

GympieToday

HOME BUILDERS

GUIDE

FIFTH EDITION



Building your dream

FOR many Australians, the dream of owning a home is about more than four walls and a roof; it's about putting down roots and creating a place that feels truly your own.

As the cost of established homes continues to rise, more people are discovering that building new offers not just value, but the freedom to design a home that fits their life.

Older homes can have plenty of charm, but they can also come with compromises.

Hidden structural issues, termite damage, poor insulation, and dated layouts can quickly turn a dream purchase into an ongoing expense.

Even homes that appear to be in good condition often carry a hefty price tag, with additional fees and costs adding to the pressure long after the keys are handed over.

Building a new home allows you to start with a clean slate.

Today's builders can combine house and land into streamlined packages, giving buyers the opportunity to customise layouts, select finishes, and create spaces designed for modern living.

From shaded outdoor areas perfect for long Queensland afternoons to energy-efficient designs that keep homes cooler in summer and warmer in winter, building new means fewer compromises and more comfort.

The Gympie region continues to attract people looking for room to breathe without giving up convenience.

Its easy access to Brisbane and the coast, growing range of shops, cafes



and services, quality schools and universities, and strong sense of community make it a place where people don't just move, they settle.

It's a region known for friendly faces, local pride, and a lifestyle that values connection as much as progress.

This booklet is your guide to building

a home in Gympie, highlighting the local services and businesses that are helping families, couples, and individuals turn their home-building dreams into a reality.

GympieToday HOME BUILDERS GUIDE

EDITORIAL

Donna Jones
donna.jones@gympietoday.com.au

Gabriel Laidler-Burns
gabriel.laidler@gympietoday.com.au

ADVERTISING

Caroline Vielle
caroline.vielle@gympietoday.com.au

Elise Trimmell
elise.trimnell@gympietoday.com.au



CONTENTS

What's Inside

P3- Handy contacts

- A great central space to keep your contact details

P4- Spacing out

- Maximising your layout with storage solutions

P5- Tanks for everything

- How tanks can transform your home and garden

P6- First across the line

- All the latest help for first home buyers/builders

P8- Glass act

- The changing specs of security and screens

P9- Temperate climes

- Don't get hot under the collar for these cool ideas

P10- Blind ambition

- The long and short of your

window-dressing options

P12- Good job

- Getting the right people for the job

P14- Smart futures

- Future-proofing your home automation

P15- Water wise

- Your responsibilities regarding septic and wastewater

P16- Taking the plunge

- Find out about your pool options

P17- Cordless convenience

- Learn about solar and batteries to unplug from the grid

P18- Altered states

- The changing configuration of homes

P19- Pesky pests

- Get the drop on pest control

One-stop shop

WHEN you are building your own home there are a number of people you will be conversing with regularly.

Here's a place for you to store all your important phone numbers and email addresses.



1. Gympie Regional Council Planning Department
 Phone: 1300 307 800
 Email: council@gympie.qld.gov.au
 Website: www.gympie.qld.gov.au/development

2. Conveyancer _____
 Phone: _____
 Email: _____
 Website: _____

3. Architect _____
 Phone: _____
 Email: _____
 Website: _____

4. Excavator _____
 Phone: _____
 Email: _____
 Website: _____

5. Builder _____

Phone: _____
 Email: _____
 Website: _____

6. Plumber _____
 Phone: _____
 Email: _____
 Website: _____

7. Telecommunications/IT _____
 Phone: _____
 Email: _____
 Website: _____

8. Concretor _____
 Phone: _____
 Email: _____
 Website: _____

9. Electrician _____
 Phone: _____
 Email: _____
 Website: _____

10. Tiler _____
 Phone: _____
 Email: _____
 Website: _____

11. Carpet Layer _____
 Phone: _____
 Email: _____
 Website: _____

12. Painter/Decorator _____
 Phone: _____
 Email: _____
 Website: _____

13. Glazier _____
 Phone: _____
 Email: _____
 Website: _____

14. Roofer _____
 Phone: _____
 Email: _____
 Website: _____

15. _____
 Phone: _____
 Email: _____
 Website: _____

16. _____
 Phone: _____
 Email: _____
 Website: _____

OAKVALE HOMES

Turning dreams into homes for over 30 years

Let's Build Your Dream Home!

- Custom homes designed around your lifestyle
- Elevated & Pole Home Specialists
- Granny Flats & Secondary Dwellings
- Over 30 years of local building experience
- True fixed-price contracts - no hidden fees
- Quality craftsmanship and attention to detail
- Supporting local suppliers, trades & community groups
- Friendly, family-oriented service you can trust

Get in touch with us to start your planning today!

1300 795 625
oakvalehomes.com.au



View our plans

QBCC Act Licence No 1057231



Beyond the closet

A WELL-designed home shouldn't just house people; it should effortlessly manage their belongings.

For builders, the goal is to move beyond basic closets and create living storage that maximises every square millimetre of the footprint.

The most successful builds prioritise dead space transformation.

This involves turning under-stair voids into custom cabinetry, installing floor-to-ceiling shelving in garages, and utilising vertical wall real estate with sophisticated pegboard or track systems.

Integrated furniture, such as lift-up beds and storage ottomans, further reduces clutter without expanding the home's external dimensions.

Further, make the most of the space across walls by installing hooks, pegboards, and floating shelves for items like bicycles, tools, or kitchen utensils.

Effective storage relies on frequency of access.

