



ENYV ABODE

BESPOKE DESIGN - IMPECCABLY CRAFTED

☎ 03 8060 3523

🌐 ENVYABODE.COM.AU

✉ UNIT 4, 2 JOHN ST, DANDENONG





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WELCOME

Welcome to Envy Abode, where dreams take shape and homes become expressions of luxury, sophistication, and timeless elegance. As a premier high-end home design and build company, we pride ourselves on our unwavering commitment to craftsmanship, innovation, and personalized service.

At Envy Abode, we're not just in the business of building houses; we're in the business of crafting experiences and turning dreams into reality. From the moment you share your vision with us, our passionate team of designers, and craftsmen set out to bring it to life with unparalleled attention to detail and unwavering dedication.

We know that your home is more than just a physical space—it's a sanctuary, a place where memories are made, and dreams take flight. That's why we pour our hearts and souls into every project, infusing each design with warmth, elegance, and a sense of unmistakable personality.

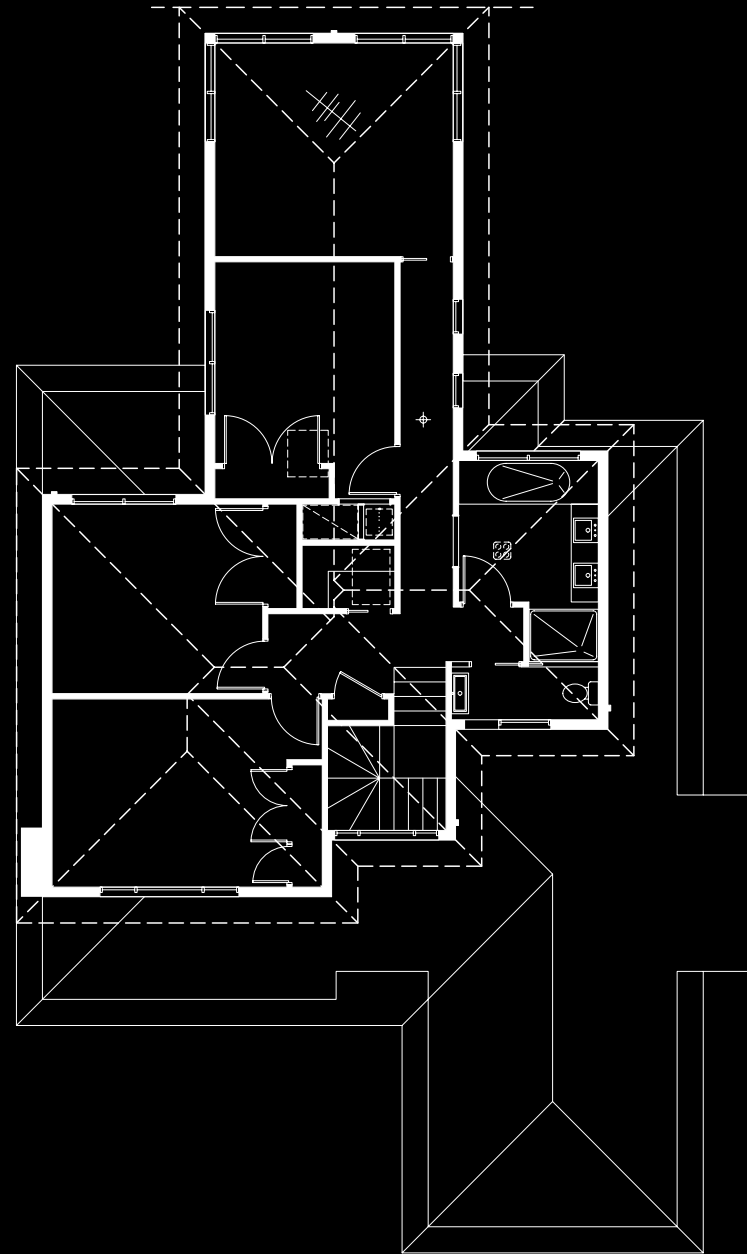
From intimate family gatherings to grand celebrations, we design homes that not only meet your practical needs but also elevate every moment, making every day feel like a celebration of life's precious moments.

Beyond the bricks and mortar, what truly sets us apart is our unwavering commitment to you, our valued client. We listen attentively, communicate transparently, and collaborate closely to ensure that your vision is not just met, but exceeded in every way.

