



10 ways
to Maximise the Life
of Your New Build

**10 PRACTICAL WAYS
YFH ADHERES TO
WHEN CREATING AN ENJOYABLE
LIVING EXPERIENCE FOR
GENERATIONS TO COME**

A top-down view of a desk workspace. On the left, there are architectural blueprints with technical drawings and dimensions. A blue pen lies across the plans. To the right, several material samples are visible, including a light-colored stone or concrete sample and a darker, textured sample. A small green rectangular object is also present. The background is a light-colored surface.

We will recommend materials with consideration for noise reduction, heat insulation, cooling and energy efficiency to ensure living in the home is an enjoyable and cost effective experience.

A fresh approach to building

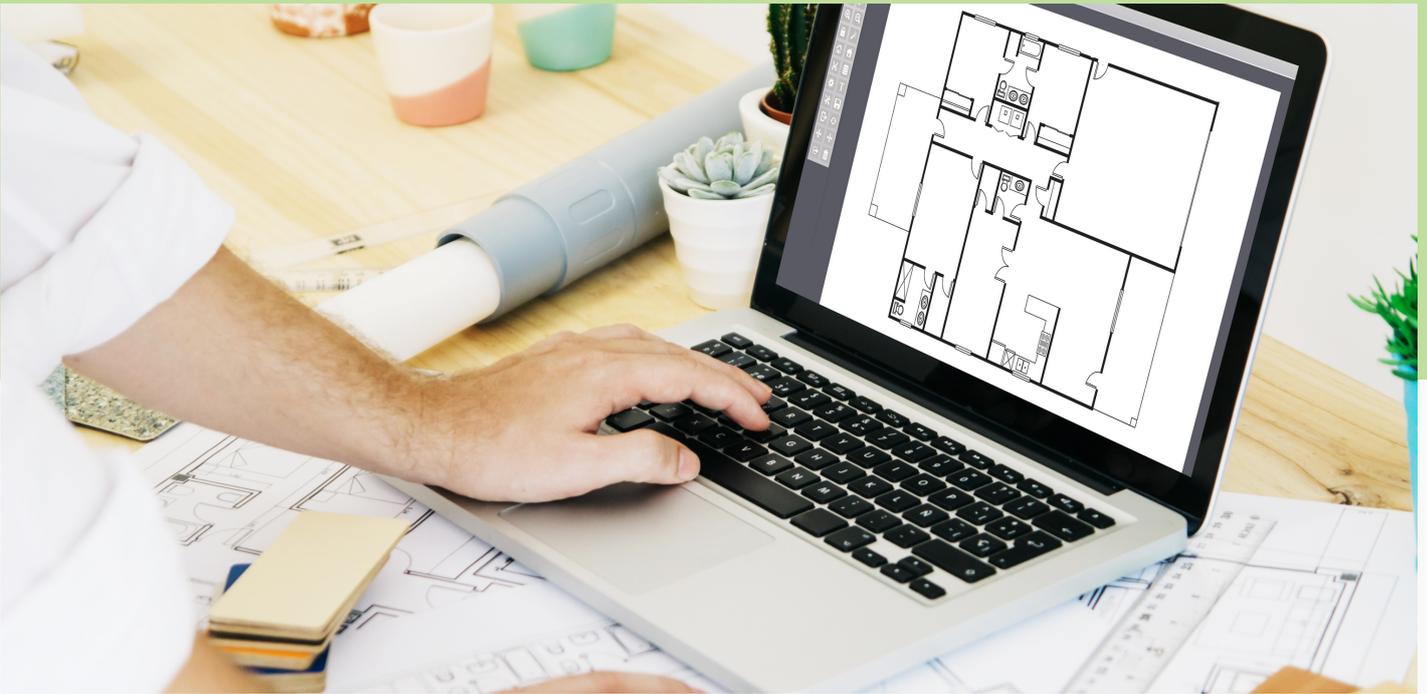
For a lot of traditional builders, their mantra has always been “We do it this way because we’ve always done it this way” but it doesn’t have to always be like that.

As a builder myself, I love to look at ways to do things differently, in a new perspective, do them better. My approach stems partly from having the perspective of being female and a mum, taking the insights about how people will actually live in the homes I build. It’s also driven by a love of innovation, finding new and better ways to do things and having an open mind that always wants to learn.

To keep up with the new, we are constantly researching - attending trade shows, Master Builders events, or reading about building in other countries. We love exploring new materials and alternative construction methods and see educating our Clients as an essential part of our role as a builder.

The logo for 'Your favourite homes'. The word 'your' is in a white, lowercase, sans-serif font and is positioned inside a green parallelogram shape that points to the right. Below this, the words 'favourite' and 'homes' are stacked vertically in a bold, black, lowercase, sans-serif font.

your
favourite
homes



1. PREFABRICATED BUILDING SYSTEMS

Building the frame under the cover and transporting it to the site saves time by removing weather dependency.

