



# DAVID REID HOMES AUSTRALASIA



## Franchise System

[www.davidreidhomes.com.au](http://www.davidreidhomes.com.au)

Ph: 07 3209 8244

Thank you for your enquiry regarding a David Reid Homes business opportunity.

This booklet is to give you an insight into owning your own David Reid Homes Franchise business. It covers an overview of how this company started and how you can become part of a successful profitable business.

You will find all relevant paperwork necessary to start your application for a David Reid Homes Franchise area.

As a David Reid Homes Franchise, you get the benefit of our great experience as well as our multi-award-winning designers, builders and interior consultants.





- 1. Ken Beissel – Managing Director & CEO**
- 2. Company Overview**
- 3. Company Profile**
- 4. Why buy a Franchise?**
- 5. David Reid Homes Franchise Programme**
- 6. New Franchise Checklist**
- 7. Franchise System Overview**
- 8. Confidentiality Agreement form**
- 9. Franchise Application form**
- 10. What to do now?**
- 11. Recent Media Material**
- 12. Example of DRH Brochures**

Once you have read through this booklet, you will no doubt have many other questions to ask.

So please do not hesitate to contact Ken Beissel, our CEO.



**Ken Beissel**

Managing Director and CEO

**David Reid Homes Australasia**

Ph: 07 3209 8244

[kenbeissel@davidreidhomes.com.au](mailto:kenbeissel@davidreidhomes.com.au)

Unit 3/3974 Pacific Highway Loganholme, QLD  
4129



From small beginning 18 years ago, the design and build company 'David Reid Homes' is now recognised to be at the forefront of design, quality and service in the building industry, as judged by its peers.

The company's philosophy is to thoughtfully create the best possible home for the individual client, suited to its unique site, to definite price and time frame. The success of the company is based around key people and relationships. David Reid Homes has an experienced focused team and their commitment to quality has led the company to developing some of the most advanced in-house systems for specifying, costing and project management within the building industry.

The company is focused on quality and customer service, along with those strengths, add leading edge IT support and an investment in key people.

***To continually "Raise the Standard; of design, innovation, quality, service and value to levels which others can only aspire.***

David Reid Homes offers you a robust business that is one incredibly comprehensive package giving you:

- A recognised brand, profile and reputation
- Leading edge building and project management systems
- Original floor plans, designs and modelling
- Website
- Policies and procedures
- Legal documentation
- Sales & Administration process and training
- 24/7 access to support structures and mentoring
- Internal storage system housing a plan library, photos, marketing and procedure manuals



- A chance to be part of an award-winning iconic home building franchise
- More than just a franchise, a business that you'll work on, not just in.
- An easy, cost-effective professional edge in the luxury home building market
- Advanced IT software programs to support your business.
- A support structure within the company of key individuals, set up to mentor and assist the development of new franchisees



## **Get the David Reid Homes “Edge”**

- EASY** From concept to completion, David Reid Homes will provide you with the best mix of user friendly marketing tools and building management systems.
- SUCCESS** You get instant access to a proven business model – designed to deliver successful building outcomes on time and on budget in any geographic region.
- COST** You would need to invest substantially more money to create your own ‘comparable’ David Reid Homes model.
- EFFECTIVE**
- SUPPORT** You will have access to a team of experts backing you up 24/7.
- QUALITY** You will enjoy being part of a team that produces luxury homes built with a craftsmanship that stand the test of time.



If you are seriously considering becoming a David Reid Homes business owner, we will arrange an initial overview meeting at our Head Office which will take around three hours.

Once you have signed your franchise agreement, we want to get you up and running as quickly as possible, so your intensive training will be over two and a half days with ongoing training from that point on.