OUR PROCESS

DESIGN

The home design process is a collaborative journey that begins with understanding your vision, needs, and aspirations and culminates in creating a bespoke living space that reflects your individuality and enhances your lifestyle. Here's a breakdown of the typical steps involved in the home concept design process with Envy Abode:



STAGE 1 - CONCEPT DESIGN

2.

Site Evaluation:

The design team will conduct a site evaluation to assess factors such as topography, orientation, views, and any existing structures. Understanding the site's characteristics is crucial for optimizing the design to take advantage of its natural features and constraints.

4.

Concept Presentation:

After meticulously crafting a design concept aligned with your vision, we eagerly unveil the floor plan and immersive 3D renderings, providing you with a vivid glimpse into the realization of your dream home.

1.

Initial Consultation:

The process starts with an initial consultation between you and the design team. During this meeting, you'll discuss your goals, preferences, budget, and time-line. This is an opportunity for you to share your vision for your dream home and for the designers to gather important information to guide the design process.

3.

Concept Development:

Based on the information gathered during the initial consultation and site evaluation, the design team will begin conceptualizing the design for your home. This stage involves brainstorming ideas, creating rough sketches, and exploring various design options that align with your vision and requirements.

5.

Design Development:

Following the concept presentation, we dive into refining the floor layout to align precisely with your preferences. Through collaborative feedback, we meticulously fine-tune every detail, ensuring optimal functionality and aesthetic appeal. Our aim is to create a layout that exceeds your expectations, balancing practicality with visual harmony.

STAGE 2 – CONSTRUCTION/ INTERIOR DRAWINGS, DOCUMENTATION & PERMITS

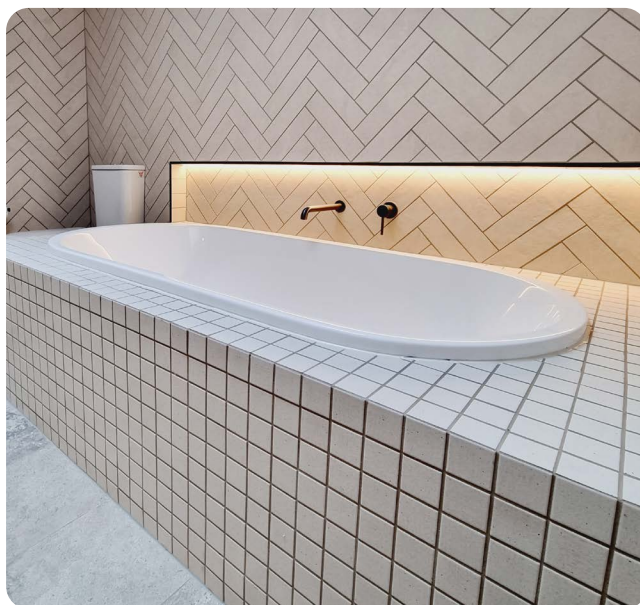
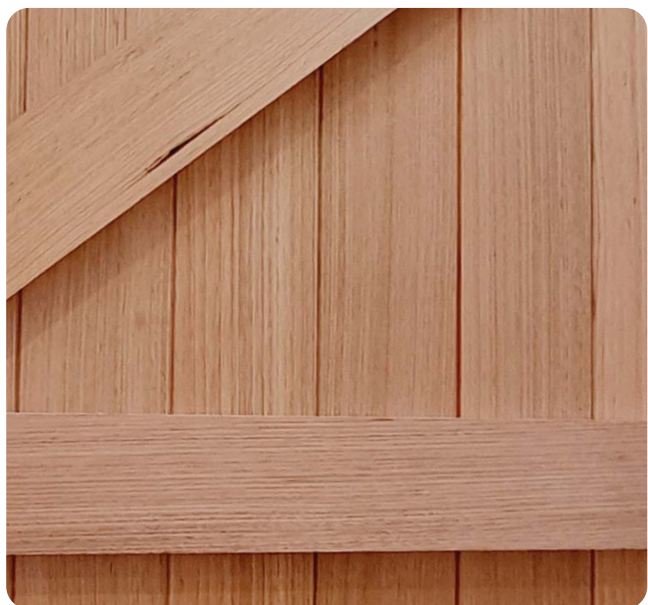
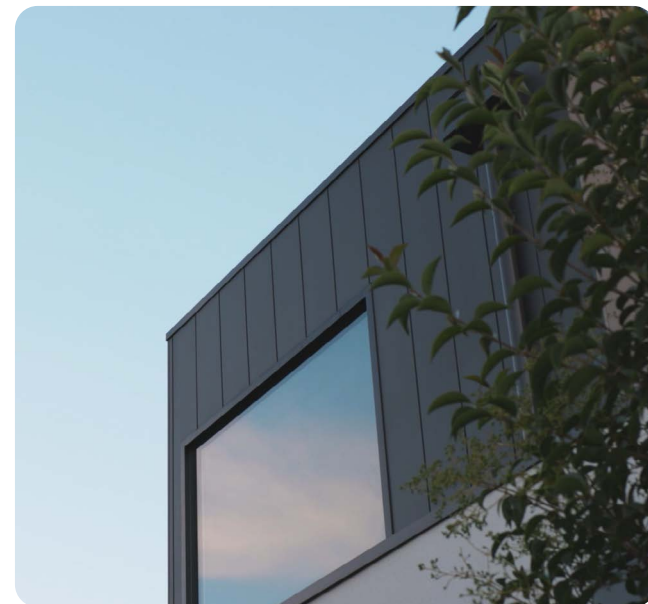
2. **Building Permit Approval:**
Following on from planning approval (if required) our designers will finalize the Construction issue drawings that are used by all the trades and suppliers during the construction of your project.