Daily essentials belong in ergonomic

drawer organisers and reach-zone cabinetry.

For sensitive items like electronics and artwork, ensuring these storage areas are protected from dampness and extreme temperature shifts is ideal.

Interior closets, especially in the centre of the house, offer the highest level of temperature and humidity stability because they are heavily insulated by surrounding rooms and lack direct contact with outside air.

Further, cupboards under stairs or central storage rooms, provided they are not adjacent to bathrooms or kitchens, are often drier and more thermally stable.

Once you have your storage areas set, it's time to choose the right containers.

Clear bins are a popular choice, as they offer easy identification of content, especially for seasonal clothing or decorations.

It's also recommended to select uniform-sized boxes to make stacking efficient and to choose sturdy bins for heavier items.



Get your water right

IN HOME building, sustainability has shifted from a premium extra to a core expectation.

Integrating a rainwater system is one of the most effective ways to drought-proof a property while significantly reducing a household's environmental footprint. Whether the goal is to nourish a designer landscape or plumb the water internally for toilets and laundry, a well-planned tank transforms a roof into a functional resource.

Builders must determine if the water is destined solely for the garden or if it will be integrated into the home's internal plumbing.

Once the usage is defined, sizing becomes a simple calculation: multiply the roof area in metres squared by the average annual rainfall in millimetres to find the maximum harvesting capacity.

This ensures the tank is perfectly scaled to the local climate and the residents' needs.

Gone are the days when a tank was a bulky eyesore.

For tight urban footprints, slimline models or under-deck bladder systems offer discreet storage.

On larger lots, traditional corrugated steel or underground tanks provide high-volume solutions without compromising the home's aesthetic vibe.

A professional installation is non-negotiable.

Systems must include an overflow line to protect neighbouring properties and a solenoid valve to switch to mains water during dry spells.

Most importantly, all systems must be certified by a licensed plumber.

When installing, always prioritise safety by using correct PPE, including masks and eye protection.

By planning for water security early in the build, you create a home that is resilient, compliant, and ready for the future.



ULTIMATE

SHED BUILDERS

QBCC Lic. 15393079

ultimateshedbuilders.com.au

☎ 07 4804 MATE





Unlock your first home sooner

YOU could be unlocking the door to your very own home, sooner than you ever thought possible.

Formerly known as the Home Guarantee Scheme, the Australian Government recently expanded eligibility and made changes to the scheme, now known as the Australian Government's 5 per cent Deposit Scheme.

Making these changes in October of last year, the changes to the Scheme mean no income caps, no waitlists and

no Lenders Mortgage Insurance.

It will reduce your upfront costs and get you on the path to home ownership.

Whether you're eyeing a cosy apartment, family house or building on vacant land, the Australian Government can help you into a home that suits your lifestyle, locations and budget, right across the country.

The minimum being 5 per cent for First Home Buyers means that years are taken off the timeline towards saving for a home, and with no lender's mortgage

insurance fees, you have more money to put towards the home you want.

To access the Scheme, you need to meet eligibility criteria, including being an Australian citizen or permanent resident, be at least 18 years old, have saved a minimum deposit of 5 per cent, be a first home buyer or have not owned a property or land in Australia in the last 10 years, be buying a home in Australia priced at or below the location's price cap and be planning to live in the home as an owner-occupier.

You must also be applying for an owner-occupier home loan with Principal and Interest repayments from a Participating Lender, up to 30 years (plus up to three years to build a new home) and be applying on your own or jointly with one other person (partner, friend, or family member).

For more information regarding this scheme, alongside others to help first home buyers visit <https://firshomebuyers.gov.au/>



RIVERSUN

DEVELOPMENTS

Southside Land Coming Soon

Register Your Interest



www.riversun.au/projects/coming-soon



Strength meets style

IN contemporary home design, safety is an invisible yet essential part to consider.

Choosing the right security screens and glass is no longer just about keeping insects out; it's about integrating high-performance barriers that protect residents without sacrificing the home's aesthetic or airflow.

For builders, the first checkpoint is compliance.

Any installation must meet Australian Standards (AS 5039-2008), passing tests for dynamic impact and knife shear.

While traditional diamond grilles are cost-effective, premium builds now favour 316 marine-grade stainless steel mesh or perforated aluminium.

These see-through solutions offer a sleek, modern look while providing formidable strength.

To eliminate weak points, specify frames with reinforced corners and deep receiver channels to ensure the mesh cannot be pried out.

Security needs vary by room.

While hinged doors are standard for entryways, emergency escape screens are a critical inclusion for bedrooms, featuring quick-release mechanisms for fire safety.

In coastal regions like Gympie, material choice is paramount; salt-resistant treatments are non-negotiable to prevent corrosion.

For added protection, pairing screens



with laminated glass ensures that even if a window is struck, it remains a solid barrier against entry.

A security screen is only as strong as

its installation.

Custom-made units are essential to avoid gaps that intruders can exploit.

By prioritising professional fitting and

triple-lock mechanisms, builders provide homeowners with the ultimate peace of mind: a house that is as secure as it is beautiful.

How to keep it cool

IN the modern Australian home, climate control is no longer a luxury; it's become a core component of liveability.

For builders, developers and homeowners, navigating the technical language of air conditioning is essential to ensuring comfort and energy efficiency.

When specifying a system, the Split System remains the industry standard, separating the indoor evaporator from the outdoor compressor for a quiet, sleek finish. For year-round utility, Reverse Cycle units are the superior choice, offering both heating and cooling.