This induction program includes the following:

### **1.0 Plans**

- 1.1. DWG working Drawings
- 1.2. PDF working drawings
- 1.3. 70mm standards
- 1.4. Standard construction details
- 1.5. Inclusions – drafting information

### **2.0 Bill of Quantities**

- 2.1 Design Range Plans
- 2.2 Databuild training
- 2.3 Help files and backup manuals

### **3.0 Pre-tender and Contracts Overview**

- 3.1 New Home proposal
- 3.2 New Home costs sheet
- 3.3 Contracts overview and additional addendums

## **4.0 Advertising**

- 4.1 House and Land advertisements
- 4.2 Television advertisements
- 4.3 Sample advertisements/tutorials
- 4.4 New advertising direction
- 4.5 Small sample ads for real estate sections
- 4.6 Handing the media overview

## **5.0 Sales**

- 5.1 Sales training slide shows
- 5.2 Sales paperwork & memos
- 5.3 Sales office layout

## **6.0 General Employment**

- 6.1 Employment agreements
- 6.2 Advertising for staff

## **7.0 Marketing/Promotions**

- 7.1 House and Land brochures
- 7.2 Standard letters & Point of Sale
- 7.3 Inclusions – Brochure versions
- 7.4 Display Homes Check List



## **8.0 Finance**

- 8.1 Loan Check Lists
- 8.2 Client information checklist
- 8.3 Quick qualifier

## **9.0 Administration**

- 9.1 Logos
- 9.2 Standard Letters
- 9.3 Rebates, display discounts and supplier contacts
- 9.4 Colour selection
- 9.5 Specification
- 9.6 Draft Agreements

## **10.0 Construction**

- 10.1 Construction checklist system
- 10.2 Workplace health and safety
- 10.3 Hand over paperwork

## **11.0 Maintenance**

- 11.1 Letters
- 11.2 Warranties

## **12.0 General Information**

12.1 Display locations

12.2 Franchise contact lists

12.3 Surveys

12.4 Signage

12.5 Franchise reporting and ordering

## **13.0 Software Information**

13.1 The DRH storage system

13.2 Plan Library

13.3 Online uniform and stationery ordering

13.4 Remote access to Databuild

13.5 Access to Rave Construction Management System

13.6 Access to Certify Online





The following pages provide you with a list of documentation that is available to franchisees. These are available as hard copies and soft copies through our online storage system.

While every effort is made to ensure the relevance and accuracy of all these documents, you must take independent qualified legal advice as to the suitability and validity of these documents under legislation which may apply in your franchise area.



TITLE	DESCRIPTION
DWG & PDF working drawing 30 & 90mm	Working drawings for the <b>Standard Range</b> of David Reid Homes drawn with the 30mm frames.
DWG & PDF working drawing 70mm	Working drawings for the <b>Investor Range</b> of David Reid Homes drawn with 70mm frames.
DWG & PDF working drawing 70mm	Working drawings for the <b>Luxury Range</b> of David Reid Homes drawn with 70mm frames.
DWG Standard detail	Drawings of standard details for David Reid Designs
PDF Construction Detail	PDF of non-dimensioned standard construction details for David Reid Homes Range.
Inclusions – Investor Range	List of standard measurements and details for people drafting plans for David Reid Homes



Inclusions – Standard Range	List of standard measurements and details for people drafting plans for David Reid Homes
Inclusions – Luxury Range	List of standard measurements and details for people drafting plans for David Reid Homes
Link to plan Library	Link to our online Plan Library that houses concept drawings and plans
Master Designs	Bill of Quantities for all Master Designs franchise builders
DRH Company Model BOQ's (Databuild)	The standard David Reid Homes 'Company Model' that includes instructions and samples. Updating the price file to local pricing will produce local selling costs for the Master Designs.
BOQ Word Documents	All designs have been transferred from databuild into standard Microsoft Excel/Word documents as 'hard copies' of the BOQs for use with other estimating procedures.



