

Trend Forecast

*Discover the latest trends
in 2021 and beyond*

Project Feature: Split House

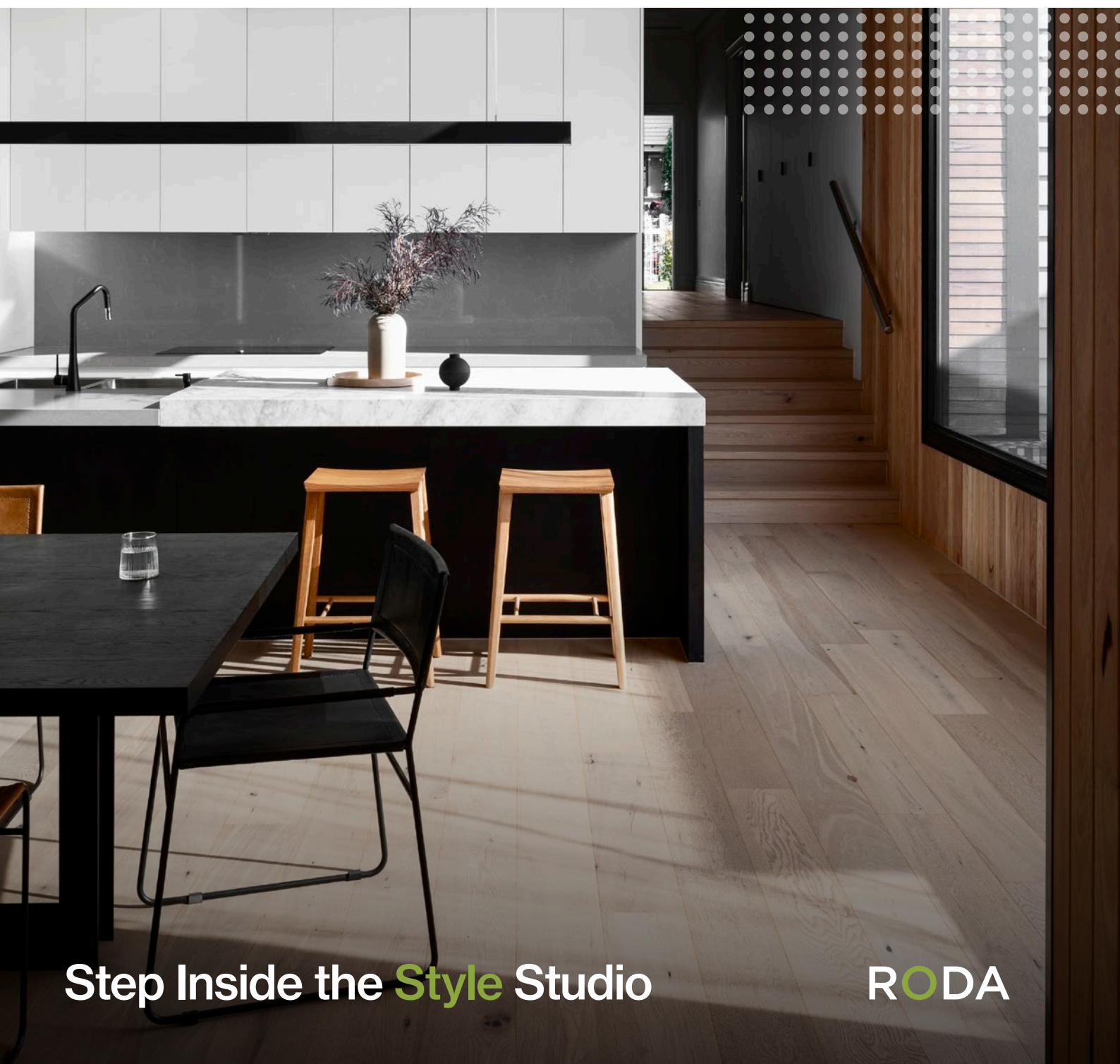
*A modern makeover for this
Preston home*

Quiz: Which Building Style Are You?

*Find out the best home suited
to your project*

Building Spaces

01



Step Inside the **Style** Studio

RODA



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Letter from Director David

HOW STRANGE THE PAST 12 MONTHS HAVE BEEN! THE YEAR 2020 THREW RODA PLENTY OF CURVEBALLS, BUT WE'RE PROUD TO SAY THAT WE ROSE TO EVERY CHALLENGE WITH PERSEVERANCE.


In an unprecedented year that forced us to slow down and reflect, I've never been more proud of my team, who took complications in their stride and amazed me with their dedication and drive to overcome adversity.

The pandemic definitely shaped 2020 for RODA. Change happened practically overnight in the building trade and we had to be quick to respond. With strict lockdowns in Melbourne for the better half of the year, we were forced to get creative, and to think about how we could replicate our face-to-face, personal consultations with clients. Like many, we moved to Zoom, which we see now as being a permanent tool for communication going forward.

The construction of new homes slowed, but we saw a huge uptick in design work. It was heartening to see many people spending the downtime they had in 2020 planning a new home build. And it made sense - when you're stuck at home all day, you definitely start to realise what's working in your home and what isn't!

For those of you who are still on the fence about building a new home or investing in a multi-unit development project, this magazine is for you.





In our inaugural autumn issue of the RODA Magazine, we're providing readers a crash course in everything they need to know about building.

There are pieces about budgeting, building trends, multi-unit developments and so much more. We're also providing plenty of home inspiration in the form of photo stories, which showcase our Style Studio and many of our recent completed projects and floorplans.

WE HOPE OUR MAGAZINE
WILL PROVIDE THE PUSH FOR
YOU TO GET STARTED ON
YOUR DREAM **CUSTOM BUILD**



David Maiolo
Director of RODA

Left: Split House

Meet The RODA Team



David Maiolo
Director

HIA Estimating & Tendering



Mathew Molloy
Construction Manager



Steph De Oliveira
Customer Liaison Officer
HIA Contracts Administering



Mario Cavar
Estimator
HIA Estimating & Tendering



Paris Novoa
Production Estimator
HIA Estimating & Tendering



Lauren Simpson
Contracts Administrator
HIA Contracts Administering



David Fox
Building Supervisor



Nick Pomogacs
Building Supervisor



Salim Dagher
Building Supervisor



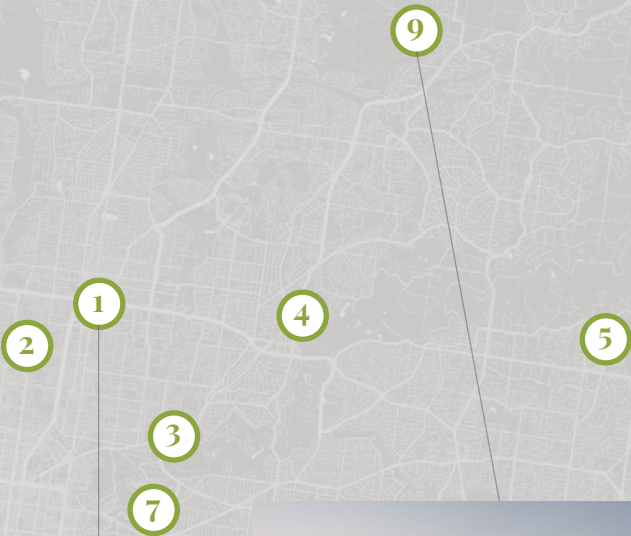
Nadja Edwards
Office Administrator



Deb Sirotic
Accounts

Style Studio

Step inside the Style Studio: *P14-15*



Case Study: Story House : *P32-37*



Project Feature: Split House : *I6-21*

- | | | |
|-------------|---------------|-------------------|
| 1 Preston | 4 Heidelberg | 7 Ivanhoe |
| 2 Coburg | 5 Templestowe | 8 North Melbourne |
| 3 Eaglemont | 6 Brunswick | 9 Mernda |

A Little Bit About **RODA**

In 2020 we built..

