

PAST PROJECT : ST ITA PLACE PRIVATE RESIDENCE



CLIENT

> Private

LOCATION

> Drouin, Victoria

ARCHITECT

> Maxa Design

VALUE

> \$850k

STATUS

> Completed Dec 2013

SUMMARY

> Kubale Constructions was specifically asked to build this new residence by a local family on a new site in Drouin.

Maxa Design had crafted plans for a bespoke and passively designed home according to the site's orientation and the owner's needs. Employing the considerable thermal mass of a concrete slab foundation, reverse double-brick cladding and double glazed dual-acting PVC windows, the building is optimized to moderate its temperature and energy loss across weather extremes. Supplementary heating is delivered through an in-slab hydronic system.

The fit-out was intricately specified including the polished slab finish, frame-less glass balustrades, brushed stainless steel hand rails and a spotted-gum staircase between the floors. Outside, the eaves of the home are beautifully finished with locally sourced spotted-gum. The scope was then completed with the landscaping of a Prue Metcalfe designed garden.

Construction was completed within the contracted budget and time frame.

CONSTRUCTION TECHNIQUES EMPLOYED

- > Reverse brick veneer construction
- > Polished concrete slab with hydronic heating
- > Extensive spotted-gum lines eaves