

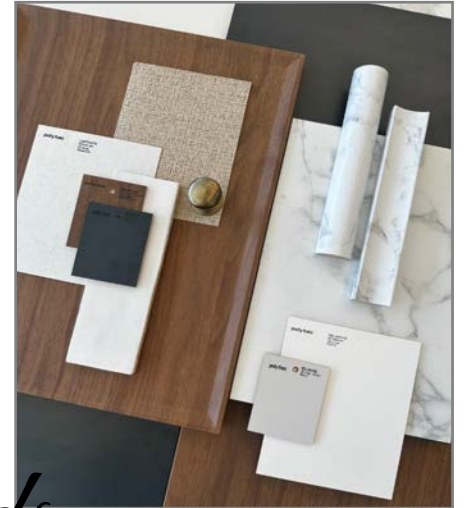


*“Country Homes  
For  
Country People”*

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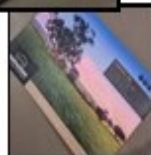
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# Mood Boards polytec



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Office: 03)5298 3413

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*'Country Homes For Country People'*

# HIGHLIGHTED PROJECTS...



## GHERANG

The best part of the build - 'Handover'! Our clients have created such an inviting space that any visitor will be happy to out stay their welcome! With light filled rooms and a colour scheme that compliments the location beautifully, it will still allow for their own personal touches to be made. Set up for any season with a cosy brick fireplace and an alfresco area that allows you take in your location, this home will be the setting for many great memories.



## TEESDALE

Another handover that our lucky clients can now call this country beauty 'home'! With so many beautiful features from external gable ends to the amazing light filled spaces and finishes inside you won't know where to look. The hub of the home has plenty of room for everyone to gather, we can picture plenty of entertaining with lots of laughs and special memories to come!



## LARA

Our show stopper two storey really brings a presence to the street that you can only stop and admire. Our Contractors are doing a wonderful job with all the detail included. With plaster in and fix out underway you can already tell this is going to be something special. With stairs in and cabinetry to follow, we can't wait to show you the final amazing spaces and features of this beautiful home



## LETHBRIDGE

With fix out well and truly underway, this home will captivate anyone on arrival. With a neutral white weatherboard exterior it only slightly prepares you for what's inside - Captivating, striking, refreshing, bright are only a couple of words that come to mind. Without giving too much away at the moment, this one is definitely one to watch. We can't wait to show you the final result, it will be sure to impress.

**HIGHTON**

With plaster in, this beautiful two storey is cruising along nicely. We are loving PGH's metallic 'Pewter' brick with it's subtle metallic sheen it really does look something special. With so many magnificent big windows this home will be drenched in natural light. With fix out to begin soon, including a stunning staircase, this one is going to be the perfect escape from the hustle and bustle of life.

**BATESFORD**

With the Moorabool River on their back door step in the popular Riverstone Estate this home has been designed to take in all the natural environment around it. With large windows to the master bedroom and main living area it feels like they are worlds away from everything. With a spacious kitchen, Dining and Living area, the hub of the home is going to be an entertainers dream. With painter to begin soon, this one is well on track for it's new owners and handover.

**WINCHELSEA**

Our first lucky 'The Green Estate' home is going to be such a wonderful place to settle and enjoy the benefits of country living in a central location. Perfectly positioned on the magnificent corner allotment this home showcases PGH's 'Heathwood' bricks giving it a more traditional style to this homes façade. Inside you will be greeted by a beautiful neutral modern interior that complements its location perfectly.

**WINCHELSEA**

Straight across the road in 'The Green Estate' is our second beauty bringing a completely different feel. The PGH's manhattan 'Tribeca' bricks are well underway, they will be complimented by James Hardie cladding in monument, giving it a popular industrial feel. With black fixtures throughout with pops of timber this homes scheme is a match made in heaven.

## UPCOMING SITE STARTS.....



### INVERLEIGH

Our next site start to the North east of Inverleigh in the highly sought after Barrabool Views Estate will bring something special to this already picturesque area. Due to start soon, stay tuned for updates on this stunning Little Constructions home.

## Recent client Testimonials.....

When it comes to building houses these guys are outstanding!

Having spent 3 months talking to a volume builder about building our home the difference in approach was huge. They were honest and upfront every stage of the process, from working on the design of our house to discussing costs, challenges and timelines.

The build process was seamless, from site cut to moving in, we always felt that they were in complete control of the build.

The use of local trades and suppliers was very important to us. If there were any issues we were able to speak to the trades directly, always getting the right advice.

