



function homes

2024 CAPABILITY STATEMENT

Function Homes

- ✉ hello@functionhomes.com.au
- ☎ 0472 964 444
- 📍 PO BOX 144, Ferny Creek, VIC 3786



Welcome to Function Homes

Delivering the Custom Home of Your Dreams.

Welcome to Function Homes – Melbourne’s premier provider of high-end residential construction solutions. As the domestic division and sister company of Function Fitouts, our award-winning management team brings decades of experience and is licensed in both commercial and domestic construction.

Specialising in Renovations, Extensions, New Homes, Subdivisions, and Developments, Function Homes prides itself on delivering unparalleled craftsmanship and attention to detail.

We believe in the power of effective communication as the cornerstone of any successful project, and our unique approach is dedicated to Add Massive Value to our clients, colleagues, and partners.

Our team of expert contractors and industry professionals are dedicated to building architectural homes that not only look stunning but are designed to function and flow. With a deep understanding of the Architectural, Engineering, and Construction industry, Function Homes will guide you through the process of creating your dream home with ease and enjoyment.

We have a wealth of experience in passive house construction and conversions, transforming existing homes to passive house standards for healthier and more comfortable energy-efficient living spaces.

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Meet our Directors

Our leadership team brings together years of industry experience and expertise to drive the vision of Function Homes. Led by Steven Scamporlino & Matt Preston our directors are dedicated to ensuring the highest standards of quality, integrity, and client satisfaction.



Matthew Preston

A self-motivated and commercially astute professional with strong experience across a range of property management and construction businesses. Matt holds a nationally recognized builders license with 15 years' experience in Commercial Project Management.

Matt adds massive value to your project by maintaining a high-level systematic approach to planning and delivering your home on time and within budget.



Steven Scamporlino

An innovative leader in construction, Steve holds an unlimited domestic builder's license and brings over 20 years of experience to the table. His exceptional eye for design and passion for turning ideas into reality sets him apart in the industry.

Known for his high level of standards and delivering exceptional results, Steve is the ideal partner for your next project. Attracting high end clients with his reputation for excellence, Steve ensures that every aspect of your project is executed to perfection.

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ADD. MASSIVE. VALUE.

Our Core Values:

- **Add Massive Value:** We add massive value to every interaction, ensuring that all stakeholders benefit from our services.
- **Communication:** We believe in the power of effective communication as the cornerstone of Function Homes operations, and our unique approach is dedicated to transparent and precise communication to clients, colleagues, and partners, ensuring information is conveyed accurately and effectively.
- **Commitment to Excellence:** Our goal is to get it right the first time, upholding the highest standards of quality and craftsmanship in all our endeavors.
- **Safety and Well-being:** We prioritize the health, safety, and welfare of everyone involved in our operations, including staff, contractors, visitors, and the wider community.
- **People First:** At the heart of our business are our people, whose skills, dedication, and passion drive our success and define our culture.
- **Balance and Fulfillment:** We encourage a healthy work-life balance and foster a work environment where individuals are empowered to pursue their passions and find fulfillment in their work.
- **Integrity and Reliability:** Our reputation is built on trust, integrity, and reliability. We honor our commitments, pay our suppliers and contractors promptly, and consistently deliver high-quality work.
- **Empathy and Respect:** We approach every interaction with empathy, kindness, and respect, striving to understand and address the needs and expectations of our clients and stakeholders.
- **Simplicity and Efficiency:** We embrace simplicity and efficiency in our processes, seeking out smart solutions and streamlining workflows to maximize productivity and effectiveness.
- **Professional Presentation:** We value professionalism and attention to detail, ensuring that we always present ourselves and our work in the best possible light.

“Just like great design, we strive for harmony, rhythm and balance in all of our projects, in respect to the culture of each client we service.”

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Residential Services

At **Function Homes**, we collaborate closely with architects and designers to bring our clients' visions to life. From concept to completion, we specialise in creating bespoke homes that reflect our clients' unique lifestyles, preferences, and aspirations. Our team is experienced in working with a diverse range of architectural styles and design concepts, ensuring each home is tailored to perfection.

Just like our Commercial Projects, our team is able to ensure that your dream can become a reality, by incorporating our network of architects and custom joinery builders there is literally no limit to what we are able to achieve.

What's more, we can manage everything from knock-down rebuilds, to landscape gardening and interior design to ensure a seamless connection between your home and garden.

Service Listing

- **New Homes Construction:** From concept to completion, we build new homes that reflect your unique lifestyle and preferences.
- **Bespoke Architectural Homes:** Collaborating closely with architects, we create custom-designed homes tailored to perfection.
- **Early Contractor Involvement:** Helping clients navigate planning and architecture to deliver a Functional Home that meets your family's needs.
- **Passive Homes and Eco Builds:** Specializing in sustainable construction, we deliver energy-efficient homes that prioritize environmental responsibility.
- **Kitchen Renovations:** Transform your kitchen into a stylish and functional space with our renovation services.
- **Bathroom Renovations:** Upgrade your bathroom with modern fixtures and finishes to enhance comfort and convenience.
- **Home Extensions:** Expand your living space and add value to your property with our expert home extension solutions.
- **Landscape Gardening:** Create stunning outdoor spaces that complement your home's architecture and reflect your personal style.
- **Full Project Management and Consultation:** Enjoy peace of mind with our comprehensive project management services, guiding you through every step of the construction process.
- **Interior Design:** Elevate the aesthetics and functionality of your home with our professional interior design expertise.
- **Home and Garden Maintenance:** Keep your home and garden in top condition with our maintenance services, ensuring long-lasting beauty and functionality.

