

**MARKETPLACE**

# STRUT YOUR STUFF

*One of the most frustrating and time consuming aspects of building a home can be waiting for your block to be ready to build a house upon.*

**T**HIS is especially so in the case of sloping sites where site works could delay the process and end up costing a lot of extra money.

Thankfully, there is an answer to this problem that is economical, environmental and extremely versatile in design. The solution comes in the form of Total Home Frames, who specialise in building timber-framed pole and stumped home construction.

“We have the experience and technical expertise required to build on sloping sites, eliminating costly site works of concrete slab construction such as earthmoving, engineered

retaining walls and compacted fill,” Total Home Frames managing director Chris Zencich says.

By building on stumps, the home designs are built to the natural contours of the land, avoiding issues commonly encountered with ‘slab on ground’ homes such as drainage, subsidence and termites. The house designs can be raised up to a height of 2.5m to 5m that allow uninterrupted views and provide access to cooling breezes.

“The homes also benefit our customers who choose to build in clay or earthquake and cyclone prone areas, due to the ability of timber construction to flex and withstand movement



*Artist's impression of The Queenslander Series coastal retreat 5x2.5 elevation.*



*An interior shot of a home in The Queenslander Series.*

from high winds and earth movement in comparison to brick or concrete construction, which is more rigid,” Chris says.

The building methods employed by Total Home Frames have minimal impact on the environment as the natural contours of the ground are not disturbed by the construction methods used. More importantly, the timber used in its frames and trusses is sourced from sustainably managed forests.

“The use of timber as a construction material is beneficial to the environment as it is intrinsically linked to the global carbon cycle and therefore the global climate,” Chris says.

Able to build on sites from Geraldton to Kalgoorlie and down to Esperance including the entire Perth metropolitan area, Total Home Frames is able to cater for a vast number of people. With its time-efficient construction techniques, it can complete a large home within three to four months of going to site.

“As a result of our minimum time on-site, we are one of the most cost-efficient builders, particularly in regional areas throughout WA,” Chris says.

In addition to its environmental, time and cost-efficient construction techniques and its ability to build across most of the state, the resulting homes are also extremely energy-efficient.

All of its home designs achieve a minimum of 6 stars for the nationally mandated energy efficiency scheme (NatHERS).

Total Home Frames have also recently opened up its display homes to the public seven days a week. Its homes can now be viewed Mondays to Fridays from 9am-4pm and Saturdays and Sundays from 12-4pm at its display centre at 11 O’Connor Way in Wangara.

“Total Home Frames has many timeless designs, both single and double storeys that complement our Australian lifestyle, whether it be coastal, metro or rural,” Chris says. “All of our designs can also be built on a concrete slab, if the client wishes.”

**For more information contact Total Home Frames via 1300 812 128 or visit [www.totalhomeframes.com.au](http://www.totalhomeframes.com.au).**

**CHRIS THURMOTT**