

fallonhomes.com.au

THE STUMP HOME SPECIALISTS

CUSTOM DESIGNED HOMES

NO OBLIGATION SITE INSPECTIONS



Guide to
building
your new
Fallon home





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Get to know us

Fallon Homes is a Toowoomba-based, third generation family company, building quality new homes in Southern Queensland since the 1980s.

The company has been handed down a family line and as of 2020 is now in the hands of Josh Fallon, the third generation.

Building knowledge has been passed down through the generations so you know you're dealing with a team you can trust.

We have extensive experience that guarantees the home we build for you will have the structural integrity to cope with the variable soils in this region.

You will not only deal with a friendly team, but talk direct to the owner. Your sales representative will be there from the start of your home building journey, and is contactable through the entire project.

Start your journey with us today.

THE STUMP HOME SPECIALISTS



How to build a Fallon home

THE 12 STEPS OF BUILDING YOUR NEW HOME ...

1 CHOICE OF LAND

The owner, Josh Fallon, can meet and advise you on the suitability of land or any extra costs.

2 DESIGN YOUR HOME

Our design team can assist to select or modify your ideal home design.

3 FREE, NO OBLIGATION ESTIMATE

Our prices are always clear, with no hidden costs.

4 PRELIMINARY AGREEMENT (QMBA)

A preliminary agreement is entered into, to arrange soil tests, slab/footing designs, other engineering designs, bushfire, noise, flood (if necessary) for accurate pricing.

5 FIXED PRICE QUOTATION

A fixed price quotation is provided, along with computer drafted plans and fully detailed specifications; to give to your bank for final approval of finance (if required).

6 BUILDING CONTRACT (QMBA)

Your building contract is drafted 'subject to financial approval'. (Unless requested otherwise.)

7 DEPOSIT

A 5% deposit is payable. Your plumbing application is submitted to the relevant council. Other documents that are required are requested, including insurances.

8 BUILDING PERMIT

Building Permit is submitted for approval through a private certifier.

9 COLOUR SELECTIONS

The service of a Professional Colour Co-ordinator is available to assist with your selections and colours.

10 CONSTRUCTION

After the Building Permit is issued construction can commence, with completion occurring within the stated period shown on your contract.

11 HANDOVER

You will now be the proud owners of YOUR NEW HOME. Our service with you does not end here!

12 GUARANTEES

Your home is covered under the QBCC warranty (Qld Home Warranty Scheme) for 6 years and 6 months, with a 12 month maintenance on minor defects.



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AND SURFACES

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Soil types

Soil type forms a major part of the foundations of your home. The movement and condition of the soil will affect the depth of the footing and piers of a home, which is determined by the engineer after a Soil Test.

THE BELOW ARE THE MOST COMMON SOIL TYPES IN OUR REGION.

M: 20-40mm

MODERATELY reactive clay or silty sites, which may experience **moderate** ground movement from moisture changes. (These sites commonly include red/brown silty soils, some sandy clays and loamy soils.)

H1: 40-60mm

HIGHLY reactive clay sites, which may experience **high** ground movement from moisture changes. (These sites include some silty clays in the Toowoomba area and many of the sandy clays and basaltic clays in the Lockyer Valley.)

H2: 60-75mm

HIGHLY reactive clay sites, which may experience **very high** ground movement from moisture changes. (These sites include some silty clays in the Toowoomba area and many of the sandy clays and basaltic clays in the Lockyer Valley.)

E (E1): 75-100mm OR E (E2): 100-160mm

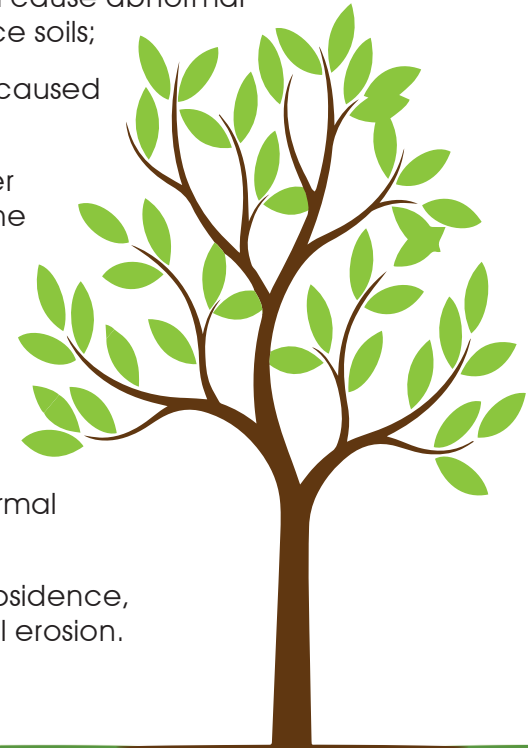
EXTREMELY reactive sites, which may experience **extreme** ground movement from moisture changes. (These sites include deep reactive clays, such as black and dark brown soils on the Darling Downs, but are also found throughout the Lockyer Valley and parts of Toowoomba. These sites typically demand quite expensive footing systems.)

