


# SPRING NEWSLETTER 2022

LITTLE  
**constructions**  
DESIGN AND CONSTRUCT

*“Country Homes  
For  
Country People”*

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 GHERANG



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

## Get In Touch With The Team

If you're ready to build the acreage home of your dreams, get in touch with the team at Little Constructions today. We're ready to bring your country home to life.

Contact Us



Keep an eye out at a bus stop near you.....



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

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

*'Country Homes For Country People'*

# What's the team been upto.....



June saw Paul and our four legged team member show his stuff at the 26th Annual Australian Kelpie Muster festival in Casterton. Chappy came 15th in the Kelpie Dash up against some of the best! Recognised as the birthplace of the Kelpie breed Casterton hosts the muster, working dog auction and festival every year over the long weekend. Running since 1997 and the best place to go if your in the market for one of these amazing working dogs or even just to go to admire their skills.

It's fair to say that dad was very proud!



RANK	DOG NAME	AGE	SEX	OWNER	TIME	OWNER	OWNER
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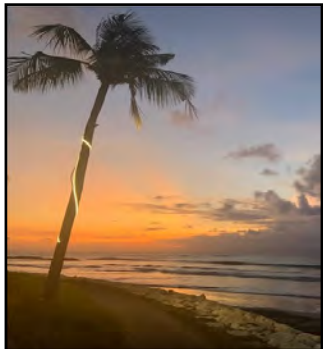


School Holidays - Pictured left Skye (Kasey's youngest) Right Elyse (Mark & Leesa's youngest)

**"Bring your kids to work day, it will be fun they said!"**

*Note: Next Officeworks order -Paul's office needs more sticky notes!*

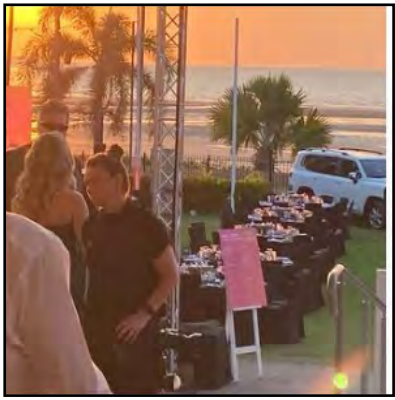
After a long 2 year wait of lockdowns and cancellations Kasey and her beautiful family finally got their long awaited holiday to Bali, escaping the cold!



Edin's extended birthday celebrations ended at Falls Creek for a long weekend enjoying some well deserved family time. Pictured Edin's mum to the right and Mother in law to the Left, along with his partner Bojan.

Mark's Master Builders Presidential duties have taken him all over the country the last few months. July saw him catching up with MBA WA in Perth for their 'Excellence in Construction Awards'. Then August was a fly in fly out for MBA NT in Darwin for their 'Excellence in Construction awards' - held outside with an amazing backdrop. August also saw MBAV Excellence in Construction awards held at Crown Melbourne.

These awards bring the construction industry together to recognize the outstanding efforts of it's members who still are navigating a lot of factors within the industry. It was a great opportunity for Mark to speak to and find out how the members are going not only in Victoria but nationally.



# HIGHLIGHTED PROJECTS...



## MEREDITH

Complimenting it's surroundings beautifully inside and out, we have some very excited clients who now are lucky enough to call this home. With handover and the arrival of beautiful new baby boy these clients have such a beautiful space to bring up their growing family—what a kids dream space to be able to roam free. The colour scheme is stunning with neutral floors and olive green theme what a amazing place to unwind from the craziness of everyday life!



## CORIO

Another of our recent handovers was of our residential beauty. With a modern industrial feel this home definitely has the Wow factor. With stunning features inside and out this home has everything from PGH's Tribeca bricks to spotted Gum flooring, complimented by some stunning monochrome features throughout. The hub of the home has room for everyone to gather especially around the stunning kitchen, which is sure to be the home of many great memories to come.



## BATESFORD

It's been a busy few months another day saw another home handed over to it's excited new owners. Inside this home design is what acreage living is all about, with natural light flooding in from every direction and a warm inviting colour palette, this design is country living at it's best. Catering for all seasons with a magnificent Alfresco area the warmer months are covered for entertaining. During the cold wet months the home showcases a magnificent fireplace to sit and watch the world go by!