26 NEW CUSTOM
HOMES  

42 MULTI-UNIT
DEVELOPMENT PROJECTS



One media **feature** in HIA's Housing Magazine



WE HAVE **11** STAFF MEMBERS, **40%** OF WHO ARE **FEMALE**



5 HIA TRAINING COURSES COMPLETED

01 NEW STYLE
STUDIO 

One **feature** on Hunting For George



RODA

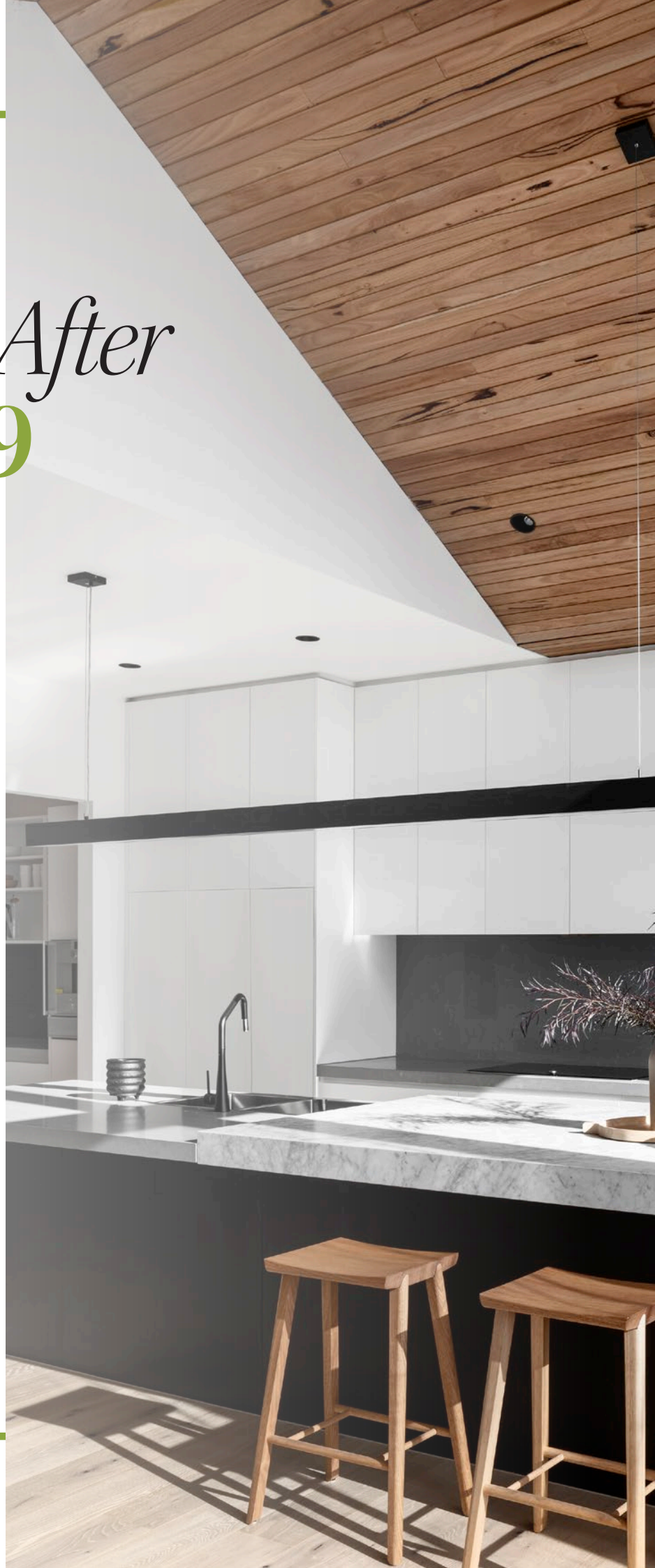



Above: Story House

Building After **Covid-19**

COVID-19 CAUSED UNPRECEDENTED CONSEQUENCES FOR EVERYONE'S WORKING LIVES, ESPECIALLY THOSE IN THE BUILDING TRADE. HERE IS HOW WE TACKLED 2020'S CHALLENGES AND WHAT WE EXPECT TO SEE IN THE BUILDING BUSINESS MOVING FORWARD.

Right: Split House





2020: The year of Zoom, masks and endless nights at home on the couch. For us here at RODA, it also caused us to completely transform the way we do business.

One of the biggest challenges we faced was continuing to foster a thriving working relationship with clients. So much of a builder's rapport with clients grows from face-to-face meetings and in-person site visits. These meetings are crucial, especially during the initial stages of the building project, where customers want to be assured that their project is in good, trustworthy hands.

Faced with only virtual meetings for the foreseeable future, we wondered how we could still nurture these relationships. Like many, we moved to Zoom, but we also changed our client processes, scheduling in extra time for virtual meetings so our catch ups could be as effective and trust-building as they were in person.

Our online client login became more crucial than ever in 2020, providing staff and clients the ability to easily track progression and updates on builds. While COVID-19 was disruptive, it was also a chance for us to reflect and reconsider aspects of the business that weren't working as well as they should, and make changes accordingly.

The building world is fast-paced and ever-changing, and it's advisable to be forward-thinking constantly - not only in a crisis. Otherwise the industry could leave you behind.

On-site, government restrictions meant we had to be savvy with our scheduling. We also had to continue to alter our OH&S documentation to reflect the changing rules and legislation, so our team and tradespeople could remain vigilant.

Like many businesses, we are often told other builders are our competitors or rivals. But in the wake of the pandemic, we've found it so valuable to reach out to fellow builders and tradespeople.

Collectively we have experienced the same ups and downs of building during COVID-19, and with like-minded people, you are better equipped to tackle challenges now and in the future. Plus, venting or talking out issues is so important to one's mental wellbeing. This camaraderie is so beneficial, and something that we are passionate about continuing into the future.

It's hard to discern what changes and challenges will move with us into the years to come. But one thing's for certain: many people will be building homes! With big international holidays off the cards, we're expecting more people to invest in local housing projects.

At RODA, we've already seen a massive influx of enquiry since the end of lockdown, so we're gearing up for a very busy, very exciting year.

Roda Trend Guide 2021



HAMPTONS STYLE

One of the biggest upcoming trends we predict is a move towards Hamptons-style homes. Particularly among custom home builds, we expect to see more variations of the popular American beach house trend. Hamptons homes were made for relaxed coastal living and are perfect for entertaining, with a focus on seamless indoor-outdoor spaces.

GREY BRICKS

Grey bricks have proven a popular choice for our clients over the past few months – and we can't see any sign of this slowing down. It's a beautiful, neutral colour choice that won't become outdated, which is especially important if you decide to sell your home in the future.