P: PROBLEM SITE

As indicated previously the Site Classification must consider many aspects of the site, not just the reactivity of the soil. P Sites are those that include other factors that need to be brought to the attention of the owner, builder and footing designer. A P Site Classification does not indicate a specific Y value and is described as a '**Problem**' Site.

The reasons for a P Site Classification includes any of the following:

- Growth and/or removal of trees will cause abnormal moisture conditions in the subsurface soils;
- Unusually high moisture conditions caused by water flow, ponds, dams, etc;
- Sites with 'loose' fill which can either be 'controlled' or 'uncontrolled'. The P Site Classification depends upon the depth and type of fill;
- Sites with poor bearing capacity, soft soils, or soils which are prone to collapse;
- Sites which for one reason or another cannot be classified as normal sites;
- The site may be subject to mine subsidence, landslip, collapse activity or coastal erosion.



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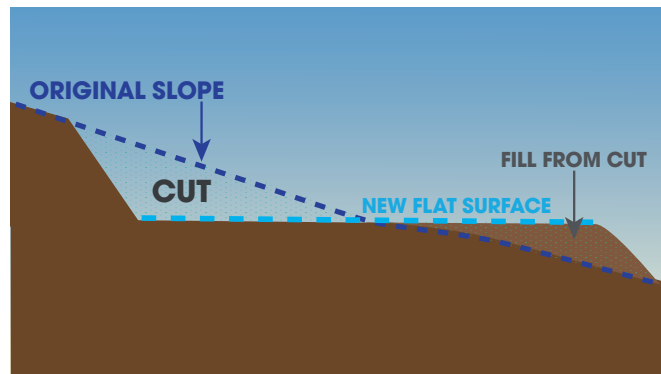


Consider your land layout

Before buying or building on a block of land, the land layout will need to be taken into consideration for the build of your new home.

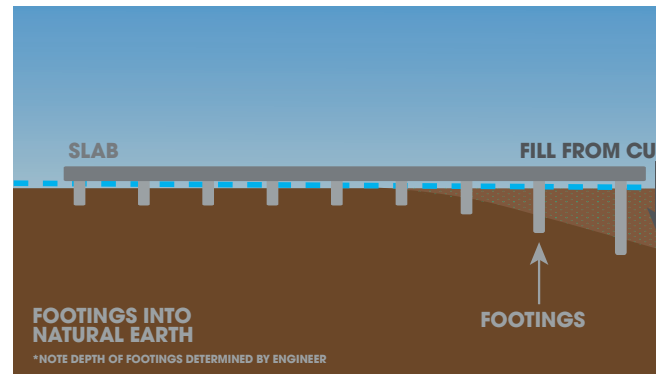
CUT & FILL

In order to make the land more level, a cut and fill can be done. This is where an amount of earth is 'cut' and used to 'fill' an area to create a flat surface to build on. This option can potentially lower the cost of construction labour.



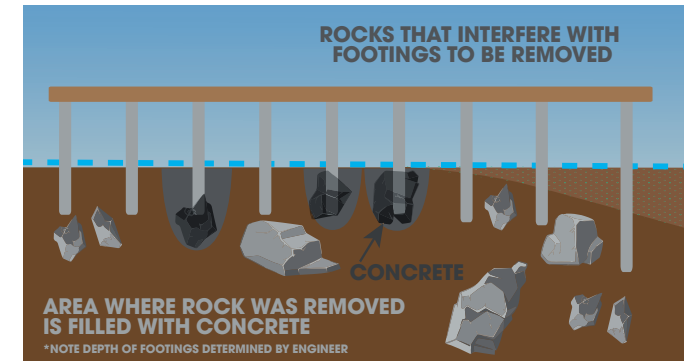
FOOTINGS INTO NATURAL EARTH

Where a cut and fill takes place, footings are required to reach natural earth for greater stability of a home's foundations. The footing depth must comply with the engineer's requirements which is determined in a foundation design.