# ADVERTISING

<b>TITLE</b>	<b>DESCRIPTION</b>
House & Land Development	Press Ads format including house and land packaging price, floor plans, promotional offer reference and contact details.
Promotional Tutorials	Examples of newspaper tutorial and advertising used or opening new display homes.
Adverting templates	Templates and specifications for advertising
Media	Information on how to handle media reports
Sales and Marketing issues	Helpful hints on how to get additional values advertising when negotiating with print media outlets.
Sales Process	Full sales manual outlining the sales process from initial enquiry through to signing over the construction manager.
DRH Standard letters	Standard letters and enquiry forms
Letters and Forms	Full set of standard forms and letters
Employment agreement	Employment agreement for a sales person appointed as an employee. Includes a schedule of duties and a bonus scheme



TITLE	DESCRIPTION
Finance introduction	Introduction letter explaining the process and what loans are available
Loan Checklist	Details needed to process a loan application
Client information sheet	Client's personal information needed for processing of loan
Employment advertisements	<i>Samples of newspaper advertisements (including layout and sales position advert copy). Have been used by franchisees and received good responses.</i>
Employment application	Provides for contact details and gives authorisation to check referees
Sales Job description	Job description detailing responsibilities, keys skills, communication, administration and limits of authority
Construction Job description	As above
Office staff job description	As above



# ADMINISTRATION

<b>TITLE</b>	<b>DESCRIPTION</b>
Copyright	Australian Copyright Council (ACC) information overview of copyright agreements between the builder and the client to copyright agreement acknowledging that all one-off plans developed by the builder are copyright to David Reid Homes
Display office presentation material	Display standard portable display banner of home facades and plans for the display office.
Protocols	Email, general, individual, new vehicle, office, phone, uniform and plans protocol
IT set up	Email signature format, setting up archive files and email set up instructions
Online storage	Set up and use of online ordering system
Storage systems	Set up and instructions on The Box and Plan Library

# GENERAL INFORMATION

<b>TITLE</b>	<b>DESCRIPTION</b>
Franchising Listing	Full contact list of David Reid Homes Head Office, Territory Directors and Franchisees emails and phones.
Induction	Agenda of induction training and topics covered
Client questionnaire	Detailed survey given to clients at handover
Sales reporting	Blank sales report to be completed by each franchisee monthly showing all sales and recording building approval information when sales meet this milestone.
Business Activity statement	Report to be completed by franchisees each month stating how many slabs they have poured for the reporting month
Business Plans	Developing your business plan



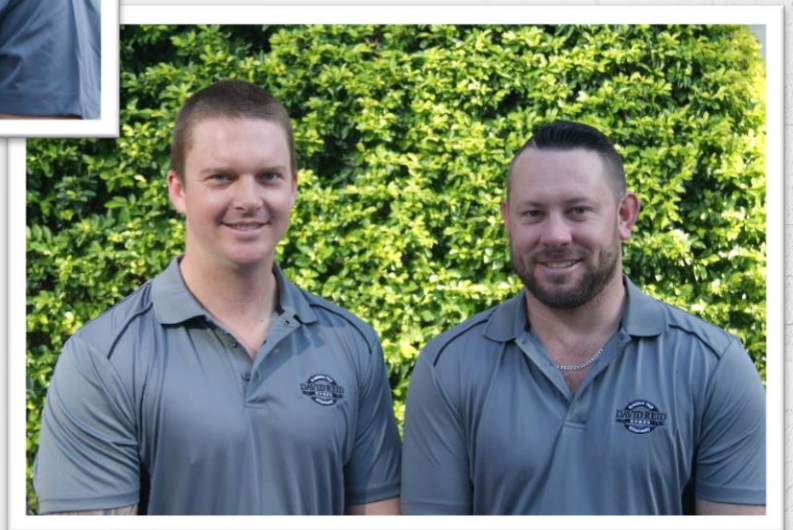
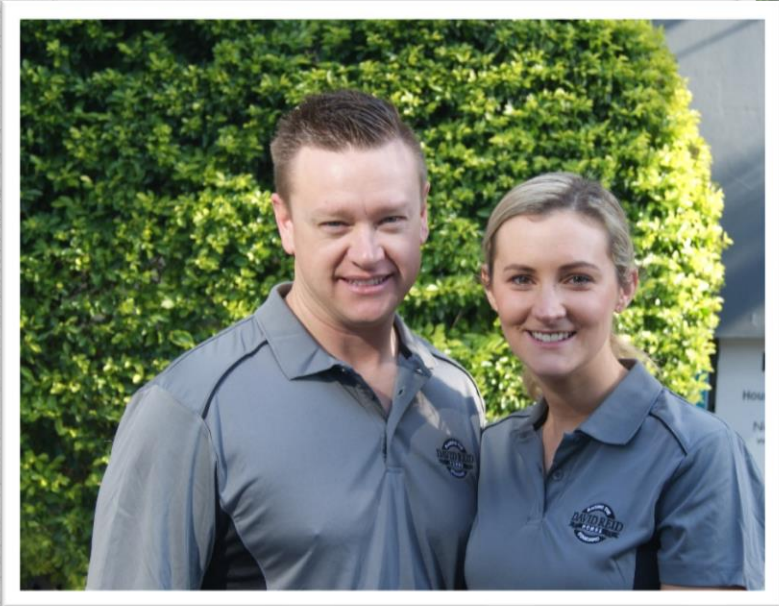
# MARKETING/PROMOTION