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Technical Capabilities

At Function Homes, we pride ourselves on our unparalleled technical capabilities, ensuring that each project is executed with precision and expertise. Our team is equipped with the knowledge and skills to deliver innovative solutions tailored to meet the unique needs of our clients. Here are some key aspects of our technical expertise:

Early Contractor Involvement (ECI)

With our wide range of expertise, we provide guidance on Early Contractor Involvement to optimise a cost-effective solution for your project. Our team works closely with you to identify and mitigate any potential risks or planning hurdles associated with your construction and/or design plans. Collaborating with various industry professionals, including architects and town planners, we ensure a holistic approach to your project.

Tendering

Progressing from ECI, we enter the tendering stage. We offer a professional and highly detailed estimate, so you know exactly what you're getting for your dollar. Our estimating team spends thorough time investigating any unique products and potential challenges before we've made a start on site

Probuild Services

We excel in managing the entire construction workflow, leveraging our expertise and extensive network to ensure a seamless experience. Skilled in coordinating with contractors and infusing creativity through our team, we transform your visions and designs into reality with exceptional finesse.

Architectural Excellence

With a keen eye for design and a deep understanding of architectural principles, we excel in bringing architectural visions to life. From contemporary masterpieces to timeless classics, our team collaborates closely with architects to ensure that every detail is executed flawlessly.

Sustainability

With a strong commitment to energy efficiency, sustainability, and environmental stewardship, we are dedicated to contributing positively to our planet. We prioritize the recycling of building materials, diverting them from landfills, and meticulously sort various waste materials for recycling or proper disposal at suitable facilities.

Advanced Building Techniques

Leveraging the latest advancements in building technology and construction methods, we deliver projects that meet the highest standards of quality and craftsmanship. Whether it's innovative structural systems or cutting-edge materials, we stay at the forefront of industry trends to provide our clients with superior results.

Passivhaus (Passive House)

Specialising and understanding updated construction methods, we have a keen interest in the Passivhaus market. Also known as Passive House, this type of building standard emphasizes energy efficiency, resulting in ultra low energy buildings that require little energy for heating or cooling. Utilising key construction methods of thermal bridge free construction, super insulation, airtight membranes, high performance windows, and ventilation with heat recovery. This standard can apply to various building types, aiming to significantly reduce the ecological footprint of buildings.

Customization and Flexibility

We understand that every client is unique, which is why we offer a high level of customization and flexibility in our services. From bespoke floor plans to personalized design elements, we work closely with our clients to bring their vision to life and exceed their expectations.

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Building for Tomorrow:

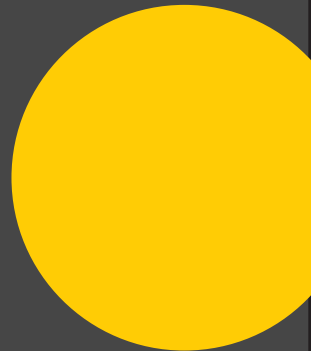
The Sustainable Solution with Passive Homes

Function Homes specialises in the design and construction of passive homes – innovative residences that prioritize energy efficiency, comfort, and sustainability. Our team of experts is well-versed in passive design principles and techniques, allowing us to deliver superior-quality homes that exceed client expectations.

Key Highlights:

- Expertise in passive home design and construction
- Commitment to sustainable building practices
- Focus on energy efficiency and thermal comfort
- Track record of successful passive home projects
- Dedicated to creating healthier living environments for occupants

At **Function Homes**, we are dedicated to creating homes that not only meet the needs of our clients but also contribute to a more sustainable future. With our passion for excellence and commitment to innovation, we are the ideal partner for your passive home project.



