

Bray CONSTRUCTIONS BEAT

Autumn 2008



Australian Achiever Awards

We've just received notice from the Australian Achiever Awards that we have achieved Highly Recommended status. This is the same high result we have now achieved in all of our entries into this program, dating back to 2004.

The Australian Achiever Awards are an independent, unbiased award system based on assessment ratings from a business' own customers. The award system focuses on seven criteria, each scored separately, namely: Time Related Service, Addressing Client Needs, Care and Attention, Value, Attitude, Communication and Overall Perception. The criteria are rated individually in percentage terms and the final score is an amalgam of these. Anything over 80% overall is regarded as exceptional and reflects outstanding customer service. Bray Constructions scored in excess of 90% in the 2008 awards.



Effective from 1st May 2008, the five star energy efficiency standard will be extended to include home renovations and additions. The state government's initiative to reduce green house gas emissions continues to be rolled out across more areas of the construction industry.

While achieving a 5 star rating may be a costly exercise, new five star homes are 50% more energy-efficient than an average 2 star home built before the regulations. With the state government anticipating 40,000 homes to be extended, renovated or relocated each year, the 5 star initiative will both improve comfort levels and reduce energy costs while further reducing greenhouse gas emissions. The state government predicts that within five years, Victoria's 5 star homes will reduce annual greenhouse gas emissions by 600,000 tones of carbon dioxide, the equivalent to taking 150,000 cars off our state's roads.

Currently only new homes built in Victoria are required to obtain a 5 star energy rating as well as incorporate water efficient taps and fittings and either a rainwater tank for toilet flushing or a solar hot water system. Though software for extensions and renovations is not yet fully developed, once the new regulation is brought in on 1st May, renovations and additions may be required to have an energy rating calculated for the proposed area of work or even the whole building.

"It is important to note that some simple renovation or maintenance projects and non-structural works will not be affected by the new regulations - projects involving home extensions will be the main ones affected" Planning Minister Justin Madden said

There are a number of measures that can be taken to easily raise the star rating of a house including:

- Increase the levels of insulation in walls, ceiling and under suspended timber floors.
- Improved window design and higher performance glazing.
- Orienting the house on the block to maximise use of the winter sun.
- Draught-proofing windows, doors and other openings in the building.
- Improving internal design and layout.



Reg. Domestic DBU-7740
Reg. Commercial CBL-502

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Parkdale Development



Bray Constructions will shortly have completed its 2 house development in Parkdale.

There is a single storey and a two storey home in this development, each being 5 star energy rated and consisting of 3 bedrooms, all with built-in robes, 2.5 bathrooms, stone kitchen with Smeg appliances, double garage and quality fixtures, fittings and finishes throughout. The homes are due for completion in March/April 2008. If you are interested in purchasing one of these homes, please contact Garth Bray on 9532 2022.

Service, Quality and Price

Service, quality and price. Focus and fulfil on these three distinctions and you will be a sure-fire huge success in whatever you take on in life and in business.

Offer and fulfil on any two and you will have yourself a successful life and/or business. This advice was offered to me by one of my many early mentors Bruce McKimm. I didn't realise it at the time around 30 years ago, but what really resonated for me in what Bruce shared was "service and quality".

At the height of his career in building, Bruce was delivering over 50 homes a year and his background was not building. Bruce was an inspiration to me and I'm sure to many others in our industry. His advice, while broad in scope, was as pertinent then as I believe it is today – I hung on every word.

Service and quality was what really called to me and got me excited about building and what I could provide. Coupled with a commitment to family, it seemed to me a winning combination. While price is important and plays a part in all projects, it is in joining the dots that sees principles such as service to our customers, smart, stunning design, quality materials, and best-practice construction methods coming together to produce a truly fabulous result. This really makes a lasting, worthwhile difference that is measurable in quality of life and value for money over time.

At Bray Constructions we are committed to providing service, quality and integrity in everything we do and provide in our business and I am grateful to Bruce for his advice. Even though it was many years ago, his words continue to play a daily part in Bray Constructions operations.

It's Autumn, clean your gutters! Best regards Nev



Don't just dream about updating your home - Do it! Bray Constructions recently completed a renovation on a much-loved family home with the addition of a front fence and loop entrance with double carport, a new double garage at rear, and a studio overlooking a beautiful pool and outdoor entertaining area. For inspiration on how to renovate your family home, view our completed projects at www.bray-constructions.com.au, or give us a call.

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