<b>TITLE</b>	<b>DESCRIPTION</b>
Client Letters	Soft copies and hard copies of client letters and referrals
Marketing Letters	Display home hand outs
Brochures	Flyer for all Display Homes and Designer range
Marketing Protocols	All marketing protocols and information to assist the franchisee
Car Signage files	Cut files for vehicle signage
Acrylic reception signage	Details of acrylic signage for office reception
External office signage	Files and photos of office frontages including door etching.
Banner signage	Artwork for banners in various sizes
Builder signs	Artwork of corflute builders' signs
ABC Signage	Instructions and demonstrations on ordering signs
Display Home signs	Artwork and pictures of display home signs
House and Land Packages	Artwork of signs used to sell packages and blocks
General signage protocols	David Reid Homes corporate colours using the pantone matching system



# A Few of our Franchisees

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## CONFIDENTIALITY DEED

**THIS DEED** is made on the \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_.

### **BETWEEN**

**David Reid Homes Australasia Pty Ltd** of 3/3974 Pacific Highway, Loganholme in the State of Queensland (“**the Company**”)

### **AND**

\_\_\_\_\_ of

C/- \_\_\_\_\_ in the State of Queensland (“**the Recipient**”).

### **RECITALS**

- A. The Recipient has requested certain information concerning the Company (“**the Information**”) to assist it in its appraisal of the Company and its decision whether or not to participate in a David Reid Homes Franchise (hereinafter collectively referred to as “**the Business**”).
- B. The Company wishes to protect the Information which it regards as valuable and confidential.
- C. The Recipient acknowledges and agrees that all written and oral Information contained, or embodied in any medium, previously now or hereinafter furnished by the Company to the Recipient or a Related Body Corporate is the confidential and valuable property of the Company and that the Company’s business operations could be damaged if any of the Information is disclosed, such damage not being able to be sufficiently remedied by an award of damages.

**THIS DEED WITNESSES** that in consideration of the Company providing the Information to the Recipient and of the mutual promises contained in this Deed the parties agree as follows: -

1. In the construction of this Deed, unless the contrary intention appears: -

- (a) **“Related Body Corporate”** means, in relation to a body corporate, a body corporate which is related to it within the meaning of *Section 50* of the *Corporations Law*.
- (b) **“Information”** means all information passing from the Company or a Related Body Corporate to the Recipient relating to the Business from the date of the Deed, including but not limited to trade secrets, drawings, know how, techniques, source and object code, business and marketing plans and projections, arrangements and agreements with third parties, customer information and customer information proprietary to customers, formulae, customer lists, concepts not reduced to material form, designs, plans and models.
- (c) **“Related Entity”** means any company, trust or other entity which is controlled by the Company or the Recipient (as defined in *Section 15* of the *Corporations Law*).

2. In this Deed: -

- (a) Reference to:
  - (i) one gender includes each other gender;
  - (ii) the singular includes the plural and the plural includes the singular;
  - (iii) a person includes a body corporate;
  - (iv) a party includes the party’s executors, administrators, successors and permitted assigns;
- (b) If a party consists of more than one person, this Deed binds them jointly and each of them severally.