## POINT LONSDALE

Our Coastal beauty is really starting to take shape with its beachy presence inspired by its beautiful surroundings. It is complemented by a stunning colour scheme which enhances the architectural lines and features of this home. Internally fix out is well and truly underway with tiles complete and the accent colours in a neutral calming shade bringing all the amazing features together, especially the solid timber floor. This homes new owners will have a lot of fun putting their own flare on this home after handover.



### HIGHTON

You can only stop and admire the presence this grande two storey brings to the street. With all the beautiful features taking shape it is only the beginning before entering this home. With fix out well underway you can see the final result will be something special. With kitchen in and tiles almost completed we can't wait to show you the finished product, it will be sure to impress!



### ANAKIE

Sitting on top of the world this family home compliments the country side beautifully. The 'Brown Terraine' bricks by PGH and neutral colours are offset by the natural environment around it. Internally you have a view from every window in the house which allows you to enjoy the natural light flowing in and panoramic views. With the painter soon to start this home is cruising along nicely.



### ST ALBANS PARK

Mixing things up from our open wide spaces this two unit development is a wonderful change of scenery. On completion they will be a great addition to this well established street and will definitely bring some fresh curb appeal. Internally a neutral colour scheme will allow its new owners to make it their own. These will be perfect for anyone not wanting our usual large sprawling designs



### LARA

One of our newest starts, another grande two storey that brings a definite wow factor to the street. With some beautiful features inside and out our clients will not want to leave. This well thoughtout design showcases an internal Alfresco that can be utilized at anytime of the year with beautiful big doors opening to bring the outside in. This home has everything they will ever need.



### GHERANG

With gloomy weather hanging overhead the boys did an exceptional job pushing through to get this slab poured in time. Another beautiful location for another beautiful Little Constructions home. With the frame well underway, its owners will be walking through in no time visualizing each space.

# UPCOMING SITE STARTS.....

TEESDALE



WINCHELSEA



LETHBRIDGE



*We have the best clients ever.....*

*Thank You!* Patrick and Niamh for your lovely gift!



# STAY CONNECTED.....

**JOIN US ON SOCIAL MEDIA FOR REGULAR UPDATES**

 Little Construction P/L

 [Little\\_constructions](https://www.instagram.com/little_constructions)

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little-constructions](http://www.houzz.com.au/pro/little-constructions/little-constructions)



# ON SITE WITH PAUL....



## Meet Our Contractors...

**Name:** Peter Seymour

**Company Name / Occupation:** PRS Plumbing

**Do you have a Nickname?** Pete / Chimp

**Where were you born?** St John of God - Geelong

**What is your earliest memory?** Doing the rough in at Lara yesterday! 🤔

**Who is your most influential person so far?** John Turner (Old Boss)

**What was your first paying job?** When he was 14 yrs old working as a gardener at the Royal Hotel Queenscliff  
(waiting for his brother to come out of the pub)

**What is your relationship status?** Married to Bianca

**Do you have any children?** X3 (a boy and two girls aged 10, 8 & 3)

**Do you have any Siblings?** X2brothers and x1sister all older

**What is your definition of happiness?** Holidays

**What is your favourite activity in your spare time?** Surfing

**What is your most embarrassing moment?** Doing this!!

**What is your greatest fear?** Been stuck under houses

**What is your favourite song / band?** Hilltop Hoods

**What is your favourite food?** Pizza

**What would be your favourite body part?** Hands

**What do you think of Garden Gnomes?** Don't think about them often!!

**What Footy team do you barrack for?** Geelong

**What is the best part about working for Little Cons?** The acreage jobs and good designs.



*Pictured above: left to right (Michael, Pete, Mack & Phoenix)*

Pete embarked his apprenticeship with John Turner, after completing it he then continued on within his business for two years. Growing up in Queenscliff and now located in Torquay he has run PRS plumbing successfully for the last 14 years, growing his business with plans to grow bigger in the future, adding more staff and machinery to expand. PRS stands for Peter Robert Seymour, and with Pete's knowledge and drive Little Constructions is proud to have him and his team onboard since their first job back in August 2015.



