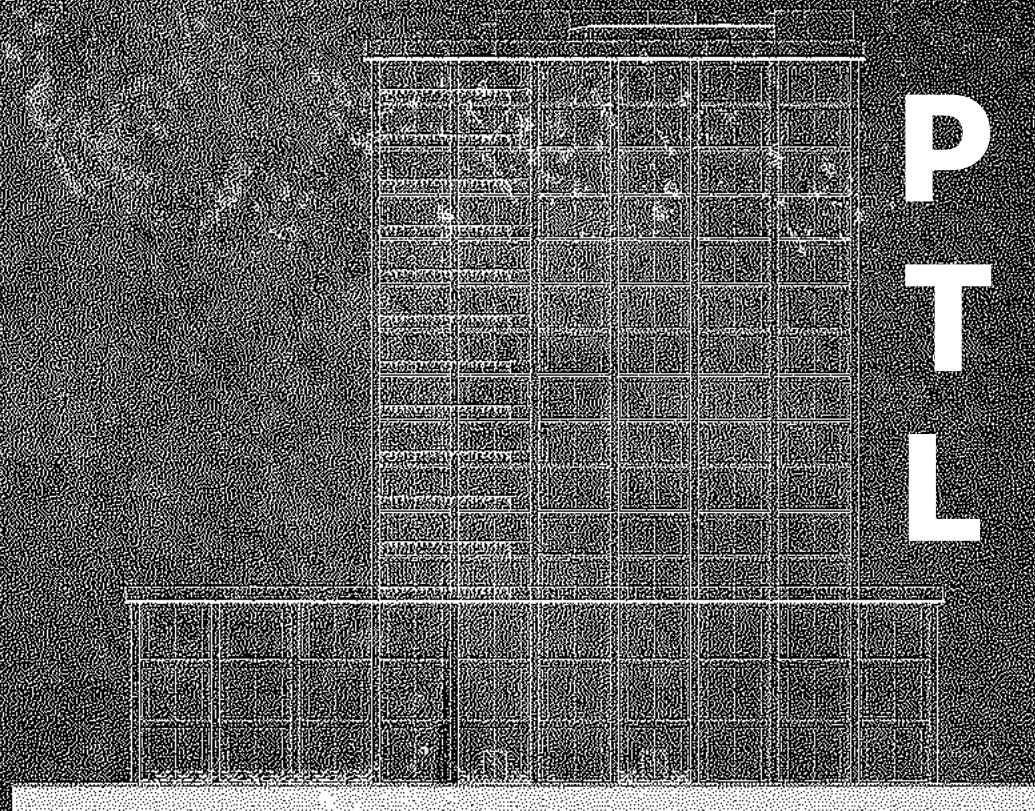




P O R T F O L I O

RESIDENTIAL CONSTRUCTION

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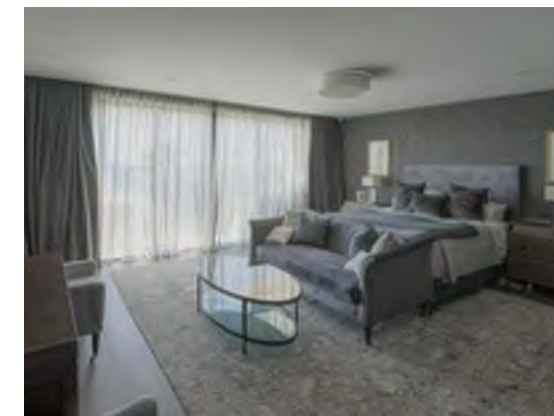
Freshwater

Designer	: Bean Projects
Location	: The Drive
Year Completed	: 2022
Main Challenges	: Tight Street, Basement
Timeframe	: 14 months
Main Features	: Bespoke Joinery, Beach Views
Construction	: Cavity Brick
Site Area	: 445 m2
Contract Type	: Fixed Lump Sum

We introduce to you, our Freshwater Beach House. When it comes to luxury homes, very few can compare to this stunning, state of the art custom home. This property is in one of the premium suburbs of Sydney and provides breath taking views of Freshwater Beach. A masterpiece by General Built in collaboration with Bean Projects, that has left no stone unturned when it comes to luxury living.