4. **Material Selection:**
During the interior design development phase, you'll work with the design team to select materials, finishes, fixtures, and fittings for your home. This includes everything from flooring and cabinetry to countertops, lighting, and hardware. The goal is to achieve a cohesive design scheme that reflects your taste and enhances the overall aesthetic of the space.

1. **Planning Permit Approval:**
Depending on the scope of the project and local regulations, the design team will handle the necessary permitting and approvals required to proceed with construction documentation. This may involve submitting plans to local authorities for review and obtaining permits for construction to ensure compliance with building codes and zoning ordinances.

3. **Interior Design:**
Working simultaneously with Construction issue drawings we will develop your interior design drawings. Interior home design is the process of enhancing the interior of a residential space to create a functional, visually appealing, and personalized environment.

5. **Construction Documentation:**
Once all necessary approvals are obtained, the design team will prepare comprehensive construction documentation, including detailed drawings, specifications, and schedules. These documents serve as a roadmap for the construction phase and provide contractors with the information they need to bring the design to life accurately.





STAGE 3 – CONSTRUCTION

The home construction phase is the stage of the building process where the design plans are transformed into a physical structure. It involves the actual construction of the home, including laying the foundation, erecting the framework, installing systems and utilities, and finishing interior and exterior elements. Here's an overview of the typical steps involved in the home construction phase:

1.

Site Preparation:

Before construction begins, the building site must be prepared. This may involve demolishing part and or all of the existing home and structures, clearing vegetation, leveling the ground, and excavating for the foundation.

2.

Foundation:

The foundation is the base upon which the home is built. It provides stability and support for the structure. Common types of foundations include slab-on-ground, stumps, and or basement. The foundation is typically constructed using concrete or masonry materials.

3.

Framework:

Once the foundation is in place, the framework of the home is constructed. This includes the walls, floors, and roof structure. Depending on the design and materials used, the framework may be built using wood, steel, or other structural components.

4.

Lockup - External:

With the framework in place, the home is enclosed to protect it from the elements. This involves installing exterior cladding to walls, roofing, windows, and doors. Proper insulation and weatherproofing measures are also implemented during this phase to ensure energy efficiency and durability.

Lockup - Internal:

The next step is to install the home's mechanical, electrical, and plumbing systems. This includes wiring for electricity, HVAC (heating, ventilation, and air conditioning) ductwork, plumbing pipes, and fixtures. These systems are essential for the comfort and functionality of the home.

5.

Internal Fit Out:

Once the basic structure and systems are in place, interior finishes are applied to complete the home's interior spaces. This includes installing plasterboard, flooring, doors, skirtings and architraves, cabinetry, countertops, tiles, and fixtures. Interior painting and other decorative finishes are also completed during this phase.

Exterior Finishes:

After or simultaneously with the interior finishes, attention turns to the exterior of the home. Exterior finishes may include pedestrian paving and driveways, fences, and paint.

6.

