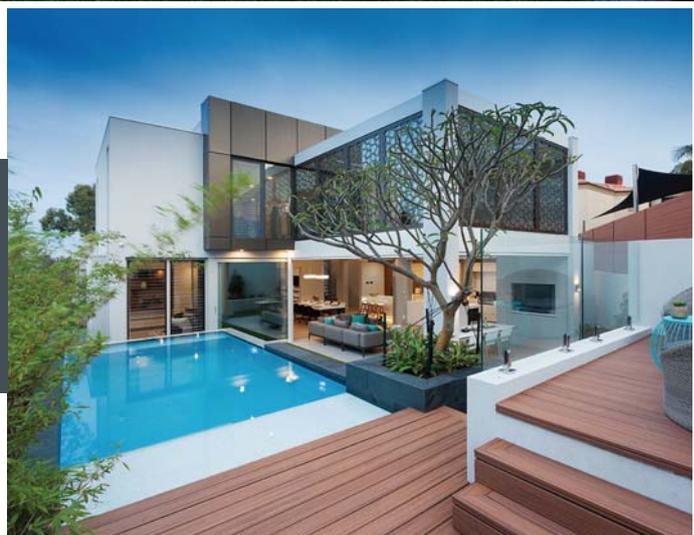




BUILT FOR A BUILDER

Viva Developments brings this Modern Home to Life



Daniel Scafetta, one of the directors of Viva Developments, and his wife wanted to downsize. They found a 550m² block which would enable them to do this, whilst still allowing them enough room to build a descent sized home. They also wanted to ensure that the gardens and grounds would look great with minimal upkeep. To achieve this, Daniel became immersed in this personal project – from the purchase of land, through to design of the home, and then completion of construction.

“Daniel Lomma Design was employed to create something unique for us”, says Daniel. “We wanted an architectural, contemporary style of design with the use and blending of

different materials both inside and out to create a real showpiece. In essence, I wanted to construct an individual and unique home that offered something different”

And that is exactly what Daniel and Viva Developments did! The result is a magnificent 2-storey custom built home, finished with quality fixtures and fittings.

Daniel realised that the amount of detail on the home was always going to present a challenge. Every step of the way he had to think ahead to accommodate the required architectural details. Dealing with the trades and suppliers was a constant challenge as Daniel had to make sure they understood what the final detail would need to look like – although having the 3D imaging from the designer was certainly beneficial. To help achieve this Daniel also held many meetings with trades and supplier to ensure everyone was clear on the details. Daniel also engaged Akiva Design as the project interior designers. Akiva assisted not only with selection of finishes, but also with the development of certain detailing, adding more clarity to Daniel's vision.

THE TEAM



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Externally, the home has architectural screens and aluminium cladding. These elements give the home a sharp clean look which compliments the overall architectural form. The home is accessed via a number of large platform steps, and these along with the planters are stone clad and also reinforce the architecture of the home itself. The design also incorporates a Vergola (automated aluminium louvre system), double glazing, solar panels, an 8-Star energy efficiency rating, a double void alfresco and a pool with an infinity edge – all hallmarks of a luxurious and energy efficient residence. Appropriately placed vegetation softens the vistas and compliments the architecture.

The modern theme continues inside, although the home has a seamless junction between the inside and outside. Large glass sliding doors open the home's living areas onto the alfresco area which in turn connects onto the pool and outdoor entertaining areas.

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Internally, flawless detailing is evident with items such as the built in fireplace and television – both set into an acoustic panelled wall. Another striking feature is the two level display cabinetwork. This timber veneer 'furniture piece' is asymmetrical in design and extends upwards from the ground floor living area to a void outside of the home's study/office.....and then almost through a glazing panel into the study/office itself.



