

AUTUMN NEWS

2018

15/03/2018



We have handed over this absolutely breath-taking home featuring our Country Façade, in Lara. With 3 metre high Ceilings, 35 degree Roof pitch and Tas Oak flooring throughout, this home sure does impress. The home consists of two Living areas, Gas log Fireplace, a Butler's Pantry complete with Sink and Dishwasher and a luxurious Master Suite. Extensive Decking to the Verandah and Alfresco, with ample of storage to the Laundry and Storage Room.

To see more photos of the project, head on over to our website www.littleconstructions.com.au

NEW TEAM MEMBER



- Dwight Hogan

We are very excited to welcome Dwight Hogan to the Little Constructions team. Dwight comes to us with a wealth of knowledge having worked for two of Victoria's largest builders. Dwight's attention to detail is beyond belief, but you wouldn't believe it. He shows clients the respect and care required to provide them with a quality home. Outside of work, Dwight loves to travel, play basketball, socialise with friends, be the best uncle possible and always having a laugh.

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All Little Constructions newsletters are available for download on our website: www.littleconstructions.com.au

HIGHLIGHTED PROJECTS

Featured Projects for Autumn 2018



GERINGHAP

Belle Vista

This Belle Vista in Geringhap is nearly completed. We are so pleased with how this home has come up with the beautiful Chardonnay Stone finish. The clients have made their own little twist on the Display Home to make it there own.

This is sure to be another beautiful home in Geringhap.



BANNOKBURN

Belle Vista

With Fix stage now well and truly completed, we can start to see this home take shape, when we really get to see the style and feel of the home.

Again, our clients have made their own little twist on the Display Home to make it there own.

We cant wait to photograph this beautiful family home for you all too see.



WERRIBEE

Custom

It is very exciting for us to be preparing for hand over of this 3 Bedroom Single Storey project in Werribee as we nearing completion, with Handover of this home taking place in April 2018. With Fix Stage now completed, this project is really start to feel like a home.

We cant wait to finish this job to our high quality standard and to see this home completed.



TORQUAY

Belle Vista

These clients have definitely put their on flare on the Belle Vista. Extending the Living space and Alfresco for entertaining, these clients have definitely made this home their own. Currently approaching Lock Up Stage, we can not wait to see the finished project with Handover to be in the second half of this year, 2018.

BUSH FIRE ATTACK LEVEL RATINGS

- What does this mean for your new home?

With a hot summer behind us, plus a high bushfire risk forecast for 2018 ahead, we thought it timely to provide some information about *Bush Fire Attack Level Ratings* or, BAL Ratings for short.

The Victorian Fire Authority, Victorian Building Authority, CFA and Government Environmental bodies have mapped out significant areas of land across Victoria to identify 'Bush Fire Prone' areas, in order to draft a legal building code of industry standards for the construction new homes – BAL Ratings.

BAL Ratings have been developed to determine the level of potential bush fire attack on a property. Bush fire attack is considered to be potential flame contact, ember attack, or radiant heat exposure that may affect a building and damage, or destroy it during a bush fire. Building to the correct BAL measure can help a building to potentially survive a bush fire and more importantly, provide better protection for human life.

The BAL Rating is based on numerous factors, including the density, height and proximity of vegetation around the proposed dwelling, the slope of the block, the geographical location, the history of previous bushfire locations and the wind rating of the area. The BAL rating will impact most on homes being constructed in rural areas, or on the fringe of rural areas. There are 6 BAL Ratings: Low, 12.5, 19, 29, 40 and FZ.

Meeting BAL Rating requirements can be a costly exercise, as the higher the BAL Rating, the more preventative measures need to be built into the home. So when building on a rural property, it's important to be aware of potential additional expenses to upgrade items as required, such as Windows, Doors, External walls, Garage Doors and Roofing specifications.

Finally, it's very important to understand that even a house built to the highest BAL Rating FZ may still be destroyed if there is a fire. NO building can completely withstand a Bushfire. These improvements are designed to slow the rate at which the house burns and allow valuable time for occupants to flee. Saving lives is the first priority of the BAL Rating system.

For more information about the BAL Rating system and planning for bushfires go to:

<http://www.vba.vic.gov.au/consumer-resources/other/standard-pages/bushfire-information>

http://www.cfa.vic.gov.au/fm_files/attachments/plan_and_prepare/planning-for-bushfire-web.pdf



DISPLAY HOME

Little Constructions are excited to announce we have a new Display home in the works. Although we are still at the very early stages of this exciting project, we will be sure you keep you updated.

WATCH THIS SPACE.....



RENOVATION

A revisit to one of our Renovation Projects that Little Constructions was honoured enough to be apart of. We worked together with Melbourne based Architects Mihaly Slocombe whose design was truly refreshing. This was a fantastic journey from start to finish. We were also honoured that we took home the award for Best Renovation/Addition for this beautiful home.

To see more photos of the project, head on over to our website

www.littleconstructions.com.au

WINNERS

- SOUTH WEST REGIONAL AWARDS



CUSTOMISED HOMES, WITHOUT
THE CUSTOM HOME PRICE TAG.



TESTIMONIALS

" Today we will receive the keys to our new home. A special day for us, & one that has been 18 months in the making. It's with great gratitude that we get to the end of this journey & are able to admire our beautiful home that you have created alongside your talented tradies. What has always been of utmost importance to us is not only the home, but the experience of building. It has been a pleasure working with yourself & building team, & it has made this experience one of fond memories. Your craftsmanship & attention to detail is evident in all aspects of the build, & most importantly, was an expectation that you had of all your Tradies. They certainly did a great job, showing expertise, & a great sense of pride in their workmanship. When challenges did arise, we found you approachable, & solution focused. So as this journey comes to an end for us, thank you to you all for building our dream home. It would be with pleasure to recommend Little Constructions to anyone thinking of building or renovating."

Brad & Joanne Lowe

*"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.*

Rob & Norma

COME JOIN US



Little Construction P/L



Little_constructions



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



*Mark, Leesa & The Little Constructions Team,
we would like to wish you and your families a
Happy Easter.*

HOLIDAY CLOSURE

Our Office will be Closed from:

Friday 30th March 2018

Reopening Tuesday 3rd April 2018

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