However, the real hero of modern heating, ventilation, and air conditioning is Inverter technology.

Unlike older models that flip on and off, inverters maintain a constant, modulated airflow, providing tighter temperature regulation and significantly lower power consumption.

The Goldilocks principle applies here; a unit that is too small will burn out from overwork, while an oversized unit cycles inefficiently.

As a general guide, a small bedroom up to twenty square metres requires a 2–2.5kW capacity, while expansive open-plan areas up to sixty square metres demand 5–9kW.



Coupling the correct capacity with a high Energy Star Rating ensures the home is as kind to the owner's wallet as it is to the environment.

Installation is only the beginning.

Builders should remind clients that maintenance is the key to performance.

Dust-clogged filters and corroded outdoor condensers force systems to work overtime, spiking electricity bills

and degrading air quality.

Recommending an annual professional clean not only protects the hardware but ensures the home's vibe stays fresh and cool for years to come.



❄️ SALES ❄️ INSTALLATION ❄️ AIR CON CLEANS
❄️ PREVENTATIVE MAINTENANCE ❄️ COLD ROOM HIRE



ALBRECHT
REFRIGERATION & AIR CONDITIONING

Phone: 5482 5019
126 Duke St, Gympie



Mastering light and mood

BEING able to control the light, set the mood and maintain your privacy are all key considerations when putting together a simple, clean living space,

whether it be one room or your entire home.

But how do you achieve this?

The answer is window furnishings, blinds, panel glides, curtains, and shutters.

Vertical blinds or panel glides are the best pick for wide windows, bi-fold and sliding glass doors, or entrances to outdoor areas.



We are here to help you with all your finance needs

- ✓ First home buyers
- ✓ Construction loans
- ✓ Car | Personal loans
- ✓ Bridging loans
- ✓ Free rate reviews
- ✓ Investment properties
- ✓ Refinancing
- ✓ Renovation
- ✓ Equity release
- ✓ Debt Consolidation

Scan the QR to **book your free home loan** appointment today



07 5415 1161



TILES - TOOLS - TRADE

For all your tiling needs
Introducing a range of Vanities & Tapware
Your complete bathroom package



Porcelain | Stone | Mosaic | Flooring
Vanities & Tapware | Tools & Trade

CASH & CARRY
FLOOR & WALL TILES FROM \$10 m²



you're local think local we're local
sales@cooloolatiles.com.au
www.cooloolatiles.com.au

Open Mon - Fri & Sat
Mornings

Shed 1, 262 Brisbane Rd Near
Sunshine Mitre 10

YOUR ONE STOP TILE SHOP

P 5483 9077

WONDERFUL WINDOWS

Namely, because instead of bunching up at the top of the window, they stack to the side.

But before you install these blinds, consider choosing a similar colour to the window trim in the room.

Roller blinds are a solid option for blackout, with the added bonus of being able to block out noisy neighbours.

They are also helpful against the winter chill, as they reduce gaps for the cold air to get through.

Easy to install and clean, they are also tamper-free, so little fingers can't get jammed in them.

Roman blinds lie flat against windows and are generally made from softer fabrics.

Because of this, they aren't the best option for rooms that might attract dampness, such as bathrooms.

However, they can help create the illusion of space if installed a little higher above your windows.

This will give the impression of windows that reach from the floor to the ceiling and extend your room.

Venetian blinds are a great choice if you're looking to design in a country farmhouse or ultra-modern style.

Curtains can soften a room, bringing the natural light in or a block out for privacy when the sun goes down.

Shutters offer a timeless look, light control, privacy, durability, and easy maintenance.



CARPET COURT

- Carpets • Curtains • Blinds
- Flooring • Rugs

Call for your free measure and quote

GYMPIE CARPET COURT

54 Violet Street, Gympie, QLD 4570

P (07) 5482 2051

CARPETCOURT.COM.AU

12840214-KF12-26

Termite Protection to New Homes, Extensions & Renovations



PRE CONSTRUCTION

GYMPIE & COOLOOLA

Steve Gill 0434 561 130

128901828-RB14-23

Get yourself the right people

By Queensland Building and Construction Commission

FINDING the right person to carry out your building project is essential.

The Queensland Building and Construction Commission make the process easier by providing examples of questions to ask and the best places to search for trade contractors, builders, plumbers and certifiers.

Why should you always use a licensed contractor?

When you're getting building work done it's important to use a licensed contractor, as they have the relevant qualifications and experience to complete your job.

With all the do-it-yourself programs around, people can be forgiven for believing anyone can deliver an award-winning home renovation in a weekend.

The reality is very different, as are the potential pitfalls of using someone unlicensed.

Using an unlicensed contractor increases the likelihood of defective and unfinished work.

It may void your access to Queensland Home Warranty Insurance, a scheme designed to assist home owners when these issues occur.

Licensed contractors have proven they have the skills and experience to perform the work they are licensed for, so they are the obvious choice for your next construction project.

How to spot an unlicensed contractor?

One telltale sign of an unlicensed contractor is the lack of detail provided in their advertising.

They may also promote a low price for their services to help disguise this fact.

All licensed contractors in Queensland are required by law to provide specific details in any advertising for their services.

These details are:

- contractor's name - a contractor can be a person or a business. This must match the name the QBCC licence is registered under.
- the QBCC licence number - this is unique to that contractor.

If you are after general maintenance work under \$3300, the contractor must



state in their ad that they can only do work up to this value (this work generally does not require a QBCC licence).