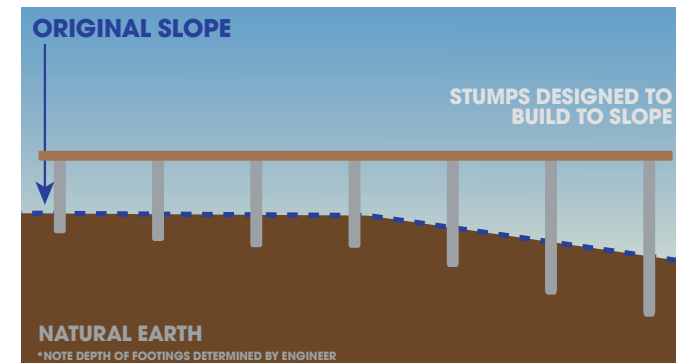
ROCK BENEATH SURFACE

Some sites can have large rock beneath the surface of the soil. This can potentially interfere with the footings or piers of your home. If rock is found, it will need to be entirely removed and the newly created hole will be filled with concrete. Depending on the size of rock, this can use quite a bit of concrete and increase the costs of the foundations.



BUILDING TO SLOPE

Building to the slope of the land is where the original slope of the land is maintained and the length of the stumps is designed to suit the fall of the site. This can potentially alleviate the costs associated with a cut and fill or retaining walls.



Take advantage of our **NO OBLIGATION SITE INSPECTIONS** to help determine the condition of your land, including the best position for your home and the associated costs.

Building your first home is easier than you think.

A low deposit home loan combined with the First Home Owner's Grant may help get you started.

We offer personal planning sessions by phone or web that will help answer all your questions:

- ✓ What is a low deposit home loan and how much deposit you may need
- ✓ How does the First Home Owner's Grant* work and how do you apply for it
- ✓ How to access a simple home loan with no need for separate land and building loans
- ✓ If you're not ready now – what steps you can take to reach your home ownership goals!

Call us to book your personal planning session today!

Download our 6 Top Tips for buying your first home at ljhookerhomeloans.com.au/first-home-buyers