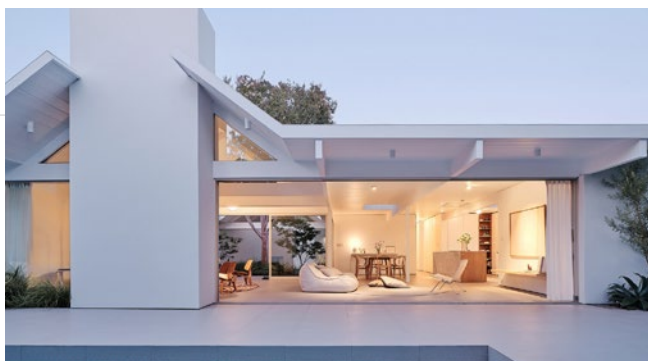


BOLD BRASS FIXTURES

Social media is awash with people sharing images of charming brass fixtures in their homes, with everything from tapware to handles proving popular. Now is the time to be brave with your fixtures and not shy away from trying new trends.

INDOOR-OUTDOOR LIVING

With so many of us forced to spend most of 2020 at home alone, it's become increasingly important to focus on ways to create the perfect space for hosting at home. We predict bi-fold and stacker doors will remain a popular choice, as they're ideal for people who love to entertain and create a seamless indoor-outdoor transition.



THIS YEAR'S BIGGEST HOME TRENDS THAT YOU WON'T WANT TO MISS OUT ON.

Our Style Studio keeps our client's one step ahead of the trends by offering a comprehensive range of materials, from the latest in tiles and benchtops to the trending colours of the season. Here's the key home trends and styles our Style Studio team predict will be a big deal.

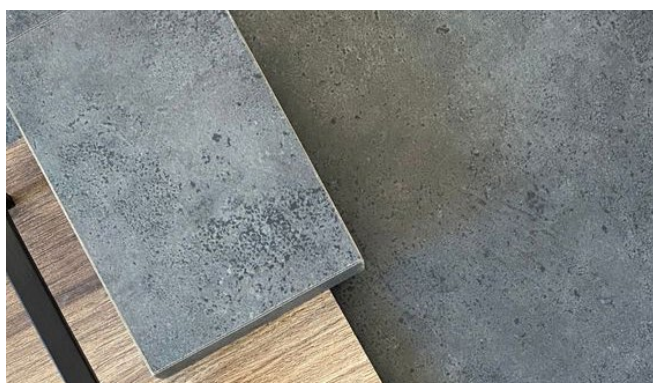


HOME OFFICES

2020 saw a huge shift towards working from home, with many businesses saying goodbye to offices for good. It's important for people to have a quiet, secluded space to work, causing the resurgence of the home office or study.

OPEN FLOOR PLANS

Open-plan living has been popular for some time – and it's not set to change for 2021. Open floor plans help even smaller homes feel spacious and create a relaxed living space with plenty of natural light.



CONCRETE & CAESARSTONE BENCHTOPS

Forget marble benchtops, we predict concrete will be the material of the moment in 2021. The Style Studio has also seen a growing number of requests for Caesarstone benches. There are so many colours and designs to choose from and they have a way of instantly changing the look of a home.

RECYCLED BRICKS

Recycled bricks are becoming increasingly popular, as they add a great deal of character to a home. More and more clients are asking us to incorporate them into their build, showing there's a hunger for more sustainable home design trends.



Step Inside The Style Studio

AT **RODA**, WE KNOW THAT EACH PROJECT IS AS UNIQUE AS EACH CLIENT. THAT'S WHY WE RECENTLY LAUNCHED THE STYLE STUDIO. LOCATED AT THE RODA OFFICE IN PRESTON, THE STYLE STUDIO IS HOME TO AN EXTENSIVE RANGE OF PRODUCTS AND MATERIALS INCLUDING TILES, BENCHTOPS, COLOURS AND BRICKS.

We've gathered the very best selections on the market and made them available for our clients so they can easily choose the perfect options for their bespoke design.

Our expert on-site Colour Consultant, Steph, is always available to guide clients through their selection journey, offering advice where necessary. Simply approach her with an idea and watch as she puts her expert knowledge to the test.



Our Style Studio Suppliers

- Caesarstone
- Carpet Call
- Wall Boulevard
- Austral Bricks
- Laminex
- Phoenix Tapware
- Perfect Timber Flooring
- Beaumont Tiles
- Colorbond & Dulux



OUR EXPERT COLOUR CONSULTANT STEPH

Steph can guide you through the process of finding a winning colour scheme for your new custom home.

"Colour is a great way to spark emotion and can be used to encourage positivity, inspiration, relaxation and calm in different rooms of the home. If you're looking to pair colours for a unique design, look across the colour wheel – for example, blue and yellow can be a great combination."

"Caesarstone benchtops are always a popular and exciting item to go over during a colour appointment. There are so many colours and designs that can change the whole look of your home!"



A Californian bungalow receives a modern makeover in this Preston home.

Project Feature **The Split House**

STEP INSIDE THIS CUSTOM HOME IN PRESTON, AN ARCHITECTURAL RENOVATION DESIGNED BY FIGR AND BUILT BY RODA.

The original features were restored and a contemporary addition installed to the side and back of the block, introducing spacious open-plan living areas, seamless indoor-outdoor spaces, sleek bathrooms and a pool. A completely new first level, innovatively hidden from the streetscape, includes a secondary entertaining space, two bedrooms and a contemporary bathroom.



The Façade & Interiors

'SPLIT' IN MORE WAYS THAN ONE. WHEN YOU LOOK AT THIS HOME'S ENTRANCE, YOU MIGHT THINK IT'S SIMPLY ANOTHER RESTORED SUBURBAN BUNGALOW.

But walk around the corner and you'll be met by an awe-inspiring modern façade, made up of quality timber, black steel and white brick.

These materials combine to create a stunning and sleek geometric exterior that melds contemporary design with some of the same natural materials that made the California Bungalow so popular in the 1920s.

The style extends into the extension, with high timber ceilings and a Scandinavian-inspired colour palette of brown, grey, white and black. The home is open-plan with an airy, spacious and light-filled living room and kitchen.