So, if you see an ad without these details, there's a chance they may be unlicensed.

Find a licensed contractor

The easiest way to find a licensed contractor is using the QBCC's free find a local contractor online search.

It allows you to select the type of work you want done, as well as a location and radius.

Your results will be a list of all contractors in that area, along with their licence class and contact details.

If you have a licensee's licence number or name you can look them up on the QBCC licensee register.

This function offers more information, including a complete licence history.

You may find this helpful to narrow down the licensed contractors you're considering.

Referrals

One of the most effective ways to find a contractor is to get referrals from family or friends.

You'll get insight into the quality of the builder's work, and the standard of their customer service.

Internet search

If you don't know anyone who has recently built, you can go online and search for contractors in your local area using your browser.

Advertisements

If you're looking through the ads in your local newspaper, a tip to make sure you get the right person for your job is to look at their specialty.

A contractor who is doing only one type of construction work is likely to have more experience and knowledge in that area.

Other options

Another way of finding a contractor is to take note of any building work going on in your neighbourhood.

There will always be a sign on display, which should contain all the builder's contact details.

You can also contact industry associations, like the QMBA or HIA, as well as building material suppliers and hardware stores.

Find a licensed certifier

Generally, your builder will organise a building certifier to approve building work.

However, if you want to engage the certifier yourself, you can find one using the QBCC's free search function find a local contractor.

Select Building Certifier in the drop down menu and then enter your town or suburb for a current list of all licensed certifiers available in that location.

If you engage a building certifier, all relevant parties must be aware of the certifier's engagement, role and responsibilities.

You can also check a certifier's licence details using the QBCC licensee register.

Carpet & Vinyl Specialists

HUGE RANGE VINYL PLANKS, CARPET & SHEET VINYL
FREE MEASURE & QUOTE

floorzone
Gympie covering every floor

LOCALLY OWNED AND OPERATED FOR OVER 35 YEARS

20 Reef St, Gympie • 5482 6500
sales@floorzonegympie.com



How to check a QBCC licence

To find out more about a licensee you can use the QBCC licensee register.

They can give you information about the type of work the licensee does, as well as their history (any disciplinary action).

You can also call them on 139 333 with the contractor's name, business address and licence number.

Find a licensed plumber

It is important to ensure the right people with the right qualifications and practical experience are performing your plumbing work.

By engaging a licensed plumber and/

or drainer you minimise unnecessary risks to your family's health and safety.

What licence should a plumber hold?

In some instances, it may be necessary for a plumber to hold both an occupational and contractor licence to carry out work, regardless of the value.

An occupational licence enables the person to physically carry out the work, a contractor licence allows the person to engage in a contract for the work.

To find out more about a licensee you can search the QBCC licensee register or search the occupational plumber or drainer register.

Head to www.qbcc.qld.gov.au for more information.



↑↑↑↑↑ MARY VALLEY ↑↑↑
Timbers
PREMIUM HARDWOOD SPECIALISTS & BUILDING SUPPLIES

Mary Valley Timbers is a locally owned timber yard that stocks all hardwood, pine and hardware for retail sale.

Come in and say Hi to our friendly staff that are here to help you with all your building and construction needs.

7 Kimlin Lane, Dagon

Ph: 5484 3337

sales@mvtimbers.com



But setting up the correct infrastructure during the build phase, with room for the system to evolve, can save you plenty of heartache and pennies in the future. (File)



Cameras, speakers, switches and globes are all fixtures in a standard home which can become 'smart'. (File)

Are smart homes the answer?

By Donna Jones

HOME automation is increasingly pitched to owner-builders as a future-ready inclusion; integrated lighting, climate, and security systems designed to make life easier.

When done well, automation can improve energy efficiency, accessibility, and everyday comfort.

When done poorly, it can embed complexity that lingers long after handover.

The key question is whether

automation is treated as infrastructure or as a feature.

Systems that rely heavily on apps, cloud services, or voice control, using platforms such as Amazon Alexa and Google Nest, can age quickly as technology changes.

If turning on a light depends on the right phrasing or a working internet connection, convenience quickly becomes frustration.

For owner-builders working with QBCC-qualified tradies, flexibility should be the priority from day one.

That means investing in the fundamentals: structured cabling, neutral wiring at switches, accessible control panels, and space in switchboards.

These inclusions are relatively inexpensive during a build and costly to retrofit later.

It's also essential that homes continue to function when automation is unavailable.

Lighting, climate, and security systems should operate manually if platforms go offline.

Modular components allow individual parts to be upgraded or replaced without locking the entire home into a single ecosystem.

Good automation doesn't demand attention.

It works quietly through timers, sensors, and sensible defaults, with clear manual overrides that anyone can use.

The smartest homes aren't those that impress at handover, but those that remain supportive, adaptable, and stress-free as households and technology inevitably evolve.

OVER 30 YEARS IN THE INDUSTRY

Head Start Electrical

On track. On time.

- ✓ LOCAL
- ✓ FRIENDLY
- ✓ RELIABLE
- ✓ PROFESSIONAL

We always clean up afterwards!

Get Local

SERVICE AREAS
The Mary Valley Region
Gympie & Surrounds
Sunshine Coast Hinterland

YOU CAN CHOOSE US KNOWING...