Final Inspections and Testing:

Before the home is considered complete, it undergoes final inspections and testing to ensure that it meets building codes and quality standards. This includes inspections of the structure, systems, and finishes, as well as testing of mechanical, electrical, and plumbing systems. Any deficiencies or issues identified during inspections are addressed and corrected. This may involve making repairs, adjustments, or finishing touches to ensure that the home is move-in ready.

STAGE 4 – HANDOVER

1.

Occupancy:

Once all inspections have been passed and any necessary corrections made, the home is ready for occupancy. The keys are handed over to the client, and they can move in and begin enjoying their new home.

2.

Maintenance Period:

During this period post-construction we are responsible for addressing any issues or defects in the newly built home that may arise. Clients can report problems that they may have and those items are addressed at the end of the maintenance period unless deemed urgent and are then actioned sooner.



RECENT PROJECTS

LUCAS



OAK



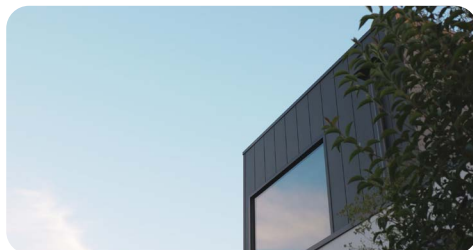
NORMANBY



WINONA



KENT



OLINDA



CLOUD



JOYOUS



LUCAS

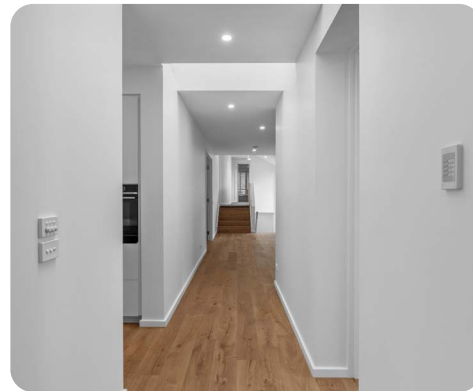
After two decades of witnessing the joys and challenges of a growing family, this cherished family abode was ripe for a transformation, ushering its inhabitants into the next chapter of their lives.

With meticulous foresight and planning, Envy Abode secured the necessary building permits and embarked on the construction phase. The project entailed reconfiguring the existing floor plan to accommodate ensuite bathrooms for each bedroom, catering to the evolving needs of the maturing children.

A centrepiece of the renovation was the creation of a contemporary kitchen, complete with a walk-through adjoining butler's pantry equipped with premium European appliances. Despite the home's wide footprint, a notable challenge lay in infusing the central areas with natural light. This obstacle was deftly overcome with the strategic placement of Vivid Skylights, illuminating key areas and bathing the home in a welcoming glow of natural radiance.

"It was so wonderful to have a great team from Envy Abode build our home. All the trades were so polite and were able to get our job done on time which was amazing given the current state of the building industry. We loved the suggestion along the way of adding several Vivid Skylights to lighten up our dark hallways and ensuites they look amazing. Our supervisor Ash was awesome to work with, always attentive, and very easy to communicate with. I've already recommended Envy Abode to a couple of our friends and will continue to do so they are fantastic!"

MINETTE AND PAUL



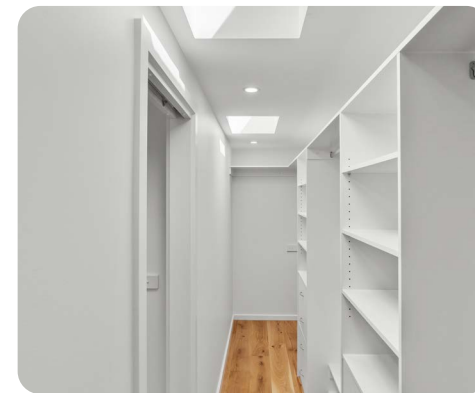
OAK

In Surrey Hills, our mission was to revamp the floor plan for effortless connectivity. Envy Abode managed the entire project, from design to permits and construction. Our main hurdle? Maximizing natural light, achieved with strategically placed Vivid Skylights.

Indoors, a bespoke modern kitchen with European appliances stole the spotlight. Engineered timber floors added charm, while bathrooms received a luxurious upgrade with floor-to-ceiling tiles and custom fixtures. Envy Abode's expertise ensured that every space radiated both sophistication and functionality

"You've turned our vision into reality! Thank you Envy Abode for all your work on our home, it looks amazing and we are so pleased with the result! Thanks for all your help, hard work, adaptability and problem-solving."

