

ARISTACON™

EXCLUSIVE CONTEMPORARY HOMES

“GOD IS IN THE DETAIL”

MIES VAN DER ROHE





ARISTA CONTM

AN EXCLUSIVE
CONSTRUCTION
& DEVELOPMENT
COMPANY

"SPECIALIZING IN PRESTIGE,
ARCHITECTURAL CONTEMPORARY
HOMES WITHIN TOORAK AND
BORDERING SUBURBS"

SO
HOW
CAN WE
HELP YOU?



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1.

SOURCE HOME SITE, DESIGN & CONSTRUCT

Whether you are an existing home owner looking to knockdown & rebuild or seeking to purchase land and build, Aristacon offers a unique "Turnkey" service to help source and manage the acquisition, design and subsequent construction of your new architectural home or project by us, through our carefully selected panel of real estate agents, designers and associated professional consultants. In many cases This can include:

- + **Source an appropriate parcel of land through our carefully selected panel of real estate professionals** (in many cases, these sites are not available to the public)
- + **Providing feedback or assistance on a proposed or existing site**
- + **Feasibility study**
- + **Architect assignment and Project Brief**
- + **Conceptual Design and Documentation**
- + **Town Planning Approvals (where relevant)**
- + **Detailed construction documentation**
- + **Building Permit Approval**
- + **Construction and Post construction**

"THE BENEFITS OF HAVING US ON BOARD FROM THE ONSET CAN BE PROFOUND."

Our ability to assign and co-ordinate architects, engineers, consultants and authorities help provide the most economical, streamlined and practical outcome for your dream home.

Whether you are an existing or new home owner with completed architectural documentation or an architect seeking a reliable, proficient and professional builder, Aristacon would welcome the opportunity to cost your project by way of:

- + **Fixed Price**
- + **Cost Plus**
- + **Project Management**

2.

CONSTRUCT

CLASSICO
E MODERNO

"WE CONSTRUCT A LIMITED NUMBER OF
HOMES PER YEAR,
ENSURING UNPARALLELED SERVICE AND
PERFECTIONISM"

ARISTA^{CON}





"IT IS THROUGH OUR SELECT
RELATIONSHIPS WITH KEY
REAL ESTATE PROFESSIONALS
AND OUR INTIMATE UNDERSTANDING
OF TOORAK AND ITS SURROUNDS,
THAT WE HAVE ACCESS TO
LAND PARCELS OFTEN NOT
AVAILABLE TO THE PUBLIC"

ARISTA^{CON}

10 GREAT REASONS TO CHOOSE ARISTACON™

1. WE ARE SPECIALISTS IN BUILDING PRESTIGE CONTEMPORARY, ARCHITECTURAL HOMES
2. WE ONLY BUILD IN PRESTIGE SUBURBS
3. WE ONLY UNDERTAKE A LIMITED NUMBER OF PROJECTS PER YEAR
4. SMALL THINGS MATTER, "GOD IS IN THE DETAIL"
5. A NO OBLIGATION, FREE SITE APPRAISAL
6. ARISTACON ARE WITH YOU, EVERY STEP OF THE WAY
7. WE TREAT EACH HOME AS IF IT WERE OUR OWN
8. A COMPREHENSIVE BUILDING INCLUSIONS LIST
9. WE PRIDE OURSELVES ON OUR FLEXIBILITY AND PERSONALIZED SERVICE TAILORED TO SUITE EACH CLIENT
10. WE HOLD "DOMESTIC BUILDER" AND "COMMERCIAL BUILDER", UNLIMITED LICENSES - THE HIGHEST AND BEST CATEGORY OF BUILDERS' LICENSES AVAILABLE.



