

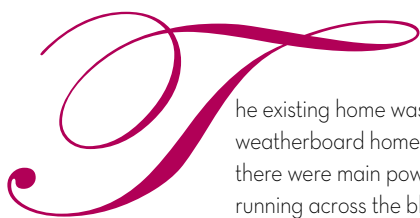
# Building *better homes*





Better Building's newest display home is located in the prestigious suburb of Yarralumla. This particular project was a knock-down rebuild - something that Canberra's finest builder specializes in.





The existing home was a tiny weatherboard home and there were main power lines running across the block.

Renovating and extending the original dwelling was simply not an option. The only solution was to knock down the existing home and design and build something new, exciting and modern.

In today's property market, quite often the best piece of real estate is the one where you live. Over the past few years property prices have risen dramatically pushing them up to levels that people never thought possible. This can often mean that older properties have a higher overall land value, with the house itself being of very little worth in the total property equation. Due to this, many home owners are now choosing to demolish their existing house and build a new one in its place. This proves to be very economical and raises the value of the property considerably, with the added benefit of being able to tailor make a home to suit the block and their lifestyle.

BBS specializes in knock down and rebuild sites. We build superior quality homes to suit individual needs. A home is a statement of each person's personality and a canvas of their dreams. It should feel like "them". Our design professionals will work very closely with our clients to create a luxury home that speaks the language of the client's life.

"Amber" our latest display home is influenced by the architecture and vernacular philosophy of Frank Lloyd Wright. Wright evolved a new concept of interior space in architecture, rejecting the existing view of rooms as "single function" boxes. Wright created overlapping and interpenetrating rooms with shared spaces. He created the idea of "defined" space as opposed to enclosed space. He put much emphasis on simple geometry and horizontal lines. He was

also well known for this mastery of the internal environment, with great attention paid to lighting, heating and climate control.

"Amber" mimics all those principals. Situated on a medium sized block, this double storey home encapsulates the essence of modern living.

Low slung, colourbond, hip-roofs, are offset by a blend of façade materials. A tiled charcoal coloured blade wall creates a strong focal point from the streetscape. Large precious pearl thermal break, double glazed windows seamlessly integrate the inside and outside. While the wide eaves protect the home from the outside elements.

The design of this home is simple, elegant and timeless. We have put a lot of thought into the room sizes and their relationship to one another. We believe that we have maximised the space while allowing the full potential of the home to be noticed and utilized. Initially BBS designed this home for a young busy business couple with a young family. Due to a change in their circumstances, the clients could not go ahead with their project. We therefore asked if we could buy the block of land from them so we could build a display home. We thought that the design that was developed for the original client represented what a young, busy family wanted from their sanctuary. We only made some minor amendments and fine tuned the original plans.

We have noticed that over the last few years more and more people are opting to live in an apartment style accommodation mainly due to the fact that they do not want to, nor do they have the time, to look after and maintain large gardens. Whilst "Amber" is a stand alone home, the gardens have been designed by a professional landscaper to keep in mind that this home has been designed for professionals, business people and retirees. The beautiful

gardens require virtually no maintenance yet they provide a perfect private oasis that can be enjoyed throughout the year. There is even a plunge pool, with the most beautiful shimmering blue tiles, for those scorching summer days.

A 2200 litre water tank that collects all the roof water has been installed. The tank feeds the toilets and the washing machine in the home. It can also be used to water the gardens.

Isabella, the co-owner of BBS, grew up in Poland in an apartment block. She really struggles to understand why people that have the freedom to live anywhere would opt to live in an apartment block when you can have apartment style living with the benefit of having your own privacy, own a pet, feel nature all around you, not listen to your neighbours that live behind the wall and not have your neighbours listen to your conversations as you sit outside and talk with your friends.

The home has been designed to take advantage of the northerly aspect. All living areas and a couple of the bedrooms face north maximizing daylight hours and the solar penetration into the home. This combined with R2 wall and R4 ceiling insulation and anticon insulation under the roof, as well as sarking on all the external walls and double glazed windows means the home is very energy efficient and environmentally friendly. It leaves a low carbon emissions footprint on our precious environment.

