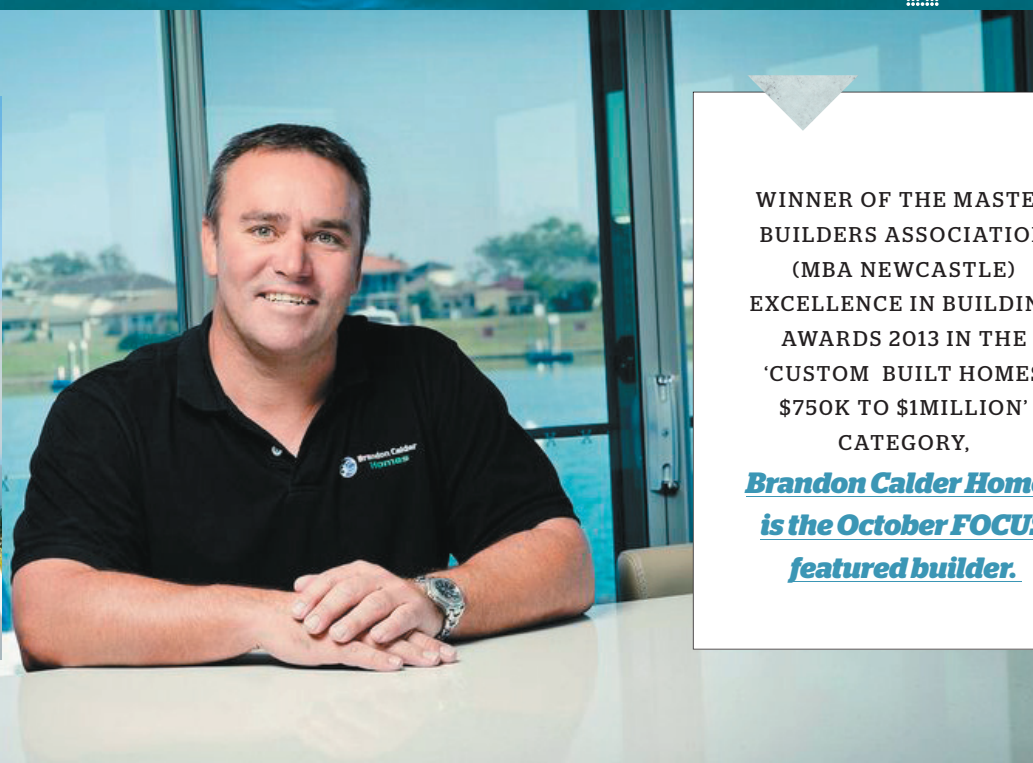




B R A N D O N C A L D E R H O M E S





WINNER OF THE MASTER BUILDERS ASSOCIATION (MBA NEWCASTLE) EXCELLENCE IN BUILDING AWARDS 2013 IN THE 'CUSTOM BUILT HOMES \$750K TO \$1MILLION' CATEGORY, ***Brandon Calder Homes is the October FOCUS featured builder.***

BRANDON CALDER HOMES

Chrissy Jones takes us for a walk through three of Brandon's homes, two are award winners, the other is newly completed and one that would also be a deserving award winner in the future.

We showcase the quality craftsmanship by Brandon Calder Homes, superior skills of his team of associated consultants, tradesmen and suppliers, plus the inclusion of up-to-the minute fittings and fixtures used throughout, via the three featured homes. All are an excellent example of contemporary, architectural canal living on the North Harbour waterway and testament to Brandon's eye for detail and a quality finish.

About Brandon Calder Homes

Brandon Calder is a highly respected

master builder with amazing organisational skills. He is locally known as "quick quality Calder". He and his team are renowned for building quickly without sacrificing quality. Clients are often astounded that the building process is so quick at such a high quality.

Brandon Calder Homes is the leading custom builder in the Port Macquarie area, and each project is individual and personalised. Everyone involved in the planning and building is on the "same page" when it comes to meeting the expectations as a homeowner – whether it is a new home or major renovation.

Throughout the process Brandon or his site foreman liaise with the client, architect/building designer or interior designer who

may also be part of the process. Only by close supervision and detailed project management can the build move rapidly and keep to the agreed time and budget.

The same principles apply to a specific home addition or renovation and, of course, they are just as important in any housing development or commercial project.

