matters most, balancing contemporary coastal design with everyday functionality and long-term value. Equally suited to a family home, coastal retreat or considered investment, Dunedrift offers an intelligent and attainable approach to life in Lancelin South.

Base price from 450K



FOUR BED

ROOM FOR REST,
DREAMS AND YOU



TWO BATH

CRAFTED FOR THE
DAILY RITUALS



CARPORT

CONSIDERED ARRIVAL,
SPACE BEYOND



179SQM

ROOM TO GATHER,
SPACE TO RETREAT

westquay.com.au

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WEST QUAY

BUILDERS

DUNEDRIFT

THE FLOOR PLAN



DWELLING AREAS

Porch 1.55
 Alfresco 14.70
 Carport 29.92
 Floor Area 133.43

Total 179.60 Sqm

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SALTSPIRE

Saltspire presents a considered entry into the collection - a thoughtfully planned three-bedroom home that delivers architectural character, everyday comfort and lasting value within a compact, cost-effective footprint. Its streamlined form reduces unnecessary complexity, focusing the investment on the spaces, finishes and details that have the greatest impact.

Every square metre has been carefully considered to support comfortable daily living without excess. Efficient planning minimises underused circulation while providing three well-proportioned bedrooms, practical storage and flexible shared spaces for relaxing, gathering and entertaining.

Ideal for first-home buyers, downsizers, young families or investors, Saltspire offers an intelligent pathway to building in Lancelin South. Affordable without feeling compromised, it brings together efficient design, contemporary coastal character and the confidence of a carefully resolved home - proving that considered living is not defined by size, but by how well each space performs.