ALISON AND CALEB



NORMANBY

Nestled within a narrow block in Caulfield North, our clients sought to expand their living space with two additional bedrooms, a bathroom, a living room, and a contemporary kitchen complete with a walk-in pantry and laundry facilities.

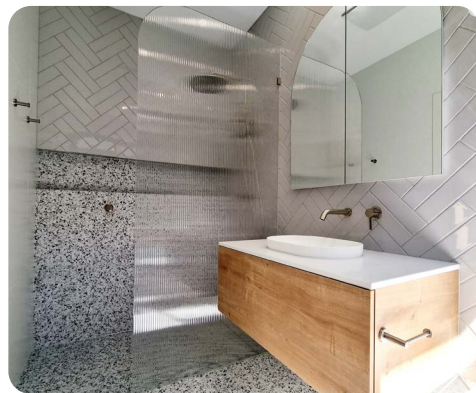
Envy Abode spearheaded the entire project, from comprehensive design to obtaining permits and executing the build. The challenge lay in harmoniously blending a modern extension with the heritage home. We achieved this by artfully incorporating a mix of recycled solid red bricks, face brickwork, and James

Hardie Axon cladding, lending the exterior a rich depth of colour and texture.

Given the constraints of the narrow site, maximizing natural light posed a unique challenge. However, Envy Abode ingeniously addressed this obstacle by strategically installing a series of Vivid Skylights, infusing the interiors with ample daylight. Indoors, Envy Abode crafted a custom-designed modern kitchen featuring top-of-the-line European appliances. Enhanced with engineered timber floors complete with acoustic underlay, the interiors exuded both charm and practicality.

"We are so happy with our newly renovated and extended home. The whole design process with Envy Abode was amazing their dedication to every detail was outstanding! Thankyou for delivering such a wonderful home for us."

ALEX AND IAN



WINONA

Located within the vast expanse of Mount Eliza, our clients embarked on a journey to breathe new life into their property, envisioning a transformation from an outdated 1970s dwelling to a contemporary masterpiece. At Envy Abode, we began by conceptualizing a design strategy that prioritized maximizing the scenic vistas of the expansive rear yard, positioning the living areas accordingly.

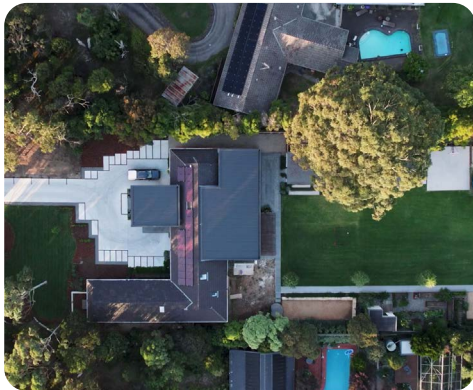
Through a collaborative process of refinement, we honed in on the final design, tailored to our clients' desires. This included crafting a bespoke

kitchen adorned with a unique island bench and a convenient butler's pantry, alongside a welcoming living area, a dedicated wine room, and a functional laundry.

The integration of large three-meter-high stacking sliding doors at the rear forged a seamless connection between indoor and outdoor spaces, flooding the living areas with abundant natural light. An impressive internal sliding door served as a striking focal point, linking the entertaining wine room with the dynamic hub of the living and kitchen area.

"The vision that we had years and years ago, it's really come to life. We couldn't be happier with what Envy Abode designed and produced. What mainly attracted us to Envy Abode was that they could both design and construct, they understood our vision and worked meticulously to deliver on that vision."

DION AND FAB



KENT

Our clients initially contemplated a knockdown and rebuild, but local planning regulations restricted the possibility to construct only a narrower dwelling on the site. Instead, we opted to meticulously deconstruct the existing structure, preserving only a few key walls, and embarked on the construction of a new contemporary home in Caulfield North.

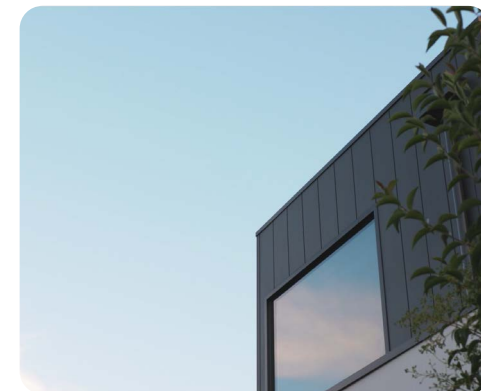
Through meticulous planning and execution, we brought to fruition the vision of this magnificent residence. The design boasted a grand main

hallway that seamlessly flowed into a spacious contemporary kitchen and living area. Expansive stacker sliding doors and strategically placed windows bathed the interiors in natural light, creating an inviting ambiance.

