

# AUTUMN NEWSLETTER 2022

LITTLE  
**constructions**  
DESIGN AND CONSTRUCT



## IN THIS ISSUE

- Introducing our newest team member 2
- Highlighted Projects 3 –4
- Upcoming 5
- What's been happening 6
- Featured Home Design 7
- Product Review 8
- Construction Industry News 9

*“Country Homes  
For  
Country People”*

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[www.littleconstructions.com.au](http://www.littleconstructions.com.au)

# Introducing Our newest Team Member.....

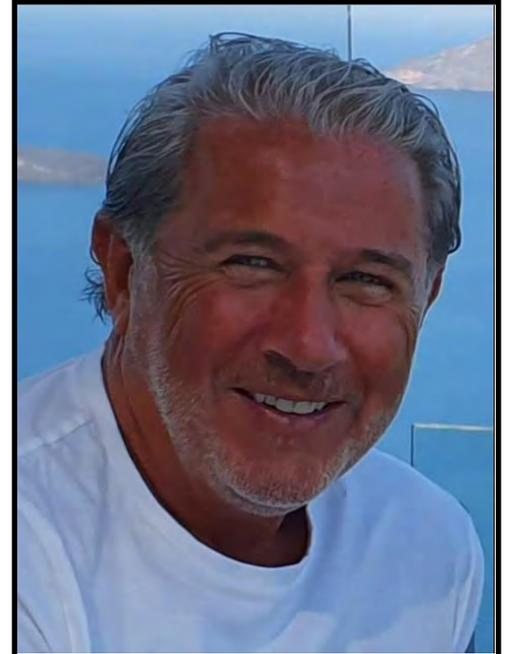
Little Constructions is pleased to welcome John Haygarth to the team as our New Homes Consultant.

Making the step to commit to building a home is one of the biggest decisions / investments you will make in your life. John brings a fresh new approach to building, backed by decades of experience in Real Estate, Property Development and the building Industry. His ability to approach each client with a great deal of empathy, understanding and the ability to place himself in your shoes, is what has set him apart from the rest.

John's knowledge, experience and honesty will help take our clients on a path of educating them to help build their knowledge so they can make informed decisions based on the quality information they have received.

So, if its genuine service, expert knowledge your after to build your next family home then get in contact with John today ; **0478 686 985**

***After all there is no greater purchase in one's life than that of a new home.***



*Over the last 17 years, we've hand selected the best and brightest trades, subcontractors, specialist consultants and designers in Geelong and surrounding areas to make up the Little Constructions Team.*

*Our highly-experienced team share the same goal-to design and build a high-quality custom and acreage homes that exceed our clients' expectations. Every member of the Little Constructions team is dedicated to building exquisite country homes for country people.*



*'Country Homes For Country People'*

# HIGHLIGHTED PROJECTS...



## CLIFTON SPRINGS

Handover is just around the corner for our coastal show stopper. This amazing two storey has the best views across the bay, however some of the features popping up in this home may draw your eye elsewhere. The use of colour has been added in the most complimenting way starting from the entrance. We can't wait to show you the big reveal of our clients own beautiful artwork to be on display in the hub of the home.



## CHARLEMONT

With all the final touches going in, this beautiful home is well on track to be handed over to its excited new owners very soon. (Grantley pictured giving the approval on that magnificent splash back.) The timber features to the external flow inside wowing you as soon as you step in the front door with a stunning Spotted Gum floor. The possibilities for these clients are endless with a neutral back drop, but a home that has the warmest and most inviting feeling on entry.



## TEESDALE

Another handover schedule within the coming months for our returning clients, in the ever popular booming suburb of Teesdale. Fix out is well underway with all the finishing touches bringing this beautiful country home all together. With a monochromatic colour scheme creating a magnificent sophisticated and timeless Contemporary look this home will never date. Stay tuned for a couple of stand out features that will sure to impress.