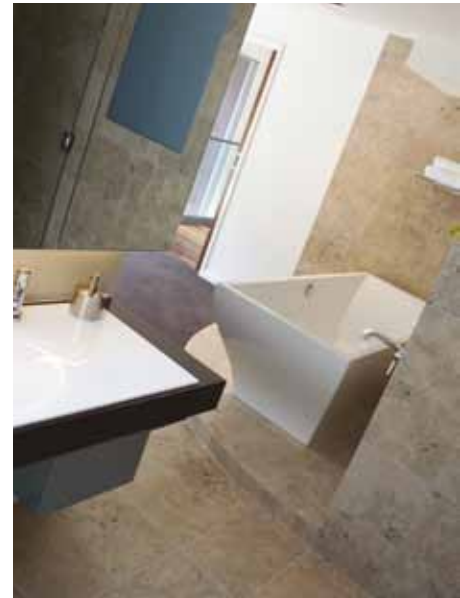
The home has been installed with a back to base security system as well as security cameras just to give the occupants real peace of mind.

The master bedroom is located on the upper level of the home boasting loads of space. It is a very soft, romantic, sensual room. A bedroom is so much more than a place for sleeping. Bedroom designs reflect the personalities of their occupants, their styles as well as their passions.





Better Building Services is very excited to open its latest display home “Amber”.



It is a sanctuary where one can relax, reflect and re-energise. There are no limits to the bedrooms that BBS can create for you.

Then there is the master wardrobe and ensuite. As one enters this area one could be mistaken for thinking they have stepped into a beautiful dream. Imagine a room that has been specifically designed and crafted to meet your every whim. American Walnut veneer and glass are just a couple of the different materials that have been used to create this stunning functional walk in robe. And ladies, there is plenty of room for shoes! If that is not enough to impress you,



This display home has been designed and fully specified by a number of extremely talented, award winning professionals.

look to your left where you will see a Villeroy & Boch free standing bath. Not to mention that just around the corner you will find his and hers sinks (also Villeroy and Boch). The towel rails are heated as is the floor in the ensuite area.

The expansive kitchen with a massive island bench, ample storage space, a large walk in pantry combined with Miele appliances will make cooking a real pleasure. The saying is that the kitchen is the heart of the home. This is definitely true of this home and not only will the chef of this home be able to cook from the heart but they will not be isolated from the rest of the family whilst doing so. The kitchen, the family room and the dining room all share an open plan. The dining

room creates an elegant environment in which to welcome family and friends to enjoy the pleasures of a shared meal.

Extra wide American Walnut feature doors have been installed throughout the home. Ivan wanted to be able to open up the living areas as much as possible and then to be able to close them for privacy if needed. The doors are simply stunning and unique.

The laundry, whilst in many homes can be the most dreaded room in the house, in this house it is light and airy with custom made joinery and stone benchtops. Definitely not a room that will be feared.

The kids/guest bedrooms are larger in size

than most traditional homes and all have custom made wardrobes.

The home is full of creature comforts - some are obvious upon visual inspection and others that aren't. The house includes ducted vacuum system throughout, zoned sound system, ducted gas heating with refrigerated cooling, inslab heating to bathroom, ensuite and laundry, double glazed thermal break windows and ample storage spaces throughout. Even the garage has extra room for storage.

This display home has been designed and fully specified by a number of extremely talented, award winning professionals. The home has been brought to life by someone who can interpret and visualize those drawings and specifications. Someone who can feel the personality and character of the home that initially appears only on paper. Ivan Juric, the owner of Better Building Services, through years of experience, has developed this ability to be able to get the feel of a home before it is built.

The evolution of this project was a great collaboration by a team that had a thorough understanding of the job at hand and a "can-do" attitude. It is a house created using the highest quality materials and exceptional workmanship with special attention taken on the smaller details to ensure a perfect finish.

The display home is at 14 Gunn Street in Yarralumla. It is opened for inspection Saturday and Sunday from 12 noon to 4.00pm and by appointment any other time during the week. We hope to see you there!







**Better Building**  
*services*

Better Building Services  
announces the opening of  
their new display home.

Discover the secret of the Better Building experience at:  
“Amber” 14 Gunn Street Yarralumla  
Open Saturdays and Sundays 12 noon - 4pm



**AWARD  
WINNING  
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Seven National Housing Awards  
Winner of over 60 local housing awards

- Better Building designs and builds the most beautiful homes in and around Canberra.
- Design management and cost planning is a specialty.
- Specialising in re-development sites.