The use of engineered timber oak flooring, alongside custom-made joinery and an array of bespoke fixtures and fittings, transformed this space into a serene sanctuary, offering a tranquil retreat for our clients to come home to.

"Thank you Tim and your team at Envy Abode for a great experience and result, building an amazing quality product. We didn't see you as just a builder it was a partnership for us with you. We trusted you guys, the process and Envy Abode delivered. We would definitely recommend and use you again!"

WARREN AND ERICA



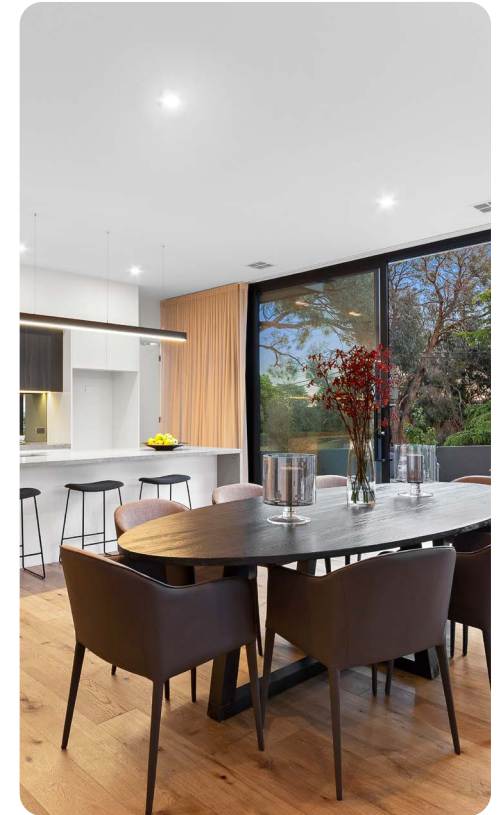
OLINDA

Nestled within the serene embrace of a leafy corner block in Caulfield South, this exquisite modern new home stands as a testament to meticulous craftsmanship and thoughtful design. Every facet of this bespoke home, from the heart of the house in the kitchen to the convenience of a walk-in butler's pantry, and the indulgent retreats found in the bathrooms and ensuites, has been meticulously executed to the highest standard.

Every aspect has been diligently attended to, marrying opulence with utility through thoughtfully chosen finishes and fixtures, resulting in a harmonious fusion of elegance and functionality throughout each space. Additionally, recognizing the importance of accessibility, we have integrated a lift for effortless transition to the second level, embodying our commitment to creating a home that caters to every need and desire of our discerning client.

"The process was very seamless, and all my needs were fulfilled in a timely fashion. Tim is very approachable with regard to changes and special requests. All the trades were great. Very impressive cabinet maker and no corners were cut. Extremely Happy!"

YEHUDA



CLOUD

Perched on top of the picturesque hill of Arthurs Seat, this residence offers sweeping panoramic views of Port Phillip Bay, beckoning for a revitalizing transformation. Envy Abode took charge of the entire project, from initial concept design and material selection to the meticulous construction phase.

The endeavour involved a comprehensive overhaul of the floor plan to enhance the flow of the home, as well as the rejuvenation of outdated bathrooms and the modernization of a lacklustre kitchen and laundry area.

A primary objective was to accentuate the breathtaking Bay vistas. To achieve this, we replaced all windows and doors with expansive modern stacking sliding doors, seamlessly connecting the living room with a spacious balcony. The new kitchen exudes a contemporary coastal charm, effortlessly blending with the open-plan dining and living area, creating an inviting space to savor both the interior comfort and the captivating outdoor scenery.

"It's just beautiful and the quality speaks for itself, you feel it as soon as you walk in. Friends walk in and say "Wow" this is amazing! I worked with Envy Abode's designer and Tim, which was great to get both their points of view. The integrity in what they do is admirable, and they are so easy to get along with. They went over and above I couldn't recommend them more highly they exceeded my expectations."