## MEREDITH

With panoramic views to die for and the most peaceful location, it's no wonder this is a trade favourite to work on. With fix out well underway and paint starting this home is beginning to show all it's character. With PGH 'Manhattan Chelsea' brick this blends and compliments its surroundings so well. Large sliding doors and windows provide natural light throughout the day. This is the ideal home for relaxation after the stresses of day to day routines.



### HIGHTON

This two storey set in one of the fastest growing locations in Geelong has really started to take shape. On arrival this home really has a grande solid presence creating a stunning street appeal. You are welcomed with a spacious entry and staircase that will soon have you realizing your in for a treat. With rooms for every member of the house you can escape to your own location or come together in the most inviting living area, where there is more than enough room to move. Stay tuned as this magnificent home takes shape.



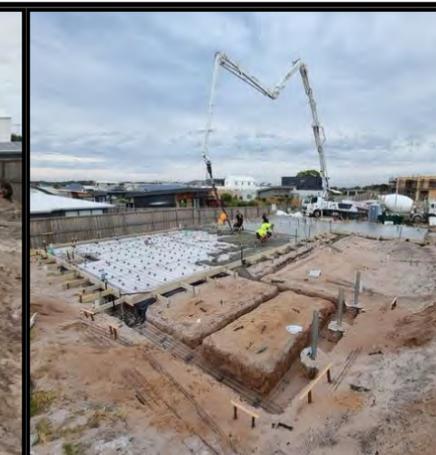
### CORIO

With Lock up nearly complete with the last few Manhattan 'Tribeca' bricks been laid and cladding to begin this home has a beautiful Industrial with that new home feel. With a mix of James hardie board and Colourbond 'Night Sky' roof this combination is timeless. With plaster due to start on schedule we will be beginning the best part of the build when the visions of our clients start to come together .



### BATESFORD

With land in short supply, and location highly desired by many these lucky clients will call this home in no time at all. With bricks soon to be delivered, another home will showcase the magnificent Manhattan Tribeca bricks which will also flow to the Living Room inside, to highlight an inviting freestanding fireplace. This will be something special with natural light flowing from every direction it's country living at its best.



### POINT LONSDALE

From Country pastures to coastal sandy locations we have something a bit different coming. With site cut complete and slab recently poured we are excited to bring you another coastal beauty. With some striking design and features this home will definitely have some street appeal. Inside will showcase some stunning features that will allow these clients to put their own flare on this home after handover.

# UPCOMING SITE STARTS.....



ST ALBANS PARK



ANAKIE



INVERLEIGH



GHERANG

Contact us today for a FREE hard copy of our Product Book



Visit our website to request a copy

Or

Get in contact with our friendly team

**Office:** 03)5298 3413

**John (New Home Sales) :** 0478 686 985

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# WHAT'S BEEN HAPPENING.....

One of many events that had been postponed from last year due to the unpredictable nature of Covid-19 was the **2021 MBV Excellence in Construction & MBV 2021 Excellence in Housing** awards which were held over two nights the end of January. Master Builders has done an exceptional job in successfully holding one of the first functions for 2022 and it was evident that the members couldn't of been happier to finally have their work on display, and be recognized for all their hardwork and navigation through what has been a very challenging two years.

Some photos below of Mark in one of his first public roles as President of MBAV.



February also saw Mark head off to Canberra to attend the Master Builders Australia 2021 National Business Excellence Awards at the Old Parliament house.



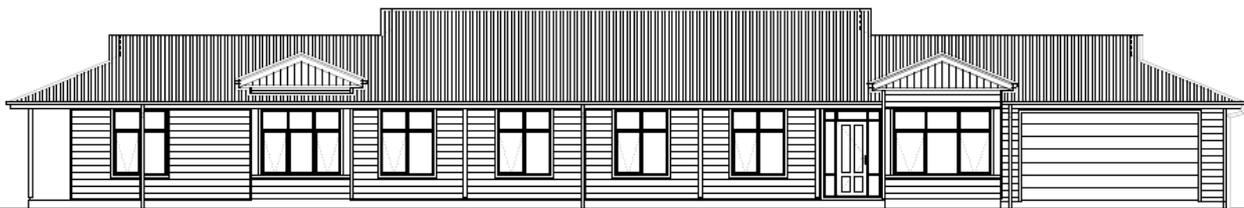
Cheers to  
50 years!