QUICK FACTS

 2 BED

 1 BATH

CLADDING

Shiplap Lining Board and James Hardie Weatherboard

ROOFING

Colorbond

BENCHTOPS

Reconstituted Stone

FLOOR COVERINGS

Engineered Timber

HEATING & COOLING

Underslab Heating & Ducted Heating with Refrigerated Cooling

WINDOWS

Aluminium & Timber

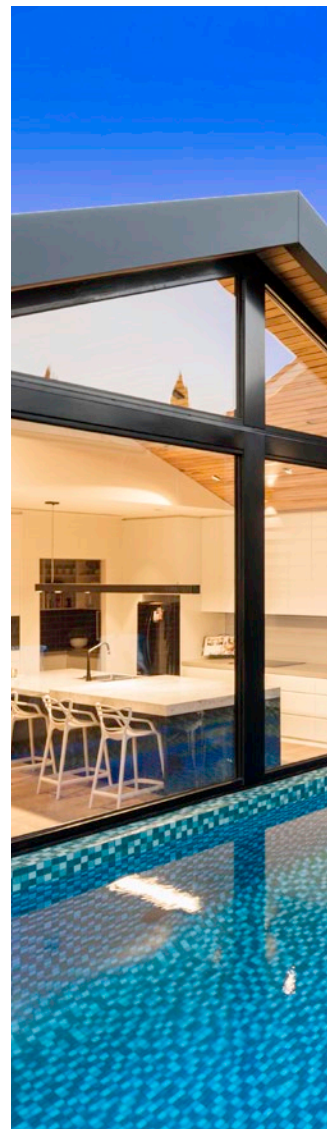
APPLIANCES

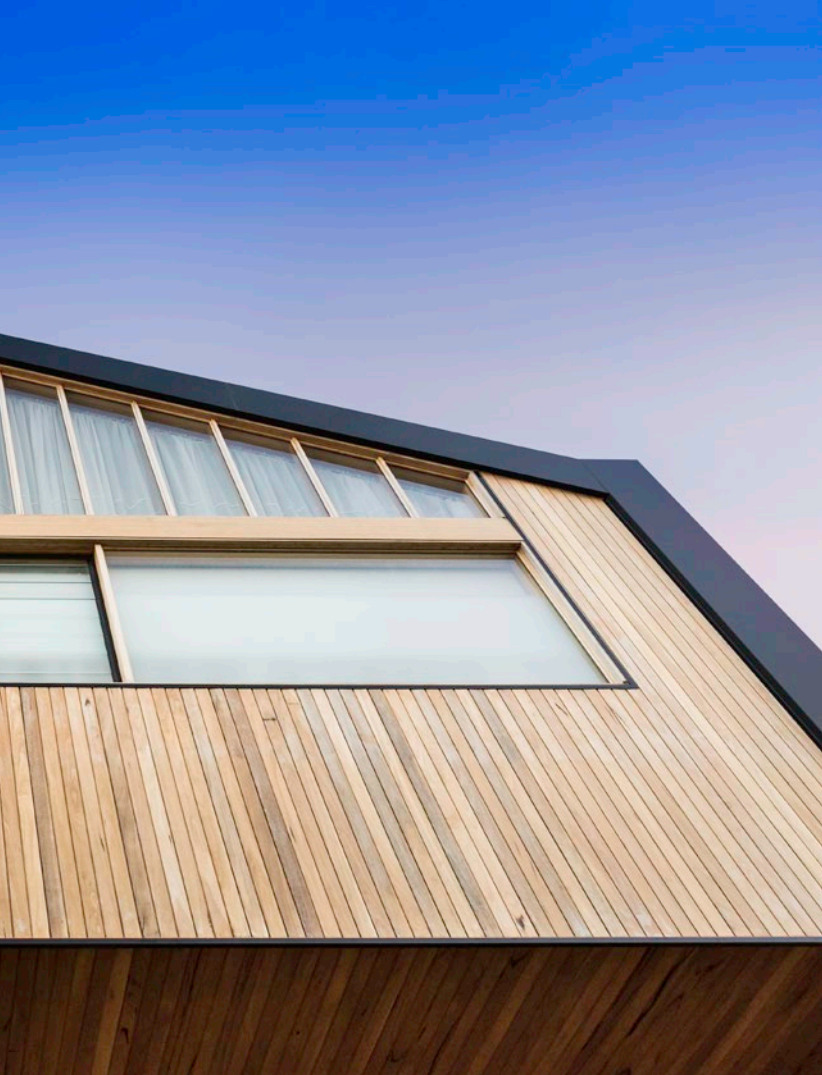
Gaggenau

Top: Top façade

Right: Master bedroom

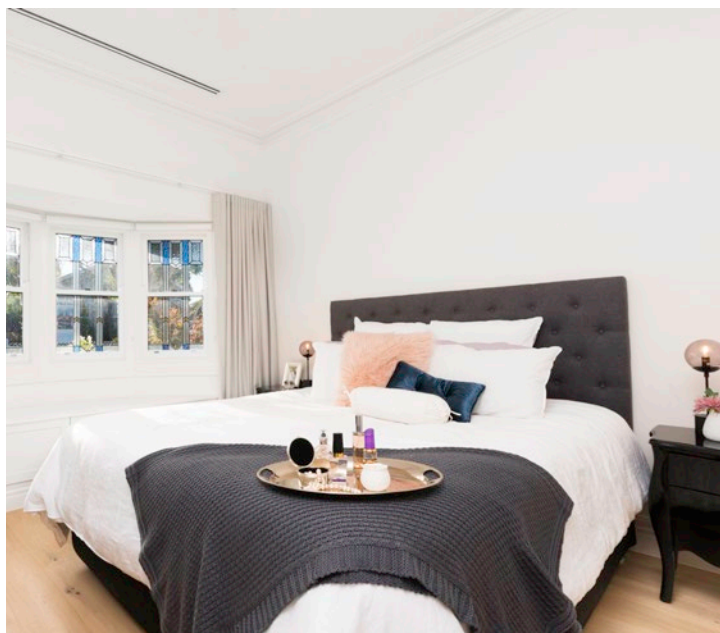
Bottom: Outdoor living





Private Retreats

The style is softer in the bedroom, with white and pale timber dominating the space. For a bold touch, a matte black ceiling fan hangs off the high ceiling. In the bathroom, marble and stone are the stars of a lush and tranquil space. With large, frosted windows, the room is filled with natural light whilst retaining privacy.



Outdoor Living

One of the home's most exceptional features is the small pool which can be seen via floor-to-ceiling windows in the living room. While the rest of the home is deftly minimalist and monochrome, the pool includes multi-coloured blue tiles, which refract light beautifully and create stunning shadows. It serves as a much-needed bright contrast to the rest of the slick home.





Above: Split House

The home is open-plan with an airy, spacious and light-filled living room and kitchen.





Above: Long House



The Benefits of **Design + Build**

WANTING TO BUILD A BEAUTIFUL HOME THAT DOESN'T **BREAK** THE BANK? YOU MIGHT WANT TO CONSIDER WORKING WITH A BUILDER WHO OFFERS A DESIGN + BUILD SERVICE.

Many people follow a similar process when starting their projects: they design their dream home first, then source quotes from builders, and then – eventually – the project starts.

But this process can be fraught. The issue we have with this way of building is that it can end up costing more, taking longer and have way too many 'cooks in the kitchen'.

We believe there's a better strategy out there - Design + Build.

This term refers to when you both conceptualise and construct your home entirely in-house, with one company. This will involve a team of not only builders, but dedicated and professional designers.