- (c) A party which is a trustee is bound both personally and in its capacity as a trustee.
  - (d) "Including" and similar expressions are not words of limitation.
  - (e) Where a word or expression is given a particular meaning, other parts of speech and grammatical forms of that word or expression have a corresponding meaning.
  - (f) If an act must be done on a specified day which is not a Business Day, the act must be done instead on the next Business Day.
3. Subject to **Clause 4**, the Information shall be kept confidential by the Recipient and shall not be photocopied or otherwise reproduced without the express written consent of the Company.
4. The Recipient shall not (directly or indirectly) disclose, divulge or provide the Information to any person without the prior written consent of the Company, provided however that such Information may be disclosed to: -
- (a) a limited number of directors (as defined in *Section 9* of the *Corporations Law*), officers, and employees of the Recipient on a strictly "need to know" basis; or
  - (b) the legal representatives, accountants, financiers and advisers of the Recipient,
- (together the "**Recipient's Representatives**") who are specifically assigned to work on the evaluation of the Business and who owe a similar duty of confidence in relation to the Information.
5. The Information shall not be used by the Recipient, nor shall the Recipient permit it to be used in a manner or for a purpose detrimental to the Company, or otherwise than for an evaluation of the Business.
6. The Company may at any time cease to supply Information to the Recipient if the Recipient is in breach of this Deed and in particular, but without limitation, if the Recipient uses, or the Company believes in good faith it will use, or will be likely to use, the Information otherwise than for an evaluation of the Business.
7. The Recipient acknowledges that the Company is free to disclose any Information to any other person, should it so desire, and in those circumstances would not be under any obligation to notify the Recipient.
8. The Recipient must ensure that all Information remains the exclusive property of the Company and, when not in use, is securely stored.

9. In the event that discussions relating to a possible David Reid Homes Franchise should cease, for any reason whatsoever, the Recipient shall, within **three (3) days** of receipt of notice by the Company, promptly deliver to the Company and shall not retain, nor permit the Recipient's directors, officers, employees, legal representatives, accountants, financiers or advisers (or any Related Entity) to retain, any and all originals, copies, notes calculations, summaries or extracts of the Information.
10. The Recipient further agrees that unless required by law, it will not disclose, nor permit to be disclosed the fact that it is considering or has considered a possible David Reid Homes Franchise, or any terms or conditions of such action, or the status thereof.
11. The Recipient agrees that should they not proceed with a David Reid Homes Franchise, then for a period of **two (2) years** from the receipt of the Information the Recipient or any Related Body Corporate or Related Entity associated thereto shall not interview, solicit to employ, or employ any employee, contractor, consultant or advisor of the Company.
12. The Recipient shall not: -
  - (a) manufacture any product or use any process based on the information without the consent in writing of the Company; and
  - (b) use or disclose to a third party any aspect of the Information for the purpose of contacting or contracting with any employee or client of the Company or a Related Body Corporate.
13. The Recipient shall assume responsibility for the actions of its consultants and employees and any Related Body Corporate or Related Entity who have access to the Information and shall ensure that the consultants, employees, Related Body Corporate and/or Related Entity shall be similarly bound by the obligations created under this Deed.
14. The Recipient agrees, understands and confirms that it may not assign, transfer or otherwise dispose, in whole or in part, of any of its rights hereunder. This Deed shall extend to and be binding upon the parties and their respective legal representatives or successors.
15. This Deed shall **not** be deemed to include any Information: -
  - (a) which at the time of its first disclosure to the Recipient is in the public domain;
  - (b) which after disclosure to the Recipient comes into the public domain otherwise than by disclosure and breach of the terms hereof;