# FEATURED HOME DESIGN.....

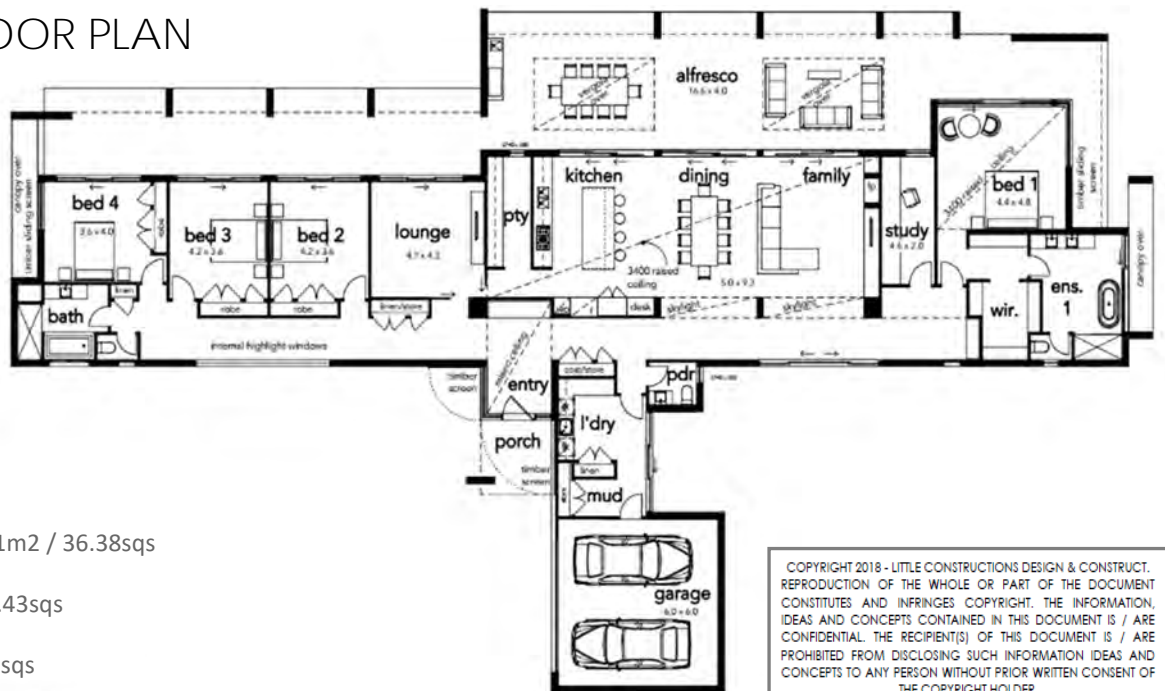
The Bel - Air is one of our most enquired about plans. Keeping in line with our Ranch style homes the Bel-Air has been designed to take in vistas of the coast or rolling hills, this home helps create that strong connection to it's natural surroundings. This building has the potential to become apart of the landscape inside and out.

If your goal is to enhance a sense of family and a sense of place this is the plan for you!

The seamless flow from inside out allows the hub of the home and bedrooms to be bathed in natural light. With a façade that can be tailored to you be it - Modern, Contemporary, Coastal or Country this plan holds endless possibilities.



## BEL - Air 56 FLOOR PLAN



### Bel - Air 56 Measurements

- **Ground Floor:** 338.01m<sup>2</sup> / 36.38sqs
- **Garage:** 41.15m<sup>2</sup> / 4.43sqs
- **Porch:** 7.02m<sup>2</sup> / 0.76sqs

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*'Country Homes For Country People'*



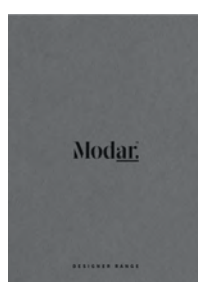
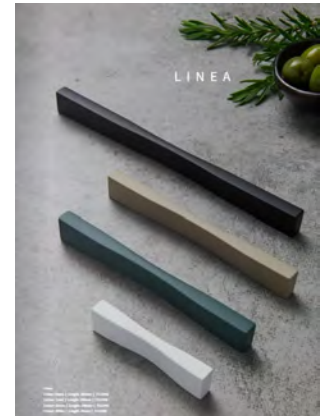


# Modar™

DESIGNER RANGE

Inspired by the latest design trends and colours, the Modar range of designer handles by Lincoln Sentry represents Modern Architectural Design, where function meets cutting edge style. The Modar range has been hand selected from quality Italian manufacturers, featuring squared lines in varied finishes.

Modar handles will enhance the overall look and feel and express individual style in any space.