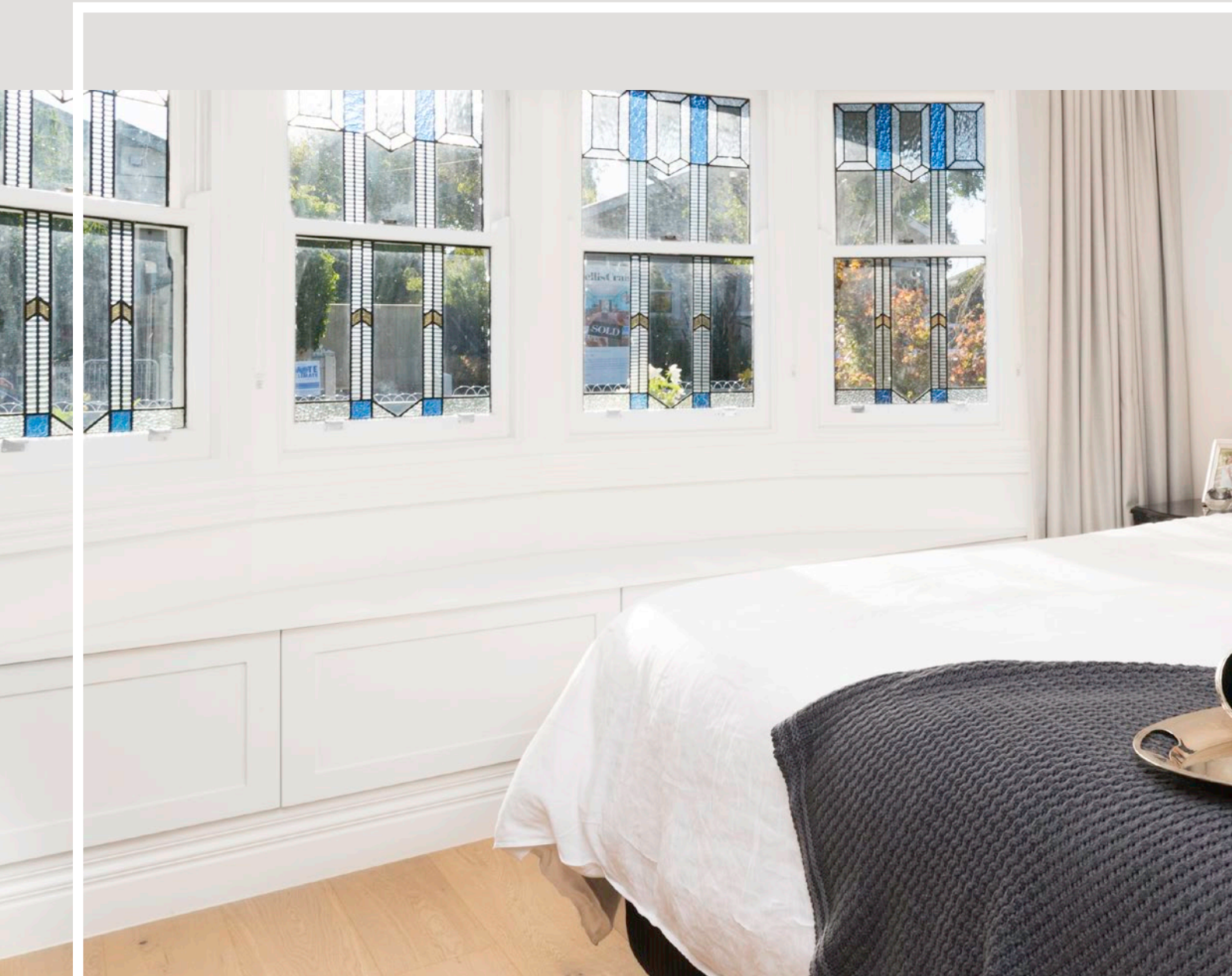
There are a number of advantages to a Design + Build service, with cost being just one of them. Let's take a look at five of these benefits, shall we?

Single source of accountability

A building project involves a number of moving parts, so if you can reduce the number of touch points along the way that's always going to be a good thing. By choosing a Design + Build approach, you'll have a single source of contact for your whole project.

The alternative – which is the classic design-bid-build method – involves a number of

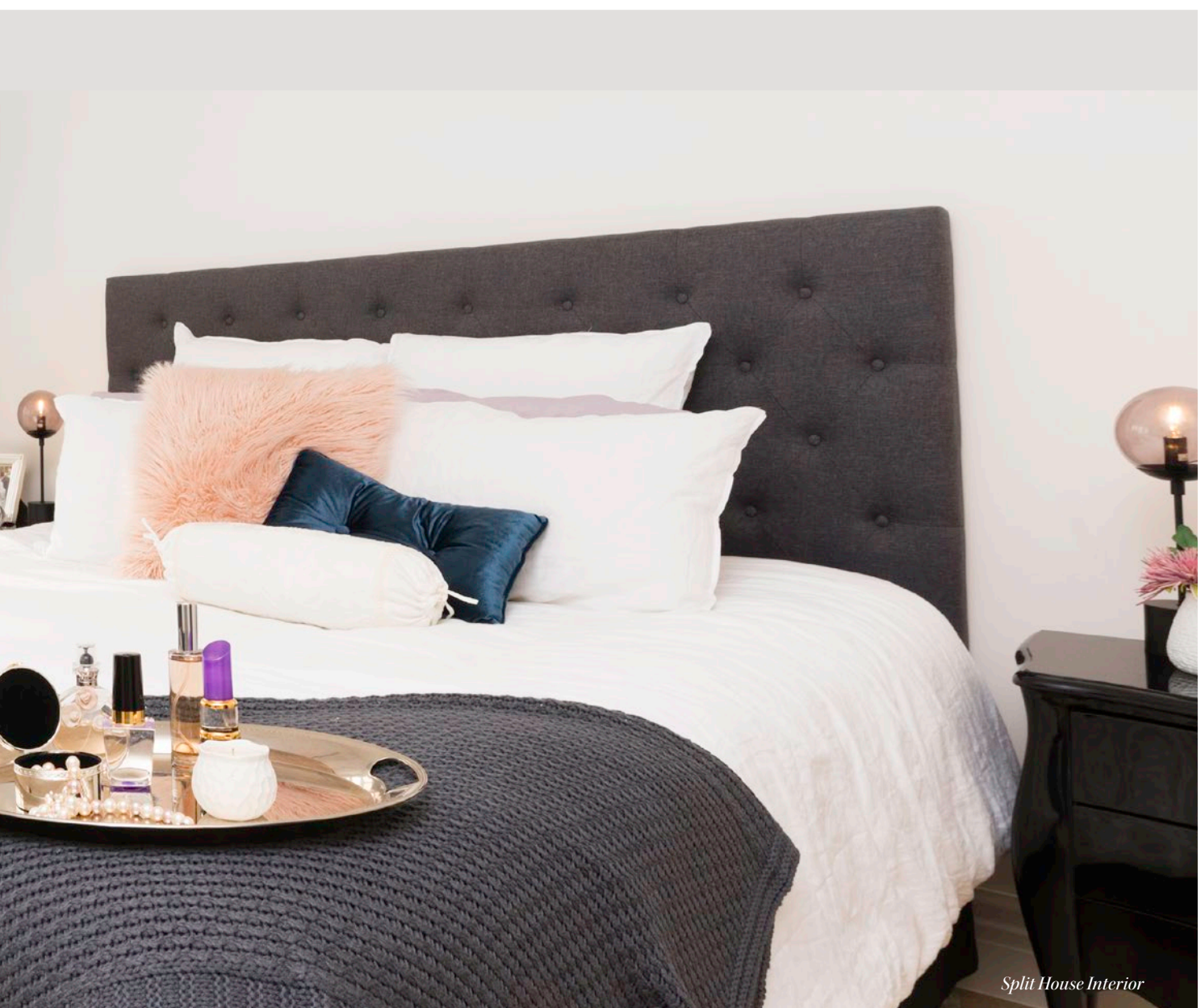
steps that can increase timeframes as well as your general stress levels. In contrast, the Design + Build method fosters teamwork and lends itself to cooperation. This is because the relationship built during the design phase helps to ensure that the stage is set for a successful construction project.