"OUR AUTHORITY TO BUILD UP TO
\$10 MILLION HOMES*
IS A CLEAR TESTAMENT
TO OUR SECURE FINANCIAL
ASSET BASE, AN UNDENIABLE
PIECE OF MIND TO OUR CLIENTS"

ARISTACON™

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OUR 10 POINT GUARANTEE

1. WE WILL CONDUCT REGULAR SITE MEETINGS
2. WE WILL MAINTAIN HONEST & TRANSPARENT COMMUNICATION
3. WE WILL KEEP YOU INFORMED ABOUT YOUR TIMELINE
4. WE WILL KEEP YOU INFORMED OF THE BUDGET
5. WE WILL PRODUCE ONLY THE HIGHEST QUALITY WORK
6. WE WILL USE ONLY RELIABLE, QUALITY SUBCONTRACTORS
7. WE WILL USE COMPREHENSIVE CHECKLISTS FOR EVERY TRADE
8. WE WILL OFFER A 7-YEAR STRUCTURAL GUARANTEE
9. WE WILL OFFER A 6-MONTH DEFECTS LIABILITY PERIOD
10. WE WILL NOT PROCEED WITH ANY VARIATIONS,
UNLESS APPROVED BY YOU 1ST





OUR PASSION

OUR PASSION
& EXPERTISE IS
CONSTRUCTING
INCREDIBLE
ARCHITECTURAL
**HOMES &
INTERIORS,**

***BUILT TO EXEMPLARY
DETAIL AND PERFECTION***

IT DRIVES US
EVERY DAY,

WE LOVE
WHAT WE DO.



ARISTA^{CON}

WE WORK
WE PLAY
WE LIVE



WE WORK HERE

Our offices have been conveniently located in the Heart of South Yarra for over 10 years and our construction projects are focused within Toorak and bordering suburbs, we love working here


WE PLAY HERE

Whether it's a run around the Botanical, a kick of the footy at Como park attending the local gym or a crack at some Rugby Union at Toorak Park, we love playing here

WE LIVE HERE

Shopping at Chapel Street or High St Armadale, Dining on Toorak Rd, or attending a local football game to watch our children play, we love living here





AFTER HOURS, BUSINESS HOURS,
AT WORK, AT HOME
WHEREVER, WHENEVER
"NO OTHER BUILDER KNOWS
TOORAK AND ITS BORDERING
SUBURBS BETTER THAN US"

OUR PROCESS

STAGE 1

MEET & GREET

- MEET TO DISCUSS REQUIREMENTS
- SITE VISIT
- ASSIST IN SOURCING & ACQUIRING SITE
- COUNCIL REQUIREMENTS
- NEIGHBOURS
- TOPOGRAPHY
- GENERAL ADVICE

STAGE 2

PRELIMINARY AGREEMENT

- PREPARE & SIGN AGREEMENT ALLOWING THE FOLLOWING TO BE EXPEDITED:

Title & covenants
Property information certificate
Town planning report
Land Survey
Consent to demolish
LPOD
Sewer connection
Existing underground services
Preliminary client brief established

STAGE 3

DESIGN AND DOCUMENT

- FINALIZE BRIEF
- CONCEPTUAL DESIGNS AND CONSTRUCTION ESTIMATE
- DESIGN DEVELOPMENT AND PRELIMINARY COSTINGS
- DETAILED CONSTRUCTION DOCUMENTATION AND COSTINGS
- BUILDING CONTRACT
- BUILDING PERMIT

STAGE 4

CONSTRUCTION

- DEMOLITION & SITE MOBILIZATION

Authority from financial lender received
Demolition
Site mobilization

- SLAB

Excavation & earthworks
Under slab plumbing & drainage
Retention systems
Slabs, Columns & concrete structure

- FRAME

Wall frames
Roof trusses

- LOCK UP

Brickwork
Façade
Roofing
Service rough-ins
Eaves linings
Temporary external doors

- FIX

Plaster
Architraves & skirtings
Joinery
Tiling
Internals doors

- COMPLETION

Painting
Tiling
Services fit-off
Shower screens
Mirrors & glazing
Final clean
Landscaping

STAGE 5

HANDOVER, SERVICE AND WARRANTY PERIOD

- PRACTICAL COMPLETION ACHIEVED
- WALK THROUGH AFTER 4 WEEKS, COMPILE LIST
- ATTEND TO ITEMS DURING 6 MONTH WARRANTY PERIOD



RELAX, YOU'RE IN GOOD HANDS

TRAVIS WALTON ARCHITECTURE

"The team at Aristacon deliver high quality and well detailed built outcomes for which our project's demand. The director John was very professional and organised which led to the timely delivery of our project. I would recommend Aristacon for high end luxury architectural works."

