

# SUMMER NEWS

2016

01/12/2016

## BANNOCKBURN HANDOVER



We are thrilled to complete another beautiful *Little Constructions* home in Bannockburn. The home features Stunning Natural Stone Tiles to the Ensuite, large Provincial style Kitchen, Full Concrete Paving to the exterior of the home, Large Master Suite, a Timber and Gas log fireplace with joinery to the Study. We were delighted to hand over this home to our fantastic Clients who were over the moon with how everything turned out. To view more photos visit our website under the New Custom Homes Tab.

### IN THIS ISSUE

- Bannockburn Handover 1
- Houzz Profile 1
- Feature Home 2
- Feature Projects 3
- Project Revisited - Wallington 4
- Acreage Home Building 5
- Client Testimonial 6
- Holiday Closure dates 6
- Product Review - Nicolazzi 6



You can now find us on Houzz, this is an amazing resource for our expanding company, putting us in touch with designers, architects and leaders in our industry. Through this website we can showcase our work, brainstorm with others, see feedback from clients and find inspiration for our new homes.

If you would like to check our profile, type the web address below into your browser:

<http://www.houzz.com.au/pro/little-constructions/little-constructions>

All Little Constructions newsletters are available for download on our website:  
[www.littleconstructions.com.au](http://www.littleconstructions.com.au)

# FEATURE HOME

The Jamieson is a great floorplan for families consisting of 3 Bedroom, 3 Living areas and a separate Study. Ample room for all, is what's great about this design, without feeling like a huge space this home is 32.8 sq's.

The Floorplan packs a punch through its useful and practical layout, featuring 2 W.I.L's, very generous Master W.I.R and W.I.P to the kitchen, the home contain useful rooms and no space is lost through the careful execution of the room placements. We have a wide range of Facades for this design, we decided to show the traditional façade as this is the façade included in the base price. If you would like more information on this design or any of our others please call Sonja Sanderson on 0478 686 985, she will be more than happy to answer any questions you may have.



JAMIESON  
TRADITIONAL FACADE



# FEATURED PROJECTS



## Lethbridge

### Custom

This job is coming along well with Slab poured, Frame installed and Roof going on. We have had a few delays with this project due to the wet weather, to pour the slab. But now as we can see this large family home taking shape. The home hosts a beautiful courtyard area in the centre, with windows all around to bring in the sunlight and overlook a sheltered entertaining area.



## Wallington

### Custom Off Grid Home

Off the grid, this project in Wallington will be a self sufficient dwelling, containing but not limited to Septic Tank, Solar Panels, Back up Generator, Water Tank and Bottled Gas. This modest 33sq family home has 3 Bedrooms, 2 Bathrooms, Study and 2 Living Rooms. Stand out features of this home include Internal brickwork, Wood burning stove, Combustion fireplace, Bay Windows and a 7.7 star energy rating. A high energy rating reduces the running costs of home such as heating and cooling.

## Lara

### Hampton (Modified)

This home has come full circle quickly with completion due end of December, it seems like yesterday we were signing contracts. Decking in the Alfresco has been completed and we are putting the final touches on this stunning new home. Our trades have been working hard to get this home completed for clients in time for Christmas. Make sure to keep an eye out on our Website for Photos of this home due early 2017.



## Bannockburn

### Belle Vista

Another beautiful Vista design is under way in Bannockburn. This home is not on a slab, but on bearers and joists. This Vista will be slightly different to our display home and previous Vistas, as it will have a weatherboard façade instead of brick. For our weatherboard cladding we use a compressed cement sheet product, this product increases the durability of the façade and should eliminate the need to replace rotting timber weatherboards.



# PROJECT REVISTED - WALLINGTON



This home was handed over back in August 2015. This home was loosely designed off our Belle Vista Display Home. To accommodate a young growing family with a small home based business, it was important that there is ample room so they would not grow out of it. We achieved this by having 2 separate Living room, a stand alone Study accompanied by 4 Bedrooms a separate WC and 2 Bathrooms. With a growing family in mind we had to maximise the storage, this includes, a coats cupboard, built in storage to the Laundry and a Linen Cupboard. The home sits on a generous 2 acre block with and out door playground for the kids and rear concrete paving for entertaining. We loving seeing our Clients finalising there homes to make it truly there own.

For more photos go to [www.littleconstructions.com.au](http://www.littleconstructions.com.au)



# ACERAGE HOME BUILDING, THATS OUR SPECIALITY

*Little Constructions* specialise in building Acreage Design homes on rural sites around Geelong and region, after identifying a growing niche market, the 'tree-change/sea-change' trend of couples and families turning away from urban living, to instead embrace the wide open spaces of a rural lifestyle on acreage property.