Brandon Calder has a simple philosophy when it comes to custom building. "Take the time to really understand what the client wants and expects, be detailed in the quoting process, then only employ the best trades, contractors, and quality products. Look after your team and you can be confident they will look after all the small details – which, in the end, produces quality building."

Don't substitute price for quality

With many projects currently underway in the North Harbour and with more in the Port Macquarie and surrounding areas, Brandon Calder is different from most builders in the region.

Brandon's role is definitely hands on in a project management role – he likes to be involved in a project from start to finish. Brandon said "We never substitute price for quality."

This gives him a good standing with his team of expert consultants, tradesmen and trusted local suppliers. Brandon has access to a network of fully qualified and licensed professionals - many of whom have been working with him and the company for over ten years.

brandon calder homes

HOMEOWNER

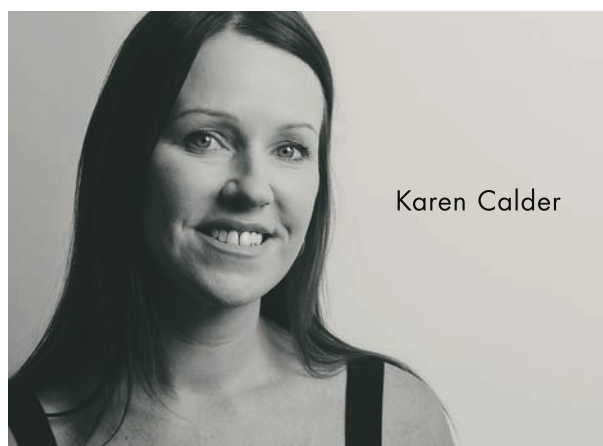


Ann Hyde

"We cannot speak highly enough of the team from Brandon Calder Homes. We're absolutely delighted."

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HOMEOWNER



Karen Calder

"I am so thankful to Brandon and his fantastic team of trades, suppliers and consultants. Great job everyone."

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HOMEOWNER



Melissa Watson

"From start to finish everyone was so helpful and professional. We love our new home. Thanks Brandon."

BRANDON CALDER HOMES



Brandon Calder Homes belong to the Master Builders Association - Australia's largest building industry association - which gives everyone connected to the company, through regular industry updates, the assurance to stay ahead of the forever challenging changes in the residential building industry.

Having lived in Port Macquarie for over 30 years, Brandon has formed strong trade and supplier associations and has an extensive knowledge of the building industry within this region. He has been responsible for up to 80% of all new construction within North Harbour, priding himself on superior build quality and a close working relationship with both owners

and industry professionals – this he considers is the key to his success.

While many of Brandon Calder Homes beautiful waterfront homes can be seen on the canals of the North Harbour in Port Macquarie the company is constantly renovating and adding additions to existing properties as well as building architectural designed sustainable homes - throughout the Mid North Coast.

Brandon Calder Homes has also constructed a number of residential developments in the Hastings region, including single and two storey clusters of villas and townhouses.

The client – number one

One of the main priorities at Brandon Calder Homes is the necessity to establish a good working relationship with clients from the very beginning of a project and to acknowledge that clients are the most important aspect of the business.

"It's very important to get to know each client's lifestyle to ensure that the home they have in mind is actually going to meet their requirements," said Brandon. "There are many lifestyle options to take into consideration, that's why we recommend utilising the skills of our interior designer to add the finishing details to the building plans. It's also just as important to make sure we stick to the

clients' budget. And timing. I am proud of our company's commitment to the quoting process - easy to understand and clients are left in no doubt as to what is included. Nothing hidden."

Whether the company is building large architecturally designed family homes, undertaking major renovations or additions, residential developments or commercial projects – the same attention to a quality finish and high level of detail on every building project is the hallmark of a Brandon Calder home. You'll be amazed at how quickly your building project can be completed.

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NO. 41 HARBOURSIDE

Award: Master Builders Association (Newcastle) Excellence in Building Awards 2013 to Brandon Calder Homes for Custom Built Homes \$750,000 – \$1 million category – this entry now goes to the National Finals.

Brandon was thrilled to be a first-time winner, taking out the coveted category for the design and construction of his own home. The judges lauded the Calder's entry saying the careful integration of modern materials and finishes accentuates the building's contemporary waterfront style and location.

Award: Housing Industry Association (HIA) – Northern NSW (partnered by Coffs Coast FOCUS) – Bathroom Design of the Year 2013 awarded to Michelle Burton, interior designer with Designing Divas.

