



NEW SPACES
BUILDING & REMODELLING

**a collaborative
approach to
architectural
vision**



AT NEW SPACES, OUR VISION IS TO **redefine**
RESIDENTIAL CONSTRUCTION BY BUILDING EXCEPTIONAL,
sustainable AND **innovative** HOMES THAT
INSPIRE, AND **enhance** THE QUALITY OF LIFE FOR OUR
CLIENTS - CREATING SPACES WHERE FAMILIES CAN **thrive**.



introduction

At New Spaces, we understand that exceptional homes are built on exceptional design, grounded in our philosophy of **feasible. functional. buildable. beautiful.** This approach drives our commitment to creating sustainable, innovative spaces that meet our clients' needs while exceeding their expectations. By partnering closely with architects and designers, and engaging early in the design process, we ensure that every project is financially viable, functional for modern living, practical to construct, and visually stunning. Our collaborative approach fosters innovation, streamlines construction, and delivers homes that inspire and endure. Led by owner and builder Tim Ross, with 20 years of extensive experience in custom residential projects, our team is adept at navigating the delicate balance between your aesthetic vision, impeccable craftsmanship, and achieving client satisfaction.

Our collaborative approach

Our mission is to provide a smooth, highly collaborative building experience through Early Builder Involvement (EBI). We believe engaging early in your design process is vital. This allows us to offer professional advice on constructability, practicality and efficiency insights and budget alignment from the outset. The result: time and cost savings for your projects, increasing the number of your projects reaching construction. We excel in thorough consultation and detailed communication, ensuring your precise vision is meticulously realised.

Why partner with New Spaces?

What truly sets us apart is our personalised, outcome focused approach. Tim Ross personally manages each project, offering an honest, friendly, and enthusiastic partnership, combined with meticulous attention to detail for superior quality outcomes. Supported by Business Manager Leigh Ross, who brings valuable client services and business improvement experience, New Spaces guarantees excellence, integrity, and a personalised building experience for both you and your clients. We're the ideal partner for architects and designers seeking a highly skilled, collaborative, and quality-driven builder in Canberra.

Our philosophy guides every project,
ensuring exceptional outcomes through collaboration.

feasible.



Ensuring projects are financially and logistically viable through early cost estimates & market-driven data, and regulatory viable through knowledge of ACT requirements.

functional.



Collaborating on designs that enhance livability, ensuring practical insights optimise the home experience, and solutions are tailored to families unique lifestyles and needs.

buildable.



Leveraging early builder involvement to create practical, constructible designs, whilst early preparation streamlines the building process.

beautiful.



Upholding architectural vision to deliver aesthetically stunning homes that inspire and endure. It's about ensuring that intricate details and ambitious designs are practically achievable and executed with precision.

core specialisations

Our expertise encompasses the full spectrum of residential construction, with particular specialisation in:

STRATEGIC CONSULTATION & EARLY INVOLVEMENT

We believe that the greatest value a builder can offer often begins long before construction commences. Our consultation services are designed for early builder involvement, providing architects and clients with thorough professional advice during the design and planning phases. By engaging us early, you gain insights into constructibility, cost efficiencies, material selection, and potential challenges, enabling proactive problem-solving and early budget alignment. This detailed communication from the outset helps streamline the entire project, ensures design intent is met practically, and lays the foundation for a smoother, more predictable build.

HERITAGE HOMES

We bring specialised skills and a deep understanding to renovating and extending period and character homes. Our approach respectfully embraces the original character and historical significance of these unique residences. We excel at sympathetically matching existing traditional building styles, materials, and finishes, whilst also seamlessly integrating new building techniques for improved energy efficiency and sustainability. Furthermore, we consult on and expertly retrofit the latest smart home technology and automation. This comprehensive approach allows us to introduce contemporary comfort and functionality while meticulously preserving the home's unique charm.