Budget management

Many clients get their budgets wrong because they don't find out the cost of the build until the quotes have come in. However, discussing budgets during the design phase will help keep your project within a realistic budget.

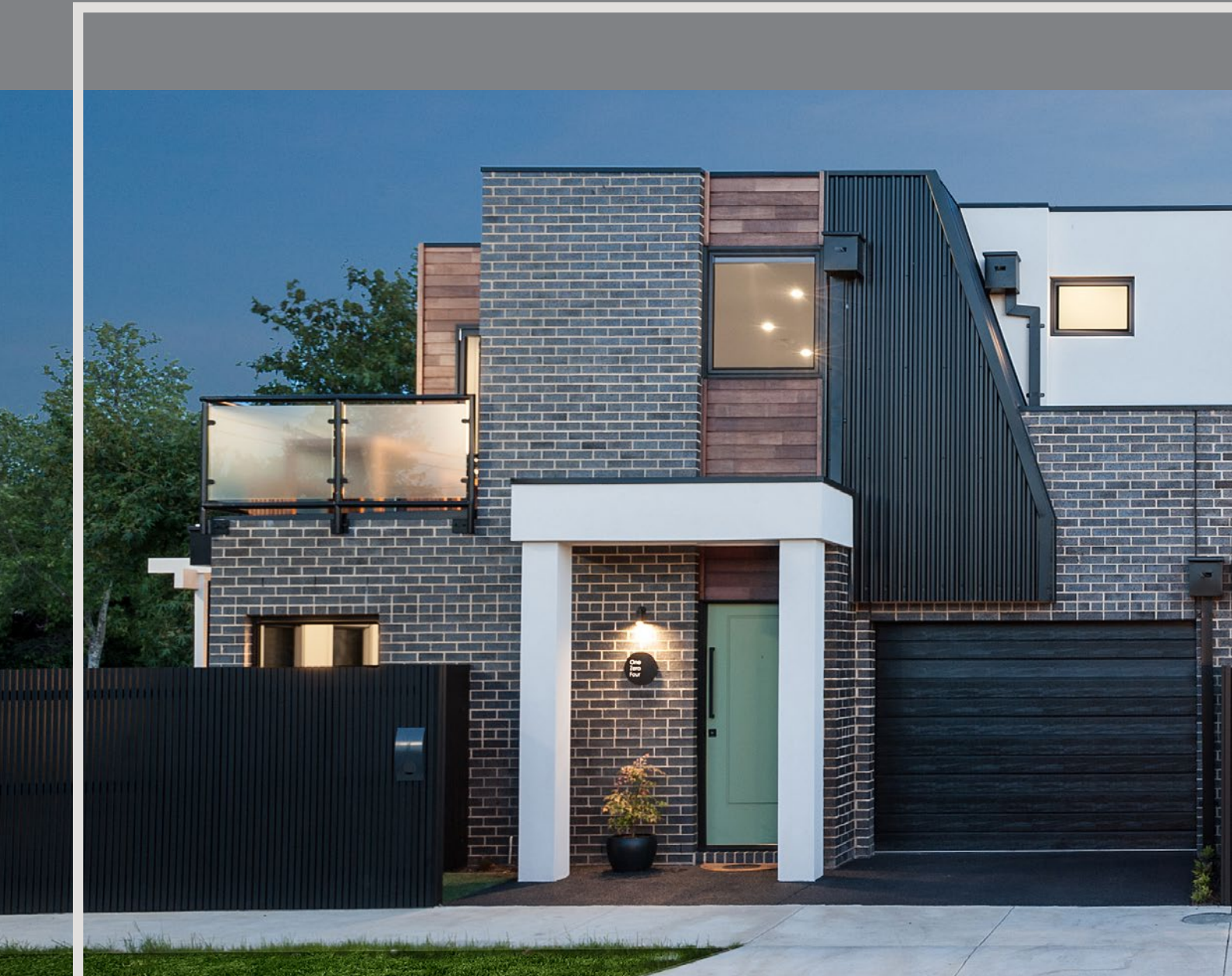
Plus, in a Design + Build scenario, communicating the cost implications of certain design decisions will ensure you also play a key role in arriving at the final project price. Once the scope of work has been finalised, the project costs are clearly defined and controlled by the Design + Build firm.

*Split House Interior*

Enhanced communication

A successful building project relies on consistent communication. Again, if you can reduce the different avenues communication is coming from, it lessens the chances of something being missed—such as cost overruns.

Specific design and construction details are being developed throughout the entire process so the focus stays on the 'value' to you as the owner. The communication benefits of working with a design professional and a construction expert at the same time ensures that potential problems are discovered before the project even starts.



Smoother project completion

There is a common perception that building projects always go over time. Now that can happen, especially if there is a run of inclement weather, but Design + Build projects are generally smoother and more streamlined.

Why? Well, because your team are Design + Build experts, scheduling can happen sooner rather than later. Plus, potential construction problems are often discovered earlier, too, which can minimise delays as well as provide an accurate timeline.

*Split House Exterior*

Quality control

The Design + Build method helps to remove any ambiguity that may arise in such aspects of the build such as material and construction specifications. This is because the designer, engineer and builder are all on the same page, which means that their focus remains on your project collectively.

Building projects don't have to be stressful, with a continual barrage of communication coming from a number of different companies – often about different things at different times. It makes sense to work with Design + Build professionals because you'll always know who is managing your project and what phase they are up to. Plus, if you ever need to talk to anyone, they are literally just a phone call away.



Let's Talk Building Budgets

THERE IS NOTHING WORSE THAN A BUDGET BLOWOUT. HERE'S HOW YOU CAN STICK TO YOUR BUDGET WHILE STILL CREATING THE HOME OF YOUR DREAMS.

One of the biggest challenges clients face during the building process is wanting to save money while also upgrading on things they like.

Unfortunately, you can't have it both ways. So it's important to carefully consider your budget at the beginning of a project to ensure you can achieve your desired outcome.

One of the best ways to do this is by working closely with a builder, designer and architect from the start of your project to lock in all design, layout and styling options. Making these decisions early on will help you get the most out of your building budget. So how else can you avoid budget blowouts in your build?

Left: The Robbins

Bottom: Split House Detail

Avoid Variations

Once you've locked in all of your design preferences, it can be tempting to change your mind once construction has begun. Perhaps you've thought about a new feature you want included in your new custom home or want to tweak the floorplan of your upcoming multi-unit development project. Maybe you've just changed your mind on your kitchen tapware?

Making changes to your building contract once you've signed on will mean your builder has to create a 'variation'. Of course, you're more than entitled to make changes, but you will be required to pay for anything that exceeds the initial estimated price or selection.

Variations are the number one source of budget blowouts in a building project and we strongly advise against these unless absolutely necessary. That's why it's important to take as much time as possible to finalise choices that will support your lifestyle and suit your needs and wants at the start of the process.



Your custom home or investment property is just that – yours.

Focus on what matters to you

Your custom home or investment property is just that – yours. Don't build a property in a style that's trending simply for the sake of it. Take the time to create a space that will both achieve your goals and suit your lifestyle.

If you're building a new home, think about how you use your existing space and how it could be improved. What spaces are important to you? Do you need to consider more room for new family members, extra yard space for pets or spare bathrooms for guests?