This marvel of a home sits on a rear sloped land in a tight Freshwater Street. The site posed various challenges as the project involved the construction of a large basement level and two upper levels which required management of the neighbouring properties and the traffic in the narrow street. The outcome was a beautifully built, solid double brick and concrete home that features finishes of the highest calibre. Bespoke joinery featuring a dedicated dressing room and kitchen with acid washed marble benchtop tops and Wolf appliances. A marble master ensuite with high quality custom joinery, fireplace with crazy pattern stone and marble cladding, high quality engineered floorboards and LED lighting throughout are just some of the internal features, to name a few. Other features included a lift, motorised Vergolas, motorised louvres and a façade created from bricks imported from Spain coupled with crazy pattern stone cladding. The exterior of this project did not miss out, including a tiled swimming pool, outdoor BBQ area and landscaping throughout to elevate this masterpiece.





Dartford Road

Designer	: Gareth Cole (SEG)
Location	: Thornleigh NSW
Year Completed	: 2020
Main Challenges	: Tight Access, Steep Slope
Timeframe	: 9 months
Main Features	: Energy Efficient, high forest views
Construction	: Hebel Veneer
Site Area	: 566 m2
Contract Type	: Fixed Lump Sum

Situated on a high altitude at the rear end of a tight access driveway, this house posed many challenges to both designer and builder. These challenges however also presented many opportunities for creativity. Gareth Cole, a renowned Sydney based architect specialising in ecological buildings with a longstanding appreciation for geomancy took it upon himself to design a home that takes full advantage of the views that 'look miles away'.



Gareth's love for Geomancy meant that this home was built with a geometric understanding and hence the proportions of the building are relevant to the way they function. The very footprint of the building has been strategized to take full advantage of both Geomancy and a passive approach to building. To achieve this, General Built worked closely with Smart Eco Group to select building materials that would result in an energy efficient home. Shading devices and privacy screens were used along with appropriate insulation, and a highly insulated façade to reduce the need for air-conditioning making the house cooler in summer and warmer in winter. The result was an energy efficient, cost effective 5-bedroom home that catered for the views and the natural surrounds. A home with great views, good use of space, energy efficient, sustainable, and impeccable design.





Darlinghurst

Designer	: Masou Nodoust
Location	: South Dowling Street
Year Completed	: 2019
Main Challenges	: Tight Access, Busy Street
Timeframe	: 6 months
Main Features	: Compact, Creative Terrace
Construction	: Cavity Brick
Site Area	: 120 m2
Contract Type	: Fixed Lump Sum

This home is situated on one of the busiest and most iconic spots in Sydney, which meant that the renovation and extension of this terrace was not only challenging but also very sensitive in design to its surroundings. The designer, Masou aimed to develop ideas that aligned with the streetscape and demographic whilst creating a space that was unhindered yet creatively efficient providing ample storage space to its new residents.



Masou Nodoust is a photographer and designer based in Darlinghurst who understands the local city vibe and appreciates their need for a compact, modern design with touches of heritage and nature. Therefore, he was the ideal candidate to help us transform this run-down terrace into a monumental part of Darlinghurst. A terrace that fits into the surrounds whilst also boasting an intelligent design. Our main objective on this project was to develop a space that visually appealed to the neighbourhood and catered for the needs of the community by making an efficient use of the limited space. GB Home Builders worked closely with Masou to achieve this by exploring different options of materials and features for the façade and landscaped areas and by exploring many space saving options for the internal living space. The end result was a compact space that still felt roomy and at the same time, was both minimalistic and eye catching.





The Ponds

Designer	: Dela Designs
Location	: Arrowroot Street
Year Completed	: 2018
Main Challenges	: Curved Walls, Complex Structure
Timeframe	: 12 months
Main Features	: Sleek Modern Design
Construction	: Brick Veneer
Site Area	: 600 m2
Contract Type	: Fixed Lump Sum

The Hills District is surrounded by large, architecturally designed homes and this magnificent build fits right into its surroundings. A super modern home boasting curved walls, architectural finishes and a large floor area that is sure to impress all. The owners of this property hired Dela Designs to design a home that was fit for the modern suburb. A complex façade and skeleton meant that this house required a builder with a high level of attention to detail.



