

## PAST PROJECT : DUNCAN RESIDENCE



### CLIENT

- > Private Developer

### LOCATION

- > Warragul, Victoria

### ARCHITECT

- > Maxa Design

### VALUE

- > \$500k

### STATUS

- > Completed Feb 2013

### SUMMARY

- > This architecturally designed single residence was built on a site previously left undeveloped because of the considerable terrain and drainage challenges on site. Kubale Constructions developed plans to manage and eventually utilize the natural spring on site with careful sub-terranean and landscaping works.

Construction then began on a two level expansive luxury home encompassing the architect's years of experience in environmentally sensitive design principles. In particular, the home balances thermal mass, insulation, sunlight and shadows to reduce the need for additional heating and cooling. The home incorporates a host of natural and contrasting finishes that required exceptional attention to detail and workmanship from the construction staff.

Works then extended to landscaping, a sculptured driveway and a live waterway through the grounds. Construction of the building is now complete and the building has been submitted for awards consideration.

### CONSTRUCTION TECHNIQUES EMPLOYED

- > Cantilevered extensions and complex steel work
- > Substantial excavation, drainage and land stabilization required
- > Polished concrete slab with hydronic heating
- > Exceptionally high finishes required upon challenging forms