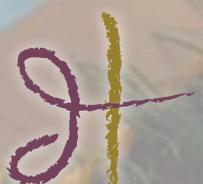


DESIGNER HOMES

14 STUNNING HOMES

*Brought to life by our
incredible team*

*Custom designed Waterfront Oasis
Unique Town Homes
A Renovation Delight
PLUS Two Housing Industry
Association National Award Winners!*



RYAN

Who Are Ryan Designer Homes?

Ryan Designer Homes has been operating in Australia since 1999, developing an excellent reputation and a recipient of 34 Housing Industry State awards for building high quality, custom designed homes for people seeking professional service and attention to detail.

Pat and Petrina Ryan are the family company's founders. Pat is a registered and very experienced builder and is well known within the industry for his commitment to high quality standards and clever, fluid architectural design. Pat has managed and worked with building companies in England, the USA, New Zealand and Australia, so you can rest assured you'll have expert and personalised support at every stage of your construction. Pat is currently Chairman of the Sunshine Coast/Wide Bay Housing Industry Association committee and representative on the Regional Executive committee.

Petrina has worked in the industry alongside Pat for over 20 years. Initially starting out by purchasing a floundering franchise operation in NZ in 1995 and turning it around to become one of the top building companies in Rotorua. In 2012 she was awarded the Master Builders Sunshine Coast Women in Building award and is currently serving on the Master Builders committee for the Sunshine Coast region.

Welcome To Ryan Designer Homes

We live by these words and now you can too.

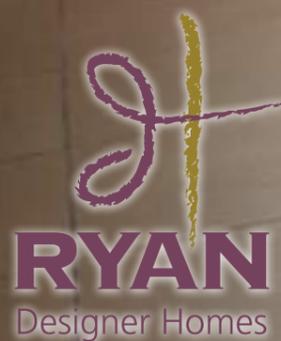
Welcome to the Ryan Designer Homes magazine, our opportunity to show you through some of our latest designs recently brought to life by our incredible team.

"We've been passionate about the building industry for almost all of our professional lives and believe us when we say that sharing that passion with our clients, who now call our creation home, is a reward in itself."

Pat and Petrina Ryan

Ryan Designer Homes

"A house is not a home unless it reflects your lifestyle and personality."



If you are considering a new home, whether you have land or not, call Ryan Designer Homes ... an award winning local builder with a team of highly qualified professionals to offer you the very best expertise, craftsmanship and professional service.



Our Mascot



Misty



6 Steps to Design and Building



1

Step 1 — Get inspired

- Make out your 'wish list' of what you want in your home (eg. number of bedrooms, bathrooms, media room, etc).
- Confirm style and theme that you want (eg. traditional, modern, open-plan) and bring in photos.
- Identify your budget for building.
- On site consultation with Ryan Designer Homes representatives.



2

Step 2 — Let us create an impression of yourself

- Approve the Preliminary Agreement.
- Covenants, zoning and services will be reviewed.
- Preliminary design to be drawn up.
- Building estimate calculated.



3

Step 3 — Define the details

- Soil Test obtained (sometimes required in Step 2).
- Contour Survey completed (sometimes required in Step 2).
- Preparation of detailed plan/working drawings completed.
- Cost review by Quantity Surveyor to specifications.
- Project coordination.
- Preparation of engineering documentation done.
- Preparation of Fixed Price Contract documentation.



4

Step 4 — Take the Plunge

- Council Building Approval.
- Site Supervisor meeting weekly during construction.
- Indicate Payment Schedule (client meeting at each stage with Company Representative, onsite):
 - Deposit 5%
 - Base Stage 10%
 - Frame Stage 15%
 - Enclosed Stage 35%
 - Fixing Stage 20%
 - Practical Completion Balance



5

Step 5 – It's Yours

- Finishing Foreman oversees detailed completion.
- Home presented to client in pristine condition.
- Handover inspection and familiarisation of new home with Project Manager or Managing Director.
- Handover Booklet/documentation.



6

Step 6 – We are Still Here

- 6 month Category 2 Maintenance Period (covers minor defects, eg. door adjustment).
- 6 year Structural Warranty.
- Advice and assistance on request.



Highlights of Contents

Stunning Renovation Home of the Year 4

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Testimonials	Inside Back Cover



19 Duplexes

14 The "O"



Stunning Renovation



Winner
HIA 2012 Renovation/Addition over \$600,001
HIA 2012 Sunshine Coast Home of the Year

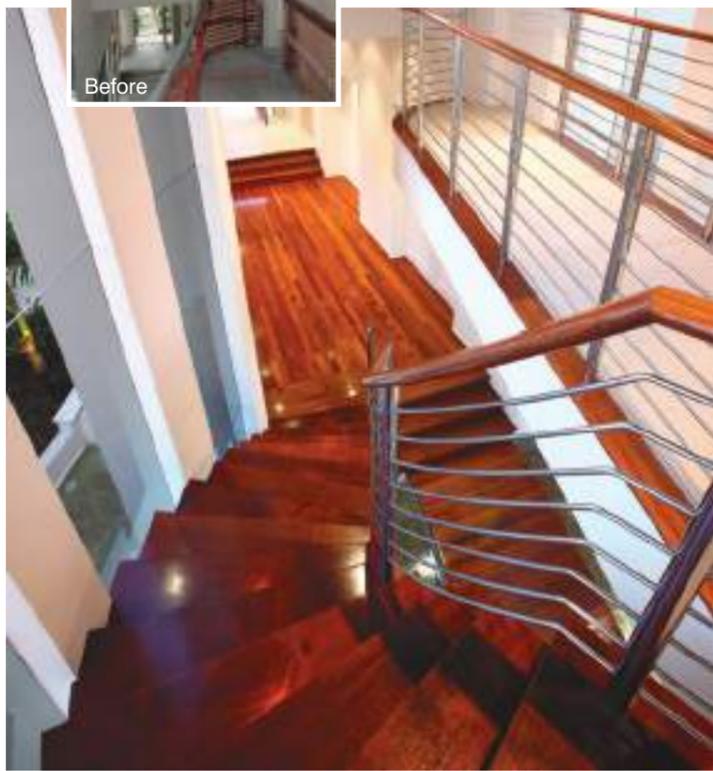
A CINDERELLA STORY

It began as quite the builder's challenge, crumbling uneven surfaces, warped timber and leaking water features dotted throughout the enormous property. Along with the extensive mould infestation, not to mention the cane toads, the completion of this property was always going to test even the most resourceful of renovators.