Dela Designs utilised the floor area of this property efficiently and produced a design that maximised the floor area whilst maintaining a façade that stands out from the crowd. Curved walls, multi-level roofs, composite cladding and feature brickwork are just some of the features that make this home special. The interior comprised of five spacious bedrooms, five bathrooms, two large living areas and a double lock up garage, all dressed in custom-made high-end joinery and high-quality hard wood flooring. A fireplace with a stone feature wall, a bespoke fishpond and specifically picked out internal decorations are some of the final touches to the living areas that make this home a modern-day masterpiece. GB Home Builders was selected by Dela Designs as the builder for this home due to our expertise in high end complex residential construction. Our team delivered the project to the architectural intent and added value by providing cost saving options to the client to ensure that they stayed within their budget while achieving everything that they wanted.





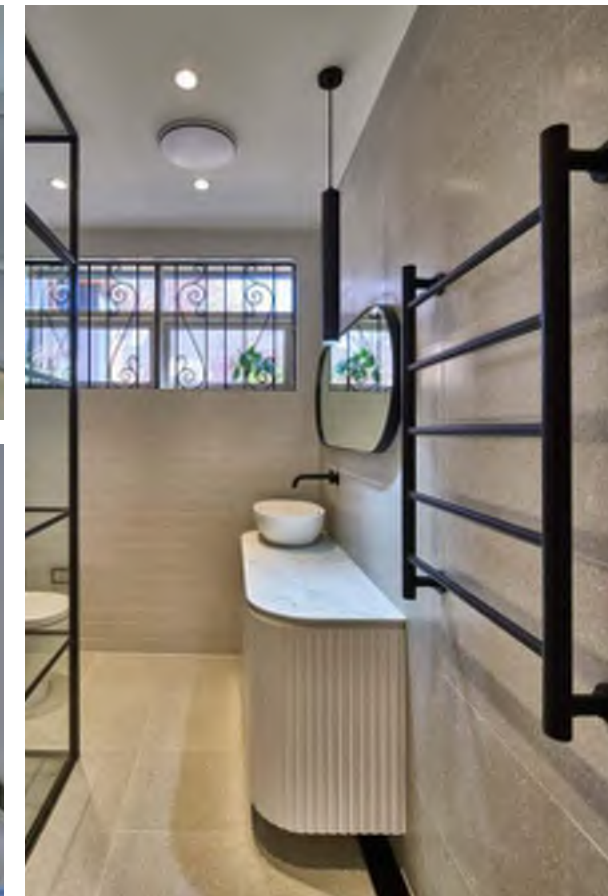
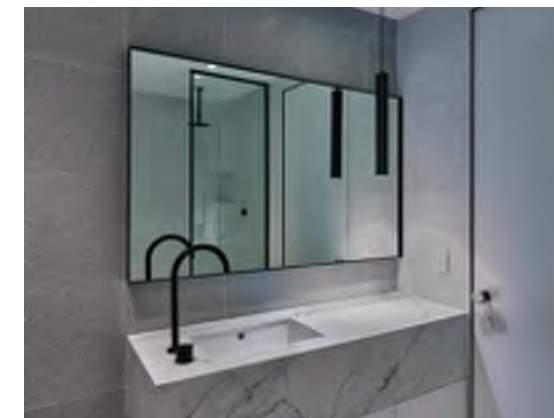
Darling Point

Designer	: SN Studios
Location	: Bennet Avenue
Year Completed	: 2021
Main Challenges	: Intricate Finishes, Curved Features
Timeframe	: 5 months
Main Features	: Bespoke Joinery, Modern Terrace
Construction	: Cavity Brick
Site Area	: 150 m2
Contract Type	: Fixed Lump Sum

Situated on a piece of prime real estate with stunning views of the Sydney Harbour, this run-down terrace required a facelift that was fit for its surroundings. A uniquely designed bespoke fitout with high quality and modern finishes that would stand out from the crowd, whilst providing maximum functionality ready to become the forever home of a friendly semi-retired couple. The result was an elegant masterpiece by GB Home Builders in collaboration with SN Studios.



The owners of this terrace were a semi-retired couple who were very comfortable tucked away in their quiet corner street of Darling Point. This location also had the bonus of being within minutes of the Sydney CBD. They hoped to retire in the locality and to renovate the run-down terrace into a show piece that was both functional and unique. SN Studios were awarded with the task of redesigning the internal layout and producing a bespoke interior design. The result was an open living, dining, and kitchen area with two bedrooms and two bathrooms, finished with high-end custom-made finishes and joinery. GB Home Builders collaborated closely with both SN Studios and the homeowners to bring to life the design intent and provided valuable input on the functionality of the design. Minor tweaks to the design by GB Home Builders ensured that the outcome was efficient in usage and within the client's budget.