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LIVE

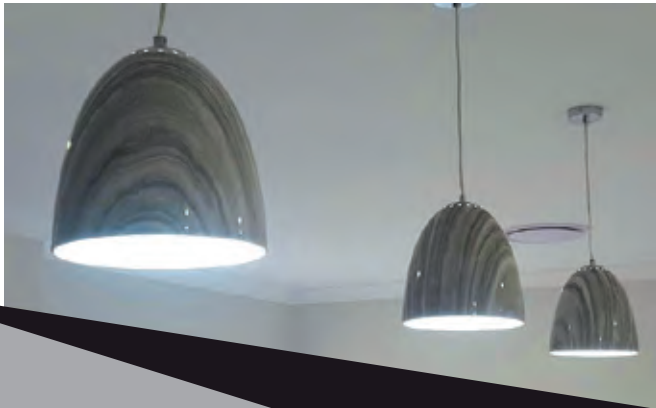


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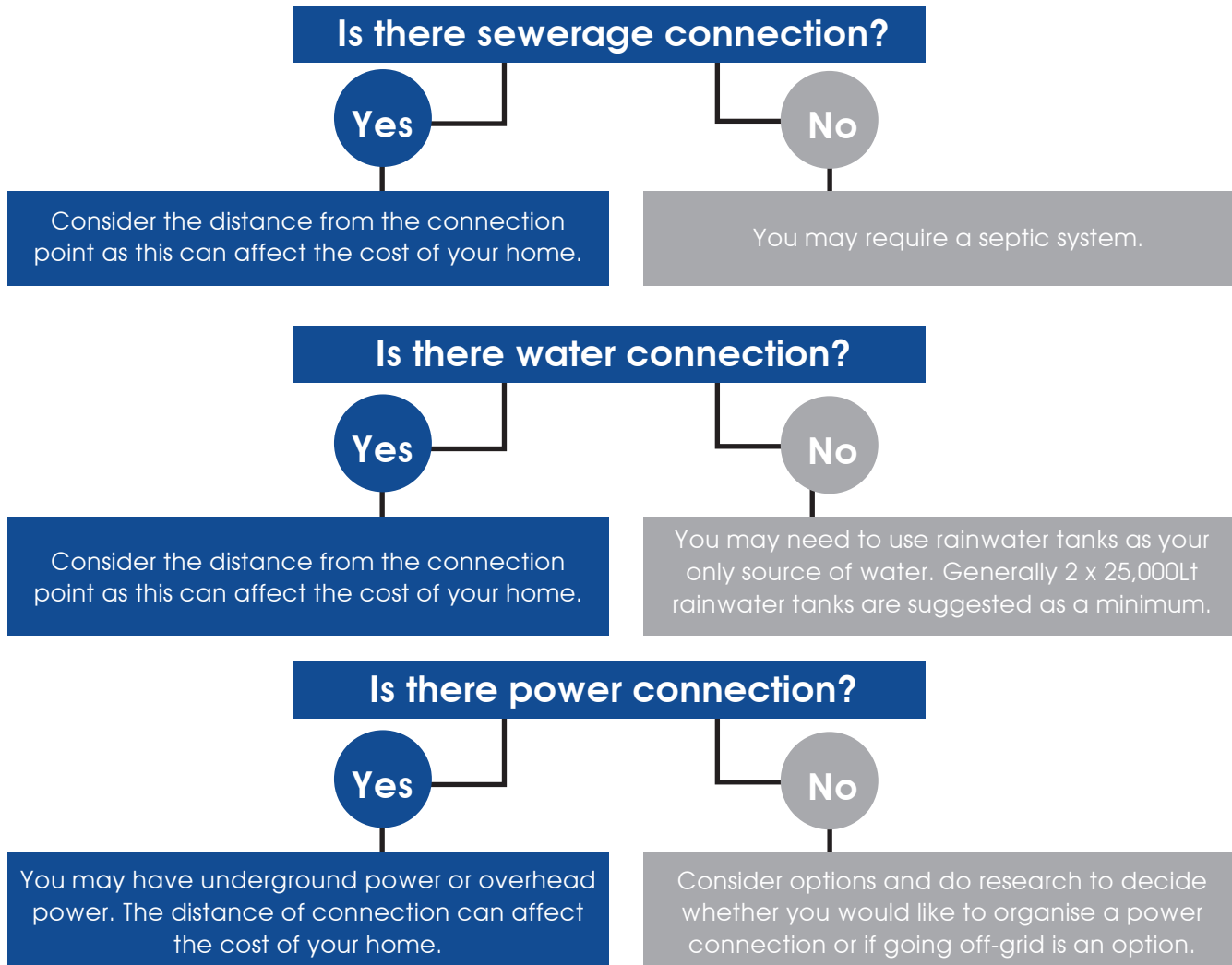


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Site infrastructure

It's a good idea to check if your site has any existing infrastructure. You will need to consider the below:



ENERGY EFFICIENCY

A house's energy efficiency rating applies to the design of the roof, walls, windows and floors of a home. Energy efficient designs for new homes are implemented to reduce heating and cooling energy costs, as well as greenhouse gas emissions.

When designing your new home, certain criteria must be met to create a '6-star' energy efficient home. Things that may impact the energy efficiency of your home include:

- Home orientation on block
- Natural ventilation
- Insulation in ceiling and external walls
- Ceiling fans
- Window size, glazing and shading
- Size of outdoor living areas
- Window eaves and awnings for shading
- Solar power

www.qld.gov.au/families/government/sustainable/homes

Designing your new home



Choose one of our plans or bring your own design; we can work with you to achieve a result you will love.



CUSTOM FLOOR PLANS

If you already have design plans you love, bring them to us and we can bring them to life.

Alternatively, you can choose from our wide range of design plans and talk them over with a member of the sales team. All of your questions are answered and your concerns are taken care of. We can even alter the plans and create custom aspects.



STICK TO YOUR BUDGET

Our friendly and knowledgeable sales team take the time to create your ideal house plan while sticking to your budget.

When you visit our sales team, we begin by learning your needs and wants for your future home. We listen to and learn from you to help plan your dream home.



HONESTY & TRANSPARENCY

You will discover that our sales team are honest and transparent with the details and costing of your home.

From the moment you talk to our team, through to the construction and handover of your home.