If it's a multi-unit development you're embarking on, perhaps your goal is to sell immediately. In this case, we recommend considering the most cost-effective design and maximising your budget by using durable and long-lasting materials that are readily available within your budget.

Centre: The Robbins

Right: Larnoo House



Limit your selections

As with anything, too many choices can be a bad thing. Think about when you're choosing somewhere for dinner – the sheer number of options available can be overwhelming – sometimes it's easier to have a choice of only a few. It's the same with building selections.

Keep things simple and easy for yourself by only looking at a few options within your budget. This will ensure you can find a great option, without adding unnecessary stress to your build.

In saying that, don't cut yourself off completely – the last thing you want is to discover a better choice in three months' time and have to undergo a variation. Be smart about your decisions, do your research and you'll maximise your budget in the best way possible.

Work with your builder

Of course, the key to any building project is to work alongside your builder, collaborating on your project from the very beginning. Your builder has many years' experience and has likely worked on many similar projects to yours – even if it is a custom design. Ask them about material selections, trust their design advice and ask for their opinion when you're unsure.

Your builder is your number one asset when it comes to getting the most from your building budget.



Case Study Story House



Turned away from many builders due to a difficult sloping block, our clients Stephanie and Rory chose RODA to build their spacious Hamptons-inspired custom home.







A sloping block can be both a blessing and a curse. While it can offer outstanding views, multiple living spaces and higher ceilings, it can also be expensive and cause accessibility issues during the build.

Stephanie and Rory Williams came to us four years ago after purchasing a block in Mernda with a four metre slope. Naturally, they were unsure of how to tackle building a home on the site. Many builders had turned the young couple away, citing the difficulty of building on the site.

"We didn't know where to go once we heard 'no' multiple times. We were worried we wouldn't be able to find a builder who could help us build our dream home within our budget," says Stephanie.

That was until they engaged RODA. As they were very serious about building and looking for guidance on how to proceed, Stephanie and Rory decided to approach a market-leading custom home builder.

Initially, they were going to take advantage of the sloping block by building a large basement, which would provide essential storage. However, after RODA assessed the block and the budget, it was determined the initial basement design was not feasible.

The build went so smoothly! It has been a completely stress-free experience!

After sitting down with RODA Director Dave and their chosen architect, Stephanie and Rory decided on a split-level home that would include a large garage for storage. This is a cost-effective and space-saving solution for a sloping block, which provides elevated views and a dynamic design.

The couple also decided on a L-shaped living space and a selection of window sizes and placements that would allow as much natural light in as possible. After moving into their newly completed Hamptons-style home a few days before Christmas, Stephanie and Rory are completely awestruck by the results.

The completed home is inspired by both the Hamptons and farmhouse styles, with gorgeous dark-stained chevron flooring, spacious 3.4 metre ceilings, French-style doors and ornate skirting boards and architraves throughout the home. Other special features include a breathtaking VELUX skylight, herringbone tiles in the ensuite, a unique stone splashback in the kitchen, and a classic log fireplace.

Stephanie and Rory say their building process was simple and seamless, with RODA keeping them completely across every update in the build.

"The build went so smoothly! It has been a completely stress-free experience and as someone who has the tendency to freak out I can honestly say I have not had any freak out moments. Our site supervisor was absolutely phenomenal - calling every week to give me a brief update on what was going on. He also collaborated closely with me whenever something needed to be altered slightly on site," she says.

"The build has exceeded every single one of my expectations. I am in constant awe of the finishes and detailing in the home. Not only has it moved super quickly but the quality is outstanding. We really couldn't be any happier."





Investing in a **Multi-Unit Development**

UNDERTAKING A PROPERTY DEVELOPMENT CAN BE A HUGE FINANCIAL SUCCESS – OR A STRESSFUL EXPERIENCE THAT LEAVES YOU WITH A BAD TASTE IN YOUR MOUTH AND A BIG HOLE IN YOUR WALLET. SO HOW CAN YOU ENSURE YOUR MULTI-UNIT DEVELOPMENT INVESTMENT IS **PROFITABLE**?

Many novice developers struggle to obtain proper funding for the purchase of their development property and later for construction finance. The consequences of getting this wrong can be huge.

It's vital to understand that most banks will only lend up to 80% on residential developments. Four units or more can be classified as a commercial project, which is an important factor to consider when working out if you can finance your project.

You also must be aware that all lenders will only finance 60% of your construction costs if you plan to take on the project as an owner/builder. Ask yourself: Do you have the 40% of funds to cover the entire cost of the construction?



Middle: The Meteor

At A Glance

When it comes to financing a multi-unit development, there's much to know. We sat down with Mason Austen from Fulham Finance to find out what documents you'll need to get started:

- Payslips or financial & tax returns
- Bank statements
- Identification documents
- Existing debt statements
- Proposed plans and permits
- Signed building contract
- A valuation (to be completed by the lender)

It's imperative that you take finance into account before you purchase a development site.

You should approach your lending institution for an indication of their requirements as well as their fees and charges. Not undertaking due diligence at the feasibility stage is hugely risky and has the ability to wipe you out financially.

Your feasibility should include items such as the cost of the land, including stamp duty, other government charges, legal costs, costs to settle and all of the costs associated with the development – including holding costs.

Not undertaking due diligence at the feasibility stage is hugely risky and has the ability to wipe you out financially.

You must understand town planning & design. Novice developers often try to cut financial corners to make their projects "viable". The end result, of course, is that the project quickly becomes financially unstuck.

It's vital that you don't skimp on planning and design because they are crucial elements of any development. It's also a great idea to run your initial designs or sketch plan past a specialist builder before finalising your working drawings. The builder may suggest small changes to your design that may improve the building process and save you money in the long run.

If you're looking for more advice on financing a multi-unit development, read our interview with mortgage broker Mason Austen at rodadevelopments.com.au/blog.

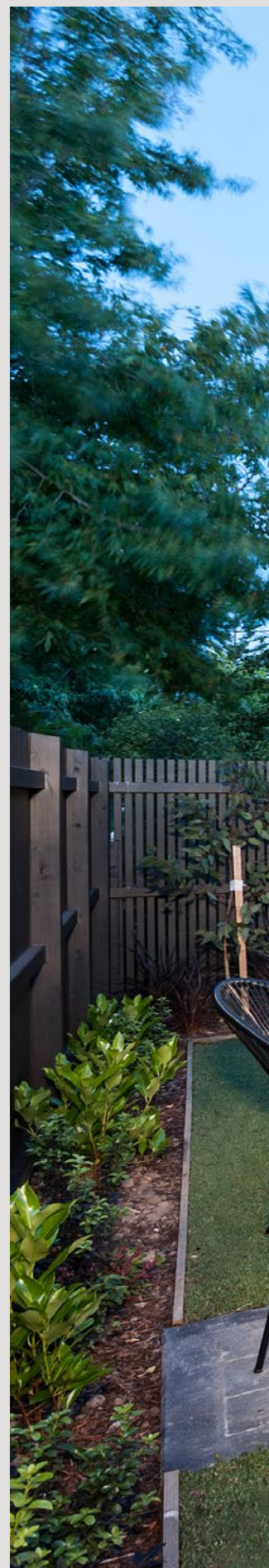
Alfresco Excellence

RODA'S BEST OUTDOOR LIVING AREAS

Top Left: Split House

Bottom Left: The Thackeray

Right: The Mansfield







Alfresco Excellence

RODA'S BEST OUTDOOR LIVING AREAS



Top Right: Split House

Left: Larnoo House

Bottom Right: Split House

Women In Construction

THE BUILDING INDUSTRY IS OFTEN MISREPRESENTED AS A SECTOR THAT IS EXCLUSIVELY FILLED WITH AND FOR MEN. IT'S TIME TO PUT THESE STEREOTYPES TO BED.

