



The five-bedroom, two-bathroom Queenslander Lifestyle is on display at Wangara.

Company puts green benefits in the frame

GEMMA NISBET

Building timber-framed homes with character and top-notch environmental credentials is the philosophy behind builder Total Home Frames.

Established in 1997 by Malcolm Holmes and Chris Zencich, who have close to 60 years building industry experience between them, Total Home Frames has since grown to become the biggest stumped and pole home framed builder in WA.

The builder now constructs 45-55 homes each year around the State, from Geraldton to Kalgoorlie to Esperance and in the metropolitan area.

Prices are generally in the \$100,000 to \$320,000 range and customers vary from first-homebuyers to those building their third or fourth homes.

"We build large colonial timber-framed homes on stumps, with vast verandas and well-placed glazing to take advantage of rural views, plus our Town and Country Series designs are popular within the metro area and on small town blocks, and can be built on concrete slabs or stumps," Mr Zencich said.

Stumped and timber-framed construction had a number of benefits, including eliminating costly site works, earthmoving and retaining walls by building



Mal Holmes, of Miford Homes, left, and Chris Zencich, of Total Home Frames.

homes to sit on the undisturbed natural ground levels, Mr Zencich said.

"As a result, stumped construction methods are favoured by clients with sloping blocks, or by those in earthquake-prone or cyclonic areas," he explained. Stumped construction also allowed for raised verandas.

Green design is a major priority for the builder. Each of its homes includes features such as strategically placed windows and doors for improved cross-ventilation, big verandas for shade, use of renewable

plantation timbers and 350mm eaves on flat walls to protect against radiant heat.

Other features, such as upgrades to better performing glass types and use of heavy roof, wall and floor insulation, were also used depending on where the home was being built.

Mr Zencich said the company was thoroughly prepared for the new six-star energy-efficiency requirements for new homes that would be introduced as part of the updated building code from May this year.

"As an accredited energy assessor myself, my team has been working to make our designs as energy-efficient as possible at the very lowest cost to the consumer," he said.

"All our home designs are now ready for May and have achieved six to 8.7 star ratings."

Total Home Frames has three display homes in Wangara, including a five-bedroom, two-bathroom design called the Queenslander Lifestyle.

Future plans for the company include the launch of 10 new City Series designs in mid-2011, using Scyon products from James Hardie and designed to fit on 12-15m-wide blocks.



