



2012



Full Refurbishment, RANDWICK

The full refurbishment of this large two storey Home featured Polished Concrete bench tops and Calcutta Marble throughout the Kitchen and Bathrooms. We worked closely with our cabinet makers, The Kitchen Maker's (TKM) and the Designer to produce this stylish home. Small details such as lining the floor tile grout to perfectly match the cabinetry doors made this project uncompromisable.

"Working with Stuart and his team has been a pleasure. They are professional, enthusiastic, committed and produce quality workmanship." Patty Hava, HAVA STUDIO

Master Bedroom & Ensuite, CASTLE COVE

A high specification project that involved meticulous finishes and a very high standard of detail throughout.

The Master Bedroom featured American White Oak cabinetry with coloured glass inlays, Suede lined drawers and under cabinetry LED strip lighting.

Entering through double doors from the dressing area lead to the Ensuite with His & Her vanities and shower roses, recessed mirrors, cabinets with inbuilt lighting, and Granite floor to ceiling columns in the wet area that housed all the servicing for the showers.

To minimise disturbance on the clients throughout the construction period we closed off this section of the home and construction access was made with scaffold entering through a high window down the side.





Renovation and Extension, CROWS NEST

Retaining the Original Federation two front Bedrooms and Hallway and with the remaining lacking any good foundations we demolished the rest to start over and make it sound from the ground up; refurbishing the two Bathrooms, Laundry and Kitchen flowing through the Living area outwards to the landscaped yard.

Without the assistance of an Architect or designer during the construction period we worked closely with the clients to produce an open and stylish home that tied in well to its original facade.

Expression's involvement with the design was shown through detailing such as the large bi-fold doors being hidden within the floor and ceiling to create a continuous flow out to the rear entertaining areas.

This project was featured in the Telegraphs home section for our use of Timber flowing between internal and external living areas.

" From the beginning to the end of the project, Stuart was unbelievably professional, diligent and went above and beyond to meet our needs. He even restored two original bathroom vents at no additional cost that were uncovered in the demolition to be used in the renovation. All of the people involved in the project (draftsman, certifier, neighbours etc.) commented on Stuart's attention to detail and the fact that he was not your average builder. He was always friendly, attentive and easy to communicate with. The finished product was fantastic. We recommended him to some family friends and he finished their home renovation in late 2012. They were as happy with Expression as we were. If we ever renovate again, it will be with Expression."



Outdoor Living Extension, MOSMAN

To maximise the enjoyment of their views, the clients wished to extend their living area to an elevated Outdoor Space. We achieved this through using suspended reinforced concrete, a Vergola, Frameless Glass and meticulous tilling.

In order to minimise impact of the construction phase for the Clients temporary stairs were built over the large Sandstone wall from street level.



"Thanks again for the fabulous job you and your men did building our extension. Your friendly manner, attention to detail and professionalism were much appreciated. Throughout the job your workers were tidy, considerate of our property and well mannered. The job was completed to a high standard and you were always approachable and happy to talk over any aspects of the job with us as well as keeping us informed throughout. Thanks for making the process so hassle free." Kerry & Sue



Renovation & Extension of Home with New Cabana, DOVER HEIGHTS

To present the clients with their dream Home consisting of three new Bathrooms, two Bedrooms, new Living areas and separate Cabana, completed with a Tallowood Deck to grasp the water views, no stone was left unturned with this Extension and Renovation.

Federation Apartments, McMAHONS POINT

"Expression undertook the replacement of over 40 windows in keeping with the original style of this building. Some windows were so involved that at times we had 6 carpenters working on the same window at a time so the new window was in and sealed by night fall.

"The Expression team carried out the refurbishment project on a block of apartments in McMahon's Point with punctuality and attention to detail. They managed this with minimal impact on all the occupants and I wouldn't hesitate to use them again". Kiem Ong ARCHITECT



Firstly thank you so much for the very professional manner in which you have completed our project of virtually rebuilding our home and importantly you have completed within our time agreement. We know we will enjoy living here in what you have created for us.

Another important item for us was that the extras were kept to a minimum and whenever we wanted minor additional items they were always completed with such good grace.

Although perhaps a minor thing in the overall picture was the willing attitude and behaviour of your employees and your contractors: always pleasant and they appeared to enjoy their work and were proud of what they achieved.

Although at 82 this is probably the last house I will renovate if I ever did another I would not go past your company.

From the Director:

2012 has been a productive year for Expression. Despite the industry still struggling from the GFC and other local influences we have grown and stabilised ourselves within a market of high quality Sydney Builders for Renovations and Extensions.

Our projects have been challenging in terms of both construction and level of finish and also on a documentation level, with two of our projects in 2012 being Architect administered contracts comprising a large amount of construction documentation.

Midyear we were granted a Home Warranty Insurance limit increase to 2 Million per annum, freeing up our ability to turnaround numerous projects within a year. We are now in the process of applying for eligibility for a Project limit increase of up to 1 Million per Home giving us the potential to deliver our same high standards across larger Home Extensions and new Homes.

With our increasing work load, 2012 has seen some new employees all of which are committed to the high standards we aim to deliver.

This year we have focused on developing our Project Management skills by advancing our scheduling procedures and we are excited to work on developing a new system for Site Specific Risk Management in 2013. These systems will not only be beneficial to Expression but also to our Clients and in the standard of what we deliver them.

We already have some exciting projects for 2013 including a large Renovation and Extension in prime location at Bondi Beach, a waterfront Apartment refurbishment at Mosman and a Grand Outdoor Living area at Berrilee, amongst other projects that we are working towards.

I would like to thank our Team, Contractors and Suppliers for their hard work and above all our Clients for granting us the opportunity to deliver their homes Expression.

If you, or your friends and family are interested in our services please don't hesitate to contact me in the new year.

We wish you and your Family all the best for 2013.

Kind Regards,

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