Ryan Designer Homes' outlook on the project was one of dogged determination – they saw the large task that lay ahead, but knew their industry expertise, experience and 'can do' attitude would overcome all obstacles. The aim was to transform the Noosa Springs property into a luxurious resort-style oasis, and what a metamorphosis it has been. The home is now a triumph of complex curved features, flawless detailing and intelligent design which has capitalised on the previous structure, allowing the final cost to come in right on budget.

Earlier sketchy documentation further complicated the project, but it was no match for Ryan Designer Homes team's expertise and unshakeable attention to detail which combined to produce a truly outstanding result. Polished timber and stainless steel features resonate throughout the home. The rich timber hues are the perfect foil to a crisp white exterior and together with lush tropical landscaping, the home has become a wonderful celebration of contemporary Queensland style.

Zoned outdoor areas respond to seasonal lifestyle needs and provide privacy from nearby neighbours and the



three ground water tanks, insulation and effective cross-ventilation additionally minimise the home's environmental impact.

It's almost impossible to imagine this grandiose property as it once was, but thanks to the vision of Ryan Designer Homes, this has truly been a rag to riches transformation.





Sunshine Coast
SHOWROOM
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something
different

PROPERTY SALES: 92% of clients we have sold property for will sell with us again, and most have!

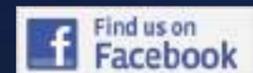
PROPERTY MANAGEMENT: We create deep, genuine connections with our landlords. Not manipulate you into signing us up as your managing agent. We understand your values, motivations and what is important to you. • Minimal turnover of tenants – fixed term tenancies • Money in your account on time every time • Property rented FAST • Minimal outgoings • Landlord Protection Insurance



“Platinum Properties have recently attended to the sale of our second property over the last 7 years and we were well looked after. Platinum Properties are quite well connected too which is advantageous when doing business on the Sunshine Coast.”
Brett Mills



buying selling renting finance

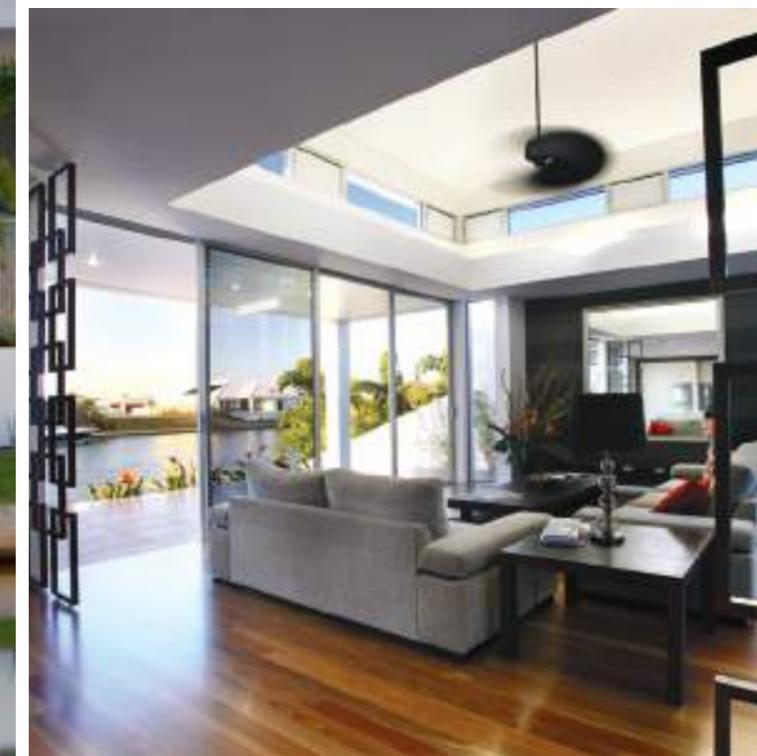


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Singaporean Inspiration

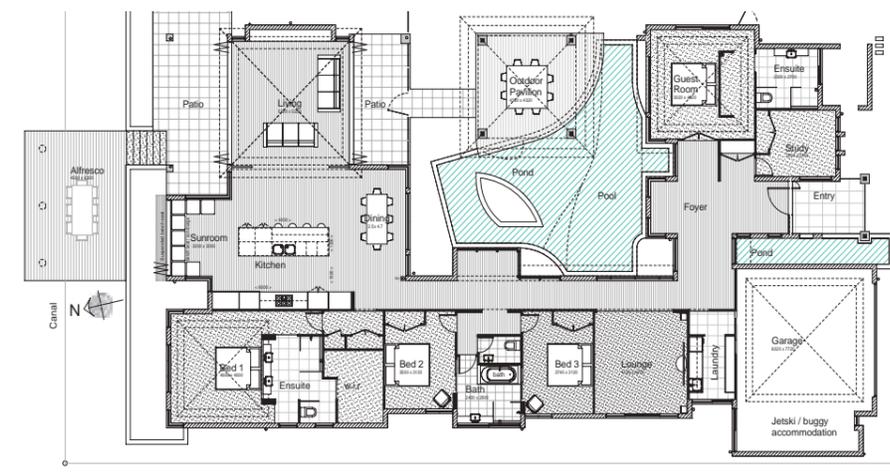
Winner
 HIA Display Home Award
 2010



Surrounded by architecturally inspired lines and enveloped by nature's enduring creations of timber, glass and water, Latitude 26 is a showcase of calm and comfort. Blurring the boundaries between outdoor and indoor this home wraps around water and lush palms, with the entry foyer drawing the eye through the main living to the canal.



... introducing "Latitude 26"



Latitude 26 is designed to adapt to your individual lifestyle aims and dreams.



"I HOPE I'M STILL HER NUMBER 1 WHEN SHE'S 16."



It's often the unexpected moments that bring the most joy to our day. To find out what Simon and his family really love about their new bathroom, visit reece.com.au/moments

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Winner
Master Builders National Display
Home of the Year 2008



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Winner
Australian HIA Project
Home of the Year 2011

Timeless style with dramatic dimension, strong linear elements, blend with warm textured material for superior comfort.



... with cube inspiration



... introducing
"Cubism 2"



460.8m²

Also available as a single storey home

Cleverly zoned bedrooms for those that seek privacy. Master upstairs, guests by pool and childrens zone at front of home.



For more details contact ...



The Essential Elements to a Home

"O", the latest stylish display home by multi-award winning family builder Ryan Designer Homes, was designed to incorporate the four universal elements, particularly the most vital one of water.

Fittingly, the home is simply called "O", a play on the French word "eau" for water, and a visual reference to its holistic and spatial design.

Water is one of the fundamental, physical elements and is scientifically essential to balance, the senses and life. In metaphysical research fields it is believed to represent the soul and to have its own energy.