Now that we have moved in there isn't a single thing we would change!

So thanks to Edin for designing our beautiful home, Leesa for her valuable advice with colours and fittings. Kasey for constantly keeping us up to date and of course Mark and Paul for their amazing work in actually bringing our home to fruition. You guys are the ultimate professionals and we wouldn't hesitate to recommend you to anyone looking to build their dream home.



- Patrick & Heather

Teesdale



## STAY CONNECTED.....

JOIN US ON SOCIAL MEDIA FOR REGULAR UPDATES



Little Construction P/L



Little\_constructions



Little Constructions



houzz <http://www.houzz.com.au/pro/little-constructions/>  
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# FEATURED HOME DESIGN.....

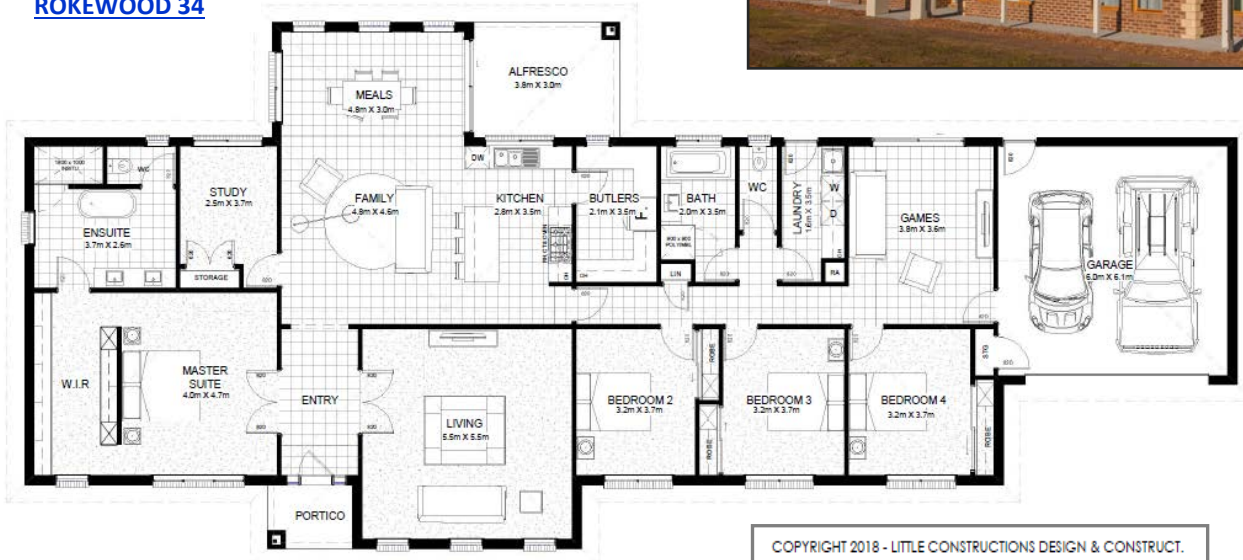
If you are looking for that sprawling ‘Ranch style’ home our Rokewood maybe the design for you! It sets such a statement with endless possibilities to suit your style and needs. Our Rokewood 26 has a smaller option, featuring 3 large bedrooms which include a spacious master suite and separate study. The light filled kitchen with large Butlers pantry/ Meals and Living, helps to highlight the outdoors. Acreage means space, so you want to feel that connection indoors as well. For the larger families our Rokewood 34 has space for the whole family, zoning kids and adults but bringing everyone back to the hub of the home together.

With our plans offering the flexibility to be changed to suit your living needs, Little constructions homes are designed to inspire the lives of it’s lucky residents and last for generations to come.

## ROKEWOOD 26



## ROKEWOOD 34



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*‘Country Homes For Country People’*



When you begin your building journey, starting the design from the outside will help to make other key decisions. Bricks remain forever and are the perfect material for creating your ideal home, not only for their durability but for their style. While bricks are a fundamental design element of a building's exterior, they can also be showcased inside strengthening connections between rooms and bringing a new texture indoors.

Not everyone can name their personal style especially when it comes to building a home from scratch, but most people recognise it when they see it! Utilising PGH's Style Guide and quiz it will help you discover your style from working with their collections of palettes and explore the endless opportunities of using brick.