SUSAN



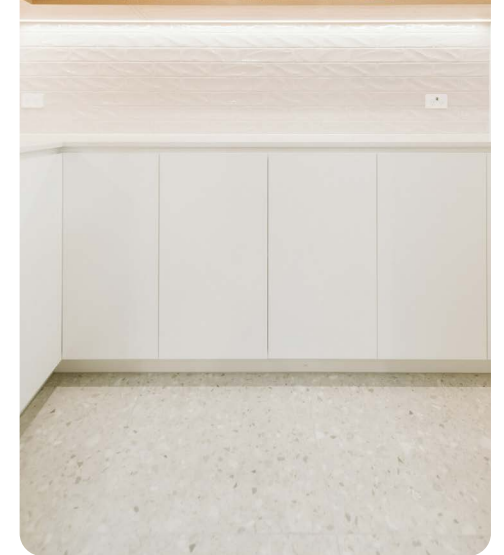
JOYOUS

Nestled in Murrumbena, our bespoke task was clear: redesign the layout to include a master suite, luxurious bathroom, and a custom kitchen with a walk-in pantry and laundry. Envy Abode took charge, managing every detail from design to build.

A standout was the transformation of the entrance hall, illuminated by a bespoke Vivid Skylight, setting the tone for the bespoke elegance within. Inside, a meticulously crafted modern kitchen boasts European appliances and solid timber floors. Bathrooms showcase floor-to-ceiling tiles and exquisite fixtures, including a bath with bespoke tile accents. Envy Abode ensures every detail exudes bespoke sophistication.

"Envy Abode did a great job! With new bathrooms, kitchen, and laundry the spaces are amazing all have been lightened up with skylights. It's a totally different house, it now feels like home. The key was they could do the whole process from design to construction and they delivered on all of it."

PETER AND CASSANDRA



EXCEEDING EXPECTATIONS



1.

COMMUNICATION

At Envy Abode, we foster clear communication with our clients as our top priority. We achieve this through various channels, including our user-friendly online client portal, regular phone calls, and face-to-face meetings throughout both the design and construction phases.

When you work with us, you'll have the unique opportunity to directly engage with Tim, the business owner. From brainstorming and refining your design concepts to finalizing contracts and discussing future maintenance plans, I'll be there every step of the way to ensure your vision is brought to life seamlessly.

As a custom design and build company, we understand the importance of flexibility in accommodating your design preferences. We welcome and embrace changes along the journey, ensuring that your home reflects your evolving needs and desires.

2.

DETAILED AND ON-TIME

When you engage our services, expect meticulous contracts and comprehensive project specifications. Transparency is paramount to us, leaving no detail overlooked. Our meticulously crafted project schedules prioritize maximizing on-site efficiency, orchestrated through our sophisticated online client portal.

3.

DELIVERING ON OUR PROMISES

We diligently craft detailed plans and specifications to eliminate any potential confusion. Our personalized approach includes thorough one-on-one sessions to review these documents, ensuring accuracy and full comprehension of what your build entails. At the core of our ethos lies a commitment to delivering on our promises, free from false assurances often associated with traditional sales tactics.

4.

QUALITY

With a combined 40 years of experience in the construction industry, we've developed meticulous check-lists and procedures to ensure the quality home we promised is delivered to you. Our reliable team members follow these protocols diligently. When working with our clients, our common refrain is, "If it were my home, I would..." This exemplifies our dedication to treating your home with the same care and attention to detail as we would our own.

ABOUT US – TIM MCRAE



Envy Abode embarked on its journey in 2007 with a steadfast commitment to crafting bespoke new residences, home extensions, and renovations of unparalleled quality and exquisite design.

I, Tim McRae am the Director of Envy Abode, I bring over two decades of extensive experience in the construction industry. Renowned for my expertise in orchestrating high-caliber new homes, renovations, and extensions, I have earned a reputation for delivering excellence. With a family of my own, I intimately understand the evolving dynamics and needs of a family home.

Our team at Envy Abode shares a collective dedication to excellence, ensuring that every aspect of your project, from the initial design consultation to post-construction support, exceeds expectations.

Envy Abode operates as a fully registered and insured design and build company, holding accreditation with the Building Practitioners Board under CDBU 49-658. Our meticulous approach to design ensures that each renovation or extension project harmoniously complements the original structure, while our bespoke new home designs are tailored to seamlessly integrate with your lifestyle preferences and aspirations.

Our commitment to meticulous attention to detail sets us apart as a premium design and build company, and we always go the extra mile to ensure your peace of mind and satisfaction throughout the entire process.





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