

ODAN

DESIGN & BUILD

CUSTOM BUILDER SERVICING THE SOUTH WEST, GREAT SOUTHERN & WHEATBELT WA

- CUSTOM NEW HOMES
- EXTENSIONS
- RENOVATIONS
- LOCAL DESIGN SERVICE
- ESTABLISHED TRADE BASE

The Odan Design & Build team have over 45 years combined building experience in the south west and surrounds. The family owned & operated business prides itself on providing a high quality boutique service at an affordable price.



Call Tim Sadleir 0404 125 406
tim@odandesignandbuild.com



THE "80s Bungalow
to Contemporary
Hamptons"
LOOK



Upper floor extension
Hardie's Linea™
weatherboard 180mm

THE
"Modern Mixed
Materials"
LOOK



Hardie's Axon™ 133mm
smooth vertical cladding

To find out more about these looks go to jameshardie.com.au

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JamesHardie™

PRO'S OF A TIMBER FRAME BUILD

1. Faster Build Time & Consistent Quality

Timber frame construction is quicker and easier to erect vs double brick. It also is less likely to be held up by adverse weather such as waiting for brick walls to dry out before plastering or risking soft white set plaster. Timber's lightweight nature is much more flexible than double brick and therefore the best choice on reactive soil types to avoid future maintenance issues.

2. Energy Efficiency

With the right materials used in timber frame construction, you can have the ideal balance of heat retention and insulation. Despite the hype, if your home is not ideally situated, brick is well known to be a poor insulator and can be positively unpleasant especially in WA's climate. Timber frame homes are tested to be effective in both cold and hot climates.

3. Space Saving

Brick is thick and requires two layers with a cavity in between, so if you chose timber-framed construction and clad your home, you will save significant space due to the width of cladding being quite thin which essentially creates more room in the inside spaces of the home.

4. Design & Aesthetics

Appearance matters. The look and feel of the finished product really make your house a home. Timber framed construction allows you to do more in terms of material choices and finishes. This gives the opportunity to entertain an intricate design that is limited only by your imagination. The style allows a home that blends in with the surrounding environment whilst modern cladding systems are also highly durable including being rated for bushfire zones.





5. Cost

It is a common misconception that timber frame is a more expensive building method. These facts put the cost argument in perspective:

- Time is money- reduced time on site building with timber
- Reduction in labour due to fewer trades on site
- Reduced sand pad and engineering costs due to light weight construction (brick weighs more requiring larger footings which need to be reinforced).

Effectively the cost savings made from the above can be reallocated into better quality inclusions in your home that either have aesthetic or functional benefits.

6. Environmental Credentials

Building with timber frame is simply good for the planet. Compared to double brick, timber has a much lower embodied energy to produce, is an excellent carbon store and is harvested from renewable plantations.

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