Base price from 430K



THREE BED

ROOM FOR REST,
DREAMS AND YOU



TWO BATH

CRAFTED FOR THE
DAILY RITUALS



CARPORT

CONSIDERED ARRIVAL,
SPACE BEYOND



159SQM

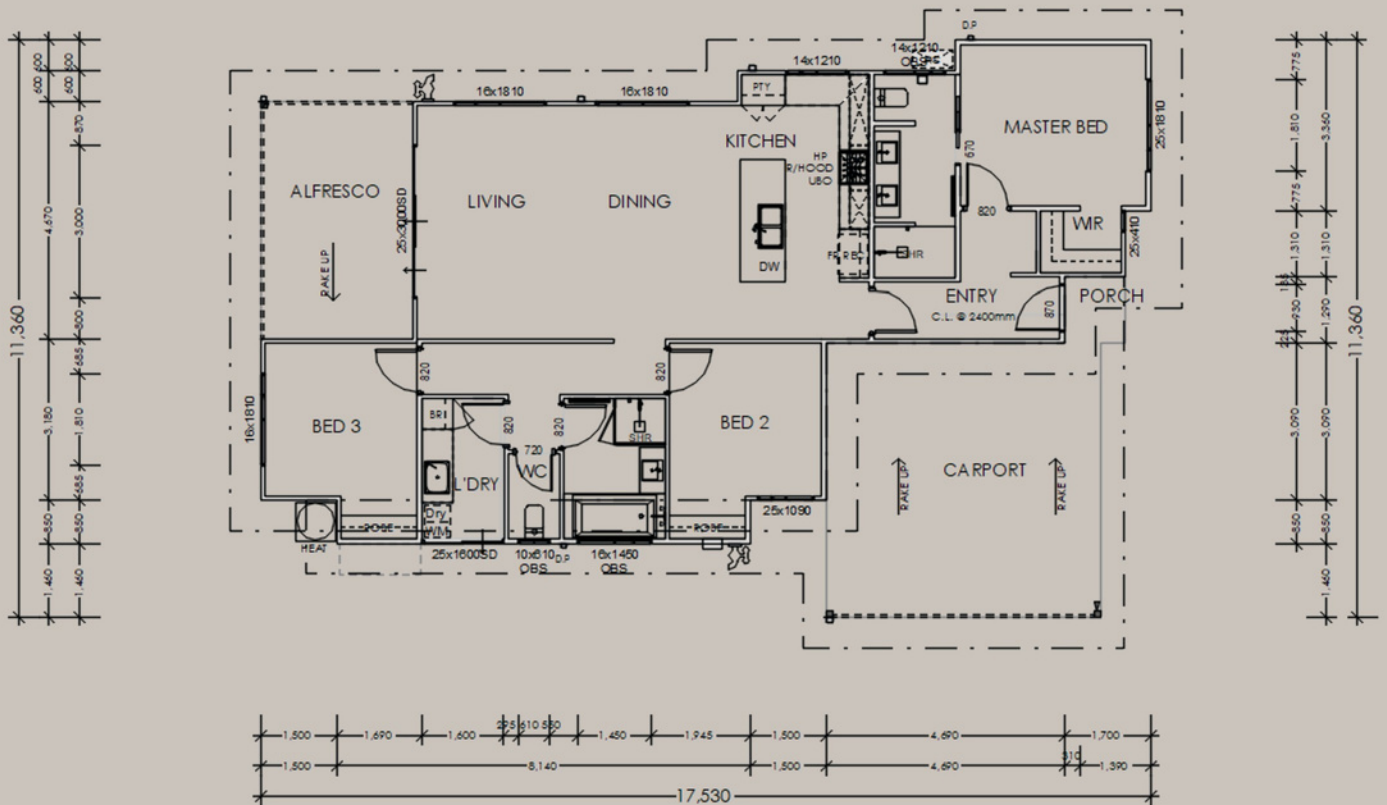
ROOM TO GATHER,
SPACE TO RETREAT

WEST QUAY

BUILDERS

SALT SPIRE

THE FLOOR PLAN



DWELLING AREAS

Porch 1.55
Alfresco 14.01
Carport 29.16
Floor Area 115.13

Total 159.85 Sqm

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PALETTE 01 - COASTAL

A warm, understated palette inspired by the quiet tones of the coast. Subtle and neutral tiling, honey toned oak and softly layered cabinetry are anchored by a neutral stone benchtop and a greige textured carpet. Calm, tactile and filled with light, the scheme brings an effortless sense of cohesion – designed to feel contemporary today and enduring for years to come.



INDICATIVE SELECTIONS & 3D VISUALS - FINAL PRODUCT TO BE CONFIRMED DURING PRE-START CONSULTATION

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PALETTE 02 - GROUNDED

A cooler, more contrasting palette for a crisp, contemporary edge. Subtle mid-grey tiling, light stone benchtops and rich walnut timber are paired with brushed nickel tapware and charcoal carpet, while optional crazy-paved stone cladding brings texture to select facade extent.



INDICATIVE SELECTIONS & 3D VISUALS - FINAL PRODUCT TO BE CONFIRMED DURING PRE-START CONSULTATION

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SPECIFICATION

Every Westquay home at Lancelin South is delivered on a turnkey basis – designed, built and finished so you can move straight in. The following schedule summarises the standard inclusions across all three designs. A full, itemised specification is issued with your building contract, and later refined or upgraded during the pre-start consultation.

AREA	STANDARD INCLUSIONS
Structure	Steel-frame construction throughout, engineer-designed footings and slab, termite control, structural engineering and site classification
Roof	Colorbond Trim Deck (or similar) roof on steel trusses, Colorbond Fascia, gutters and downpipes, 50mm Anticon roof blanket, Hardiflex lining to eaves and ceilings
Windows & Doors	Residential aluminium windows and sliding doors, Flyscreens throughout, Timber entry door, Quality door furniture
Insulation & Comfort	R2.5 wall insulation, R4.0 ceiling batts and ducted reverse-cycle air conditioning as standard – a genuinely comfortable, energy-conscious home
Kitchen	20mm stone benchtops and splashback, quality cabinetry, stainless steel sink with mixer, oven, cooktop and rangehood, dishwasher and fridge provision (recess and power/plumbing; unit supplied by owner)
Wet Areas	Stone-top vanities, quality cabinetry, tapware and fittings, mirrors, framed shower screens, 2m high tiling to showers, WC suites
Flooring, Wall & Ceiling Finishes	Vinyl or 600x600 Tiled Flooring to main areas, Tiled Flooring 300x600 to Wet Areas, Carpet to Bedrooms. 10mm plasterboard walls and ceilings, standard cornice.
Electrical	LED downlights, hard-wired smoke alarms, TV/data points, NBN provision, exhaust fans to wet areas, quality switches and power points
Garage (Oceanaire only)	Automatic sectional garage door with three remotes, grano hardstand

EXPRESSION OF INTEREST (EOI)

Lancelin South - Home & Land Package



PERSONAL DETAILS

FULL NAME _____

CURRENT ADDRESS _____

SUBURB / CITY _____ POSTCODE _____

EMAIL ADDRESS _____ PHONE NUMBER _____

PROPERTY AND PACKAGE DETAILS

ESTATE Lancelin South STAGE _____ LOT NO. _____

STREET ADDRESS _____

LAND \$ _____ BUILD \$ _____ PACKAGE \$ _____

PREFERRED HOME AND COLOUR PALETTE

OCEANAIRE



4 BED | 2 BATH | GARAGE | 201SQM

☐

DUNEDRIFT



4 BED | 2 BATH | CARPORT | 179SQM

☐

SALTSPIRE



3 BED | 2 BATH | CARPORT | 159SQM

☐

COLOUR PALETTE: ☐ Coastal ☐ Grounded ☐ To be confirmed

FINANCE

☐ Pre-approved finance ☐ Cash / self-funded

ACKNOWLEDGEMENT

This Expression of Interest records the applicant's interest only. It is subject to lot availability, site assessment, design suitability, final pricing, specifications, approvals and formal contracts.

APPLICANT SIGNATURE _____ DATE _____

REPRESENTATIVE _____ DATE _____



Behind every considered build is an excellent conversation.
So, let's have one

Tye Rainoldi & Michael Planel
Directors, Westquay Builders

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