TRANSFORMATIVE RENOVATIONS & SEAMLESS EXTENSIONS

At New Spaces, we specialise in unlocking the full potential of existing homes through custom-built renovations and thoughtfully designed extensions. Whether it's a complete interior overhaul, a modern transformation, or expanding living spaces with a seamless addition, our meticulous approach focuses on maximising a home's aesthetic appeal, functionality, and overall space. We are adept at integrating new structures with existing ones, ensuring a cohesive result that feels like an original part of the home. Our commitment to crafting custom solutions, utilising knowledge of new products, and executing high-end finishes ensures that every project enhances property value and client satisfaction.

KNOCK-DOWN & REBUILD

While our primary focus remains on breathing new life into existing homes through renovations and extensions, we also provide a comprehensive Knock-Down & Rebuild (KDRB) service. For clients looking to maximise the potential of their land with a brand-new, custom-built home, we manage the entire process from early concept and feasibility consultation, demolition to completion with efficiency and precision, collaborating closely with architects and clients to realise their contemporary designs.



our approach to professional partnerships

At New Spaces, we understand the critical role of the architect in the design and planning process. We are committed to fostering strong, collaborative relationships built on:

CLEAR COMMUNICATION

We maintain open and transparent communication throughout every project, providing regular updates and promptly addressing any queries or concerns.

RESPECT FOR DESIGN INTEGRITY

We are dedicated to translating your architectural vision into reality, adhering to design specifications and aesthetic intent with precision and care.

PROBLEM-SOLVING & INNOVATION

We proactively identify potential challenges and work collaboratively with architects to develop practical, cost-effective, and innovative solutions that maintain design integrity.

PROFESSIONALISM & RELIABILITY

We pride ourselves on our punctuality, adherence to schedules, and commitment to delivering projects on time and within budget.

QUALITY WORKMANSHIP

Our team of skilled tradespeople and trusted subcontractors are committed to the highest standards of construction quality, ensuring durability and a superior finish.





early builder involvement

We firmly believe that engaging a builder early in the project lifecycle is paramount to achieving superior outcomes, optimising value, and ensuring a streamlined construction process. Our early builder involvement (EBI) services are designed to bring our extensive construction expertise to the forefront during the critical design and planning stages, fostering true collaboration between client, architect, and builder. This proactive approach allows us to:



PROVIDE COST & CONSTRUCTABILITY INSIGHTS

By participating from the outset, we can offer immediate feedback on design decisions, material selections, and construction methods, ensuring your vision is both achievable and cost-effective.



MITIGATE RISKS & AVOID COSTLY SURPRISES

Early identification of potential challenges related to site conditions, regulations, or complex designs allows us to address them proactively, significantly reducing the likelihood of unforeseen issues and budget overruns during construction.



OPTIMISE SCHEDULES & EFFICIENCY

Our input helps streamline the building process, identifying opportunities for efficiencies and optimising project timelines without compromising quality.

Our comprehensive EBI service offering includes:

1. MARKET-INFORMED ESTIMATE
2. PRE-CONSTRUCTION CONSULTATION SERVICE
3. SMART VALUE REVIEW

EMBRACING EARLY BUILDER INVOLVEMENT MEANS YOU GAIN A **COLLABORATIVE** BUILDING PARTNER COMMITTED TO MAKING YOUR PROJECTS **EFFICIENT**, COST-EFFECTIVE, AND SUCCESSFUL, FROM THE VERY **FIRST CONCEPT**.

THIS **SETS YOU APART** IN THE INDUSTRY, OFFERING YOUR VALUED CLIENTS A **DESIGN JOURNEY** THAT IS TRANSPARENT, **WELL-PLANNED** AND ENSURES THAT THEIR VISION BECOMES A REALITY WITH **CONFIDENCE AND CONTROL**.



MARKET-INFORMED **estimate**

In today's unpredictable construction landscape, early budget clarity is vital. Before committing to detailed designs, we provide robust initial estimates based on early concepts. This empowers you to align your design vision with your client's budget from the outset, enabling critical adjustments and mitigating costly redesigns. Such proactive financial alignment is key to maintaining your reputation and respect with clients, preventing unexpected budget shocks.