# EDIN'S FEATURED HOME DESIGN...

Wow, is the only words for this amazing acreage design on our Drafting desk at the moment. With a clear view of their dream home, Edin has worked closely with these clients to ensure their vision is bought to life. With a sprawling layout maximising all the needs of the family.

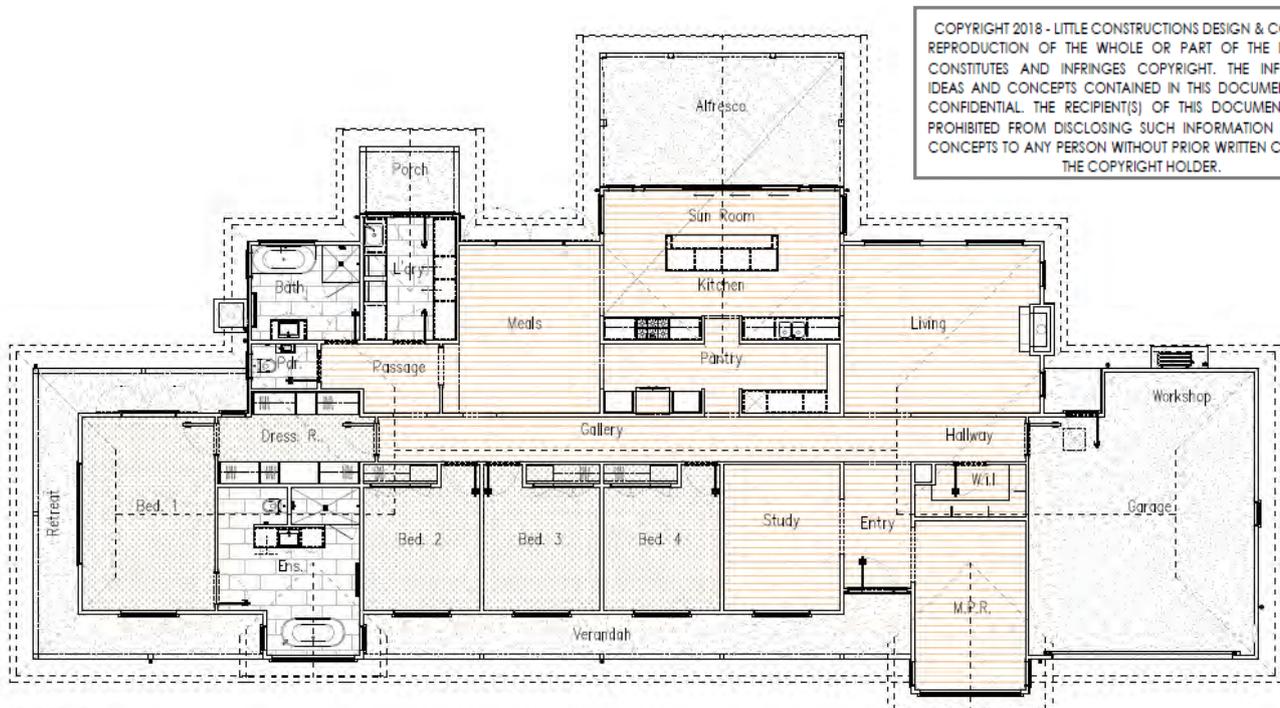
Want to build but don't know where to start or how to make the most of your budget, we are happy to work closely with each and every client with their own design or one of ours. We would love the chance to meet obligation free for an informal chat to help you on your journey of making your dream home come a reality.