The Ryan's key design team and their designer, worked from these foundations to design the centralised plans for O, incorporating a pool for the element of water at the very heart of the home, internal gardens to represent earth, an open roof structure for air, and an open hearth for fire. The end result is that O is an experience for the senses and does not simply focus on any one element, instead exploring each of the essential elements of life and seamlessly blending them together as you move through the home.

O also has an added element – of surprise – as visitors realise the southward facing home is flooded in natural light, maximises its privacy, and it has many unexpected aesthetic characteristics, including its clever use of natural ventilation and materials such as stone, wool and Australian timbers to deliver a vibrant, organic feel to the home's ambience. It is ultimately a tapestry of key elements and tranquil privacy,

combined to make this house an appealing architectural showpiece and yet also a welcoming family home.

Ryan Designer Homes' family team of Pat and Petrina Ryan have worked in the building industry for more than 35 years in Australia, the UK and New Zealand. The company's strong building expertise includes four qualified builders on their team of nine staff, and they often involve multiple designers and architects to achieve a wide range of stylish design features and ensure that each home is unique.

Pat and Petrina have travelled the globe extensively to identify new design ideas for their building plans; most recently to Indonesia where they undertook an exclusive guided tour with an interiors specialist to look at timbers, natural materials and clever design for environmental management. A future trip is planned to Java to explore more design ideas that can be incorporated into building homes ideally suited to the Queensland climate.

The Ryans remain humble about their impressive track record, accruing awards at every level of regional, state and national recognition, attributing their success to a passionate team of staff and architects.

"It's been a fantastic few years of recognition for the time and care that our team put into building creative and diverse properties that reflect the client's aims," Pat said.

"We are constantly inspired by our clients. These awards are testament to the high quality work our talented team produce."

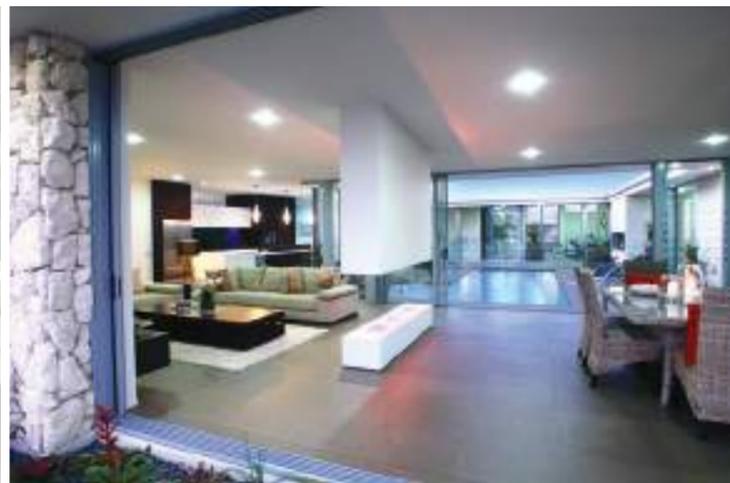


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For details contact Petrina on 0413 621 879 or info@ryandesignerhomes.com.au



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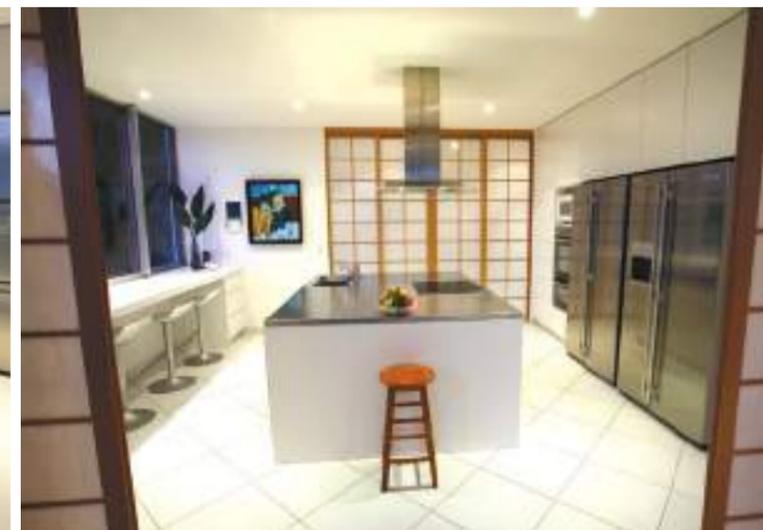
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Every Kitchen is Designed With Purpose and Stylised for Individuality



Recognised by Trends this stunning kitchen uses mirror in the island bench to reflect the pool, Navlam cabinetry on rear wall with full height bifold doors to reveal stone appliance bench and pantry drawers and shelving.



Above Left: Grand Piano 2 pac cabinets with Mink reconstituted stone and clever use of window splashback combined with 350mm mirror kicks to give this kitchen the minimalist floating element.

Above: Clean lines and working areas hidden behind Shoji doors to walk-in pantry and appliance cupboard, flush overhangs and rebated handles coupled with raised breakfast bar – what more do you need?

Left: Linear energy. In keeping with the Singaporean design Wenge laminate has been used to not only frame the kitchen cabinets but to give the dramatic illusion of timber slicing through the Corian benches. Six metre long kitchen flows to a bi-folding window seat that opens and doubles in size with squabs flowing out onto suspended bench at window height.





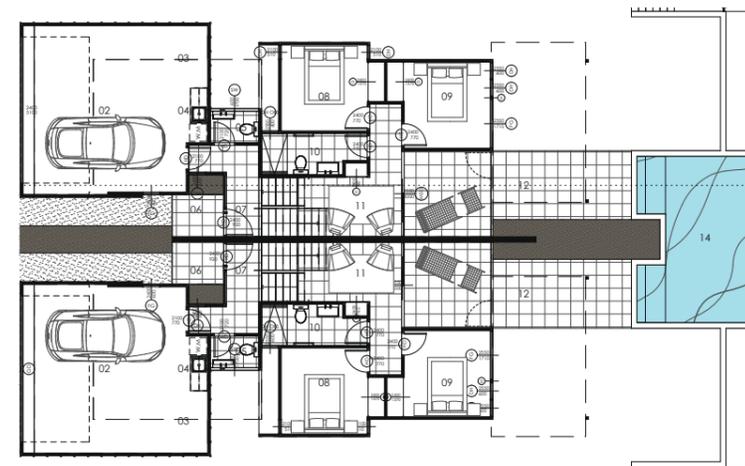
JOY

That feeling you get when all the pieces come together nicely. That's precisely the feeling Fisher & Paykel will elicit. Create your own flawlessly matching suite of European inspired kitchen appliances; from fridges & dishwashers to cooktops and ovens. Everything matches perfectly. Everything works intuitively. Joy also means peace of mind, as Fisher & Paykel boasts Australia's best technical and after sales service.