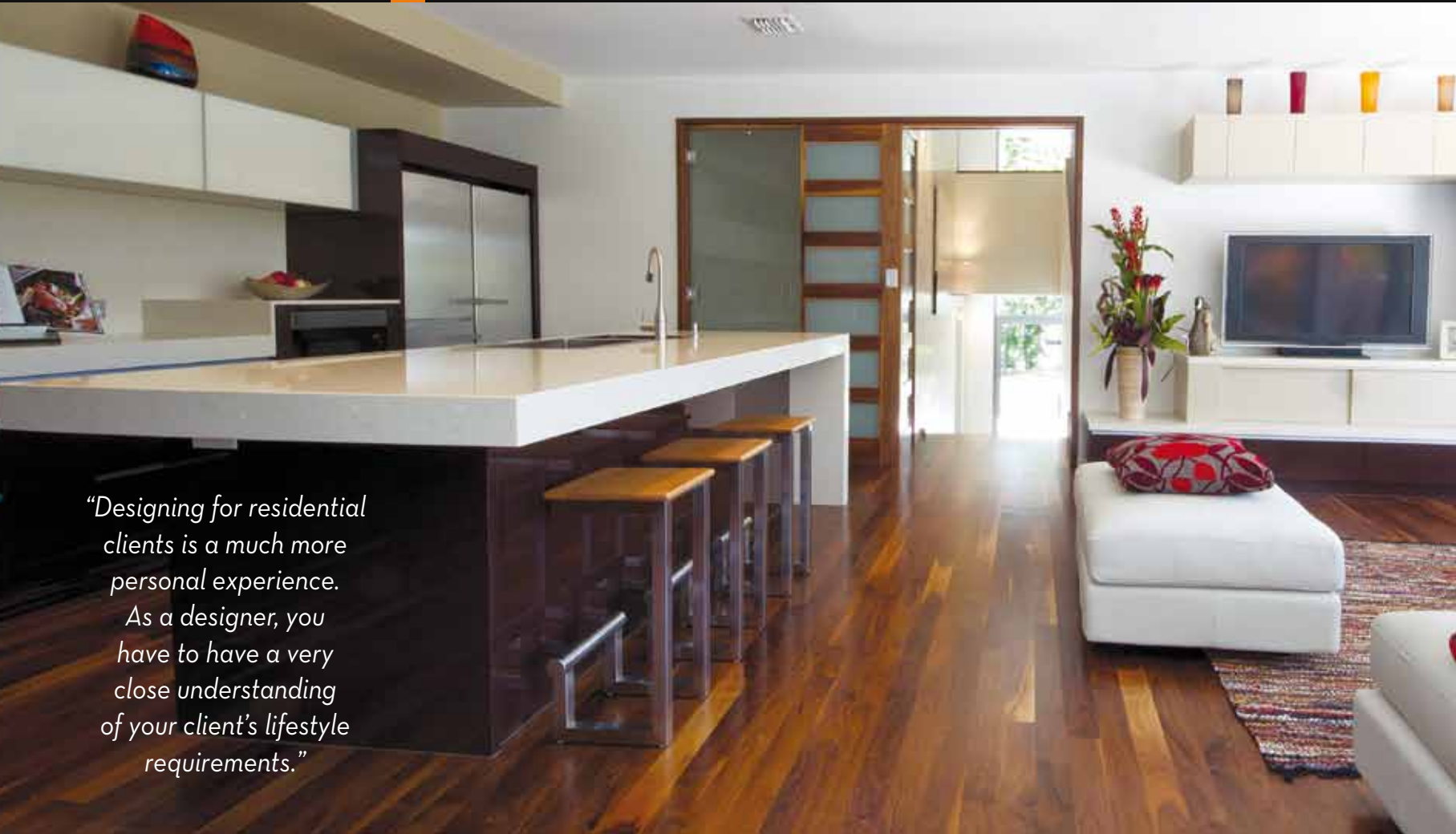
Custom built homes • Rural homes  
Major renovations & Extensions



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# Award winning homes deserve award winning interior design



*“Designing for residential clients is a much more personal experience. As a designer, you have to have a very close understanding of your client’s lifestyle requirements.”*



*Sugar Designs is proud to be the interior designer of choice for Better Building Services*

Helen Tadiello is a multi award winning interior designer. Her company **Sugar Designs** took out the Commercial Retail Fitout less than \$300,000 award at last year’s Master Builders and Boral Excellence in Building Awards.

Helen, who has been working in the interior design industry since she was 18, is much sought after by high-end, boutique residential clients who are seeking that something special.

It is the professionalism of designing for commercial clients, combined with the sensitivity and understanding that residential clients demand, that makes **Sugar Designs** one of the best interior design companies in Canberra.



# **Sugar.**

DESIGNS

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