For more information or to view the brochure go to:

<https://www.lincolnsentry.com.au/page/lincoln-sentry-introduces-modar>

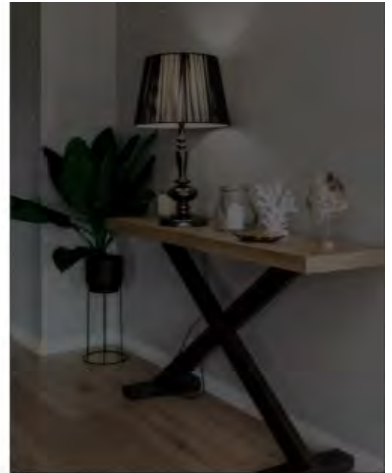
# 9 Ways to Maximise Your Acreage Block



## 2. Exercise restraint on scope of the home

Having a large plot of land means you're able to be far more experimental and bolder when it comes to your home. But remember that a compact, quality home is far more valuable than a large, sprawling one that doesn't service the needs of you and your family.

While you may have a huge area to build on, it doesn't mean you have to fill it with a giant home that is too big for you and a nightmare to clean. Think practically about what you need and want, and then build from there.



## 1. Choose a single story home

If you're building on a small plot of land but need to maximise the space of your home, the solution is usually to build upwards, crafting a two-story or multiple-story home. These kinds of dwellings are great for retaining privacy and separating communal areas of the home from the bedrooms.

However, on an acreage plot you don't have these size constraints, so it's a good idea to limit stairs wherever possible. There are other ways to create privacy and separation through zoning and smart design.

We often find that acreage homes are built for lifetimes and passed down through generations, so you'll want a home that is accessible when mobility is more difficult as you get older.



## 3. Be creative

With that said, you should embrace that your acreage block isn't beholden to typical design constraints and build something truly custom and unique. For instance, a home on an acreage plot doesn't have to be too concerned about privacy, as the remote location and vast land serves that function.

Instead, you can design rooms in your home that prioritise stunning views and plenty of light exposure.

There is also no need for the typical main home entrance, which means you can design plenty of different decentralised entrances that work with your schedule and day-to-day movements.



## 4. Design your home to suit the local environment

While you can take plenty of design risks, your home still needs to be built to suit the conditions and weather of your area. Is the area you're building on arid, prone to rain, or will you have to endure some ghostly hot summers? Are there bushfire risks? This should factor into the decisions you make about orientation of the home and the materials you choose.

## 7. Make the home accessible

On an acreage block, your family home will most likely not be the only property on the block. There may be tool sheds, working stations and carparks, especially if the land is used for agricultural or farming purposes. When deciding on where you'll place your home, make sure it's not too far away from these buildings – you'll want to have easy access, especially if you're working on the land. Create pathways between properties and make sure that wherever you house your car is close to ensure easy access.

You'll also want to be wary of floating or volcanic rock on your property. Prominent in parts of the greater Geelong region, volcanic rock runs in reefs underground and cannot be detected until you begin digging. This can be a very costly part of your build as it requires specialised equipment and can be time consuming.



## 5. Think sustainable

If you're building on an acreage block in a remote or rural area, you might find that you're not able to access energy or sanitation services. This may mean you'll have to install a septic tank.

Your location will also mean you won't be able to access natural gas, only bottled gas, so you'll need to be looking for sustainable alternatives when it comes to how you'll warm and cool your home.

Investing in making your home sustainable will save you money in the long run, and ensure you're preserving the natural environment around you. Consider investing in a rainwater tank and opting for solar panels if you're in an area that receives plenty of sun.



## 8. Opt for a striking, large roof

In a landscape that is incredibly vast, your home will look tiny in comparison. That's why we believe it's a good design decision to opt for a bold roof that will ensure your home stands out. A greatly elevated roof, such as a hip and gable roof, will not only make a statement, but provide plenty of extra space! You can use that roof area for storage or even create a stylish loft bedroom.



## 6. Prioritise orientation, sun exposure and breeze

Speaking of the sun – make sure you take full advantage of the gorgeous natural surroundings by being thoughtful about where you place your home on the land. The orientation – which way your building is facing – is a crucial decision that will play a huge role in comfort and wellbeing. For instance, if you're in a hot, dry area you'll want to ensure plenty of cool breeze is being filtered throughout the home. You'll also want to optimise exposure to the sun while ensuring there are plenty of spaces for shade to protect you from the heat.

## 9. Think long term

Owning an acreage block gives you plenty of freedom when it comes to what you can build. Plus, the space and scope of the land will mean you'll be able to add properties and new spaces with ease down the track. From the outset however, it's important to design and build a home that can evolve alongside your changing priorities and needs.