Unlike imprecise square meter rates, we leverage industry-specific calculation tools that draw on extensive data from thousands of construction projects. This allows us to provide informed and locally market-driven pricing, providing you with confidence in the project's financial feasibility and the ability to facilitate proactive budgetary management well before detailed plans commence.

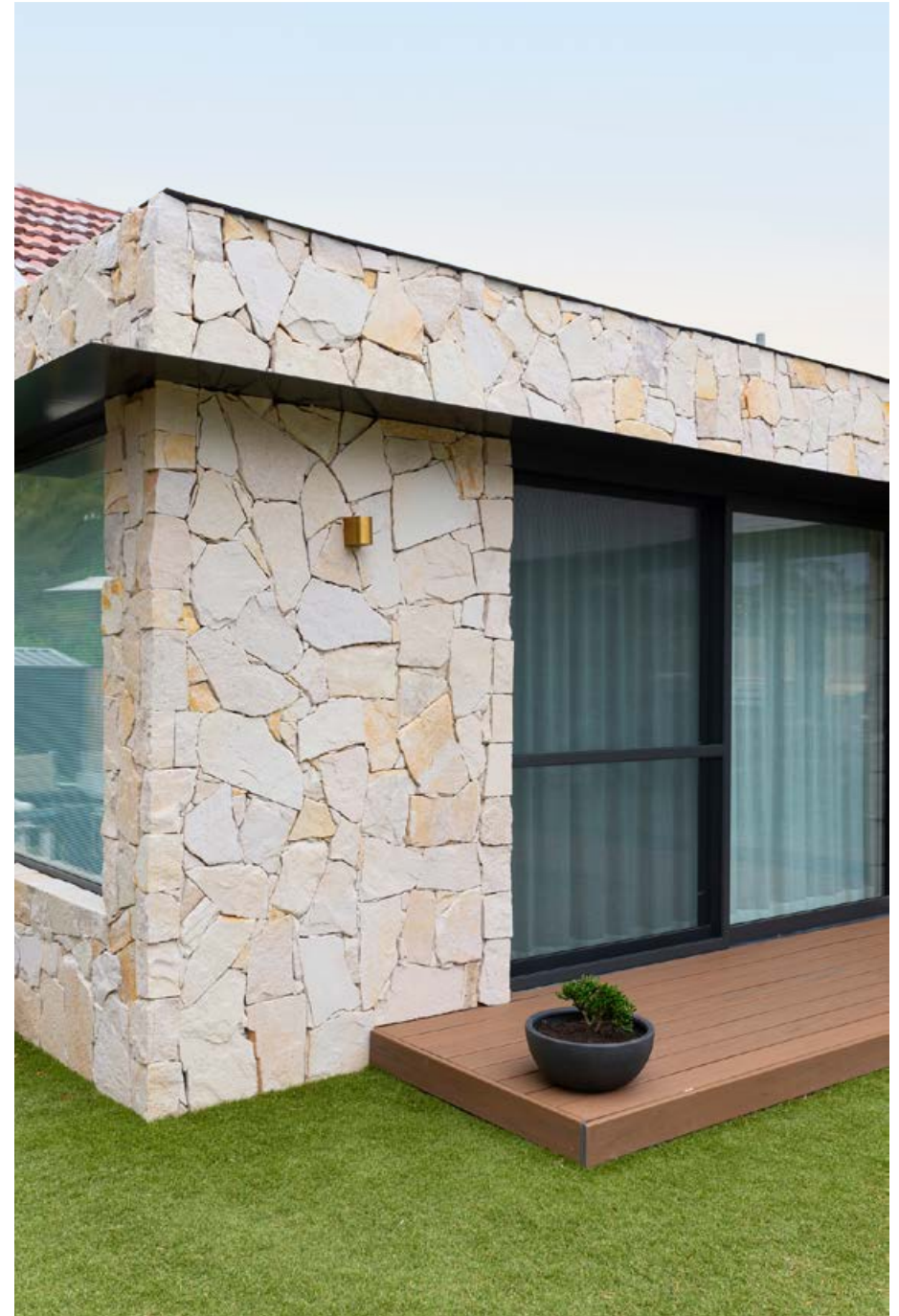
Consultation fee is \$90 (incl. GST).