Fisher & Paykel



Innovative Duplex

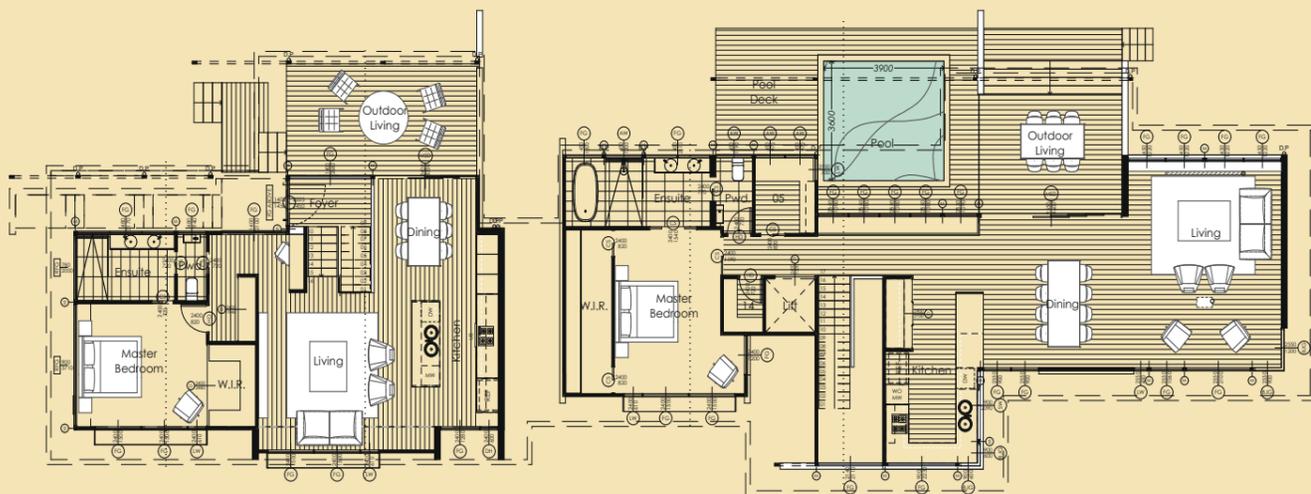
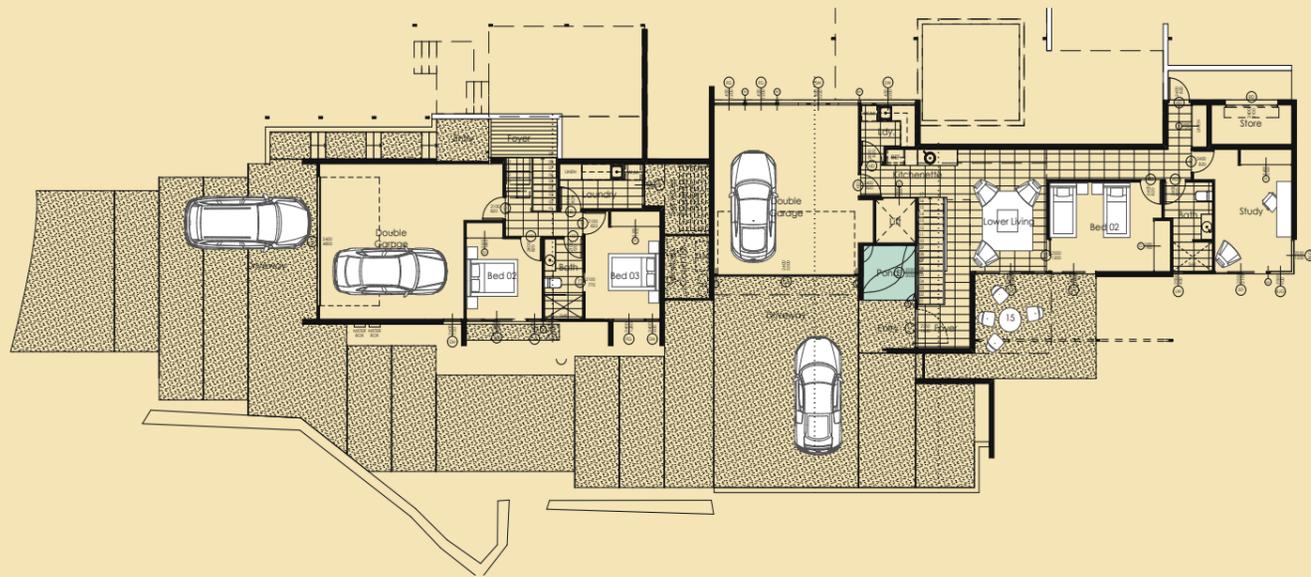


Faced with a narrow frontage and capturing sea views from all main rooms is cleverly achieved by stepping up the master bedroom to view over the kitchen.

Despite the constraints of the site, the duplex floor design enables master to look over the kitchen to capture sea views, and both family zones open to views.



Sloping Block Duplex



Cleverly balancing function for family living with architectural form and aesthetics, this two storied gem elegantly cascades across the landscape.

Inside or out,
let nothing stand between
you and a great view...