Finalist and runner up for Kitchen Design of the Year awarded to Michelle Burton, interior designer with Designing Divas.

An architectural masterpiece, showcasing the visionary talents of Brandon Calder Homes, the home sits majestically on its North Harbour site offering an expansive waterfront connection whilst it tapers to a narrower street aspect to the south. Magnificent views across the wide bay area are readily available from every possible vantage point. Imagination is the key to the design and construction, with a feel for space and tranquility paramount.

From first look the property projects a modern, stylish image that has an interesting combination of angles, colours, textures and product finishes.

The distinctive modern, textured exterior has a striking colour scheme, aluminium screening, auto-roller garage doors and a glass roof above the entrance gate, the home is captivating from the onset. Earthy textured porcelain tiles lead from the entrance gate, through the landscaped front courtyard to the entrance.

On entering the home it evident that this is a very special tri-level residence with a light airy feeling. Walnut coloured hardwood flooring throughout the whole of the ground floor, complements aluminium commercial skirting, offset with crisp white walls. →

AN ARCHITECTURAL
MASTERPIECE, SHOWCASING
THE VISIONARY TALENTS
OF BRANDON CALDER
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MAJESTICALLY ON ITS
NORTH HARBOUR SITE
OFFERING AN EXPANSIVE
WATERFRONT CONNECTION
WHILST IT TAPERS TO A
NARROWER STREET ASPECT
TO THE SOUTH.

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NO. 41 HARBOURSIDE.

"The brief from Brandon and wife Karen was to create a family home which seamlessly blended all living areas and the indoors to the outdoors" said interior designer Michelle Burton of Designing Divas. "And it had to have 'wow' factor at every turn. Quite a challenging brief."

The ground floor comprises: guest bedroom and en-suite, powder room, laundry, spacious lounge, ultra modern kitchen and dining room combining an indoor/outdoor BBQ kitchen adjacent to the family's very own tropical oasis; the pool and spa outdoor entertainment area.

Upstairs combines the magnificent master bedroom that comprises the award-winning en-suite and adjoining dressing room that boasts expansive harbour views making this bedroom something special. Also on this level are two children's bedrooms and media room.

Sustainability built-in

Even on such a large family home the use of sustainable, environmentally friendly products was in the initial planning. The light coloured roof is a low solar absorption metal deck with a photovoltaic 3kw solar power system.

All external walls have the correctly BASIX rated sarking and 2.0 rating insulation. Louvre windows and fans make full use of any cooling breezes and all window glass is low E rated for solar control, providing effective insulation.

The home is an absolute showpiece, blending the indoor/ outdoor living areas seamlessly.



THE DISTINCTIVE MODERN, TEXTURED EXTERIOR HAS A STRIKING COLOUR SCHEME, ALUMINIUM SCREENING, AUTO-ROLLER GARAGE DOORS AND A GLASS ROOF ABOVE THE ENTRANCE GATE; THE HOME IS CAPTIVATING FROM THE OUTSET.

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BRANDON CALDER HOMES



NO. 39 HARBOURSIDE

Award: Housing Industry Association (HIA) – Northern NSW (partnered by Coffs Harbour Focus) to interior designer Michelle Burton of Designing Divas: Kitchen Design of the Year 2013.

“Ann (homeowner) had a vision of her dream kitchen, so my most important role was to listen. So, after a few modifications to the space planning, the design of the dream kitchen evolved,” says interior designer, Michelle Burton of Designing Divas. “Right from the start, working on this project with Brandon and his team was a positive experience. Collectively, the clients, the trades and consultants all came together to detail and develop a beautiful award-winning, functional kitchen.”

A striking front facade, featuring a stack-stone textured wall, angled roof line, fully landscaped gardens and a tiled pathway, entrance is through an eye-catching timber framed, aluminium and glass door. An angled entry foyer steps up to a tiled hallway that leads you through the home.

The ground floor comprises powder room adjacent to a guest bedroom with en-suite and access to the centrally located outdoor courtyard with relaxing water feature, home office, open plan formal lounge with custom-built cabinetry housing the homes integrated entertainment system, informal lounge area, and the award winning kitchen/dining room all divided externally by the home's swimming pool that features a splashless waterfall.