Deniston East

Designer	: Sameer Chhatre
Location	: Rickard Street
Year Completed	: 2020
Main Challenges	: Glazed Bricks, Limited Time
Timeframe	: 8 months
Main Features	: Elegant, Cost Efficient
Construction	: Brick Veneer
Site Area	: 450m2
Contract Type	: Fixed Lump Sum

The heart of the city of Ryde boasts quiet suburban streets with houses that inspire a homely vibe. This house was designed and built for a friendly family that wanted a cosy home in a family-oriented suburb. The homeowners provided a lot of input on both the internal layout and final finishes, and we worked alongside them to create their dream home. The result was a home suited specifically to the homeowners comprising of four bedrooms, an office, open living area and an outdoor entertaining area.

The façade of this home was a balance between a Hampton style and a modern design. Featuring special ordered glazed bricks that shine under the sun, the home stands out on the street whilst maintaining its simplicity and elegance. GB Home Builders was tasked to design and build a home that was suited to the specific needs and tastes of the homeowners. A quick Complying Development approval and fast build time were also requested from the homeowners who needed the house ready for the new school year. This house features very spacious bedrooms, a large open plan living area with custom made joinery, a stunning steel stringer staircase with stained Victoria Ash Treads backing a stack stone feature wall. A large kitchen and pantry with polyurethane doors and Caesarstone benchtops coupled with a fireplace with a feature painted wall are the highlights of the open plan living area.





Alexandria

Designer	: The EC Workshop
Location	: Lawrence Street
Year Completed	: 2020
Main Challenges	: Complex Roof, Tight Access
Timeframe	: 4 months
Main Features	: Compact Efficient Design
Construction	: Cavity Brick
Site Area	: 60 m2
Contract Type	: Fixed Lump Sum

This property is located in the tight laneways of Alexandria, where parking is scarce, and the homes are limited in floor and land area. The owners design requests included a one car garage, extra storage space and a teenage retreat for their home to accommodate their growing family. The EC Workshop took this challenge and ran with it. They designed a clever little retreat which included a garage, some storage space, a spacious bedroom with an ensuite and a spiral staircase.



The EC Workshop cleverly utilised the pitch of the roof to provide maximum ceiling space to the retreat and to provide extra storage space. The result was a very compact yet efficient use of space that gave the owners all that they needed in their busy Alexandria based home. General Built was tasked to put their experience to good use and ensure that the stakeholder expectations in this project were managed. The City of Sydney Council required the building to be designed to match the streetscape which meant that the façade had to be built from recycled brickwork, treated, and painted. The roofing had to be designed in sync with the neighbouring roofs that were attached to this property. GB Home Builders also managed the traffic conditions to ensure that access to the limited access laneway was not obstructed and that any disturbance to the neighbours was minimised.





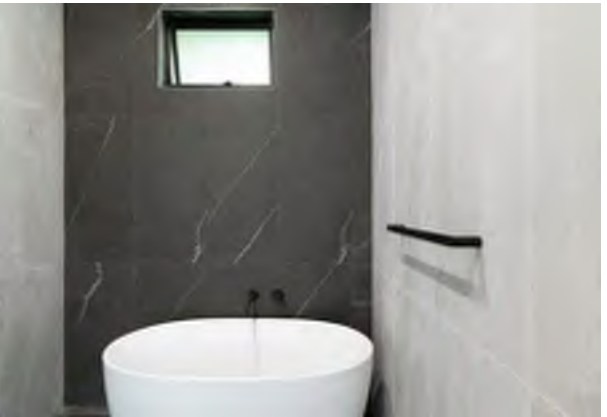
Beecroft

Designer	: Weichun Teng
Location	: Sutherland Road
Year Completed	: 2018
Main Challenges	: Tight Access, Sloped Land
Timeframe	: 5 months
Main Features	: Forrest Views, High Altitude
Construction	: Timber Clad
Site Area	: 250 m2
Contract Type	: Fixed Lump Sum

Situated in the bushes of Beecroft, this home had views of nature all around which made this project both a pleasure and a pain. With a difficult and tight access driveway, which lead to a sloped rocky property made this project quite the challenge for both the builder and designer. The project was to renovate and extend this home using natural products including timber and stone to complement its surroundings.