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In the same spirit of connectivity, the kitchen extends outwards and morphs into the alfresco cooking bench, with the only separation being a glass sliding door and small nib wall. Once open, it is difficult to determine where the inside of the home stops and the outside starts. Large 1200mm x 600mm floor tiling further connect the indoors and outside, and make the living and alfresco spaces feel more expansive. Other rooms (including the bathrooms



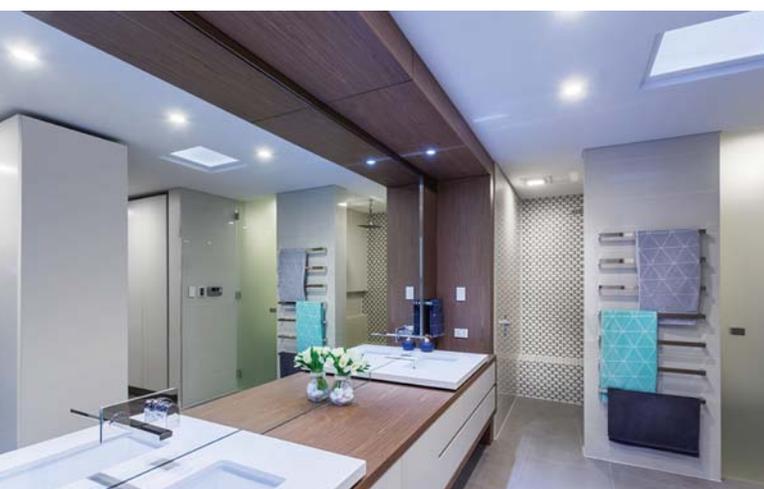
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and even the master bedroom) also include more of the custom designed, built in cabinetwork which looks much more like furniture than cabinetwork. The finishes palette is simple here – timber veneer and white lacquer and benchtops. This is a timeless combination and projects a clean but inviting feel.

Daniel believes that Viva Developments and its tried and tested team of contractors and suppliers have all lived up to their reputation of creating an individual design to suit the owners' requirements and way that they entertain – even though this is his own home. Understandably, Daniel's expectations are high, having been in the industry for many years and being the company's registered builder. In fact, since the early age of 18 it was always Daniel's intention to become involved in the building industry. As his father had worked in the building industry for all of his life Daniel wanted to follow in those footsteps in some way. It wasn't until 1993, with some help from his father, that Daniel was offered the opportunity to work for a well known local builder specialising in luxury homes. Daniel initially started out as an estimator/scheduler and worked his way through the different stages of construction to eventually become a site supervisor.

Whilst working full time Daniel decided to obtain his Builders Registration by attending night school at Tafe. He became registered in 1999 and worked with a number of builders within the building, gaining the necessary experience before deciding to start Viva Developments with his long-time friend Mel Letizia. Mel started his building industry journey as a junior drafter in the in 1994. Also working for a well know project builder, Mel gained extensive experience in drafting working his way up to firstly becoming a drafting manager and then an on-site supervisor in the building industry.



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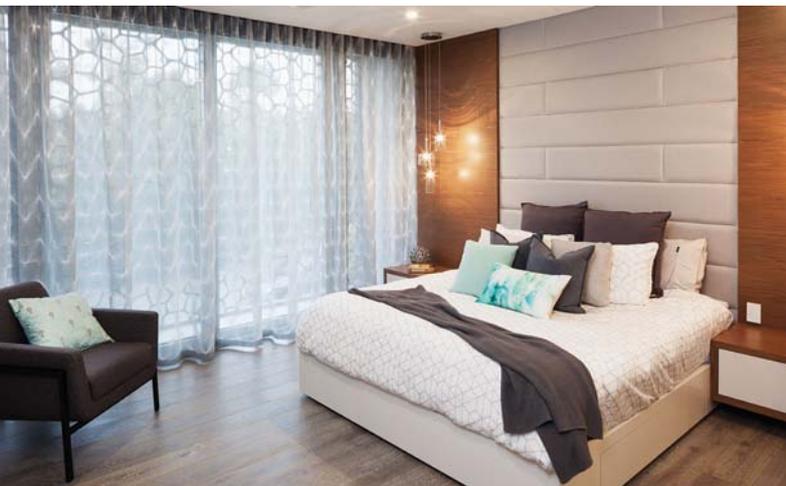


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Being a property developer from an early age Mel has extensive practical experience in design, whether it be for a single or double storey home or multi-unit development site. Mel is completely familiar with the codes and standards, and prides himself on achieving the maximum potential for any building site. Mel works closely with all Viva Developments clients to ensure the building site for their home or development is carefully selected so as to achieve the client's requirements. Mel also works closely with Daniel to ensure that client budgets are met.

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