The HIA award-winning kitchen is absolutely stunning. A magnificent design incorporating many fantastic concepts. From the L-shaped island bench with feature lighted recesses that has a drop down bench level, to the ingenious and stylish feature wall push to open cabinetry that conceals glassware in a handy space, no wonder this kitchen is an award winner.

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FLOOR SANDING



NO. 39 HARBOURSIDE

With the integration of the latest Fisher & Paykel fridge/freezer which is raised above floor level, to the low level splashback that runs along the entirety of the back wall and incorporates the indoor BBQ, along with a Smeg Induction cooktop and double Smeg wall ovens, Franke sink, all the mod cons are in place.

The kitchen is an open and closed space that emphasises the shape and form and helps to bring the inside out, seamlessly combining the kitchen/dining with the outdoor entertainment space that is poolside.

Ducted air-conditioning with architectural grills and also ceiling mounted speakers, have been integrated throughout the entire home.

Upstairs, via a tiled stairway with wooden handrail and recessed step lighting, are 2 bedrooms connected by a shared balcony on the exterior and a frameless glass balustrade bridge internally, offering unimpeded canal views. Both bedrooms take full advantage of the readily available water views via frameless corner windows divided by a set of louvre windows to allow for directional airflow of

waterway breezes.

The master bedroom has a walk in wardrobe and adjoining en-suite with wall hung vanity that has his and hers oval above bench basins. Fully frosted doors conceal the WC and shower recess, whilst the other bedroom has its own bathroom comprising shower recess with built-in seat and wall recess. A wall hung vanity with cappuccino top, separate storage cabinet and towel rail give a luxurious feel.

Overall, the home is a brilliant design suited expertly to its position on North Harbour and the owners lifestyle.

THE KITCHEN IS AN OPEN AND CLOSED SPACE THAT EMPHASISES THE SHAPE AND FORM AND HELPS TO BRING THE INSIDE OUT, SEAMLESSLY COMBINING THE KITCHEN/DINING WITH THE OUTDOOR ENTERTAINMENT SPACE THAT IS POOLSIDE.

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BRANDON CALDER HOMES



NO. 45 HARBOURSIDE

Style, class, elegance ... conjuring up impressions of leisure, warmth and grandeur. A timeless style, this Brandon Calder Home is a little different to its neighbouring properties. A good example of custom building – listening to the wishes of the homeowner.

An exposed aggregate drive, white exterior walls, white picket fence along with white columns framing the entry portico, and plantation shutters have the Hampton easy living feel.

The entry foyer typifies the understated luxury, it's light and airy, casual yet stylish. A rustic, seamless timber floor leads through the home, an elegant contrast to the crisp white interior walls that are traditionally finished off with both a curved cornice and skirting board.

A spacious, ground floor comprises guest bedroom with en-suite and walk-in-robe, home theatre room painted grey with soft carpeting underfoot and a bulkhead ceiling recess incorporating downlighting and an entertainment system, laundry and along with an open plan formal lounge, dining, kitchen and sitting area. A rustic fireplace with stone hearth placed between floor to ceiling panel windows, is the focal point in the lounge, adding to the comfort of the space.

Pendant lighting above the kitchen's white caesar stone island bench, continues the Hampton feel into the interior. Doubling as a breakfast bar, the island houses a dishwasher concealed under bench in the cabinetry and a deep, double stainless steel sink along with a separate drinking water spout. The walk-in pantry is generous, giving plenty of shelving space for cooking condiments and appliances close at hand.

Further kitchen cabinetry incorporates a triple burner, gas DeLonghi cooktop and under-bench oven the centrepiece in the storage cupboards and sets of soft close drawers. Three level glass fronted cabinets are placed either side of overhead cabinetry providing a place to store precious items and have them on show.

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NO.45 HARBOURSIDE



A quaint sitting room alongside, provides a comfy space to take in lovely North Harbour views whilst relaxing with a cup of tea or maybe a good book. Overlooking the rear patio BBQ area and pool, the sitting room opens out onto the alfresco through glass sliding doors. Rectangular in shape, the pool has a frameless glass balustrade and an earthy look non-slip tile surround. A set of glass sliding doors open from the lounge to the pool area to create a fantastic indoor/outdoor entertaining area that incorporates all of the living space.

