


# NEW Homes

YOUR COMPREHENSIVE WEEKEND GUIDE



**SAGE  
DESIGN**



# Entertaining, to say the least

**○ RHYS TARLING**

**This beautiful Applecross four-bedroom, four-bathroom custom, completed in December 2021, is an example of an intelligent, contemporary design that caters to the whole family.**

Sage by Atrium Sales and Marketing Director Daniel Marcolina said the client's key focus was an easy-care, low-maintenance, practical, family-friendly home, which took into account the orientation of the existing pool and cabana area.

He said the stylish home boasted standout features such as high ceilings, wide entrance and passages and the clever use of natural light.

Sleek black, bright whites and soft greys colour the interior of the home, adding to the contemporary aesthetic.

According to Mr Marcolina, extra warmth and texture has been

incorporated into the design by using materials that are low-maintenance and durable.

"Red face bricks with white brick mortar were used throughout the home, as well as a custom profile Colorbond fascia and gutter, Caesarstone organic white benchtops, timber and tiles," he said.

The spacious kitchen is pleasing to the eye and delivers an easygoing atmosphere when putting together meals, boasting an unexpected yet convenient little addition.

"We incorporated a small study nook to the side of the kitchen," Mr Marcolina said. "This is convenient when easy access to a computer is required to support a busy family lifestyle."

Mr Marcolina said the kitchen design was enhanced by capturing natural light.

"Incorporating two skylights using plasterboard shafts over



the kitchen island bench not only introduces additional natural light into the area, it is also an impressive feature," he said, adding that the kitchen features a litany of impressive inclusions.

"Two black electric ovens, a stainless steel built-in gas cooktop, a rangehood, a fully integrated dishwasher and a Vintec wine fridge."

The layout of the home lends itself to easy and seamless entertaining.

"The alfresco has been designed to accommodate a pool table, a dining area, a lounge area and an outdoor

kitchen, including a wall-mounted television," Mr Marcolina said. "It is easily accessible and is positioned between the dining area and the outdoor pool area."

"The stacking door tracks have been recessed to allow an easy transition from the internal living area to the alfresco."

The entertainment factor of a family home wouldn't be complete without a room dedicated to kicking back and relaxing while watching a few beloved films or television shows.

Mr Marcolina said a well-appointed

theatre room and large family and dining area were standouts of the build, while privacy was kept front of mind with a dedicated children's wing at the rear of the home.

"We created a children's wing, which includes an activity room to the back of the home overlooking the basketball court with access to the pool and outdoor area," he said.

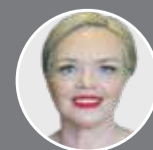
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**Sleek black, bright whites and soft greys colour the interior of the home, adding to the contemporary aesthetic.**

WESTSTYLE  
M6 X 6



NEW Homes



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## The Highline wins highest display accolade

**ERICK LOPEZ**

Western Australia is home to the country's best display home, according to the 2022 HIA-CSR Australian Housing Awards held in April.

Webb & Brown-Neaves took home the 2022 HIA Australian Display Home award with its incredibly intricate and modern display in Jolimont – The Highline.

"Winning an industry award such as the 2022 HIA Australian Display Home isn't something that comes around very often, it was a very pleasant surprise to be recognised," Webb & Brown-Neaves Executive General Manager Jeff Hayres said.

"Knowing the calibre of our team, I had every confidence that we could produce a win for this exceptional home in Jolimont.

"Our designers and construction team have a wealth of experience in luxury design and construction, so when it comes to pushing the boundaries of what is possible, I am constantly amazed at their innovation and creativity."

The Highline boasts an incredibly

unique aesthetic, incorporating an abundance of plant life to every corner of the home – both inside and out – resulting in a home with appealing natural elements that was sure to win over the judges.

"Building this home was all about pushing the limits on residential design," Mr Hayres said.

"We wanted to showcase a modern approach to the Western Australian dream of building a beautiful home on a narrow lot, without sacrificing a connection to nature.

"The climate-control design is core to its success and encompasses myriad intricate design details, from biophilia to solar energy.

"Green partitioning and a north-facing courtyard oxygenate the ground floor, while a spectacular rooftop garden walkway enlivens the upper level.

"Water-efficient tapware, waterwise landscaping and the electric vehicle charger all contribute to the environmental performance of the home, which makes for a truly beautiful and considered home that reflects future-proofed and sustainable urban living."