- Client meeting to confirm your installation meets your needs
- We put Safety First
- On-site meeting with builder & architect
- We respect you and your property.
- Communications & updates during the project
- Only quality fittings and fixtures supplied

• New Builds/Renovations • Smoke Alarms

• Commercial • Ceiling Fans

• Split Air Conditioners • Switchboard Upgrades

• Safety Switches • Pump & Shed Power

• New Property Poles • Underground Works

Call today on 5358 6800

Paul Hancock 0431 001 110
www.headstartelectrical.com.au

License No 83237

AVOID DELAYS CALL US NOW

LIGHTING NETWORK

your electrical shop in Gympie

- Fans
- Indoors lamps - kids lamps
- Outdoors lighting
- Modern and contemporary choices
- FREE Lighting Design
- Smart Home Lighting

Open 6 days a week
Mon to Fri 7am-5pm,
Sat 8.30am - 12.30pm

22 Chapple Street, Gympie Qld 4570
Ph. 07 5483 6553
Email. annlight@bigpond.net.au

Water wise

QUEENSLAND, (especially in the central and western districts) is a region known for its arid climate and limited water resources.

But Gympie residents can embrace innovative solutions to secure their water future.

As the region faces increasing pressure from climate change and population growth, the importance of being water-wise has never been more critical.

Rainwater harvesting is regaining in popularity in Gympie as households and businesses install systems to capture and store rainwater.

This practice not only reduces dependence on municipal water supplies but also helps mitigate the impact of droughts.

By collecting rainwater from rooftops and storing it in tanks, residents can use this precious resource for irrigation, flushing toilets and even drinking, provided it is properly filtered.

Water filtration is a vital component of a water-wise strategy.

Filtration systems ensure that harvested rainwater and other non-potable water sources are safe for use.

Advanced filtration technologies

remove contaminants such as sediment, chlorine, and harmful micro-organisms, providing clean and safe water for various applications.

This not only protects public health but also enhances the utility of alternative water sources.

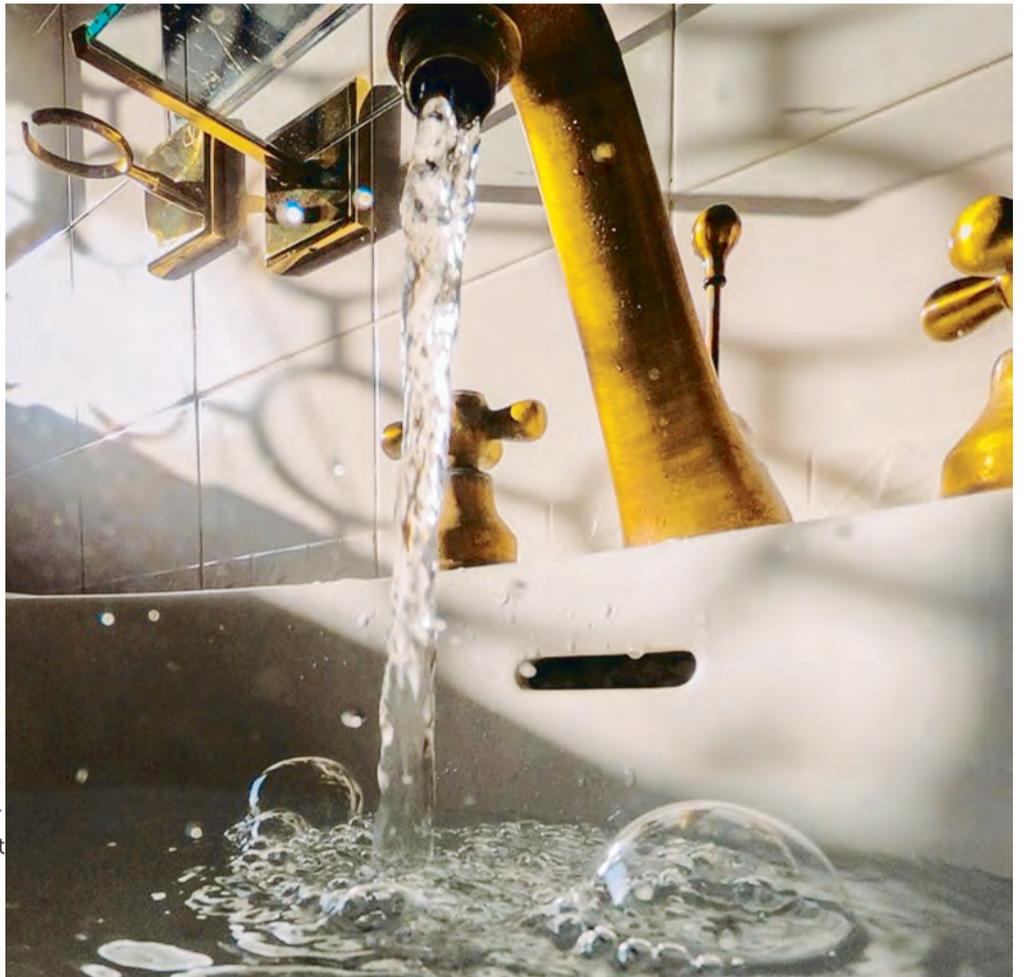
Smart irrigation systems are revolutionising water use in agriculture and landscaping.

These systems use sensors and weather data to optimise watering schedules, ensuring that plants receive the right amount of water at the right time.

By reducing water waste and improving efficiency, smart irrigation helps conserve water while maintaining lush, productive landscapes.

Together, these practices form a comprehensive approach to water conservation in the Gympie region.