- (c) which the Recipient can prove was in its possession at the time of first disclosure to the Recipient by the Company and was not acquired directly or indirectly from the Company; or
  - (d) which the Recipient received from a third party, provided that it was not received directly or indirectly from the Company in breach of an obligation of confidence owed by the third party to the Company.
16. The Recipient hereby acknowledges and agrees that the Company makes no representation or warranty, express or implied, as to the truth, accuracy, relevance, completeness or usefulness of any Information, whether oral or written; communicated to the Recipient, and that the Company shall have no liability, in negligence or otherwise as a result of the Recipient's use of or reliance upon the Information.
  17. The Company accepts no responsibility for any interpretation, opinion or conclusion that the Recipient may form as a result of examining the Information.
  18. The Recipient acknowledges that any opinions expressed in the Information are based on the knowledge and approach of the persons forming the opinion at the date that the opinion was formed and may have ceased or may in future cease to be appropriate in light of subsequent knowledge or attitudes.
  19. The Recipient acknowledges that any unauthorised use or disclosure of the Information or any part of it in breach of this Deed will cause material damage to the Company. Consequently, the Company has the right, in addition to any other remedies available at law or in equity, to seek injunctive relief against the Recipient and any of the Recipient's Representatives or Related Body Corporate or Related Entity in respect of any breach of this Deed by the Recipient or any Recipient's Representatives or Related Body Corporate or Related Entity.
  20. The Recipient indemnifies the Company from all claims, costs, expenses, losses and liabilities (including, without limitation, in connection with the enforcement of this Deed) as a result of or in connection with any breach of the Deed by the Recipient or any Recipient's Representatives or Related Body Corporate or Related Entity.
  21. If the doing of any act, matter or thing under this Deed is dependent on the consent or approval of a party, or is within the discretion of a party, such consent or approval may be given, or such discretion may be exercised conditionally or unconditionally or withheld by the party in its absolute discretion.
  22. Any notice given under this Deed must be in writing, signed by a person duly authorised by the sender, and addressed to the intended recipient at the address last notified by the intended recipient to the sender. The notice will be taken to have been given when delivered, received or left at the notified address. If delivery or receipt occurs on a day when business is not generally carried on in the place to which the notice is sent or is later than 4.00pm (local time), it will be taken to have been duly given at the commencement of business on the next day when business is generally carried on in that place.

- 23.** This Deed contains the entire agreement of the parties with respect to its subject matter. It sets out the only conduct relied on the parties and supersedes all earlier conduct by the parties with respect to its subject matter.
- 24.** This Deed may be amended only by another deed executed by all parties.
- 25.** No failure to exercise and no delay in exercising any right, power or remedy under this Deed will operate as a waiver. Nor will any single or partial exercise of any right, power or remedy preclude any other or further exercise of that or any other right, power or remedy.
- 26.** The rights and obligations of the parties will not merge on completion of any transaction under this Deed. They will survive the execution and delivery of any assignment or other document entered into for the purpose of implementing any transaction.
- 27.** Each party shall bear its own costs arising out of the preparation of this Deed.
- 28.** This Deed shall be governed by and construed in accordance with the laws of the State of Queensland.



**SIGNED, SEALED AND DELIVERED**

**EXECUTED by Name of Party:**

\_\_\_\_\_  
Signature of Director

\_\_\_\_\_  
Signature of director/secretary

\_\_\_\_\_  
Name (BLOCK LETTERS)

\_\_\_\_\_  
Name (BLOCK LETTERS)

**EXECUTED by Name of Party:**

\_\_\_\_\_  
Signature of Director

\_\_\_\_\_  
Signature of director/secretary

\_\_\_\_\_  
Name (BLOCK LETTERS)

\_\_\_\_\_  
Name (BLOCK LETTERS)

# Application for a Franchise

To enable DAVID REID HOMES to consider your application to become a franchisee, the following information is required to establish your suitability. All potential franchisees provide the below information to ensure the brand is well protected.