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Top Picks WEATHERBOARD



HOLLOWAY



AREA	SQ METRES
Living	217.90
Garage	38.16
Portico	7.79
Porch	7.83
Alfresco	26.8
TOTAL	298.46

32.13 SQUARES



WINDSOR WBV



AREA	SQ METRES
Living	197.30
Verandah	24.20
Alfresco	19.70
TOTAL	241.20

25.96 SQUARES



All of our floorplans are completely **CUSTOMISABLE!**

Make any changes to our existing floorplans, or bring in your own for us to price!

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- Cost effective concrete placement method
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CONCRETE LINE PUMP

- Accurate concrete placement capabilities
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- Cost effective placement method of concrete
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- Site earth stabilisation
- Accurate placement method

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We have highly experienced personnel and extensive experience in tailoring solutions to ensure efficient placement of concrete.



McCLELLAND CONCRETE PUMPING provide safe, professional, reliable concrete pumping hire services for residential, commercial and civil projects in the Toowoomba, Dalby & Surat Basin regions. We are based in the garden city of Toowoomba and are the only pump business based in the Western Downs town of Dalby. We are members of the Concrete Pumpers Association of Australia Inc.

Email: admin@mcpumping.com | www.mcclellandconcretepumping.com

CONTACT OUR OFFICE ON 0427 631 143 TO DISCUSS YOUR PROJECT.



Top Picks WEATHERBOARD

LEICHHARDT 245

4 2

AREA	SQ METRES
Living	188.20
Verandah	29.00
Alfresco	27.70
TOTAL	244.90

26.36 SQUARES



FLINDERS 221

4

AREA SQ METRES

2

Living 178.80

Verandah 19.40

Alfresco 23.40

TOTAL 221.60

2

23.85 SQUARES

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Top Picks ACREAGE



HODGSON



5

AREA SQ METRES



2

Living	302.60
Portico/Deck	54.80
Landing	5.40

TOTAL 362.80

39.05 SQUARES



BREMER 235



4

AREA SQ METRES



2

Living	163.50
Verandah	42.10
Alfresco	29.00

TOTAL 234.60

25.25 SQUARES

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Top Picks BRICK



REDWOOD



AREA	SQ METRES
Living	227.40
Garage	38.70
Portico	4.80
Alfresco	20.40
TOTAL	291.30

31.30 SQUARES

All of our floorplans are completely CUSTOMISABLE!

Make any changes to our existing floorplans, or bring in your own for us to price!



WINDSOR

AREA	SQ METRES
Living	208.40
Garage	40.10
Porch	10.80
Alfresco	19.70
TOTAL	279.00

30.03 SQUARES

WINDSOR



View all our plans at www.fallonhomes.com.au

Inclusions WEATHERBOARD



GENERAL

- Queensland Master Builders Association Building Agreement with Gold Card endorsement
- Building permit & application fees
- QBCC 6-year, 6-month structural guarantee
- Government fees and levies
- An assessment of the plan for 6 Star energy efficiency rating
- Preparation of plans and specifications
- 12-month maintenance period
- Full comprehensive building insurance

STRUCTURAL

- 75mm x 75mm non-adjustable steel piers with 900mm deep concrete footings for standard "M" soil classification
- Piers maximum 600mm above ground, level well-drained site assumed, clear of vegetation
- Termite-resistant T2 treated pine framing, (70mm x 45mm wall studs @ 450mm centres)
- Engineer-designed prefabricated T2 treated pine roof trusses @ 900mm centres (for Zinalume or Colorbond roof)
- Site drainage and contouring at finish of work
- Wind bracing – N3 (W41)
- **2,700mm ceiling height**
- Soil test and contour survey
- Metal ceiling battens and roof battens

EXTERNAL

- Electrical mains connection – 20 L/m overhead or 10 l/m underground (single phase), Safety Switch to meter box
- Horizontal pier rails (2 @ 150mm x 38mm) or where shown, vertical battens (68mm x 19mm), to all sides of dwelling
- Weathertex Selfolk Weatherboard, (painted), to external walls
- "Structa" sheeting floor to enclosed living areas