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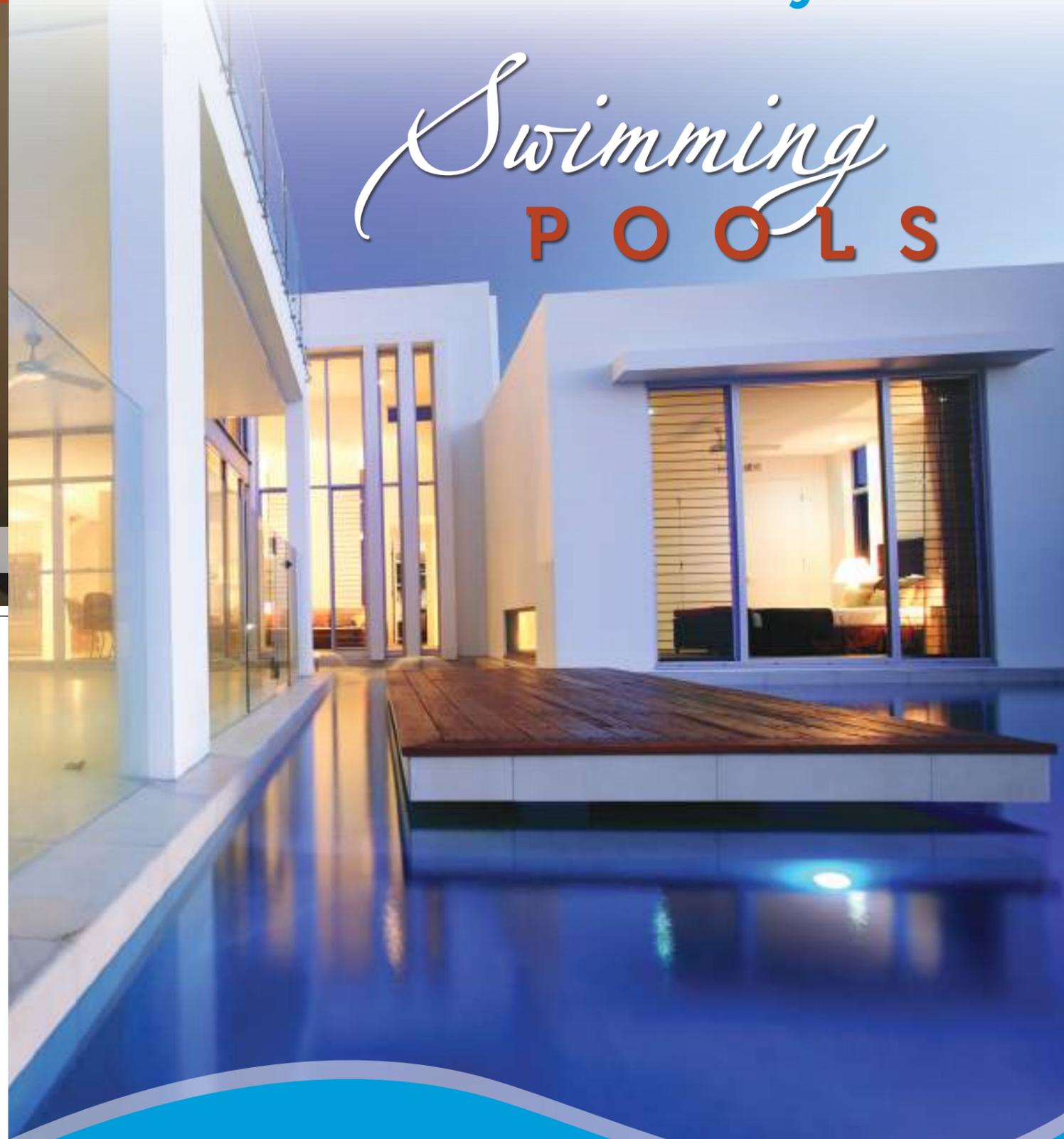
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Pelican Waters Development

Offered to market 2014



This development is designed for those who appreciate the coastal way of life. Each townhome showcase a built in window seat, architectural kitchen, and captures water views.

Offering light filled living zones, two car storage, two covered outdoor areas all completed in quality specifications. An example of creating fine living in tight spaces with Ryan Designer Homes.



... coastal living at its best

2013 QMBA Townhouses State Winner



Designed and built to compete with the penthouse market without the body corporate charges. The exterior design of these town homes harmonise and create individuality, yet each home reflects a different theme.

4 bedroom, study, multi purpose room and open plan living flowing to covered outdoor living. What more can you ask for?



Narrow Blocks

Yet again a Sunshine Coast family building company have proved to be the masters of building for the local region. Ryan Designer Homes won the award for the best low-rise multi-residential town home at the 2013 Master Builders Awards for the design and construction of two town homes at 36 Sunrise Drive, Sunshine Cove, Maroochydore.

The husband and wife team of Pat and Petrina Ryan introduced a unique mix of minimalist and resort plantation architecture for the two town homes, incorporating a number of unique material and design choices such as artificial lawn on the roof and timber grain powder coated carport.

Designed by renowned architect Frank Raadshelders both homes reflect the coastal lifestyle by capturing the flow of cross breezes and the northerly sun and light.

Both town homes have been designed to compete with the penthouse market and to eliminate the Body Corporate structure.

They have been designed for seclusion and low maintenance living with fully irrigated landscaping, their own individual swimming pools and plenty of space for parking and enjoying the outdoors.

The eye-catching result has once again proven that the company's outstanding attention to detail is a mainstay of the Ryan's approach to building timeless homes and the foundation for their record of 26 award wins since 2009.



Company owners Pat and Petrina Ryan have worked in the building industry for more than 35 years in Australia, the UK and New Zealand, and work directly with every client from planning to completion to deliver dream homes.

"We understand that every home is an individual statement so attention to detail is extremely important," Pat said.

"We are constantly inspired by our clients. These awards are testament to the high quality work that our talented team produce."

Open for viewing for a short time only. Contact Petrina 0413 621 879.





**HIA Sunshine Coast/Wide Bay
Housing Award Winner 2013**

Display over \$500,000
Display Home of the Year
Townhouse Villa Development of the Year
Townhouse/Villa





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"We absolutely recommend Ryan Designer Homes, quality builders working with exceptional designers and a genuine desire to deliver a quality product."

- Laurie & Trish Wilson

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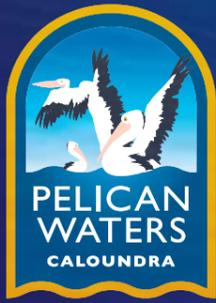
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Pelican Waters is growing and with a new waterfront town centre and marina just around the corner, now is the time to move to the destination where everything you will ever need is at your fingertips together with an enviable lifestyle. **Pelican Waters, A Magic Place to Live.**



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Waterfront House & Land Packages 2014

“O” ex-Display Home



Winner of the Master Builders Display Home of the Year 2012, nominated one of the top 30 Kitchens in Trends magazine and oh so individual. Clever use of stone, hidden sliding stackers, and timber battening reflect creative thinking to seamlessly integrate the pool to the heart of the home and provide unparalleled privacy and tranquility. **Contact Petrina for details.**

2 Storey Waterfront Townhome 9-10m wide block.



Artist impression 2 x townhome

Designed to capture light through the centre of the home, clever use of space to create voids to entry, 2 living zones and 4 bedrooms. **Contact Petrina for details.**



upper floor plan



lower floor plan

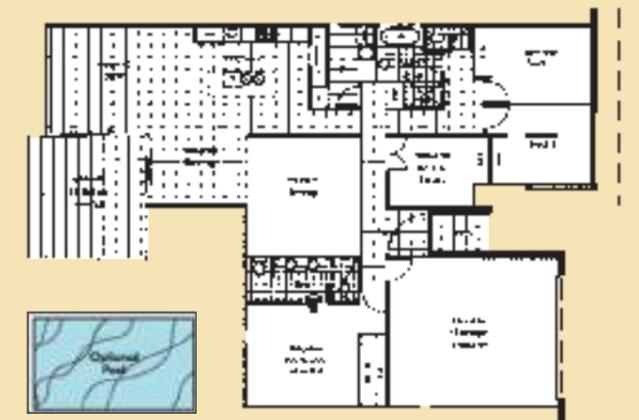
261.37m²

“Ballinger” One of the last 840m² lake front blocks.