Flanked one side by a white guide post and timber slat handrail, a wide timber staircase leads to the 2nd level of the home, handy under-stair storage has also been built-in. Timber flooring continues on the 2nd level

hallway into the TV room which is painted a relaxing pale green. 3 bedrooms, one doubling as a home office all have built-in robes, are fully carpeted and are serviced by a generous sized bathroom.

Very well appointed, the bathroom has both a glass screened shower recess and free standing oval bath. A large vanity with single bowl above bench hand basin and mirror above complement the feature tile wall behind the bath.

The master bedroom is spacious and has its own private balcony overlooking the pool area below that may be accessed from the bedroom via glass sliding doors. A well appointed walk through robe has his/hers custom built shelving and hanging space and leads you to a very well thought out en-suite.

The en-suite is sumptuously self-indulgent, having both a deep oval freestanding bath and separate shower room with floor to ceiling white rectangular tiling. Twin shower roses are installed diagonally opposite each other with separate flick mixer controls and a frameless glass divider wall separates the showers from the rest of the bathroom.

Beehive patterned white floor tiles, rectangular white wall tiling to window height, built-in linen cupboard, large vanity with his and hers deep oval hand basins with tiled splash-back plus a set of 3 wooden shuttered windows provide an opulent en-suite.

Modern and unique accents add to the design, resulting in the perfect balance of function and style to create a uniquely

liveable home for its owners, whilst maintaining a balance of traditional and modern elements.

I hope you enjoyed the glimpses of these beautiful new homes, custom built by Brandon Calder Homes and his fantastic team of professionals.

Talk to the builder

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designing DIVAS

Designing your new home or renovating your existing place to suit your lifestyle and making it functional and stylish can be a challenging undertaking; and making the wrong decisions can be a waste of money and time.



Luckily, you now have the advantage of bringing in a team of local design professionals – DESIGNING Divas. Chrissy Jones chatted with Michelle Burton, the founding Diva ...

Who are the Divas and what are their individual specialities? DESIGNING Divas is a collective of local experienced designers – me, Michelle Burton – interior designer; Eva Cassegrain – landscape and garden designer; Linda Perkins – building designer; Julie Borger – design consultant. We are all passionate about design and have enough practical experience to understand what a client wants. We look after our clients and won't be bullied by builders, trades or suppliers who want to take short cuts.

When did you start the company and why?

At the end of 2011, I moved into the area with the intention of dividing my time between Sydney clients (I have an interior design practice in Sydney) and new clients in the Port Macquarie area. I have recently restored my own beach 'shack' in Lake Cathie and during the process I met numerous builders, trades and suppliers. I soon realised there was a need in the area for a design consultancy that could in effect be a one-stop solution for homeowners.

Having met Linda, Julie and Eva during the design process, I loved their enthusiasm as well as their talent. So, at the beginning of this year we decided to form DESIGNING Divas and opened a resource design studio inside Cullens Carpet One at 199 Lake Road in Port Macquarie. It's a great place and ideal location for clients to meet and discuss their ideas and view all sorts of product samples.

I believe you have just won two Housing Industry Awards (HIA). That was so rewarding

to be recognised for the work we are doing locally. We were awarded HIA – Northern NSW winners in two categories – Kitchen Design of the Year and Bathroom Design of the Year – they were two new homes located on the Canals in Port Macquarie, built by Brandon Calder Homes. The winning designs now go through to the state finals.

So are you spending more time in the Port Macquarie area or Sydney these days? I

spend most of my time locally, but occasionally I do travel to Sydney or Melbourne to meet with clients. But what is great about the Hastings area, apart from its obvious beauty, is that we are meeting adventurous clients who appreciate good design – both in their homes and gardens. There are some fantastic homes being built in the area with talented architects, building designers and great builders.

What do you feel your personal strengths are?

Space planning (the flow and function must be right), kitchen and bathroom design, colour and finish selections.

What do you feel are the most important attributes for a designer? To listen.

Why should a homeowner call in a

“I soon realised there was a need in the area for a design consultancy that could in effect be a one-stop solution for homeowners.”



professional designer? I

often quote Red Adair, an American oil well fire fighter who said: “If you think it's expensive hiring a professional wait until you hire an amateur”.

Quite literally we will save a client time, money and make the process more enjoyable. We all love what we do and that enthusiasm is infectious.

Thank you Michelle.

the plug!

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Design studio is located at 199 Lake Road, Port Macquarie – inside Cullens Carpet One – by appointment only.