- Entrance door*, Hume "Vaucluse Premier XVP12" or "Newington" range
- Zinalume or Colorbond roof, Colorbond fascia and gutter
- Powder-coated aluminium-framed sliding windows
- Security screen doors to all exterior doors*
- 60L/m stormwater drainage, to council requirement
- Install water meter and connect to house (to 10L/m)
- Supply and install standard Digital TV antenna
- Steps (& landings, as applicable) as shown on plan
- Hardwood shot edge boards to verandahs as applicable
- Lockwood, keyed-alike locksets
- Electric 250Lt hot water system
- Insulation to external walls and ceiling
- Light Grey tint* to windows, sliding glass doors
- Fly screens to windows
- 50 L/m connection to sewerage
- 2 hose taps (where connected to town water)
- Supply and install clothes hoist

INTERNAL

- Fully painted to Australian Standards
- Vinyl-faced sliding doors to built-in robes
- Double power points and downlights throughout
- Wall and ceiling insulation according to relevant regulations
- Lever style door handles
- 10mm rounded Gyprock corners to external corners of walls
- Colonial skirting and architraves
- Moulded panel internal doors* (Hume)
- Smoke detectors to Australian Standards
- Melamine shelves to robes and linen
- Deadlock to front door
- 7.0kW reverse-cycle air conditioner to living area

KITCHEN

- "Ariston" ceramic cooktop and multi-function wall oven/under-bench oven or upright stove as shown on plan
- Laminated overhead cupboards, (if shown on plan), with retractable rangehood
- "Paris" 1 & 1/2 bowl stainless steel sink with "Alto" or "Senza Gooseneck" chrome sink mixer
- Laminated rolled edge to benches, laminated cupboard doors
- Ariston stainless steel dishwasher
- Microwave provision to wall oven models

BATHROOMS AND WET AREAS

- 45 litre stainless steel laundry tub in custom-made unit with "Meno" chrome flick mixer – or as per plan
- Quarter turn washing machine cocks (chrome plated brass)
- Floor tiles to bathroom, W.C., laundry (and ensuite, if applicable)
- Custom-made vanity units with "Selena" or "Stradbroke" drop in basin (mirror, full width of vanity)
- Tiled splash-back to kitchen cupboards, vanities and laundry tub
- Tile allowance* \$35 per sq.m
- 1,000mm x 1,000mm tiled shower base or as per plan
- Heater-Fan-Light to bathroom and ensuite
- "Senza" or "Alto" mixers to remaining taps
- Con-serv "Streamjet on Clicklock Arm" shower rose
- Caroma "Cosmo" or "Enix" towel rails
- "Virtue" close coupled toilet suite/s, white
- "Decina" 1,650mm acrylic bath, standard colours with "Senza" or "Alto" fixed bath spout
- Clear glass shower screens (pivot/sliding door)



SHOWERSCREENS | WARDROBES | MIRRORS | SPLASHBACKS



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QBCC 15195275



Inclusions BRICK

GENERAL

- Queensland Master Builders Association Building Agreement with Gold Card endorsement
- Building permit & application fees
- QBCC 6-year, 6-month structural guarantee
- Government fees and levies
- An assessment of the plan for 6 Star energy efficiency rating
- Preparation of plans and specifications
- 12-month maintenance period
- Full comprehensive building insurance

STRUCTURAL

- Engineer certified raft-type foundations and slab to suit standard "H1" soil classification
- Site levelling for 600mm fall across block (based on 20m frontage, 30m deep)
- Termite-resistant T2 treated pine (wall studs @ 450mm centres)
- Engineer-designed prefabricated T2 treated pine roof trusses @ 900mm centres (for Colorbond roof)
- Termi-mesh stainless steel termite treatment to AS 3660.12000
- Soil test and contour survey
- Metal ceiling battens and roof battens
- Moisture barrier to brick veneer walls
- 2,400mm ceiling height, unless noted otherwise
- Wind bracing N3 (W41)
- RF82 reinforcing mesh to concrete slab floor

EXTERNAL

- Electrical mains connection 20 L/m overhead or 10L/m underground (single phase), Safety Switch to meter box
- Brick selection to \$1,300 per thousand, raked joints, natural or off-white mortar
- Security screen doors to exterior doors (except garage personal door)

- Remote-controlled panel garage door or two remote-controlled roll-a-doors to plans with double garage
- Feature entrance door, Hume "Vaucluse Premier XVP12" or "Newington" range
- Colorbond roof (standard colours), Colorbond fascia and gutter
- Powder-coated aluminium-framed sliding windows
- 60 L/m stormwater drainage, to council requirements
- Install water meter and connect to house (to 10L/m)
- Supply and install standard Digital TV antenna
- Fly screens to windows
- Keyed-alike locksets
- Insulation to external walls and ceiling
- Electric 250Lt hot water system
- Light grey tint* to windows, sliding glass doors
- 50 L/m connection to sewerage
- 2 hose taps (where connected to town water)
- Supply and install clothes hoist*