The Highline expertly makes use of a smaller block space to include four bedrooms and three bathrooms over two storeys, while the inclusion of a central courtyard seamlessly blends indoor and outdoor living.

"From the super-bronze, double-glazed curtain wall and the facade, to the internal courtyard and rooftop walkway connecting the multi-purpose New York Apartment, this home is truly unique," Mr Hayres said.

"It maximises the potential of narrow-block living, addresses building performance standards, as well as market trends in regards to the latest sustainable innovation and technologies."

Mr Hayres gave plenty of praise to his talented team whose hard work was deservedly validated by the award.

"This was an amazing project that was only possible with the commitment from the entire Webb & Brown-Neaves family. It takes so many talented people to bring a home like this to life," he said.

"I would like to make special

mention of our designer Joseph Calasara and site manager Lee Pain, who both worked tirelessly on this home to make it as spectacular as it is, as well as our incredible tradespeople and material suppliers, who went above and beyond for us to deliver this outcome.

"Without the innovation and relentless drive for great design and construction, we would not have the final product we do today.

"We thank the Housing Industry Association for the national recognition and congratulate all winners across Australia, and to everyone at Webb & Brown-Neaves and the ABN Group who have gone above and beyond to bring this Webb & Brown-Neaves dream to reality."

The Highline, located in Jolimont, is open for viewing Wednesdays from 2-5pm and Saturdays and Sundays from 12-5pm.

**CONTACT**  
Webb & Brown-Neaves  
9208 9000  
www.wbhomes.com.au

ABC BLINDS  
M3 x 6

## Taking the plunge a good decision

**ERICK LOPEZ**

For Garry and Joy Davis, the vision to build their dream home grew from a need to downsize.

Taking on the services of Jonathan William Homes, the couple worked closely with Directors Jonathan and Jenna Athans to ensure their new home in Carine was designed to suit their needs and take advantage of the pristine views.

Moving into the home at the start of May, Mr Davis shared the experience with New Homes.

**WHAT MADE YOU DECIDE TO BUILD AND WHAT WAS THE INITIAL PROCESS LIKE?**

We wanted to downsize from a large home and fell into the decision to build because of the relationship that developed with Jonathan who suggested the block that we ultimately bought.

If it wasn't for those two factors, I doubt we would have taken the plunge.

The initial process went very smoothly because Jonathan and Jenna made it so much easier for us.

We quickly developed trust in them, with Jenna being an enormous help to Joy in fit-out selections.

In addition, Jonathan introduced us to the designer who was able to capture what we wanted in the first attempt, which helped a great deal.

**WHAT WAS THE DESIGN PROCESS LIKE?**

We had a few basic requirements such as an upside-down configuration to take advantage of the views, as well as offices for both of us.

There were a couple of small floor plan changes required for the ensuite but the designer nailed it quickly.

Having Jonathan and Jenna helping to reaffirm design aspects helped.

There was a formal prestart meeting to select the bulk of the choices, however that process extended over many months. Jenna was so obliging in helping to guide our selections.

We would have been completely overwhelmed if all those choices had to be done in a single session and, as we understand it, that is how most builders do it.



**WHY DID YOU BUILD WITH JONATHAN WILLIAM HOMES?**

Firstly it was the extraordinary quality of their display home on Wessex Street, Carine. This convinced us of Jonathan's extremely high standards.

We then satisfied ourselves that their business was run conservatively and was most unlikely to run into solvency problems.

Finally it was the knowledge they would get the job done well and they were completely trustworthy.

**WHAT DID YOU NOTICE DURING THE BUILDING PROCESS?**

Naturally we regularly watched the progress of the build, which confirmed our home would be as solid as a rock.

The foundations had numerous aspects engineered to be bigger and better than most.

The surface finish was everything we expected – it was really the final weeks where tiny imperfections we probably would never have noticed were rectified

Jonathan is a perfectionist by nature and I can say with confidence that he would only ever build this way.

**WHAT IS YOUR FAVOURITE PART OF THE HOME?**

The high ceilings of the dining area and the kitchen, the balcony where the views just flow so well, plus the combination of timber floors and the wonderful floating staircase.

**YOUR ADVICE FOR PEOPLE CHOOSING TO BUILD A HOME LIKE THIS ONE?**

You have to trust your builder implicitly, as there is no way of knowing what goes into the underlying structure or whether you are making the most appropriate choices.

