

Building the future of
community living.

FINNIS
COMMUNITIES

As a dedicated partner in
community development,
we shape communities with
purpose and precision.

FINNIS

Our signature response to people, place and purpose forge effortlessly livable spaces that become thoughtful and inspiring reflections of those who inhabit them.



As a committed partner in community development, we help shape communities with purpose and precision, turning parcels of land into places people love.

At Finnis Communities, we shape land into thoughtfully planned estates, working alongside developers to bring their vision to life. From intimate 100-lot neighborhoods to expansive 7,000-lot communities, we ensure each estate remains true to its intent; balancing sustainability, character, livability, and enduring quality. With a meticulous approach to guidelines and compliance, we uphold the highest standards of development, crafting places where people can put down roots and build their future.

With extensive experience, we expertly assess guidelines and packages, reviewing all aspects of design, materiality, and building specifications. This meticulous process means every plan aligns with initial objectives and helps to ensure the estate's vision shapes the landscape.

Our commitment to excellence includes providing developers with detailed data reports, ensuring transparency and tracking of applications.

Beyond design assessment, Finnis Communities takes a hands-on approach, resolving compliance challenges, conducting site visits, and facilitating workshops to streamline approvals. We're present where it matters, from estate open days to one-on-one builder support, ensuring every detail aligns with the community's intent.

While our focus is on design review and approval, our seamless integration with Finnis Architecture allows for a holistic approach, providing comprehensive support across all aspects of development. As your dedicated partner in community creation, we help shape places with integrity, foresight, and an enduring sense of belonging.

With a considered approach to community development, Finnis Communities transforms land into thoughtfully designed places where communities can grow and thrive. Our mission is to uphold and elevate the vision of each new development, guiding land purchasers and developers toward design solutions that prioritise sustainability and livability.

Services

- Design guidelines

We collaborate with developers to craft clear, considered design guidelines, ensuring cohesive, high-quality communities that stay true to their vision.

- Assessment + approval

We specialise in assessing and approving dwelling plans to ensure they comply with the Design Guidelines, maintaining a high quality of built form within each community.

- Site inspections

Our team conducts regular site inspections to ensure compliance with guidelines, preserving the integrity of the community and addressing issues before they arise.

- Developer data reports

We provide detailed reports that give developers insights into project progress, dwelling composition, and market trends, helping to inform future communities.

- Breach management

We handle breach communication with diligence; investigating, addressing issues, and upholding community standards to protect the integrity of the development.

- Stakeholder workshops

We run workshops to engage stakeholders, simplify approvals, and highlight the value of estate design guidelines, fostering collaboration and clarity for a seamless process.

- Preliminary advice

We offer guidance and advice (troubleshooting any issues or concerns) to help builders and purchasers navigate the submission process with ease.

- Consulting services

We advise developers on site suitability, market demand, and regulatory requirements to help them make informed decisions for their projects.

- Masterplan development

We collaborate with consultants to develop masterplans that define lot orientation, yield expectations, and key development aspects to ensure well-planned communities.

- Estate amenities + community facilities

We design and document estate amenities, from parks to community centres, creating welcoming, sustainable spaces that enhance the quality of life for residents.

- Conventional, small-lot + medium-density housing

We craft considered solutions that balance function, aesthetics, and sustainability, shaping communities that feel both connected and livable.

- Speculative homes

We design and document architecturally distinctive, market-ready speculative (spec) homes for volume builders in Greenfield estates, blending innovation, efficiency, and broad appeal.

From land to lively neighbourhoods, our seamless integration ensures high-quality outcomes throughout the entire process.

Our Partners

At Finnis Communities, we help shape land into places people want to live. Working on estates from 100 to 7,000 lots, we partner with developers to uphold the vision of each community, ensuring every detail aligns with its intent. Through considered guidance and a commitment to quality, we help set the foundations for neighbourhoods that are as well-planned as they are well-loved.



Our Communities

- Amber
- Arlington Rise
- Attwell
- Austin Lara
- Bridgefield
- Creekstone
- Elements
- Elinya
- Elpis
- Glenlee
- Grandeur
- Grandvue
- Haymont
- Heritage Rise
- Jubilee
- Katandra Rise
- Liliium
- Maplestone
- New Bloom
- Olivia
- Queens Brook
- Rosalia
- Rosewood
- Seachange
- Serenity
- The Heartlands
- The Heights
- The Reserve
- Tulloh St
- Waterford Rise
- Watermark
- Westwood Place
- Westwood Walk
- Willow
- Wynbrook

We don't just meet expectations; we exceed them.
Our client experience is built on three core pillars:

Exceptional service

We believe that great service begins with genuine care. Our responsive approach ensures that clients feel valued and heard. We touch base regularly, maintain open communication, and manage expectations with transparency, allowing clients to enjoy the journey with confidence.

Personal connection

Our process is deeply personal, tailored to each client's unique needs and desires. We prioritise true listening, understanding the nuances of their vision, and crafting a journey that reflects their individual sensibilities. Every step of the way, we ensure that our clients feel personally attended to and understood.

Inspiring creativity

Our client experience is designed to inspire. Through our collaborative and imaginative approach, we spark new ideas and possibilities. The process itself becomes a source of excitement and creativity, enriching our clients' lives and broadening their vision of what their project can be.

With a belief that thoughtful design and genuine care create the strongest foundations for thriving communities, we are a highly collaborative team that takes a human-centered approach to housing.

[Meet the team](#)





finnis.com.au