The young couple who owned this property intended to extend their living areas and renovate the existing worn-down home for their growing family. GB Home Builders was awarded this project due to our experience in sloped and tight access sites. Our tender proved to be cost effective to the homeowners and the results superseded their expectations. We delivered the project within the customer's time constraint and offered many cost saving options which resulted in costs being utilised for further features in the house such as a secondary kitchen/bar. The home features three bedrooms, two bathrooms, two modern kitchens and a large deck that takes advantage of the beautiful views at the rear of the property. The house sits on a very steep battle axe lot with a shared driveway which posed numerous challenges for the build, and this required considerable critical thinking and innovation to brainstorm effective strategies to overcome the challenges while minimising the costs.



Northmead

Designer	: Orhan Architecture
Location	: Edward Street
Year Completed	: 2019
Main Challenges	: Sub-Division Works
Timeframe	: 10 months
Main Features	: Modern Kitchen
Construction	: Brick Veneer
Site Area	: 400 m2
Contract Type	: Fixed Lump Sum

This project involved the sub-division of a property into two lots and construction of a new dwelling on one lot. A simple yet elegant four-bedroom home with medium level finishes was built for a retired couple. The sub-division works involved separating all the services and applying for the necessary applications and approvals. The build was a brick veneer construction with a large OSD tank under the driveway.

Two of the main challenges for this project was sub-dividing the property and building the home within a tight budget and timeframe. The sub-division works along with the construction of the home were both completed in only 10 months. GB Home Builders worked closely with the retired couple to ensure they received the best value for their money and to achieve the highest level of finish for their allocated budget. The home comprises of a modern, electronic kitchen with handsfree operation and high-end finishes. Other features of the build included multiple feature painted walls, a feature wall fireplace(?), and a single stringer staircase with spotted gum treads. The bathrooms were built with herringbone feature walls and medium level fittings. We managed to complete this project in record time with the best outcome for the finishes whilst being mindful of the tight budget of the homeowners.





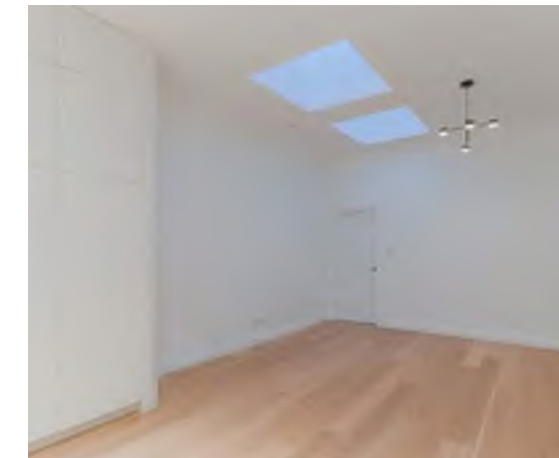
Leichhardt

Designer	: SN Studios
Location	: Balmain Road
Year Completed	: 2022
Main Challenges	: Tight Access
Timeframe	: 3 months
Main Features	: Custom Joinery
Construction	: Cavity Brick
Site Area	: 150m2
Contract Type	: Fixed Lump Sum

Situated in a tight access Leichhardt laneway, this tiny run-down terrace was in desperate need of a makeover. The owners, a small family of three required a modern internal renovation to their newly purchased home. SN Studios were hired to design an open plan living area requiring walls to be knocked down and the entire interior of the terrace to be renovated. A stunning modern yet simplistic design was created by the designers.



Due to a lack of storage space in the home, the joinery had to be designed to make an efficient use of the limited space providing ample storage for the homeowners. Therefore, the joinery had to be designed to avoid a bulky look whilst providing multiple storage spaces. GB Home Builders, in collaboration with SN Studios and a bespoke kitchen manufacturer, worked to produce a space that provided all the essentials tucked away in the one space. The result was a very modern open plan living area with a kitchen that was both compact and efficient. The terrace was transformed into a stunning modern home from the inside with a classic heritage façade and exterior space from the outside. An 'outside of the box' style thinking had to be approached to ensure that seamless ideas were implemented to minimise clutter. Some of the features implemented included pop out power points, pocket doors that hid away the microwave and kettle, utilising roof attic space and overhead storage space.





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