There's been an unfortunate misconception in and around the building industry which needs to be disposed of immediately, because it's well and truly past its expiry date.

It's that construction is not a workplace for women.

Now, we can only imagine the hand-wringing that statement will cause for some last-century thinkers. "It's too physically demanding for females" or "It's full of alpha males butting heads and creating aggressive workplaces."

To put it bluntly, these sorts of generalised statements have no place in our field. Not only do they casually discount the varied abilities of approximately half of the world's population, they ignore the extraordinary opportunities created by diverse workplaces.



We have seen first hand the benefit of ensuring a work place is full of diversity and equality



STEREOTYPES BLOWN

Attention has been growing for gender equity among business, political and social groups. The way the conversation has eked into the mainstream is perhaps most obvious in the sporting arena. The success of legendary Matildas players like Sam Kerr show just how significant it is to modern society. The announcement of a new pay parity deal for The Matildas, as well as Sam's rise as a role model in the English FA Women's Super League is just one example.

Leaders of industry such as finance titan Gail Kelly and tech entrepreneur Melanie Perkins, and social commentators like Tracey Spicer and Magda Szubanski all help keep gender issues front and centre. As a result, gender equality in the workplace has not only gained traction, but built momentum and it's now firmly front and centre of Australia's social agenda.

UPSIDE FOR ALL

So, more female representation in construction is a just reflection of where we are going with society as a whole – but why is it, specifically, important for the construction sector?

Firstly – diversity in any workplace, on the whole, helps create respect and understanding. Having more women in the construction means the workplace reflects society more broadly and it raises awareness about how we all interact with each other.

Also – having gender diversity can bring a different approach to strategy and problem solving. Having both women and men on your team brings dimensions that help everyone succeed.

It's good for relationships beyond the co-worker level too. Customer relations are enhanced by having different personalities and styles in a business. In addition, outside of work and on the home front, both men and women seem to benefit from sharing workplaces with each other.

REPRESENTATION REMEDY

In 2019, the Victorian State Government announced an initiative to boost female participation in the construction sector. In an article, the ABC stated that women make up just two per cent of Australia's construction workforce, despite one in 10 jobs across Victoria being in the building industry.

So, the government has fired up an initiative which will see an investment of \$500,000 over three years in the state's first Women in Construction Strategy. The money will be used to create an online jobs portal to connect women candidates with construction roles as well as career counselling, resume services and recruitment training and support.

In addition, a training program developed by the Victorian Trades Hall Council will educate workers and employers about gender bias and violence on construction sites, plus a new set of recruitment standard practices for the construction industry will be created.

So why has this subject got us particularly fired up at RODA?

Because our workforce is already 40 per cent female. In addition, we work to engage female subbies at every opportunity.

We have seen, first-hand, the benefit of ensuring a workplace is full of diversity and equality. It has made for a stronger organisation better able to deal with the challenges of clients, contractors and consultants. At RODA, we believe it's time our industry embraces the change so they can enjoy the same benefits we do!

Left: Step House





Inspired By RODA

STILL STUCK ON WHAT YOUR HOME SHOULD LOOK & FEEL LIKE?
BE INSPIRED BY RODA'S BEAUTIFUL HOME DESIGNS.

Many clients approach us with strong and established ideas around what they want their new home to look like. However, just as many clients are unsure; not knowing where to start when it comes to layout, design, styling and the overall feeling of their dream home.

That's where RODA comes in. We have many years of experience designing and constructing custom homes and multi-unit developments for clients across Melbourne's north. Over this time, we've developed an abundance of pre-construction renders,

created by our expert design team that we hope will inspire the creation of your very own custom home.

Our renders are born from a combination of client specification and inspiration, working architectural plans and our expert building know-how. These plans can be tailored to your custom specifications, no matter if it's for your own dream home or development project. Explore our range over the next few pages and be inspired by RODA...



THE HIGHTT

A dual-occupancy design with a deftly modern flair. This design is a correction to the cramped townhouse myth, with each unit boasting six bedrooms, five bathrooms and spacious living, kitchen, outdoor and garage spaces.



GABLE HOUSE

A graceful home that will never go out of style. With four bedrooms, two bathrooms and a double garage, it's an ideal abode for a growing Melbourne family.



The Hamptons

A grand home that recalls the dreamy and effortless coastal residences of New York's upper echelons. With four bedrooms, three bathrooms, and a generous outdoor living space, this is a magnificent family home that also lends itself well to entertaining.



SOUTHERN HOUSE

Dynamic contemporary design meets supreme functionality in this smart yet simple townhouse design. Each of the three units prioritise open-plan design with roomy living, kitchen and bedroom spaces. The perfect choice for small families or couples looking to downsize.



STEP HOUSE

Ultimate luxury and sleek design come together in this two-unit plan. With three bedrooms, a study, sitting room and a gorgeous open-plan living, dining and kitchen space, this home is perfectly designed for modern family living.



MIRROR HOUSE

A quaint yet spacious gabled-roof home times two! The two homes mirror each other exactly, with three bedrooms, two bathrooms and two garages featured in each.

Which Building Style Are You?

STRUGGLING TO WORK OUT WHAT KIND OF HOME IS BEST SUITED TO YOUR PROJECT? TAKE OUR QUIZ TO FIND OUT!

I want to build:

- a A unique home completely crafted to my specifications
- b A cost-effective home that comes together quickly and simply
- c A development which successfully reaps a return on investment

Working with your own designer and architect is:

- a Crucial to building my unique home
- b Doesn't matter so long as the design and construction is completed within budget and timeline
- c It is not that important. What is important is that my property is met with interest and plenty of prospective buyers

How do you approach your budget?

- a We are cautious of our budget but want to building a home that is completely unique and are willing to spend extra if the project requires
- b Our budget and timelines are essential in shaping the home project
- c Budget is crucial to ensuring our investment is successful

What kind of builder are you looking for?

- a Someone that will work harmoniously with our chosen architect or designer to bringing our beautiful one-of-a-kind home to life
- b Someone who can guide us through the overwhelming experience of building, and take the reins by overseeing the entire project
- c A smart, business-minded builder who has experience in building developments and investment properties



Middle: The Meteor

Your Results

MOSTLY A? YOU'RE A... CUSTOM HOME!

A custom home is specifically designed for your unique lifestyle. At RODA, our level of care and high-quality craftsmanship ensures that every detail of your new home matches your vision.

MOSTLY B? YOU'RE A... DESIGN + BUILD PROJECT.

A Design + Build is when your builder is fully engaged from the concept stage through to completion of your new home. At RODA, this means we are fully involved throughout the design process, as opposed to you approaching us later on with pre-prepared plans for your project.

MOSTLY C? YOU'RE A... MULTI-UNIT DEVELOPMENT

A multi-unit development is an investment townhouse and/or unit project. As a premier townhouse development company, RODA assists our clients in achieving their goals with our expert knowledge of areas that hold a wealth of opportunity.