INTERNAL

- Fully painted to Australian Standards
- Vinyl-faced sliding doors to built-in robes
- Double power points and downlights throughout
- Lever style door handles
- 10mm rounded Gyprock corners to external corners of walls
- Colonial skirting and architraves
- Moulded panel internal doors (Hume Doors)
- Smoke detectors to Australian Standards
- Melamine shelves to robes and linen
- Deadlock to front door
- 7.0kW reverse-cycle air conditioner to living area

KITCHEN

- "Ariston" ceramic cooktop and multi-function wall oven/under-bench oven or upright stove as shown on plan
- Laminated overhead cupboards (if shown on plan), with retractable rangehood
- "Paris" 1 & 1/2 bowl stainless steel sink with "Alto" or "Senza Gooseneck" chrome sink mixer
- Laminated rolled edge to benches, laminated cupboard doors



- Ariston stainless steel dishwasher
- Microwave provision to wall oven models

BATHROOMS AND WET AREAS

- 45 litre stainless steel laundry tub in custom-made unit with "Meno" chrome flick mixer – or as per plan
- Quarter turn washing machine cocks (chrome plated brass)
- Floor tiles to bathroom, W.C., laundry (and ensuite, if applicable)
- Custom-made vanity units, with "Selena" or "Stradbroke" drop in basin with mirrors to full width of vanity
- Tiled splash-back to kitchen cupboards, vanities and laundry tub
- Tile allowance* \$35 per sq.m
- 1,000mm x 1,000mm tiled shower base or as per plan
- Heater-Fan-Light to bathroom and ensuite
- "Senza" or "Alto" mixers to remaining taps
- Con-serv "Streamjet on Clicklock Arm" shower rose
- Ceramic soap holders, Caroma "Cosmo" or "Enix" towel rails
- "Virtue" close coupled toilet suite(s), white
- "Decina" 1,650mm acrylic bath, with "Senza" or "Alto" fixed bath spout
- Clear glass shower screens (pivot/sliding door)

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FRANCHISES AVAILABLE



When choosing your block of land, there are other factors that you may want to take into consideration. The following are possible influencing factors of your land dependant on location.

Land location

Building requirements of your new home are based on the relevant council and building regulations.

BAL RATING

A Bushfire Attack Level (BAL) is a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact from potential bushfires.

A BAL report is the basis for establishing the requirements for construction, to improve protection of building elements from bushfire attack.

The image, right, shows the various BAL ratings and the radiant heat flux for each rating. The greater the distance from the fire the lower the heat flux and therefore the construction standard is lower.

Where your building is greater than 100m from any classified vegetation the BAL rating will more than likely be BAL-LOW and will not require any special construction requirements.

www.bushfireprone.com.au



BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
Direct exposure to flames from the fire front in addition to heat flux of greater than 40kW/m² and ember attack.	Increasing levels of ember attack and ignition of debris with a heat flux of up to 40kW/m² and increased likelihood of exposure to flames.	Increasing levels of ember attack and ignition of debris with a heat flux of up to 29kW/m² .	Increasing levels of ember attack and ignition of debris with a heat flux of up to 19kW/m² .	Ember attack with heat flux of up to 12.5kW/m² .
VERY UNCOMMON			UNCOMMON	
FAIRLY COMMON				

* Information contained throughout this book is general in nature only and can change without notice.



Land location

FLOOD ZONE

Some areas may fall in what is deemed a 'Flood Zone', which are areas that may be susceptible to flooding. This is most commonly determined by the relevant Council. (Your property may be in a flood susceptible area, but may not have necessarily had flood water damage.) It is always best to consider potential damage to your home when building in a Flood Zone.

In order to find out the flood history of the property you wish to purchase (or have purchased), it is best to check the Flood

Zone maps, which are generally on the local council's website.

In the case of a Flood Zone, the builder will have to build to the requirements of the certifier and local council. This is most commonly a minimum height to the base of your home (i.e. subfloor or slab).

A stump home can be more cost efficient when building a higher set home, as the stumps can simply be lengthened, compared to building a slab home on a pad high enough to meet regulations.