Yours for \$746,000.

Lake front block of land with stunning 4 bedroom home overlooking Pelican Waters golf course.



Interested: Phone Petrina Ryan 0413 621 879 or email: petrina@ryandesignerhomes.com.au

"Providing award winning design solutions for Ryan Designer Homes clients since 2003. We look forward to designing your next Ryan Designer Home."

Trevor Reitsma
Design Principal, Reitsma & Associates



'O' Display - Proudly Designed by Reitsma & Associates



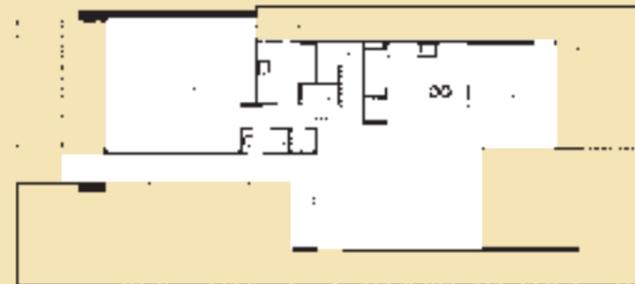
'O' DISPLAY AWARD RECOGNITION
TRENDS INTERNATIONAL TOP 30 AUSTRALIAN KITCHEN WINNER
ABODE HOUSE OF THE YEAR 'BEST DESIGNED HOME' FINALIST
BDAQ 'NEW HOMES BETWEEN 251 - 350m2' FINALIST

Build for Under \$400,000

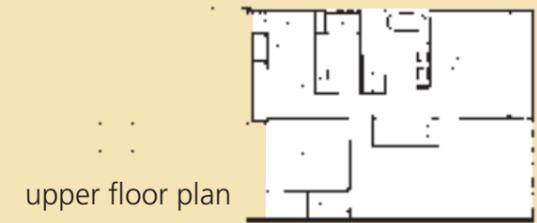
"Bianca"



"Birtinya"



ground level floor plan



upper floor plan

"Sleek 1960"



Build for Under \$600,000

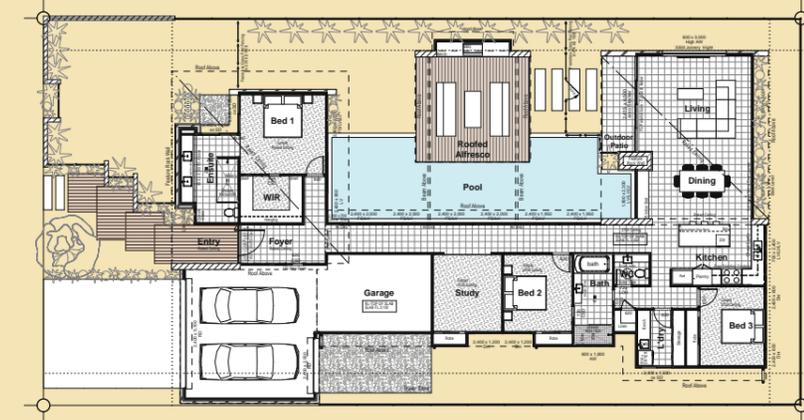


Artist impression of elevation

“Pool Centred to Home”



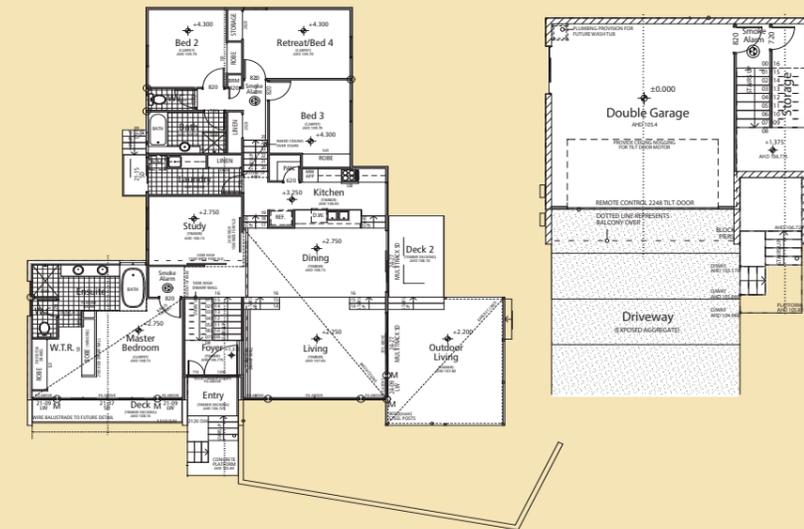
Wrap your home around the pool for privacy, triple garage, 4 bed, study and large BBQ alfresco.



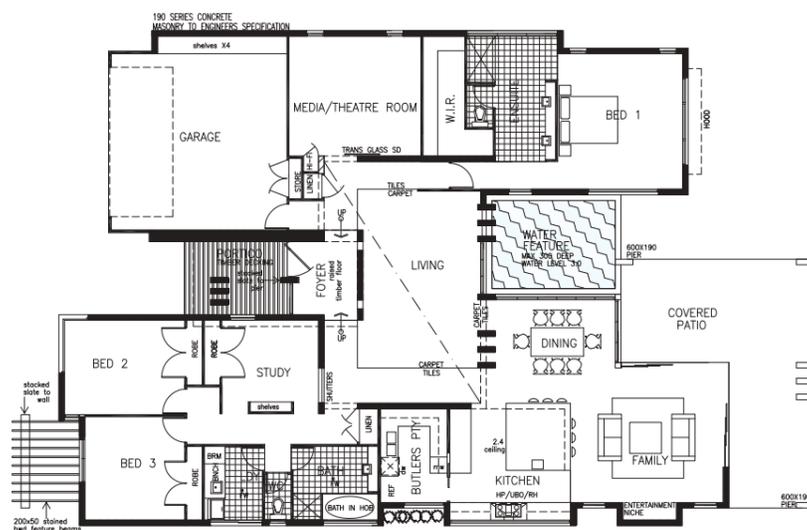
“Sloping Block”



Built to create easy transitioning from lower to third level of home, living area flows out to swimming pool.