## PERSONAL DETAILS

### Applicant one

### Applicant two

Surname:	
First Name(s)	
Date of Birth	
Occupation	
Current Address	
Home Phone	Work Phone
Mobile Phone	Email

Surname:	
First Name(s)	
Date of Birth	
Occupation	
Current Address	
Home Phone	Work Phone
Mobile Phone	Email

### Solicitor

Name of Firm

Contact

P O Box

Phone

Fax

Email


### Accountant

Name of Firm

Contact




P O Box

Phone

Fax

Email




## David Reid Homes Tamworth is "Raising the Standard"

Quality craftsmanship and local success have kept David Reid Homes in the building spotlight for the Tamworth area

**Winning the prestigious award of  
"Franchise of the Year 2018"**



### ARCHITECTURALLY DESIGNED CUSTOM-BUILT HOMES

Local builders, Kieron Rohrlach and Philip Poulsen, have joined forces with one of Australia's premier luxury home builders, David Reid Homes Australasia. Kieron and Philip have become an integral part of the building industry in Tamworth and surrounding areas and particularly so since joining David Reid Homes in 2014. In the four years since joining David Reid Homes and serving the Tamworth region, they have proven to be a model franchise receiving the prestigious award of "Franchise of the Year 2018".

"By taking on a David Reid Homes franchise, we can continue to offer the service and commitment from a local builder but tap into systems, marketing support and buying power of a major national builder. This means our clients receive the best of both worlds," Kieron said.

"It takes skill, vision and determination to see a building project through from the beginning to end and these attributes have seen David Reid Homes Tamworth expand its operating areas around Tamworth. The business' philosophy is

to continually raise the standard of design, innovation, quality, service and value to levels to which others can attempt to only aspire," Philip said.

As directors, Philip and Kieron both work in the business both overseeing the supervision of all the homes under construction.

"By taking a very family-oriented approach to business, we have stressed the importance of listening to our clients, meeting regularly with them during construction and sorting out any problems immediately," said Kieron.

"While we have been building in the Tamworth and surrounding areas for only a relatively short time now, we have established strong relationships with the area's best trades and suppliers. This ensures we deliver the highest standard of finish possible on time and within budget," Philip said.

"Plus, everyone involved with the company live in the local area – we do not have a head office mentality and all of our clients can speak to us

as the owners of the business whenever they want to. We know that if we consistently do the right things and deliver on our promises, we will have happy clients," said Kieron

"There are significant regional differences in construction and expectations from new home buyers. Well established local builders such as Kieron and Philip have the knowledge and expertise to provide to building clients in the Tamworth region. Because they are local, they are right on the spot to provide a complete backup service," said Ken Beissel, CEO and Managing Director of David Reid Homes Australasia.

Ken added that Kieron and Philip's business is based around key people and relationships with trades and suppliers which have contributed to their success and the great reputation the business enjoys.

"Kieron and Phillip run an extremely professional business and we are very proud to have awarded them 'Franchise of the Year' for 2018," Ken said.

**Tell us what your dream home looks like!!!**

Contact Kieron and Phil

PH: 0457 637 657

E: tamworth@davidreidhomes.com.au

www.davidreidhomes.com.au



**For House & Land  
Packages Contact  
Stuart Watts 0439 661 655  
stuart@protam.com.au**







WINNER  
 AUSTRALIA'S BEST SHOW HOME  
 OVER \$550,000

ARCHITECTURALLY DESIGNED CUSTOM BUILT HOMES



Tell us what your dream home looks like.

- Do you want your own custom designed home or maybe you have your own plans?
- Do you want an Award Winning builder?
- Do you want professional superior quality service?
- Do you want a true fixed price contract with no hidden extras?

If you say 'YES' call us now.



1800 09 59 49

[www.davidreidhomes.com.au](http://www.davidreidhomes.com.au)

Business Opportunities Available



## CONTEMPORARY COUNTRY

This eco-friendly abode is an example of successful passive design



Orientation is very important and large windows let the light and beautiful bush scenery in