Travis Walton - Architect/Director



WOOD MARSH ARCHITECTURE

"In all instances, John has provided valuable technical experience towards the design and construction and assisting in achieving affordable solutions, while maintaining our design intent. Johns professionalism and leadership skills with sub-contractors during construction has played a major role in providing co-operative team spirit between consultants and subcontractors alike"

Dominic Chirico - Project Manager



DAVID WATSON ARCHITECTS

"We found Aristacon's workmanship, attention to detail and management of the project to be thorough and professional"

David Watson - Architect/Director

WORKROOM DESIGN

"The project required a very high level of finish, particularly internals which were successfully undertaken by Aristacon. They displayed strong organisational and contract administration skills. Aristacon's experience with complex projects and long lasting sub-contractor/supplier relationships combined with an eye for detail make them highly recommendable for detailed architectural projects"

John Bournis - Architect/Director

WORKROOM







ABOUT US

Aristacon are an exclusive construction & development company, specializing in prestige, architectural contemporary homes within Toorak and bordering suburbs.

Our passion and expertise is constructing incredible architectural homes and interiors, built to exemplary detail and perfection.

This is achieved through our dedicated and loyal team of sub-contractors, suppliers, employees and professional consultants that have evolved with us during the last 15 years. Each one of them, an expert in their field.

Combined with our experienced management team and advanced reporting systems we ensure you're "Always in touch" and help the production of your home and its process remains as transparent, informative and enjoyable as possible.

Aristacon hold an "Unlimited Category" builders license (the highest category possible) for commercial and residential construction. Our secure financial asset base provides undeniable peace of mind to our clients, with personal asset backing substantiated through the VBIA enabling us to build single homes* up to \$10 million AUD.

The company is managed by its founder and current director, John Baloukeserlis. John has had over 13 years' experience on complex, high profile commercial projects in senior roles with top tier construction companies and another 15 years in residential developments and Luxury Homes since having completed a bachelor in Building from RMIT in 1991.



COMPANY DETAILS

DIRECTOR:
John Baloukeserlis

TELEPHONE:
P (03) 9826 4402

AUSTRALIAN BUSINESS NUMBER:
ABN 55 137 183 227

COMPANY NAME:
Aristacon Pty Ltd

EMAIL:
query@aristacon.com.au

OFFICE ADDRESS:
Suite 10/210 Toorak Rd, South Yarra, Vic 3141.

TRADING NAME:
Aristacon Builders

WEB:
aristacon.com.au

PUBLIC LIABILITY:
QBE 132V001085CAR
\$10M (\$20M on request)

BANKERS
Simon Chan
Business Banking Executive, NAB
Level 1, 99 Bell Street, Preston VIC 3072
Tel: (03) 9496 0338

ACCOUNTANTS
Theo Mitsonakis
TNM Consulting
150 High St Preston, Vic 3072
Tel: (03) 9484 8111

LEGAL
Simon Raleigh
Best Hooper Solicitors
451 Little Bourke St, Melbourne VIC 3000
Tel: (03) 9670 8951

BUILDERS LICENSE NUMBER:
Commercial CB-U 6494 (unlimited category)
Residential DB-U 16399 (unlimited category)

STRUCTURAL DEFECTS (COMMERCIAL WORKS):
Vero LPS 012452672/ZBFB0436

HOME WARRANTY INSURANCE (DOMESTIC):
QBE/VMIA 32V001085BWC-1

MASTER BUILDER NUMBER:
264282

HOUSING INDUSTRY ASSOCIATION NO:
831491





REGISTRATION CERTIFICATE

DOMESTIC BUILDER
DB-U 16399

COMMERCIAL BUILDER
CB-U 6494



GALLERY





“WE ARE WHAT WE
REPEATEDLY DO.
EXCELLENCE THEN,
IS NOT AN ACT,
BUT A HABIT”

ARISTOTLE