PRE-CONSTRUCTION **consultation service**

Our full Pre-Construction Consultation Service guides a project from initial concept to obtaining building permit, ensuring a smooth and cost-effective journey. This comprehensive service is structured into three key phases:

- 1. PRELIMINARY COSTING PHASE**
We kick off by collaborating closely with the design team to assess the feasibility of the client's vision against their budget. We'll meticulously review construction details and plans, then gather detailed quotations from our trusted network of suppliers and subcontractors. This phase also includes a thorough review of preliminary structural documentation, laying a solid foundation for the project.
- 2. VALUE ENGINEERING PHASE (IF REQUIRED)**
Should the initial design exceed budget expectations, this phase ensures the project remains viable without compromising quality. We'll present a high-level cost analysis based on the design, then work collaboratively with the design team and client to identify opportunities for value engineering. This involves liaising with all contractors and suppliers to explore cost-saving solutions, including efficient structural alternatives. We'll then provide an updated quotation reflecting these strategic adjustments.
- 3. FINAL COSTING SUBMISSION**
In this final stage, we obtain the definitive design from the design team and consultants to prepare a comprehensive construction submission. We meticulously review all project documentation to create a formal, detailed project and costing proposal based on the final architectural and engineering plans, project specifications, and other relevant documents. The client will also receive a thorough construction schedule and all necessary construction documentation required for Building Permit, along with a prepared building contract.

Consultation fee is determined based on level of consultation required.





smart value REVIEW

Our distinctive Smart Value Review process is a collaborative deep-dive, beneficial after a traditional tender process, where builder's submissions do not align with the client's budget.

This service is designed to optimise costs and streamline the build without sacrificing the client's vision. We meticulously examine plans and costings with you and your design team to pinpoint potential savings, uncover hidden efficiencies (e.g., through smart dimensional adjustments to minimise material waste), reduce post-contract surprises, and enhance buildability. This process helps turn initial price shock into smart adjustments, preventing drastic redesigns and ensuring every dollar works hard for your investment.

Essentially, a Smart Value Review is a stand-alone consulting service, that mimics the **Value Engineering** stage of the full **Pre-Construction Consulting Service**, but conducted after a traditional tender process, if required, to bring costs in-line with budget.

Consultation fee is determined based on level of consultation required.



quality assurance

Quality assurance is the bedrock of our operations, delivered on every renovation and extension. We understand your client's home is a significant investment, so our meticulous approach ensures every detail meets the highest standards of craftsmanship, durability, and aesthetic appeal. Here's how we uphold exceptional quality:

SKILLED & PASSIONATE CARPENTRY TEAM

Our commitment starts with our people. We rigorously select highly qualified carpenters passionate about detail, investing in their ongoing professional development to ensure every cut, joint, and installation is executed with utmost care, preventing rework and ensuring superior outcomes.

ROBUST OVERSIGHT & CHAIN OF COMMAND

Effective supervision is paramount. Our structured chain of command ensures constant vigilance; our Lead Hand Carpenter directly oversees daily work, resolving issues immediately. Tim (business owner and project manager) provides consistent oversight through regular site visits and daily communication, acting as a critical quality net with his extensive experience and ultimate accountability.

SUPERIOR MATERIALS & RIGOROUS CHECKS

The final build's quality hinges on premium materials. We source high-grade, durable products from trusted suppliers, prioritising long-term performance. Every delivery undergoes meticulous inspection for quantity, specifications, and defects, ensuring only materials meeting our strict criteria are integrated into the home.

INDUSTRY BEST PRACTICE & INNOVATION

We build beyond code, incorporating industry best practices for structural integrity, waterproofing, airtightness, and insulation. Innovation drives us to implement new methodologies that enhance energy efficiency through optimised insulation, advanced glazing, creating comfortable, eco-friendly, and cost-efficient homes. We continuously review processes to enhance efficiency without compromising quality.