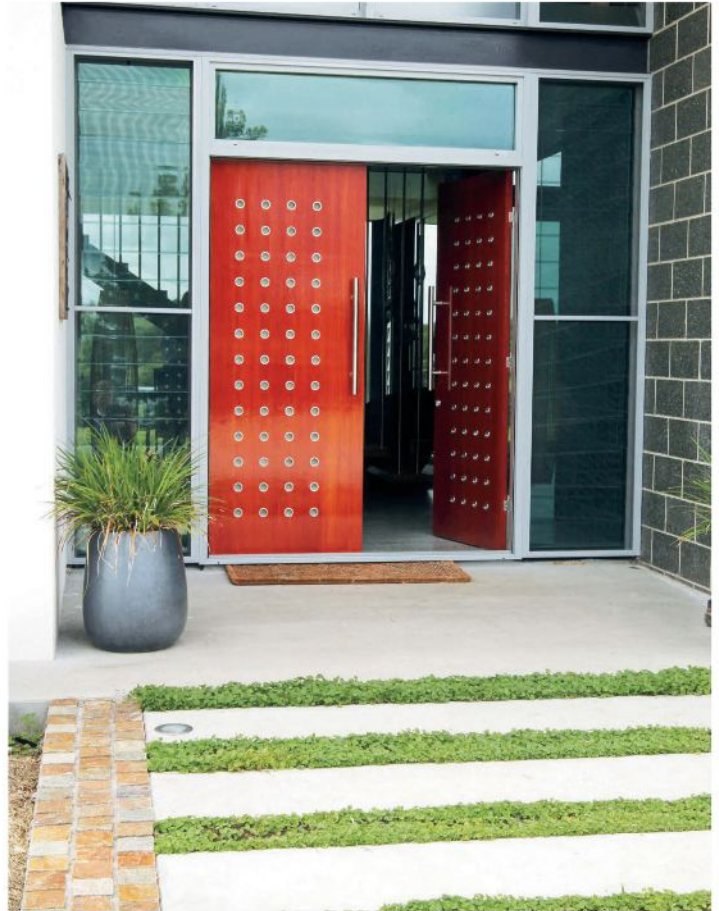
Well-designed stairs can be a standout feature



**genius trick**  
Have the best of both worlds by incorporating cosy nooks into open-plan living



The kitchen features a blonde-wood and clean-white palette. With separated bench spaces, it suits the family's needs





This style of pendant lighting, dining ensemble and polished concrete give the dining area a refreshing contemporary edge



masonry walls, solar panels, extended eaves on the north side for protection from the summer heat, and extra insulation. The lawn is watered using a biolytix waste-management system and the western side of the house has an ornamental grape vine growing to assist in shielding the house from the sun in summer, yet still allowing warm sunlight during winter when the vine's leaves drop.

Dan designed and hand made the home's concrete panels, which act like a heat bank. "They conduct heat when the sun is long gone and work like magic!" says Kylie.

With its practical yet edgy design that is energy-efficient, and proof that passive design is invaluable, it's no surprise this stylish, contemporary family home was a finalist in the 2013 HIA Northern NSW Housing Awards. **HD**

## more info?

David Reid Homes

[davidreidhomes.com.au](http://davidreidhomes.com.au)

Photography by Kate Black

The house is open plan and spacious but with quiet areas, such as the library nook, and for a family, the ease of access between garage and kitchen via a mud room is important for making life that little bit easier. The positioning of the main bedroom means it has a stunning outlook of the peaceful countryside, it's close to the living hub of the house yet manages to retain its privacy. It's the well-thought-out spaces like these that make large houses feel like a home.

With free reign over the kitchen design, Kylie (after about 29 different ideas) went with what would work best for her — creating a space with small galley areas. "It certainly doesn't look like

a conventional setout, but it works for how we live," she says of the kitchen layout that has two distinct sides — one for coffee, tea and breakfast, and one for prep and cooking. The island bench brings the room together and acts as a central space for catching up, serving meals and homework time.

For Dan, his favourite element of his dream home is the staircase, which took many hours of planning and workmanship. The end result is simple yet stunning.

The passive design of this rural abode includes louvre windows to assist with the cross-flow ventilation, hydronic in-slab heating, reverse

**in short** ❖ Built by the homeowner, a builder who has a soft spot for eco design and wanted his house to showcase how passive design can work ❖ Orientation and insulation are important when it comes to green design ❖ It's a modern house that feels like home because of custom-designed elements that suit the family ❖ This home is in a regional town in northern NSW and soaks up its rural surrounds with large, north-facing glass doors ❖ This design was a finalist in the 2013 HIA Northern NSW Housing Awards \$600,000-\$1 million Custom Home section