

# Bray CONSTRUCTIONS BEAT

Winter 2008



## Brighton East Home

Construction on our striking townhouse development at Brighton East is steaming ahead and will be completed in July. On offer here is a luxurious two storey fully rendered brick home with double glazing to all windows, asphalt shingle roof and polyester wall and ceiling insulation - this home is thermally better than required by the 5 star energy standard.

Also featuring 3 generous bedrooms plus study as well as an additional children's or office area, high ceilings throughout, 2 bathrooms, 2 powder rooms, ducted heating and refrigerated cooling, double garage with auto lift door, Smeg kitchen appliances and easy slide out pantry along with other quality fittings and fixtures too numerous to mention.

Landscaped gardens with mature plants and instant turf, exposed aggregate drive, granite paved courtyard and stepping stones, tank with auto water system, fencing, gates and clothes line are all part of the package too. Handy to schools, public transport, Hampton Street shops and lots more.

Please call Robin Parker at RT Edgar on 9592 9299 with any sales enquiries.



## Parkdale Home



Construction on our townhouse development at Parkdale has been completed and looks fantastic! You can see from the photos that the finish, both internally and externally, as well as the landscaping has all come up brilliantly.

Currently for sale at this site is a single level 3 bedroom home featuring 2.5 floor to ceiling tiled bathrooms, ducted gas heating and refrigerated cooling, an abundance of cupboard and storage space, double garage and quality fittings, fixtures and finishes throughout. We thank Leon Meyer Architects for their contribution to this outstanding development.

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[Click here](#) to see more photos of this townhouse development.



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

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# Bray Co Update

As seems to regularly be the case now, we are enjoying exciting and busy times at Bray Constructions with a lot happening in all areas of our business. We have steadily been expanding our team over the past 12 months, both on site and in the office. Our growing team affords us opportunities to better serve current and new customers alike with a broader set of skills and experience among our ranks.



After having won two awards at the 2007 Victorian Housing Awards, we were invited to Sydney in May for the National Housing Awards where we were recognised as a finalist in the Best Renovation and Addition category. With this experience behind us, we have now submitted an entry to the 2008 HIA CSR Victorian Housing Awards. This time we are in the Best Outdoor Project category for the first time and of course we are optimistic about our chances. [Click here](#) to view more images of this stunning renovation.

In the office we are mid-transition from one accounting package to another. This process started on January 1 and we hope to be completely moved over to the new system by the end of 2008. This will provide us with a lot more stability and user-friendliness that was sadly lacking from the old system.

More new regulations are coming into effect all the time. New occupational health and safety regulations came into effect from 1 July. Among other things, these new regulations require that all people entering a construction site must hold a valid Construction Industry Induction "Red" Card or be accompanied by someone who does and that for all major constructions a site safety plan must be documented and distributed to all site workers.

New electrical regulations are also upon us with a key part of that being that regular low-voltage downlights must now be shielded (including a mandatory clearance) to prevent any contact with insulation or other combustible materials. Apart from the obvious safety intention of this particular regulation, it will also generate a push towards energy efficient compact fluorescent downlights. Compact fluorescent downlights do not put off any heat and do not require the same shielding, meaning that they will be better suited to ceilings with confined spaces above.



With a couple of building projects recently completed and handed over and a number due to finish shortly, we are very busy with completing documentation for new and upcoming building projects and the scheduling of construction on those. This always involves significant co-operation between our sales, drafting and production teams as well as architects and owners to ensure that all targeted timelines are adhered to. What it provides for however is the handing over of sensationally completed homes to thrilled customers while starting the process afresh with new excited customers. These are perhaps the two most exciting parts of the building process.

So you can see that there is quite a lot going on at Bray Constructions. We'd still love to have you in for a cup of tea some time though, so don't be shy! Best regards, *Garth*

## Introducing Wooly



Many of our customers will already have met Wooly through the construction of their home. Wooly joined Bray Constructions in 2004 as Assistant to the Construction Manager at a time of growth in our business. Initially Wooly's time was divided equally between the office and various construction sites, but now he has almost completely left the office to spend all of his time on site now.

You'll see Wooly on the road and at our sites in the Bray Constructions sign-written vehicle as he travels around collecting building materials and equipment and meeting tradesmen on site.

A keen Hawks supporter and avid sportsman, Wooly is a fabulous team player and brings rigor and commitment along with fun and enthusiasm to our team at Bray Constructions.

[Read more](#) about Wooly on our website.

[www.bray-constructions.com.au](http://www.bray-constructions.com.au)