By harvesting rainwater, filtering it for safe use, and employing smart irrigation techniques, the residents of Gympie can take significant steps towards a sustainable water future.



LORENSEN WASTEWATER

Installation & Servicing

Chase Lorensen

0427 510 340

www.lorensenwastewater.com.au



Taylex

WASTEWATER



Making a splash with designs

FOR many Gympie homeowners, a swimming pool is more than a luxury; it's a welcome relief from long, hot summers and a focal point for family life.

But choosing the right pool involves more than picking a shape and colour.

Local conditions, including sloping blocks, soil movement and flood risk, play a major role in determining what will work best in the long term.

CONCRETE POOLS: commonly built using shotcrete or gunite, remain the premium choice. Constructed on site, they offer complete design flexibility, making them well-suited to Gympie's varied block sizes and contours. Concrete pools are extremely durable and, when properly maintained, can last for decades. The downside is cost. They are the most expensive option and often take weeks or months to complete. Ongoing maintenance, including resurfacing, is also higher than other pool types.

FIBREGLASS POOLS: are popular for their fast installation and relatively low maintenance. Delivered as a single shell, they can often be installed within days and feature a smooth surface that resists algae growth. However, there are important local considerations. Fibreglass pools come in fixed shapes and sizes, and site access can be an issue on tighter Gympie blocks. More critically, in flood-prone areas, fibreglass pools can be vulnerable if they are not full of water during major rain events. In saturated ground conditions, hydrostatic pressure can cause the shell to lift or "pop" out of the ground. While proper installation, drainage and maintenance reduce the risk, it remains a factor worth considering on low-lying or flood-affected properties.

VINYL LINER POOLS: sit between concrete and fibreglass in terms of price. Built with a rigid frame and finished with a vinyl liner, they offer a smooth surface and a range of design options. Upfront costs are lower than concrete, but liners typically need replacing every seven to



twelve years. Vinyl pools are less common in Australia and can be prone to punctures and fading, particularly in harsh sun.

ABOVE-GROUND POOLS: continue to appeal to budget-conscious families. With minimal excavation and quick installation, they are well-suited to sloping blocks where excavation costs can quickly escalate. When paired with clever decking, above-ground pools can achieve an in-ground appearance without the same price tag. While they are generally less durable and add little to property value, they can be a practical and attractive solution when designed well.

PLUNGE POOLS: are another option gaining traction, particularly on smaller or steeper blocks. Compact and stylish, they offer a cooling retreat with lower water use and running costs, though they are not designed for lap swimming or large groups.

Regardless of pool type, fencing and safety compliance are non-negotiable.

Queensland pool fencing laws are strict, and sloping or irregular blocks can add complexity and cost. Factoring fencing and decking into the initial budget is essential to avoid surprises down the track.

In the end, the right pool for a Gympie

home is one that suits not only lifestyle and budget, but also the realities of the land it sits on.

Thoughtful planning can make all the difference between a pool that's a joy and one that becomes a costly headache.

POOL SMART: What to Check Before You Build

Flood risk matters

Ask whether your block is flood-prone or affected by a high water table; a key consideration for many Gympie properties.

Hydrostatic pressure

Find out how groundwater pressure will be managed, particularly for fibreglass pools during prolonged wet weather.

Sloping blocks

On uneven land, above-ground or partially raised pools with decking can achieve an in-ground look at a lower cost.

Fencing compliance

Queensland pool fencing laws are strict. Slopes, retaining walls and irregular boundaries can add complexity and expense.

Long-term costs

Beyond installation, factor in maintenance, resurfacing, liner replacement and running costs over time.



Sun, stats, savings

SOLAR power has officially claimed its place as the cheapest electricity source available, making rooftop photovoltaic (PV) systems a cornerstone of contemporary home construction.

For builders and homeowners alike, solar is a strategic investment in long-term affordability and environmental resilience.

The benefits extend far beyond simple bill reduction.

A well-integrated solar system

protects residents from volatile energy price hikes, provides the necessary infrastructure for electric vehicle (EV) charging, and facilitates a seamless transition away from gas.

For the environmentally conscious, it remains the single most effective way to slash household greenhouse gas emissions.

System costs are influenced by hardware quality, installation challenges such as steep pitches or multi-storey access, and essential electrical upgrades

like switchboard modernisations.

To navigate these variables, the Australian Government-partnered SunSPOT calculator serves as an invaluable, independent tool for builders to estimate system sizing and savings.

On average, a correctly scaled system aims for a five-year payback period.

While solar PV offers the fastest return, home batteries are the next frontier.

Despite a higher upfront cost, they

offer the ultimate “vibe” of energy independence and blackout protection.

Whether a battery is cost-effective today depends on the client’s specific usage patterns and available regional rebates, but designing a battery-ready home is now a hallmark of a quality builder.

By following a disciplined path from independent sizing to choosing reputable retailers, builders can deliver homes that are not just structures, but self-sustaining assets.

POWER UP YOUR HOME OR BUSINESS

- Industrial • Commercial • Domestic
- Solar Energy solutions • Air Conditioning



Mob: 0491 121 541
anthony@VanTwestElectrics.com.au

Home for all ages

HOME configurations are changing and more and more families are looking to multigenerational living to combat the cost of living and housing crisis.

Whether that comes in the shape of a granny flat for older family members, a parent's retreat, a teen wing, or a kid's rumpus, it all means different living areas for different members of the family.

An estimated 20 percent of Australians are living in multigenerational households, driven by the cost of living, increased life expectancy, and changing needs.