Building on a larger rural, or semi-rural acreage property offers scope for freedom and flexibility, because suddenly conventional rules do not apply, compared with building on an urban block with neighbours encroaching on all sides. However, many consumers do not realise there are many additional factors to be considered, which are taken for granted when building in a standard suburban estate.

Building on a remote acreage property often means starting from scratch, with no, or perhaps only some utilities connected. *Little Constructions* have developed invaluable specialist knowledge in planning and implementing pre-construction strategies, with a comprehensive understanding of specific rural building characteristics, including council, environmental and building regulations, so we're well equipped to Project Manage the building process methodically and efficiently.

*Little Constructions* are very familiar with Geelong and Region's rural infrastructure and geological landscape, as well as consumer utility options, requirements and regulations. We have a thorough understanding of the unique factors that need to be considered when building on rural acreage sites, including:

- Challenging sites/ sloping sites and groundworks/ contingency projections
- The occurrence of "floating rock" particularly found in Golden Plains Shire – the implications
- Optimal slab construction & engineering as determined by soil type – a case-by-case solution
- Installation of Septic treatment systems/ treated water dispersal regulations & best practices
- Rain water catchment storage tanks/ grey/ rain water recycling & irrigation systems
- 6-Star Energy Rating - how to achieve compliance requirements and excel - if you wish to
- Solar orientation – optimal siting to reduce heating & cooling costs
- Orientation/ optimise views to add aesthetics & value to property
- BAL bushfire rating/ prevention & compliance regulations
- Consideration of prevailing/ high winds for optimal enjoyment of outdoor/ alfresco areas
- Council requirements for building setbacks/ crossover
- Power - rural installations & understanding AMP/ Voltage requirements & limitations
- Gas – bottled LPG usage capacities - planning for future arrival/ installation of natural gas
- Off-grid construction solutions to eliminate utility bills  
Photovoltaic Battery systems - a method of converting solar energy into direct current electricity



# Nicolazzi

## PRODUCT REVIEW

**Nicolazzi Tapware.** We first saw this brand when we were looking at Tapware for our *Belle Vista* Display Home. We fell in love with the classic provincial feel and the outstanding craftsmanship of the product. We knew straight away we had to showcase the product in our Display Home. We choose *the Nicolazzi Adore Gooseneck Sink Mixer and Spray* for our Kitchen Mixer, as it fits the style and the feel of Kitchen perfectly. We have had exceptional feedback from this product with 90% of our new home clients choosing this tap and expanding more from the Nicolazzi range for their home..

Nicolazzi offers an astounding 19 different finishes from Rose Gold to Matt White. Whilst a beautiful product is always a great asset, what's even better is their service. We have had a fantastic experience with Nicolazzi' s service department, not only do you get a great product, you also have the assurance that you will be looked after by the fabulous service department if any thing pops up.

Along with all that, each item is hand finished to the high Nicolazzi standard. Located in Alzo, Italy. Nicolazzi have been crafting their tapware for the past 50 years and still remain in Alzo.

All in all were very pleased with the Nicolazzi range and you can expect to see them again in our next display home.

## TESTIMONIAL

*Mark & Leesa,*

*Just to say a big thank you for the stress free build (everyone tells you of all the drama they experience building a home)*

*The quality is amazing and all our friends and family love the end result, can't wait to get the move completed in the next couple of weeks.*

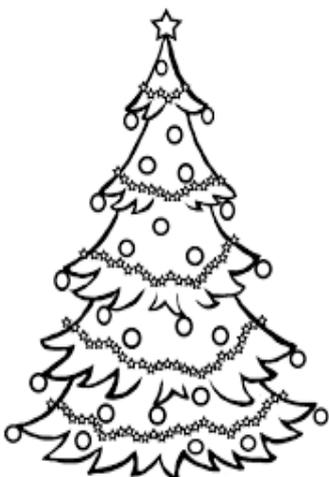
*A special thank you to Leesa for her patience and advise on colour schemes etc.*

*Mark it was great to have personal contact with you and it means a lot to speak directly with the builder.*

*Once again, thank you very much.*

*Regards,*

*Rob and Norma Schwarz*



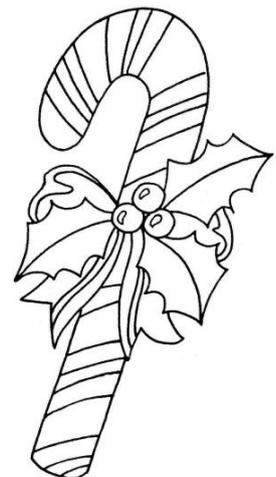
## HOLIDAY CLOSURE

From Mark, Leesa and the Little Constructions Team, we would like to wish you a Merry Christmas and a Happy New Year.

Our Office and Display Home will be closed from:

1pm Friday 23rd December 2016

Reopening 9am Monday 16th January 2017



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