

Bray CONSTRUCTIONS BEAT

Summer 2008

Bray Constructions Wins Again!



**WINNER 2008 HIA CSR
Victorian Housing Awards
Outdoor Project of the Year**

The Bray Constructions team attended the HIA CSR Victorian Housing Awards in November full of excitement and expectation after our success in 2007. And we didn't go away disappointed either. We had the Dixon Residence entered into the awards this year and we were absolutely delighted when our name was read out for the title of Outdoor Project of the Year. This project will now be entered in the 2009 HIA CSR Australian Housing Awards which we are now keenly looking forward to. Special thanks to the Dixons and also to Gerard Meehan of Watson Young Architects.

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Local Government Elections

Everyone knows that council elections happened around Victoria in November, but what you might not know is that there was a Bray contending for a spot on council. In the City of Maribyrnong, Garth contested for the sole vacancy in the Wattle ward with a policy of, "A vote for Garth is a vote for fun!" The lack of active campaigning may have been a limiting factor, but Garth managed to bring home 168 votes in the election, or 3.4% of the primary vote. Garth is now pondering why more people don't want to have fun and planning his campaign for the next election.

Starting a new Building Project – *Documentation*



At Bray Constructions we often receive calls from people who want to start a building project, but just don't know where to start. Whether it's a new home, a multi-unit development, a renovation or an extension, the advice here is the same – Drawings. Failing to plan is planning to fail and any project, big or small, will always require drawings and other documentation before any building work is performed onsite. Depending on the particular project and what approvals are required, the drawings may be used to obtain a town planning permit and/or a building permit and ultimately will form part of the contract when signing for the construction.

Drawings will typically include a site plan, floor plans, elevations, sections and details. They must be dimensioned and will provide notes and comments to give more meaning to the drawings. In most building projects, a specification will accompany the drawings and provide more details such as types of door handles, cabinet and drawer handles, exhaust fans, lights and light switches, doors, skirting, architraves, cornices, wall and floor tiles, appliances and the list goes on. All of these things need to be chosen and documented such that we can accurately price the project and you know what you'll be getting for that price. It also gives you the opportunity to get competitive quotes from builders and be able to directly compare those quotes based on a common design and specification.

Once we have agreed on a price we will combine your building documentation with an industry standard contract and move on to the construction phase of the project.

There are a number of different ways you can go about having your drawings prepared, the most common being with an architect, a draftsman or a design & construct builder. Whatever your project or your requirements, Bray Constructions is available to offer advice and services to meet your needs.



Addition to the Family

Yes on Friday 28th November 2008, Jan our Office Manager became a Grandma for the first time. Jan's son Brad and wife Tricia had a beautiful baby girl, Tahlia Anne. All are well and we congratulate Brad and Tricia and Jan and all the family, which of course is all of us too. Hooray for us!