Example Only: www.maps.tr.qld.gov.au/WAB/FRIP

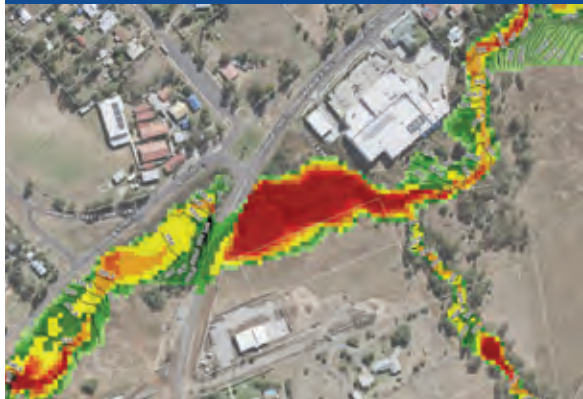
NOISE CORRIDOR

A designated transport noise corridor can be a state-controlled road, railway or major local government road that's been designated and gazetted by the state or a local government.

To minimise the impacts of transport noise on dwelling occupants, the builder is required to meet certain noise reducing criteria, based on the category the home will fall in. This may include a higher level of acoustic treatment through the use of glazing, insulation to roof and walls and others.

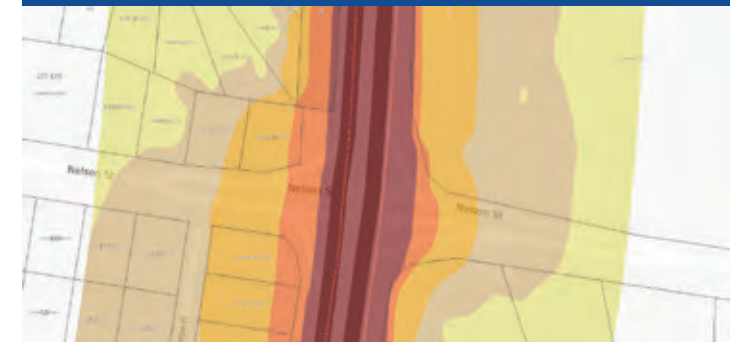
www.business.qld.gov.au/ | Example Only: www.spp.dsdp.esriaustraliaonline.com.au/geoviewer/map/planmaking

FLOOD RISK LAYERS



Finished Floor Level	Flood Risk Category
0 - 0.25m	FR4 – Extreme Flood Risk
0.25m - 0.50m	FR3 – High Flood Risk
0.50 - 0.75m	FR2 – Medium Flood Risk
0.75 - 1.0m	FR1 – Low Flood Risk
1.0 - 1.5m	Flood Island
1.5 - 2.0m	OFP2 – Overland Flow (High)
2.0 - 2.5m	OFP1 – Overland Flow (Low)
2.5 - 3.0m	Balance (Mixed)
3.0+m	Vulnerable Uses Restricted Area

TRANSPORT NOISE CORRIDOR



State-controlled road (mandatory)

Category 0 – Noise Level < 58 dB(A)
Category 1 – 58 dB(A) = < Noise Level < 63dB(A)
Category 2 – 63 dB(A) = < Noise Level < 68 dB(A)
Category 3 – 68 dB(A) = < Noise Level < 73 dB(A)
Category 4 – Noise Level > = 73 dB(A)

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Testimonials

"We have just moved into our stunning home built by [Fallon Homes] in Berat. Couldn't be happier. Everything from start to finish was amazing! We will highly recommend them to anyone building a new home. Our house is simply beautiful ... forever thankful."
- **Krystal & Travis**

"Fallon Homes have done the most amazing job on our house. I couldn't fault them. Josh went out of his way to make sure the house is everything we dreamed of and more ... we couldn't be any more in love with it. Thank you Josh and the team for the most amazing service!"
- **Kisita & Anthony**

"Thank you for building our dream home! We are so in love with our new house and can't wait to show it off to everyone. Everything about our experience with Fallon Homes was of the highest quality."
- **Craig & Jodie**

"We are very grateful for our beautiful home, all tradies were amazing, builder was brilliant and project management was fantastic. Thank you for all you have done."
- **Rodney & Simone**

"Loving my house. Thanks to everyone who helped with the build. Excellent work by all. We really appreciate your workmanship and friendliness."
- **Leanne**





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