“Cubism 1”



346.85m²
Also available as two storey

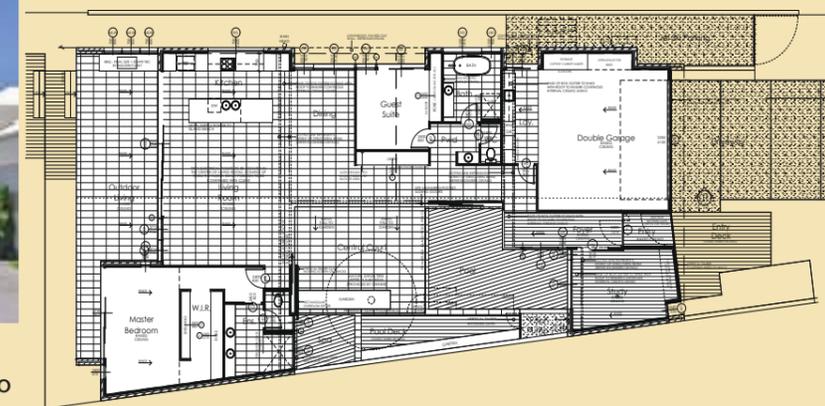
Innovative architectural ideas – the Cubism series of designer homes features simple lines and adapts to your style. 3 bedroom, media, study, butler’s pantry and open plan living flowing to covered patio.



“Oceanic”



Understated simplicity with living areas flowing out through huge sliding stackers to courtyard and pool zone.



Interested: Phone Petrina Ryan 0413 621 879 or email: petrina@ryandesignerhomes.com.au

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“Palermo 2”



2 living spaces, 3 bed, study nook and covered alfresco.



lower floor plan



upper floor plan

“Annabelle B”



4 bed, two living zones, large sliding stackers.



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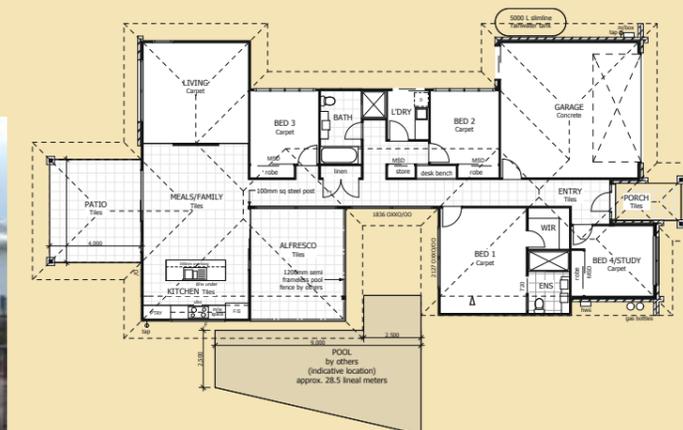
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“Bianca”



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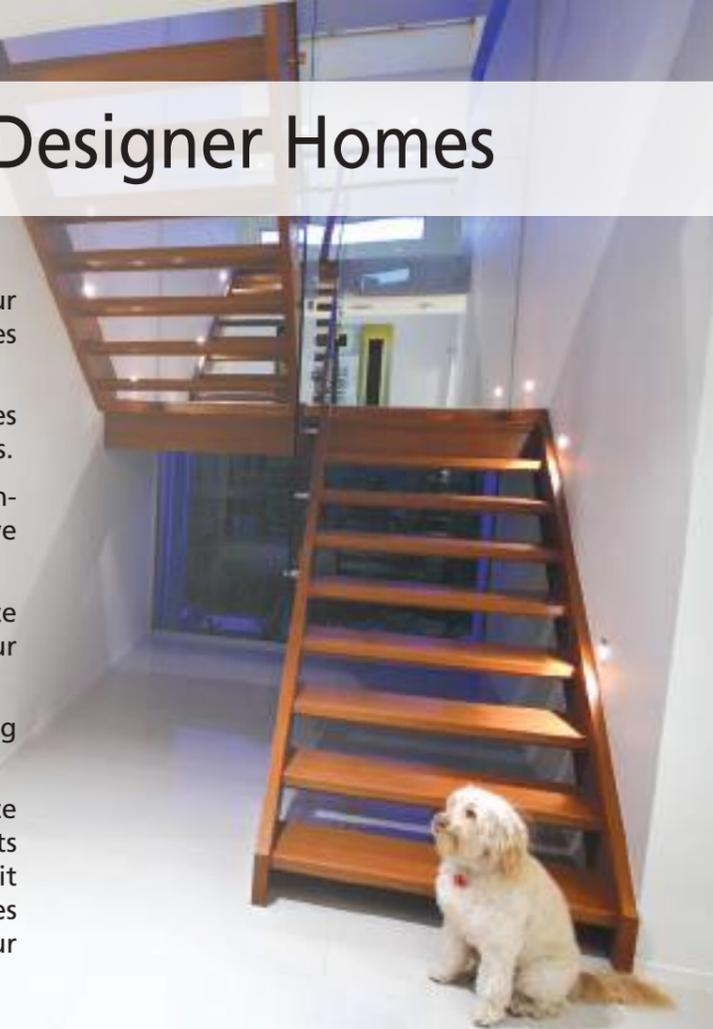
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4. Continuous improvement is more than a catchphrase, it's how we stay at the forefront of innovative solutions and product development.
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6. We are with you every step of the way from taking your brief to giving you the keys.
7. The Ryan Designer Homes personalised service includes access to a variety of designers and architects employing sound cost management: whatever it takes to offer a wide range of stylish design features that suit both you and your budget, turning your unique vision into a reality.



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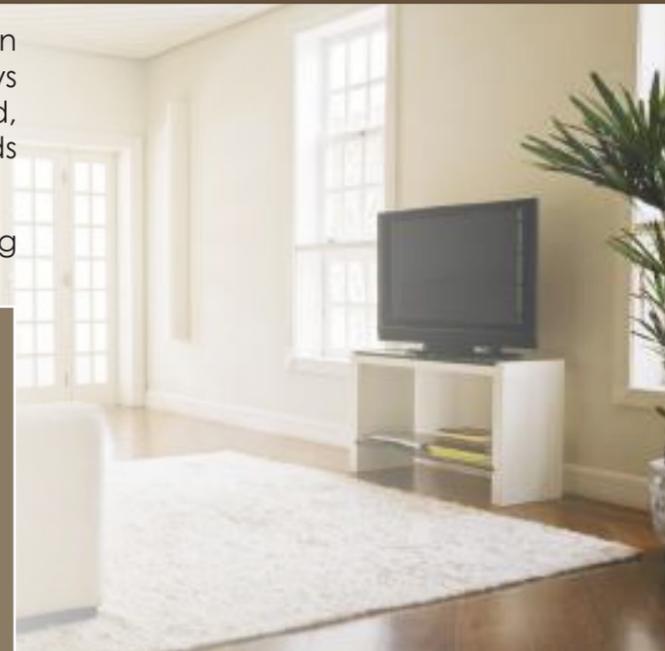
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Our Awards

Professional organisations within the building industry present awards of recognition annually, based on critical aspects such as delivery of a high quality of workmanship, energy and environmental considerations, visual appearance, and marrying design with innovative construction processes.

