

buildingblocks

NEW HOMES AND LAND

Clever use of space

HOTONDO Homes has added new designs to its range of more than 90 floor plans.

The Jagera 239 is Hotondo's latest design created for families who want spacious living and plenty of storage. Its width allows it to fit on a narrow block and clever use of space means there is still plenty of room inside.

With 25.7 squares, the home begins with a formal living area positioned off the entrance hall, which leads to a separate open-plan kitchen, dining and family area with outside access.

The kitchen has an island bench and convenient butler's pantry.

The main bedroom is at the rear and has a large walk-through robe leading to an ensuite with double vanity. There are two more

bedrooms, a central bathroom and study.

Hotondo has also released new versions of the popular Beachview design, the Beachview 280 and the Beachview 382.

With its three separate outdoor entertaining areas, two of which are on the top level, and its light-filled open-plan living area, it is a contemporary home for blocks with a view.

The Beachview 382 is the largest of the three designs and includes three bedrooms, a central bathroom, rumpus room and alfresco area on the lower level.

Upstairs are the main bedroom with ensuite and walk-in robe, the open-plan kitchen, dining and living area with a balcony at the front and a deck at the rear.

Details: call 1800 677 156 or visit hotondo.com.au



Hotondo Homes new floor plans, the Beachview 382 (above), and the Jagera (left).



Building a new house is costing more for Victorians, according to statistics.

Building costs up in Victoria

VICTORIA is one of the only two states where the cost of building a new home has grown during the global financial crisis, according to new housing statistics.

The figures from BIS Shrapnel show Victorians are paying \$936 a square metre on average to build their new homes, up from \$928 12 months ago.

Victoria remains comfortably below the national average of \$1020 a square metre.

The increase is in stark contrast to the fortunes of NSW home builders, who

are paying significantly less at \$898 a square metre – down from \$931 in 2008.

AV Jennings Homes' Victorian state manager for contract building Louis Sultan said there had been a significant change in the past 12 months.

"This time last year, Victorian homes actually cost marginally less than NSW homes per square metre," Mr Sultan said.

"However, while Victorian building costs have risen 1 per cent in 12 months, those costs in NSW have dropped 4 per cent."

The most expensive place in Australia to build a house is the ACT, where costs ballooned 22 per cent last year to sit at \$1171 a square metre.

Mr Sultan said a continued focus for AV Jennings was affordability and value for money.

"One of the advantages of using an established home builder such as AV Jennings is that we are able to be competitive on price without sacrificing the high quality Australians have come to expect from us," he said.

HOME LEADER January 19, 2010

33

Printed and distributed by NewspaperDirect
www.newspaperdirect.com.au Call 1 877 800 6282 Home 006 524 6364
COPYRIGHT AND PROTECTED BY APPLICABLE LAW