INVESTED SUBCONTRACTORS & LOCAL SUPPLIERS

The success of your project hinges on our partners' expertise. We strategically partner with subcontractors whose owners are heavily involved and regularly on-site, ensuring direct commitment to quality and efficiency. We also prioritise Canberra-based suppliers for faster delivery, immediate support, and understanding of local requirements, further supporting our community.

PROACTIVE PROBLEM SOLVING & TRANSPARENT COMMUNICATION

Quality assurance also encompasses how we manage challenges. Our team is trained to proactively anticipate and resolve potential issues, maintaining transparent communication throughout the project. Your client's satisfaction is our ultimate measure of success.

CONTINUOUS IMPROVEMENT

Our pursuit of excellence is fueled by comprehensive 360-degree feedback. We actively seek and value input from every project stakeholder: our clients, your architectural and design teams, our trusted suppliers, and our dedicated subcontractors. This all-encompassing feedback loop is crucial for continuous improvement, allowing us to identify strengths, refine our processes, and strengthen collaborations. By embracing diverse perspectives, we ensure every project benefits from collective insights, leading to superior outcomes and consistently improving our service for you and your clients.

key project showcase

TURNER HERITAGE RENOVATION & EXTENSION

This project transformed a 1946 cottage into a contemporary, energy-efficient home, seamlessly blending original charm with modern sophistication. The design prioritised sustainability and heritage integration, achieved through meticulous preservation, material mirroring, and the incorporation of passive solar strategies, high-performance insulation, and full electrification.

The interior showcases a contemporary farmhouse aesthetic, featuring custom joinery and high-quality finishes like Venetian plaster and polished concrete. A standout element is the dramatic cathedral ceiling, expertly crafted with false beams and rafters, creating a sense of grandeur.

Biophilic and experiential design principles, including window seats and clear sightlines, enhance the living experience. The single-level extension, designed for aging in place, integrates a utility zone for practicality.

Project success stemmed from early collaboration, skilled tradespeople, and meticulous management. We effectively navigated structural challenges and the home's age, resulting in a seamless integration and high-quality finish that has delighted homeowners and earned community admiration. This project demonstrates how preserving the past can create a home perfectly suited for the future.



WESTON RENOVATION & EXTENSION

The Weston extension and renovation project exemplifies a sophisticated design and build approach to maximising residential amenity on a challenging site. The project successfully integrated a substantial two-bedroom, ensuite, and walk-in robe extension directly over a new double garage, showcasing complex structural engineering and foundation work, particularly given the necessity for significant excavation. Internally, the redesign focused on creating an open-plan kitchen, dining, and living area that seamlessly transitions to an expansive outdoor deck and pergola, fostering a strong indoor-outdoor connection. Bespoke elements such as a custom-built wine storage and an integrated gas fireplace further elevate the architectural program, reflecting a meticulous attention to detail and a commitment to delivering both functional and luxurious spaces. This project stands as a testament to overcoming site constraints to achieve elegant and highly functional architectural outcomes.

MONASH RENOVATION & EXTENSION

Our Monash project exemplifies a sophisticated transformation of a typical 1980s residence into a contemporary family home, showcasing exceptional architectural ingenuity. Key design decisions included relocating living areas to maximise solar gain and repurposing the original sunken lounge into a luxurious master suite. Structurally, the project tackled significant complexities, notably integrating an existing four-car garage, undertaking precise floor level manipulations to accommodate a new ensuite, executing extensive underpinning to support the substantial new upper level, and crafting a visually striking cantilevered front entrance. This comprehensive approach underscores a deep understanding of structural challenges, a commitment to seamless integration with existing features, and an ability to deliver high-impact aesthetic and functional enhancements.





**we can't wait to
work with *you***

WE WELCOME THE OPPORTUNITY TO DISCUSS YOUR UPCOMING RESIDENTIAL PROJECTS AND DEMONSTRATE HOW WE CAN BE A VALUABLE PARTNER IN BRINGING YOUR DESIGNS TO LIFE.

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Let's get social!

    FEATURED ON **ARCHIPRO**

New Spaces is a proud member
of the following industry
associations:



We are a HIA GreenSmart
Professional, certified in
sustainable building principles
through construction & design.