This approach allows families to embrace the practical, social, and financial advantages of having multiple generations under one roof.

Multigenerational living can be of great benefit to the aging community, as elderly family members can be cared for at home by family members, which is more cost-efficient than an aged care facility.

Grandparents are given the opportunity to help share the load of childcare, helping to take some burden off full-time working parents.

Young graduates and young families can save on rental costs while elderly family members have the benefit of social interaction and help with

household maintenance.

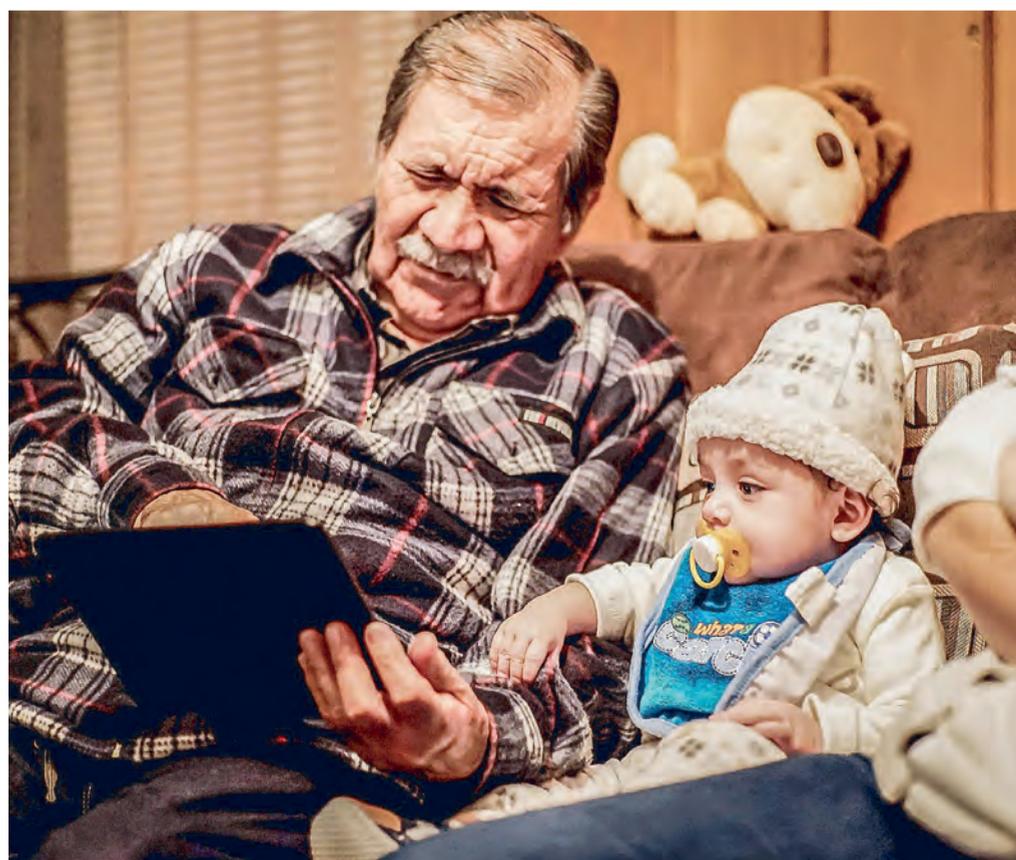
With younger and older generations living under one roof, the household chores and maintenance can be shared between those who are able to.

An excellent example of the benefits of multigenerational living is with high school graduates moving in with grandparents as they start their journey from school and into working life.

This allows the graduates to start saving money while also helping their grandparents with everyday tasks and companionship.

The older generations can retain a sense of independence as well as a feeling that they are still needed, with the younger generations helping out with tasks, such as driving, lifting, and moving heavy objects, which the elderly generation might not be able to accomplish anymore.

This approach of multigenerational living has many benefits, with both the older and younger generations reaping the rewards, with those reaching their elder years retaining the benefits of social inclusion, and the younger generation receiving help with the rise in the cost of living and learning skills to help them become more independent when the time comes.



Don't be pestered

YOUR home is your most valuable asset, so it pays to protect it, inside and out.

Pests such as spiders, ants, cockroaches, and termites are at least a nuisance, and at most, can destroy your property.

When purchasing a home use an expert to check the entire house and property using a visual and technical inspection.

It may save a lot of heartache and money to know what the situation could be before signing on the dotted line.