Ryan Designer Homes is the proud recipient of numerous professional building awards through the years:

2013 AWARDS



2013 Master Builders Winner / State Award
Low Rise Multi Residential Townhomes



2013 Master Builders Winner / Sunshine Coast
Low Rise Multi Residential Townhomes



2013 HIA
Townhouse / Villa Development Winner



2013 HIA Sunshine Coast
Waterfront Display Home Winner over \$500,001

2012 AWARDS



2012 HIA-CSR Sunshine Coast / Wide Bay Housing Awards Winner
Sunshine Coast Home of the Year



2012 HIA-CSR Sunshine Coast / Wide Bay Housing Awards Winner
Sunshine Coast Renovation / Addition Project



2012 HIA-CSR Sunshine Coast / Wide Bay Housing Awards Winner
Display Home Over \$500,000 for Pelican Waters Display Home "O"



2012 HIA-CSR Sunshine Coast / Wide Bay Housing Awards Winner
Renovation / Addition Project over \$600,000



2012 HIA-CSR Sunshine Coast / Wide Bay Housing Awards Winner
Sunshine Coast Display Home of the Year



Master Builders 2012 Winner
Sunshine Coast Women in Building – Petrina Ryan



Master Builders 2012 Winner
Sunshine Coast Home Renovations/ Remodelling Project over \$576,000



2011 AWARDS



Master Builders 2011 Housing & Construction Awards
Best Display Home between \$451,000-\$600,000 – The "O" Sunshine Coast



2011 HIA Winner
Australian Project Home of the Year

2010 AWARDS



Master Builders 2010 State Housing & Construction Awards
Individual Home \$751,000-\$1M



Winner 2010 HIA-Melco Lanhams Sunshine Coast/Wide Bay Housing Award
Winner in the category of Housing Project



Master Builders Sunshine Coast 2010
Individual Home \$751,000-\$1M Housing for Sloping Sites over \$401,000 | Refurbishment/Renovation up to \$4 M



2010 HIA-CSR Australian Housing Award
Display Home of the Year

2009 AWARDS



2009 Queensland State Winner Master Builders Queensland 2009
READ ARTICLE: Best Display Home over \$701,000



Queensland House Awards Winner 2009 Housing Industry Association
HIA-CSR Display Home of the Year



Sunshine Coast Regional Awards Winner Master Builders Queensland 2009
Best Display Home over \$701,000



Housing Industry Association HIA-CSR Sunshine Coast Regional Awards
2009 Winner Display Home of the Year

What People Are Saying About Ryan Designer Homes



"Ryan's architect listened intently to our brief and most importantly delivered plans that met our budget. By going through the design and build process with Ryan's, we achieved a home designed specifically to our specifications and lifestyle. Ryan's architect worked with our ideas and translated them into visual concepts and nailed it."

"Having a project manager allowed the both of us to continue with our everyday lives whilst working full time. Ryan's kept us informed throughout the project and reminded us when certain decisions had to be made. Everything was so seamless and if there was anything we were unsure of, Ryan's were always there to clarify and explain."

"We love how every corner of this house is linked to its landscape. Large living area, internal courtyard, extensive decks and patio spaces, minimalist walls and the merging of indoor and outdoor living spaces make this house a true entertainer! Everyone that visits us, loves the house."

"We would recommend Ryan Designer Homes to anyone that is looking to design and build their own home in the Sunshine Coast and we will definitely be using their services for our next build."

Dave & Michelle Schwab

"For most of us, the family home is our biggest investment. When buying, building or selling, our stress levels greatly increase because we want to be absolutely sure that we don't make a mistake."

"We have built four times and can truthfully say that we had no major problems. However, the last time we built, it was with Ryan Designer Homes and it was a breeze. From the first time we met Pat and Petrina Ryan we felt confident. We first inspected one of their display homes and liked what we saw. They listened to our requirements, put plans into action, and the job was finished on time. Throughout they were in constant touch and put forward some good ideas."

"Many of our friends have said that our home is just perfect for us and our needs. If we were to build again, my first phone call would be to Ryan Designer Homes."

Paula Kajewski

"We saw the shape of our ideas coming to life and were heavily involved in each stage with the Ryan Designer Homes team; it was an exciting and rewarding experience."

Michael and Sarah Beavis

"Our experience with Ryan was very professional with personal contact commencing with Pat and Petrina Ryan as soon as the initial deposit was paid. Our selections on finish came with advice from Petrina based on her experience with what worked and what didn't. We took notice of her suggestions because of the finishes presented in their display homes. The selections were fully documented and included in the contract. The completed home was presented to us on time for the contract price plus a few negotiated extras initiated by us, and to their display home standard. We were extremely happy with the whole experience. We would have no hesitation in building with Ryan Designer Homes again."

Peter and Rhonda Bell, Buderim

"We enjoyed the smooth process of building our home from beginning to end and felt like the team from Ryan Designer Homes listened to us and then found ways to meet our needs. We love our home – it's exactly the life we imagined."

Rebecca and Wayne – Kawana Island

"Thank you for the best built house at The Beaches. We cannot fault your workmanship! Looking forward to moving in next year."

Jack and Joan

"Criteria we used for the selection of our builder were:

- Proven experience in delivering similar projects;
- Excellent engineering and creative design capabilities; and
- Good inter-personal skills.

"These can all be summed up in one word – TRUST. Building a home is one of the biggest financial investments to make and therefore, it is important to have full confidence in the chosen builder. It became clear during our early discussions that we could trust Ryan Designer Homes to deliver the project to the required high standard, on time and within budget."

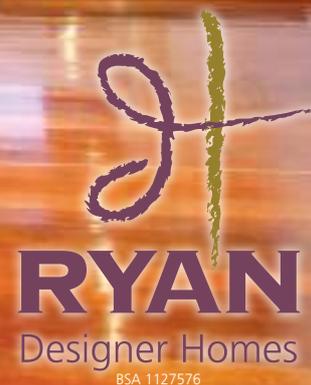
"So where are we today? Ryan's more than met the brief. The quality of build is superb, the cost was exactly on budget and the house handed over to us ahead of schedule. We have been living in our beautiful home for 5 months and thoroughly enjoying the experience."

Russell and Anita Greenwood

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