This is done by manufacturing the solution off-site with Computer Aided Design (CAD), Building Information Modelling (BIM), Computer Aided Manufacturing (CAM) and Computer Numerical Control (CNC) technology allowing vastly improved structural, thermal and acoustic properties with increased construction speeds of up to 50%.

A typical single-storey home (300m²) can be manufactured in 2-3 days, and assembly on site is typically achieved within 2-3 days, thus speed indirectly translates into less onsite costs making it great not only for getting the home completed faster, but improving the quality and liveability of the home in the long term.

2. U-PVC WINDOWS

u-PVC windows are widely used outside Australia. One reason why is that u-PVC is a great way to help minimise heat loss through the frame, as well as being non corrosive and non-flammable. Other great things about these windows is that they are low maintenance, energy efficient, secure and effective for noise reduction. It's also worth considering that it keeps the cold out during winter season and heat during summer.

If you are thinking about making your dream home comfortable and warm as well as adding a great aesthetic and insulation to it, choose u-PVC windows.



3. SOUND INSULATION

Insulation isn't just a matter of heat, it is also sound.

It's typical that we live side by side; duplexes and apartments are built more than ever before. When you have an adjoining wall with your neighbour, sound aspect of the insulation becomes really important.

Current building standards require a bare minimum, so it's a plus to always aim to exceed them to ensure the privacy that people crave in their own home.

4. ACOUSTIC PIPE LAGGING

Just like neighbours, pipes can be a source of irritating noise inside your home. Today's construction materials tend to cause more concern on pipe and duct noise than in previous times. Most residential builders don't do pipe lagging internally unless it is specified. Remember to always see it as an essential.

For your reference, YFH added pipe lagging in recent build of three double-storey units, which costed under \$1,000 and took just two hours to install. When you look at the big picture, this provides benefits that the owners will enjoy for years.

5. HYDRONIC HEATING

Australia has the highest asthma rate in the world, and yet we continue to install ducted heating systems that just blow dust around your home.

With hydronic heating, air circulation around your home is clean and efficient. New formats, such as skirting heaters, make it unobstrusive and suitable for any home.

Hydronic system simply heats water and moves it through sealed pipes to radiators throughout your home. These radiators can be individually adjusted to provide ultimate comfort in each room. By doing this, it eliminates that constant cycle of dust blown into the air (which is how the ducted heating systems work).



6. AERATED CONCRETE PANELS

Whilst brick veneer is a very popular choice, it is not environmentally friendly other than the fact that it has poor heat and sound insulation.

Hebel – aerated concrete panels – is a great alternative. The combination of sand, cement, lime, gypsum with water and an expansion agent gives Hebel its high quality, non-combustible, termite resistant properties. Hebel panels are thermally way better than brick and faster to install. Hebel aligns with the trend towards eco-friendly homes, because it uses less embodied energy, produces fewer greenhouse gases and has a lower environmental impact, making it a very sustainable building material.

For those reasons, we strongly recommend Hebel panels to our clients.



7. ECO-FRIENDLY PERMEABLE PAVERS / HYDROPAVERS/

Hydropavers are a wonderful innovation. They are strong to be used instead of concrete, on the other hand drains like grass. They help to increase the permeability percentage of the property, whilst still giving home owners the paved areas they need for car parking or outdoor living areas.

There are many financial benefits of using permeable paving. On most sites, drainage infrastructure to remove surface water from the paving is no longer required. It also contributes to council permeability quotas which can significantly increase the building envelope of the development.



8. TERMITE AND SPIDER PROTECTION

A new build can look shabby really quickly once it gets covered in spiders' webs. Many builders choose the fastest and cheapest spray option, but it simply doesn't last.

YFH do a full treatment on all the external walls, windows and eaves before the handover to keep your homes looking good for longer time.



9. CLEANING

Here at YFH, we are confident to say that we keep a clean site throughout the entire build process. We have a skip onsite for the whole construction period, rather than having to collect the rubbish at key stages during the job.

We think it's best because the site is presented better and it's safer too!

10. MAINTAINING THE HOME

YFH's fresh approach includes asking questions, doing research and putting ourselves into the position of the person living in and maintaining the home.

For example, we would never suggest a downlight fitting in the high ceiling above the stair void as it will create problems for the home owners later on replacing the globe; those downlights can be easily replaced by wall fittings.



It's a small thing at the building stage, but one that makes a big difference maintenance wise for the person living in that home.

Australian standards mandate that the ventilation fans come on with the light in powder rooms or toilets with no windows – and the builder's range fans are quite noisy.

For as little as \$100-\$150 extra you can replace those noisy industry standard fans with the ones that have a lower dB(A) value. Again, a small point, but one which the owners are thankful for when they start living in the house.



OKSANA KATORJEVSKAYA

- ✓ MBAV Accredited Home Builder
- ✓ Victorian Building Authority
Registered Builder

"I see the homes I build for my Clients as a reflection of me - they are my babies. I want people to love and appreciate them. I consider the footprint I am leaving as a builder. My attitude is to make sure that my builds are still presented and functioning well 10, 20 years later and beyond - that they are easy to maintain, and warm, quiet and comfortable to live in. I want to build homes where people love to live."