



*"Country Homes  
For  
Country People"*

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

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# 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.

# HIGHLIGHTED PROJECTS....

## WINCHELSEA



Using PGH Manhattan Tribeca Bricks and James Hardie Axon Cladding this contemporary home on a magnificent corner allotment makes a striking first impression.

Located in Winchelsea's Green Estate this modern residence features 3 bedrooms, 2 bathrooms and multiple living areas.

Space has been carefully maximized. Designed with a mix of open plan living for entertainment purposes and private areas for winding down and relaxation.

The kitchen interior is timeless in the colors and materials chosen and provides an abundance of bench space while the butlers pantry forms an integral part of the kitchen hosting an additional sink and shelving.

The vaulted ceiling also provides a dramatic sense of space.

Higher quality finishes have been used cleverly throughout to give the home a high end feel.



# BATESFORD



This expansive and well zoned modern country home offers a comfortable lifestyle on a rural block.

With a combination of brick and weatherboard, such a popular combination, the house has blended into the setting well.

The clients being first time home builders wanted a home that was energy efficient without compromising design possibilities or the level of finish internally.

Featuring a large airy open plan kitchen/family room, the hub of the home, complete with walk in Butlers Pantry, and ample storage it is light filled and luxurious.

Fresh neutral tones throughout. Our clients will have a blast making this space their own.

# WINCHELSEA



Also located in Winchelsea's Green Estate the quality of this construction is evident in every detail from the precision of the joinery to the beautiful tiling.

This custom designed façade with full input from our clients is traditional in style featuring PGH Bricks "Heathwood" Range combined with James Hardie Linea weatherboards.

Inside is modern and contemporary with black fixtures throughout. Ample storage and an expansive open plan living, dining, kitchen with oversized island bench that is light filled and warm. The home is perfect for everyday living and entertaining.

# HIGHTON



The quality of this construction is evident from the minute you walk in the door of this Highton Property, with beautiful premium finishes to ensure the house would be sustainable and durable.

The impressive monochrome façade and external materials bring the wow factor with PGH Metallic Pewter Bricks and James Hardie Axon Cladding.

With a reverse living design, Kitchen and Primary Entertaining areas are on the first floor along with the Master Bedroom and Ensuite to capture the amazing views. Ground floor comprises 3 additional Bedrooms, Bathroom, Laundry and Rumpus Room.

The interior fit out complements this modern home, featuring crisp white spaces with charcoal accent colors and the use of bold feature walls.

## UPCOMING SITE STARTS....

*Coming  
Soon*



**BANNOCKBURN**



**LARA**



**TEESDALE**

## RECENT TESTIMONIALS....

*We really appreciate the smooth and seamless process of building our dream home with Mark & The Team.*

*We have heard so many difficult and scary stories from other people about the house building process but Little Constructions have been amazing. Our first experience building a new house has been great. No questions were too silly or too hard, and we felt well supported throughout the whole process and were in constant communication with the team (Edin, Leesa, Kasey, Paul, Ben & Mark) and it was always a pleasure to speak with them.*

*The house exceeded our expectations and was completed in 6 1/2 months and we're absolutely in love with the house and feel very much at home. Our dog Charlie loves the various spots in the house where he can lounge and enjoy the beautiful sunlight.*

*We highly recommend Little Constructions as the workmanship and trades they employ are of high quality and diligence. Ben, our Site Manager was also great to deal with, organized and efficient, an eye for detail too. We loved building our new home with Little*

*Constructions because they genuinely care about the home they are building for their customers.*

*We've been really grateful to have chosen Little Constructions as our builder.*

*Rosalynn, Sam and Charlie the dog.*





## BEN GOETTE-PROJECT MANAGER



**Name / Occupation:** site manager

**Do you have a Nickname?** Gotts

**Where were you born?** Geelong

**What is your earliest memory?** Going to the beach with my mum

**Who is your most influential person so far?** I get my drive from my close friends and family, each of them have something that influences my life and drives me to be better

**What was your first paying job?** Paper round when I was 12

**What is your relationship status?** Married

**Do you have any children?** 2

**Do you have any Siblings?** 2

**What is your definition of happiness?** Surfing perfect 3 foot waves with no one around

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

**What is your most embarrassing moment?** Missing a goal from 15m out with none around me when playing against st joeys. Hurt my quad in the process also

**What is your greatest fear?** Heights

**What is your favorite song / band?** Alice in chains



**What is your favorite food?** Mexican

**What would be your favorite body part?** Hahaha. Not answering

**What do you think of Garden Gnomes?** Small

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

**What is the best part about working for Little Cons?** Being involved in some great builds for some awesome customers



In 2024, texture will be a key element in interior design, banishing dull and flat walls and moving towards more vibrant & bold features.

Textured surfaces particularly Venetian plaster, is one such finish, and predicted to be a popular choice to bring depth and dimension to our homes.

Venetian Plaster a unique finish that blends traditional artisan craftsmanship with contemporary style delivers a distinct finish that can be completely customized to match any color your heart desires. The smooth, luxurious polished finish and natural texture, reflects light and gives it an almost marble-like resemblance.

Strong and durable and easy to maintain – marks are easy to remove with a simple eraser, warm slightly soapy water and a rag or sandpaper. Its environmental credentials are also solid as it's an all-natural product with zero volatile organic compounds and the only waste during the application is the water used in the process.



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



*Merry Christmas  
and a Happy New Year  
from the Little Constructions Team.*

*We will be closed from Friday the 22 December at 12noon  
until Wednesday 10 January 2024 for the Christmas Break*

## STAY CONNECTED.....

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



Little Construction P/L



Little\_constructions

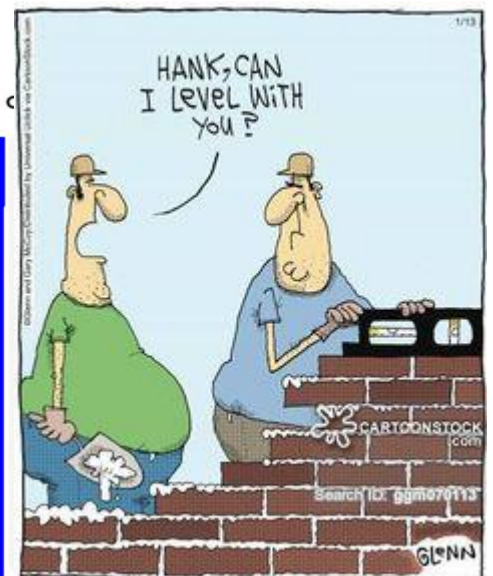


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