

# WELCOME TO ADDBUILD ADDITIONS

**Addbuild Additions** is a family-owned company that has been in business for well over 30 years specialising in the design and construction of house extensions. Our professional and experienced staff pride themselves on turning your dreams into reality. We would like to show you how our team can turn your "squeazy" house into a more spacious and happy home. And for not a lot of money!

You could move to a bigger house — but there's the hassle of finance and timing, packing up your whole life, new schools for the kids, saying goodbye to old friends and trusted neighbours...

Or you could look at the new phenomenon of 'knock down and re-build'. Despite the hype — and ignoring the environmental vandalism of destroying one perfectly good item to replace it with another — the final true cost — including packing up and moving, extended rental accommodation, all the 'unseen' site allowances, re-establishing your paths, gardens and lifestyle after the 'clear felling' of your site, not to mention rebuilding everything you already own — will be much greater than the 'magazine' price.

It makes far more sense, and is less expensive in real terms, to utilise, extend and improve the house you live in to create the home you need.

Addbuild have been helping people get more space out of their home for over 30 years. We offer professional advice to help you make the smarter move of making better use of what you've got. Addbuild will add space, light, comfort and value to your home. Whether it's for the growing family or simple lifestyle improvements, a quality addition is the quickest, easiest and most cost effective way to achieve your needs and desires. We may even add views.

With Addbuild you get the works, including your choice of either a unique, architect designed 'Creative Series' or one of our packaged 'Classic Series', all authority approvals, properly built and finished, ready for you to choose carpets and curtains. You can get a whole new house upstairs with roomy bedrooms and a full bathroom, or that open plan living area at the rear you have always desired, or a combination. We assist you to decide how you want your home to be laid out. The family's got to love that!!

And the best thing is you might have enough equity in your home to cover the cost. Call us now on 02 8765 1555 for an obligation free consultation. We can show you how your family could be settled and living in a more spacious, gracious, happier home — quicker than you may think.

## Top 10

### reasons to choose Addbuild

Addbuild people have been building extensions and additions since before 1970. We know from experience that your key concerns are for high standards of workmanship, creative designs, prompt completion, minimum inconvenience, value for money and protection of property. Like you, we believe in quality. Here are ten good reasons to be confident in choosing Addbuild to undertake extensions to your home.

#### 1 Free Consultation

Obtaining your business is important to us, so we make the consultation on your addition part of the service.

#### 2 Firm Price

On signing the contract the price is firm for three months during which time we look after council approvals and associated matters.

#### 3 Structurally Sound

Our experience ensures structural stability is given high priority — our engineer will report on structural adequacy of your property and our proposed addition.

#### 4 Added Value

We design so that your home gains value — your investment is assured with an Addbuild addition.

#### 5 Stay Home

If you wish, generally you can continue to live at home during construction. Our people are trained to minimise inconvenience.

#### 6 Specialists

Our people are specialists — the builders, the consultants, the supervisors and internal staff all have years of experience in home additions.

#### 7 Best Solution

Whether building a ground or first floor addition we will advise on the best solution.

#### 8 Early Completion

We commit to complete the addition in the shortest possible time. We are aware how important this is to you.

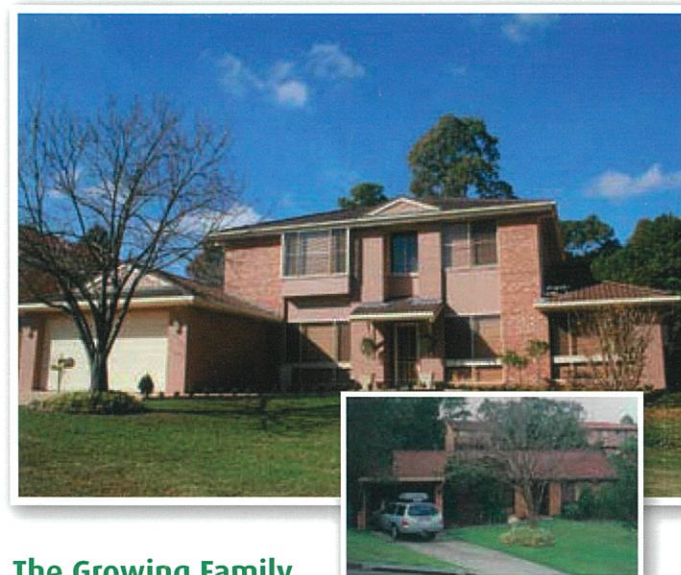
#### 9 Statutory Approvals

We are experts in designing and preparing plans, as well as gaining all relative authority approvals.

#### 10 Finance

We can advise you on how to go about obtaining finance for your addition.

# Second Stories



#### The Growing Family

The Ashtons' home had large living and entertaining areas but was lacking much needed storage space and suitable bedrooms for their growing children. They loved the area in which they lived and were close to friends, family and the children's schools. The Ashtons engaged Addbuild to design and construct a second storey addition which provided the additional bedrooms and bathroom along with a new double garage for that much needed storage.

"We needed the extra room, but the original home was of such good quality, we were afraid any new work might be out of character, however Addbuild have done an excellent job ensuring the addition looks like it was part of the original house. They were also able to position the stairs so that it gave us a grand, formal entry that looks like it was always there and we now have plenty of storage as well as a double garage."



#### The Instant Family

The Brownings lived in a large, single story home on a bright, sunny corner block. It was almost perfect with large rooms, great entertaining areas and in a peaceful neighbourhood. Then along came twin boys. They quickly realised that they would need more living space but were unsure of which way to go. Following a friend's recommendation, the Brownings contacted Addbuild who suggested that it made more sense to move some bedrooms upstairs and open up the existing downstairs to create the open plan living everyone desires. This way the boys could play under mum's watchful eye and it linked the outside and inside entertaining areas.

"Addbuild were very quick and professional. Not only did they come up with a fantastic and creative idea to solve our problems but they were meticulous in the small details, so much so that it is difficult to pick the addition from the existing house. In fact visitors often look at us in amazement when we say that it is an addition."



#### The Extended Family

It is becoming more common for extended families to live together and that is exactly what faced the Magill family. Their daughter and her son were coming to live with them on a permanent basis and the house was looking very tired, particularly with some previously poorly designed and built additions. The Magill's contacted many design and construct builders and selected Addbuild due to their prompt, efficient service and bright design ideas.

"The result is more than we could have ever hoped for. Addbuild did all the negotiations to work through a complex approval process with Council. Then they not only built the separate living areas for our daughter as asked, but gave the house a total face-lift. We often have people walk in off the street to marvel at the change. We now have a home we can really be proud of."