SOUTH ELEVATION



NORTH ELEVATION



FLOOR PLAN

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*'Country Homes For Country People'*

# Choosing the right flooring for your home.....

*Choosing the right flooring for your home is a major decision as what's underfoot can make or break your living space. Other than your walls your floor is one of the largest blank canvases in the home, it can have a major influence on the way your house looks and feels. The style of flooring you choose will also dramatically affect your budget.*

*Not all flooring options are created equal.*

**TIMBER FLOORING** : The tried and true classic of flooring is undoubtedly timber flooring. Creating a warm and inviting look to any home. Available in a wide range of widths , shades and finishes it makes it a very popular choice. Wood floors come in either Solid or Engineered Timber with Solid Timber flooring holding the higher end of the price range.

**LAMINATE AND VINYL** :High quality laminate and vinyl flooring have a really authentic wood design with natural surface textures and can be a great compromise if the budget doesn't allow for the 'real thing'. These finishes have come a long way from their previous counterparts. It is soft to walk on, very hardwearing and waterproof. With a high density underlay it will also provide a quieter, more solid floor to walk on.

**TILES**: Tiles by most, get used in the Bathroom, Ensuite and Laundry, but can be used throughout the home particularly in high-traffic areas. Cool to touch and easy to maintain, the options for Patterns, colours and shapes are endless. Larger format tiles can create a grand feeling of space and work well to a kitchen/ Living area. Natural stone tiling can be extended up walls to create a real focal point to a room especially around a fireplace. If Polished Concrete is out of reach budget wise, tiles such as the 'Cemento' range from Beaumont Tiles are constructed from rectified porcelain and can give the beauty of Polished Concrete with the flexible application of tiles.

**POLISHED CONCRETE**: Concrete Flooring is a popular choice for 'Contemporary homes'. Cool to touch, concrete is available in an array of shades of grey, and can be mixed with aggregate stone to create a striking look. Concrete is about as hardwearing as possible and maintenance is easy, but care must still be taken not to drop heavy or sharp objects directly onto the floor. Keeping in mind also that ALL concrete floors will crack as the initial curing process and it will crack again over time. Polishing doesn't change this aspect of concrete's nature, though it may draw your attention away from it. Concrete floors are cost effective, however your site conditions and Engineering requirements can sometimes push the budget in a direction you weren't expecting.



*Let us help design your home to your living needs.....*

# Construction Industry Challenges in 2022.....

In addition to the challenges every business has faced including COVID-19 and the uncertainty of recent lockdowns the biggest challenge facing every Construction Company at the moment, has been the struggle to source key materials which have been in short supply and a major issue for a while now. Navigating businesses through unavailability of existing staff who were COVID-positive or required to isolate was also a major stopping point for a lot of businesses.

The voice of the Master builders alone have been very active on this subject, and while supply chain issues across our state continue to have an impact on the progress of building and Construction work, as well as causing an increase in the cost of some materials and trades, it is important to note that here in Victoria we are not alone. Current Conditions have seen a reduced capacity in supply chains for building products not only across Australia but overseas as well.

Here at Little Constructions we understand the extent of these delays and that the cost increases vary greatly, and they depend on the Contractor, their suppliers, and their locations. These global issues causing hold-ups and a slowed pace of home building by up to 30% effects everyone, builder's are bearing the brunt of it and clients are left with delayed projects. This has been seen through the data collected not only for the small builder but has shown an impact even on the biggest home builders in Australia –no one escapes these issues.

The building sector still requires support to ensure it can steadfastly remain the cornerstone of our states' post-COVID economic recovery. Here at Little Constructions we would like to thank all our past, current and upcoming clients who we believe through the teamwork of Client / Builder relationship we will be able to work through these challenging times together. We appreciate everyone's understanding and patience at the moment and we continue to remind all our Contractors, Trades and team members to continue to be kind and patient with all our suppliers also ,who are doing everything they can at the moment navigating through these times.

*Please be Patient while we workhard to try to minimise delays!*