**ANYTHING ELSE YOU WOULD LIKE TO ADD?**

We knew Jonathan William Homes would deliver and they exceeded our expectations, which is an amazing effort in this challenging building environment.

I expect that anyone would be as thrilled about the final product as we are.

**CONTACT**  
Jonathan William Homes  
0401 383 860  
www.jonathanwilliam.com.au



# Master Builders Australia National Excellence in Building & Construction Awards



**Master Builders is the peak body representing the housing, commercial and civil/infrastructure construction sectors.**

A few weeks ago, Master Builders members from around the country celebrated at the National Excellence in Building & Construction Awards.

The awards are the annual culmination of a nationwide grassroots process to determine the best of the best each year.

Entrants must be nominated by a local Master Builders Association and are required to have progressed from winning awards in their regions through to being judged the best in their state or territory.

The builders who have risen to this point become national finalists and their projects are assessed against those of their peers from every state and territory by the National Awards judging panel.

National winners were announced at the event in Cairns, with seven of the winners being based in Western Australia.



Master Builders Association of WA (MBA WA) would like to take this chance to congratulate PACT Construction, blanc., McCorkell Constructions, Multiplex, GBSC Yurra, DORIC Contractors and Summit Homes.

MBA WA applauds the achievements of all these businesses, which continue to showcase high standards of quality and set the bar for other businesses to strive for.

The 2022 National Excellence in Building & Construction Awards

were important, as they were the beginning of the new normal, where restrictions have eased and businesses were recognised on a national platform for their exceptional work.

The National Excellence in Building & Construction Awards are made possible with thanks to our platinum sponsors – Toyota Australia, Cbus Super and MYOB.

We also thank our other valued sponsors and providers: InfraBuild, Office of the Federal Safety

Commissioner, National Careers Institute, Simonds Homes, Master Builders Insurance Brokers, Strutterre Consulting, canibuild, ARK Media, ScreenCraft Media and Business Events Cairns & Great Barrier Reef.

MBA WA are about to announce the winners of the 2022 Master Builders-Bankwest Housing Excellence Awards in June, along with the Master Builders-Bankwest Excellence in Construction Awards in July and the regional Building Excellence Awards during the year. Stay tuned to see which WA Master Builders are the best of the best.

If you would like to become a member and take part in our prestigious awards program, speak to our membership team on 9476 9800 or email [membership@mbawa.com](mailto:membership@mbawa.com) to receive the latest news.

For more information on the finalists and winners from the awards program, visit [www.mbawa.com/awards](http://www.mbawa.com/awards) and ask your builder if they are a Master Builder.

**CONTACT**  
Master Builders WA, 9476 9800  
[www.mbawa.com](http://www.mbawa.com)

# Maximising warmth with minimal costs

**○ RHYS TARLING**

**With the cooler weather firmly taking hold, it is beneficial to have a solid grasp on the design principles that allow a home to maintain a reasonable temperature throughout winter.**

Not only is this a sustainable mode of living that can reduce your carbon footprint, it can also save you from needlessly running up your electricity bills.

Weststyle Lead Architect Mary Ong offered some useful design tips for retaining warmth in a home.

“The most important element of passive heating is the orientation of your home – how the home is positioned in relation to the sun’s path in different seasons,” she said.

“Successful orientation for passive heating maximises northern exposure of walls and windows while reducing east and west exposure to avoid overheating in summer.

“Also consider adequately sizing your home to suit your family’s needs. Bigger spaces require more energy to heat or cool.”

In regards to the layout of your home, Ms Ong said it was essential to orientate the living areas towards the north to receive the most sun throughout winter.

“In conjunction with this, consider materials that are able to absorb and retain heat and release it slowly into your home,” she said.

“For example, a polished concrete slab is able to absorb the heat from the day and release it in the evening when the outside temperatures are cooler.”

Ms Ong said houses gained and

lost the most amount of heat through window glazing, so the size, positioning and treatment of windows was extremely important.

“Maximising north-facing windows allows them to follow the path of the Australian sun and ensures the home will receive sunshine for the longest period of the day in winter,” she said. “The windows are also easily shaded by the eaves of the roof in summer.”

Ms Ong said, aside from placement of the windows, the treatment of the glass was paramount.

“There are a few different options available such as low-e glass, double glazing and various degrees of tinting,” she said.

“Engaging an energy consultant is important, as they will advise you of the amount of glazing allowable in each room.