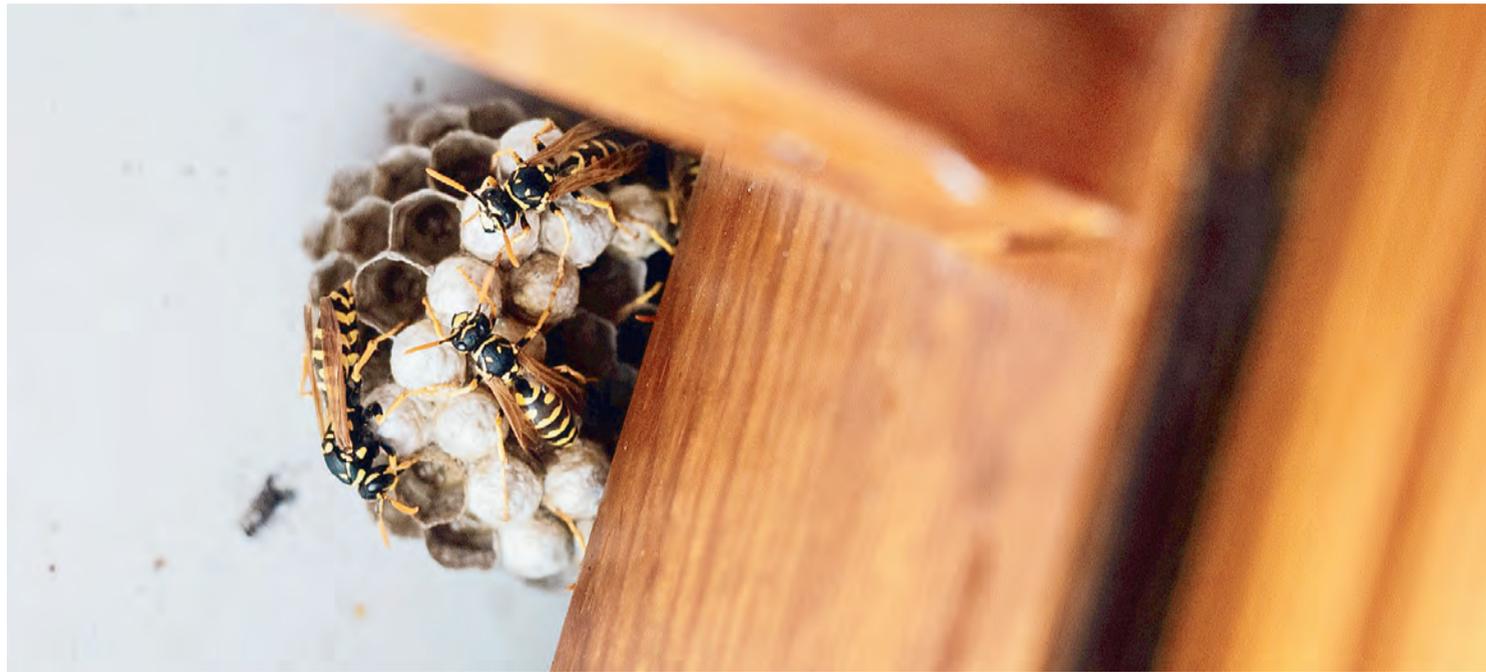
Inspections can include checks for termites, fungal decay, borers, and poor drainage, not just inside the home but around the property as well.

Inspections should include trees, landscaping materials, garages and sheds, fencing, and even retaining walls.

If you think you have a problem be assured there are solutions available using the latest in technology and treatment systems.

Rats and mice can also be a problem as they will use a home for their own needs which include food, shelter, and water.

Electrical wiring, appliances, and bedding can be affected by rodents causing safety issues such as electrocution, unhygienic



circumstances, and odours through droppings.

Using a quality pest control service will be able to help provide a range of solutions, especially for people who need to factor in pets and other animals.

Bugs such as earwigs, silverfish, ants, and centipedes can be eradicated as

well, with a pest controller able to provide the best advice on how to treat the property.

Spiders can be an issue, especially in rural areas, so ask for advice on how to treat the home or business.

Bees and wasps often use homes as a place to build their hive, making it a very

awkward situation for all.

Most pest controllers will use a product that will help the bees and wasps make the decision to leave their current location.

Whatever the problem, property owners should call in an expert to treat the cause.

TRADES DIRECTORY

Wall and Floor Tiler
 Semi-Retired - 40 Years Experience
 Tiling - Bathroom Renos
 Regrouts - Waterproofing
 Lic. No. 54956
Call Greg today 0403 055 061



12845005-FR12-26

Bathroom Renovations
 QBCC Lic No. 57500 ABN: 87 897 936 360
 Also licensed in carpentry,plastering and painting
Andrew Beard
0421 434 677
tradeattack@hotmail.com

12844663-CV12-26

MICSTAR Homes



Why Choose Micstar Homes?

- ★ Building since 1989
- ★ Qld MasterBuilder
- ★ Honest
- ★ Local Family Business
- ★ Trusted and Reliable
- ★ Personal Service

Meet Mick Lovett

Choosing the right person to build your dream home is a big decision. Mick knows this and is happy to guide you through every step of the process. You will find Mick is likable and trustworthy. Not only is he a great bloke but he is an exceptional builder - just ask his previous clients! High quality finishes and exceptional attention to detail set Mick apart from his competitors. Mick has been a Queensland Master Builder for over 20 years and most importantly he lives, employs and buys locally, so your hard earned dollars stay right here in the Gympie community.

CONTACT US

☎ 0409 224 746 QBCC Number: 1141401
 🌐 www.micstarhomes.com.au
 📍 11 Kaffertal Road, Banks Pocket
 📧 @micstarhomes
 👤 @facebook.com/micstarhome

12843287-J012-26



How healthy is your home loan?

With the current cost of living, there's never been a better time to review your home loan.

Enquire online at [bendigobank.com.au/healthcheck](https://www.bendigobank.com.au/healthcheck) or visit your nearest branch.

📍 Community Bank
Gympie & District

 **Bendigo Bank**
The better big bank

All loans are subject to the Bank's normal lending criteria. Fees, charges, terms and conditions apply. Please consider your situation and read the Terms and Conditions, available online at www.bendigobank.com.au or upon request from any Bendigo Bank branch, before making a decision. Bendigo and Adelaide Bank Limited ABN 11 068 049 178 AFSL 237879. (2083101-2126290)(02/25)