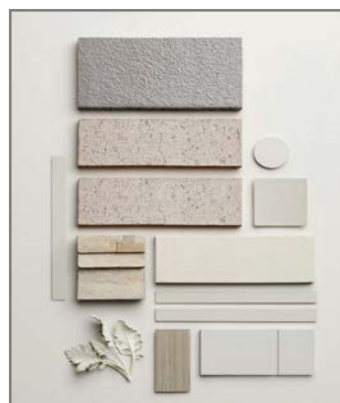
#### New Neutrals

*Minimal, timeless epitomizes effortless style.*



#### Grey all the way

*Strong, Simple and versatile. Creating timeless yet contemporary schemes.*



#### Dark & Stormy

Wide spectrum of moody shades creating a sense of drama the perfect foundation for the modern home



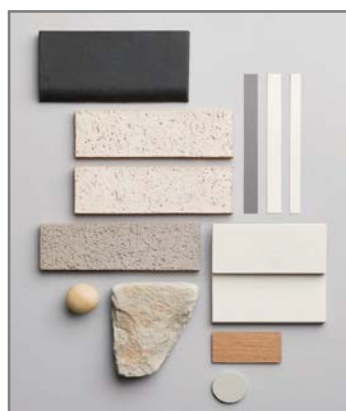
#### Modern Industrial

Clean lines and edgy finishes for cool contemporary living



#### Hamptons at home

A fresh, invigorating that beautifully brightens and enlivens any home.



#### Warm Earth

strong, confident palette provides a sense of calm and imbues a sophisticated aesthetic.



WHICH  
STYLE  
ARE YOU?

For more inspiration visit: [pghbricks.com.au](http://pghbricks.com.au) and take their style quiz and visualize your home!

# Our Building Process .....

## 1 The Dream

Come in and tell us about your dream home. Our expert New Homes Consultant will guide you through the process, assisting you in choosing floorplans, customising layout options and will provide you with useful information to help bring your dream home to life.

## 2 Personalise

We will customise your selected design to suit your lifestyle, needs and most importantly your Budget. Our New Homes Consultant has extensive industry experience to ensure your designs will be functional, efficient and elegant.

## 4 Finalise Plans

We provide you with a set of plans for your new home, so that you can visualise your concept and check the details. With your approval, the plans are finalised and we can begin the fun part!

*Note- We also ask you provide us with a Pre Approval from your bank at this time*

## 5 Colour Selection

We invite you to our office showroom to meet for a free consultation with our Interior Designer, who will help you to select the colours, styles and features for the interior and exterior of your new home. We walk you through our premier standard inclusions and discuss any extras you would like to incorporate.

Your choices will form the Project Specifications and allow us to finalise an accurate New Home Quotation.

## 3.1 Pre-Construction Works Agreement Stage 1

Your Pre-Construction Works Agreement Stage 1 gets the ball rolling for us to prepare the preliminary reports and plans required to provide you with an Initial Estimate. The deposit amount covers the following:

- Preliminary Drawings x1  
(Custom Build Only)
  - Floor Plan with Elevations
  - Electrical & Joinery Plans
  - Initial Estimate
- Site Survey
- Soil Test
- BAL rating (Bushfire Alert Level)
- Wind Load Rating
- Property Service Information
- Copyright ownership

## 3.2 Pre-Construction Works Agreement Stage 2

Once you have met with the New Homes consultant and signed off the Initial Estimate & Plans, we can begin Pre-Construction Works Agreement stage 2 which entails:

- Working Drawings x1
  - Full Plans and Drawings
  - New Home Quotation
- Energy Rating
- Engineering



Continued over page...



# Our Building Process continued .....

## 6 Contract

The steps taken to this point have led to your accurately developed MBAV New Homes Fixed Price Contract. To proceed with your build, we will arrange a consultation for Contract Signing and will require a 5% Deposit for your new home (less the Pre-Construction Works Deposit).

## 7 Finance

Finance approval is required prior to site start. Once we have a letter from your lending institution, we are ready to construct.

Please note any variations which arise during construction are documented upon your approval and paid for prior to works commencing.

## 8 Building Permit

With your approval Little Constructions undertakes the Building Permit for you and begins ordering and organising the construction of your home. We use quality local trades and suppliers, to keep the money and business in your community.



## 9 Construction

We keep you up to date with Site Meetings and photos. Our Site Manager will take you around your new home at various stages throughout construction, so you can see the first hand the progress of your home and get an understanding for the building process. This will give you the peace of mind that your project is in the best of hands.

## 10 Handover

Before you know it, your new home will be a reality and Little Constructions will welcome you home! To complete our service we offer a three month maintenance period to ensure every inch of your home is kept up to Little Constructions highest standards.