

Bray CONSTRUCTIONS

BEAT

Winter 2011

Whats been happening at Bray

It's funny how things work out sometimes. In our last edition of the Bray BEAT, we introduced you to one of our carpenters, Phill. In that article, we told you that Phill was also a volunteer member of the CFA and had attended over 100 emergency calls. Well since then, Phill has successfully applied and become a full-time fire fighter and consequently he no longer hits in nails on our building projects. We are all very pleased for Phill and wish him all the best with his new career path and in life.



Introducing Thonglee

Thonglee has followed an unusual path to get to us. Born in Thailand, Thonglee lived and worked in New Zealand and Sydney before landing in Melbourne. Thonglee first started his carpentry apprenticeship in New Zealand in 1999 with a company that worked with timber and steel framing and fitout to shops and retail premises. Thonglee then moved to Sydney and after settling in resumed his apprenticeship while working on timber doors and windows and kitchens. It was after this that he moved to Melbourne and completed the final year of his apprenticeship in 2010 with Bray Constructions. Thonglee was recently awarded "First Place" in apprenticeship certificate in general construction carpentry. We are both pleased and proud and we congratulate Thonglee on his achievement. He also completed his Certificate IV in Building and Construction last year. This varied background that Thonglee has enjoyed means he has quite a broad range of skills to apply. We particularly enjoy his detail work on the finishing touches of projects. Thonglee is married to Tracey and they have 2 children.

We're on **facebook**®

Some of you might have noticed that Bray Constructions has entered the world of social networking. We're still figuring out what it's all about, but slowly we're getting the hang of it. If you haven't already, find us on Facebook and 'like' us!

www.facebook.com/BrayConstructions

There will be a prize draw at the end of August. Simply 'like' us to go into the draw.



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6-star energy requirements

From the 1st of May 2011 Victoria has adopted 6-star energy requirements in new homes as well as extensions. Essentially this means that all new building projects will need to be more thermally efficient than before, which can be achieved through combinations of design principles, thermal insulation to walls, ceilings and floors, draught proofing and performance glazing, just as some examples. A new requirement of the 6-star regime relates to artificial lighting in our building projects. This requirement is aimed at reducing the amount of energy we use in lighting our homes and places a restriction on the maximum amount of watts of lighting per square metre of floor area. This effectively does away with the old halogen down lights that most of us have become accustomed to and means that we need to give more thought to how we light our homes. The lighting requirements apply to all areas inside the home as well as garages, carports, porches and balconies.



Work in progress

As you will already know, Bray Constructions is focused on the smart, stunning design and construction of significant extensions/renovations and new homes in Melbourne. But what you may not realise is that we occasionally get involved with commercial construction projects too. We're currently at work on renovating and extending an old shop and residence in Balwyn. A portion of the existing building is being retained at the front, but a large new section will be constructed at the rear with concrete tilt panel walls. This photo isn't much a sight right now, having just demolished the rear of the old building. But we'll add updated photos to our [facebook page](#) over the coming months showing how the project progresses.



Maintenance tips

Timber decks

Timber decks are a popular and common part of Australian homes, but to ensure their longevity they do need to be maintained. The decking oil will naturally weather, and thus will need to be reapplied periodically. How often depends on factors such as the type of timber, how exposed the deck is, how much foot traffic, whether you have dogs, whether the deck is adjacent to a pool and the condition of the timber decking itself.

Bray Constructions recommends your timber deck be recoated at the beginning of summer for at least the first three years and then once every 2-3 years after that or on a needs basis.



Silt pits

A silt pit is a below ground pit usually made from either concrete or plastic. Its purpose is to collect leaves, silt and any other debris from the storm water system before it exits the site or enters a water storage tank. These pits enable easy cleaning of the system at one central point, but this cleaning is often neglected. Storm water and silt pits must be inspected and cleaned out of all leaves and foreign matter at least once a month however in months during and surrounding autumn this should be carried out weekly or as seen to be required. The same can be said for all roof spouting and especially box gutters. Tank filters also require regular cleaning.