“The challenge we frequently face is wanting more glass than is allowable for each room.

“This is often overcome by increasing insulation requirements, increasing the specification of glass type and appropriate external shading devices.”

Ms Ong said draft proofing was also an important factor to take into consideration when keeping a house warm.

“Up to 25 per cent of winter heat loss from existing houses is caused by air leakage, also known as draughts or uncontrolled ventilation.”

**CONTACT**  
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[www.weststyle.com.au](http://www.weststyle.com.au)



Derby by Weststyle in Shenton Park.



## Q & A

**○ JASON ROBERTSON**  
HOUSING AND CONSTRUCTION DIRECTOR

**The Question**  
**I’m going to be building a small timber deck in my backyard as a winter project.**

**A friend said one key aspect I needed to consider was the durability of the timber I’m using.**

**What does this mean?**

### The Answer

Your friend has given you good advice.

Timber selection and use extends beyond the durability class or rating, which we can quickly discuss in a minute but let’s concentrate on durability.

Durability ratings basically mean the measurement of a natural piece of timber and its resistance to ageing, particularly from insects and fungi. Generally durability is specified in four classes, and they are numbered. Class one is the highest level and class four is the lowest. With decking, for example, you would want any timber touching the ground to be level one or two.

In addition, look also to strength ratings and hazard ratings.

With strength ratings, its measuring the timber under stress. The ratings

are generally designated F and assigned a number. With decking, its generally accepted to have F7 or higher.

With hazard ratings, timber is given a H rating – this is for the nasty little critters such as termites and fungal growths. The levels represent chemical treatments to help with the hazards.

The higher the number, the greater the level of protection. With decking, it is a good idea to have H4 for any timber member in contact with the ground, and H3 for any that is not.

As always, if in doubt ask as many questions as needed and with the experts.

Good luck with your project.





# Colours pay homage to Australian landscape

**YABELLA SALISBURY**

**Cleverly designed, the Pembroke by Homebuyers Centre pays tribute to Australia's unique landscape through a variety of complementary colours and features.**

Homebuyers Centre Display and New Product Manager John Care said the versatility and flexibility of the layout would cater to the needs of families big or small who enjoyed a spot of entertaining.

"This home would suit both first-time buyers who are entering the market and looking for a spacious home with plenty of room for entertaining, as well as families," he said.

A sleek, modern elevation with textured limestone cladding presents a warm welcome to the Pembroke.

According to Mr Care, the home has been decorated in an urban Australian style.

"The home features colours and tones that reflect our unique Australian landscape," he said.

"Shades of greens and earth tones like rust and greys create a colour palette that pays homage to our country."

From the spacious theatre room to the open-plan living area, the Pembroke has relaxation and entertainment at the forefront of its design.

"The inclusion of a large open-plan kitchen, living and dining area at the centre of the home creates a central hub, allowing homeowners a dedicated space for family and guests

to come together," Mr Care said.

The L-shaped kitchen features a 1m-wide island bench with Caesarstone benchtops, plenty of storage and quality stainless steel appliances and fixtures. While the expansive games room, which has direct access to the kitchen and living area, allows you to continue entertaining at the heart of the home.

Multiple access points present a seamless transition for indoor/outdoor living in the Pembroke, according to Mr Care.

"The alfresco has direct access to both the games room and living area," he said.

"Large sliding doors connect the areas and when open there is uninterrupted access to the outdoor entertainment zone from the open-plan area.

"The outdoor entertaining space has both a formal meals area and a casual built-in seating area with a firepit."

Mr Care said another appealing aspect was the zoning of the sleeping quarters, with the master bedroom offering a sense of a retreat and sanctuary from the rest of home.

"The Pembroke is zoned so the master bedroom at the front of the home is separated from the three minor bedrooms at the rear, providing space and privacy away from the entertaining areas," he said.

"The ensuite features a double vanity and a double shower with stylish Reece appliances, while a spacious walk-in robe ensures storage is no issue in the master bedroom."

The Pembroke, in Lakelands, is open for viewing Wednesdays from 2-5pm and Saturdays and Sundays from 12-5pm.



## PEMBROOKE

4 2

**ADDRESS** 15 Barracoota Loop, Lakelands

**PRICE** \$352,200\*

**BUILDER** Homebuyers Centre

**CONTACT** 131 751

**wa.homebuyers.com.au**

\*Price accurate at date of publication