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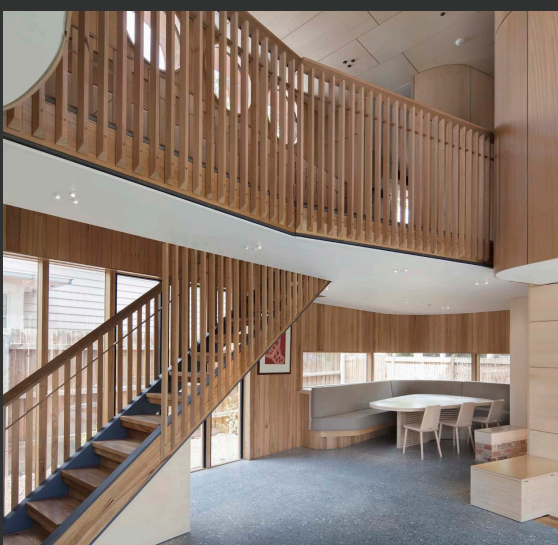
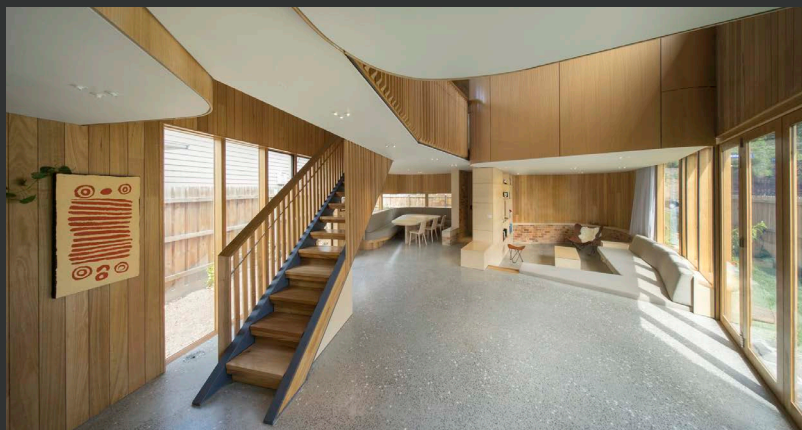
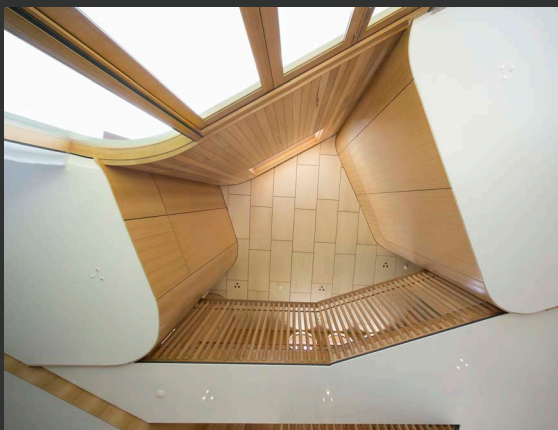
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Residential Projects

“True North” – Architectural Home



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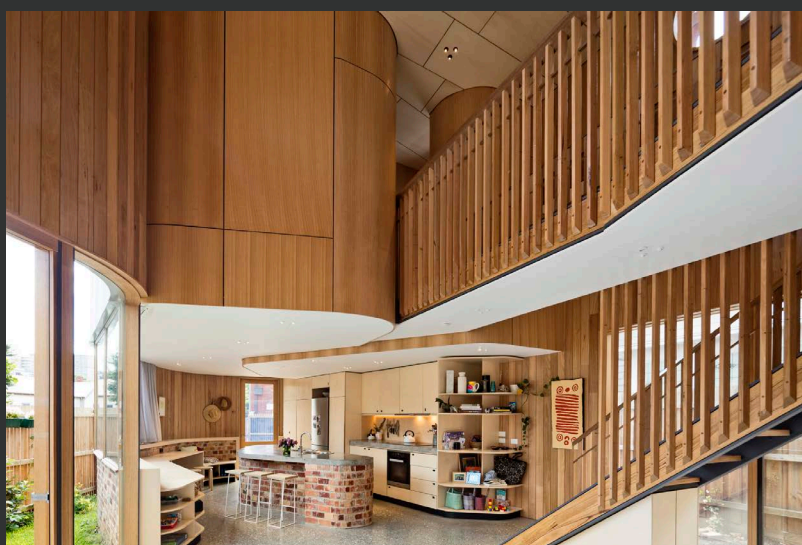
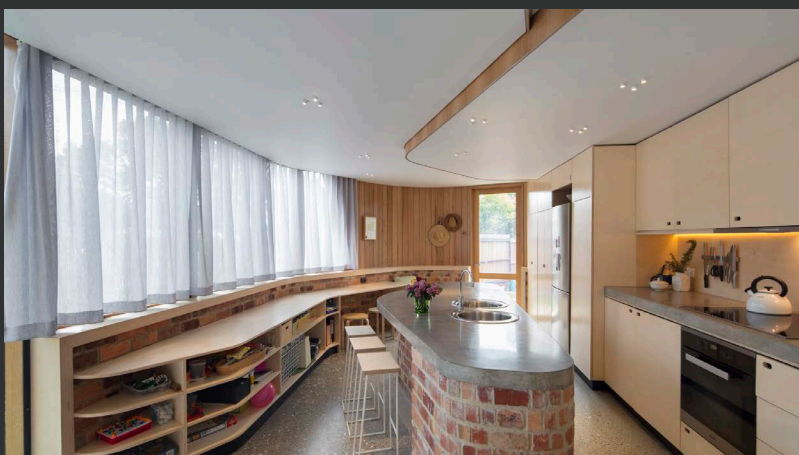
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“True North” – Architectural Home



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Residential Projects

"Passivhaus" – Studio Construction



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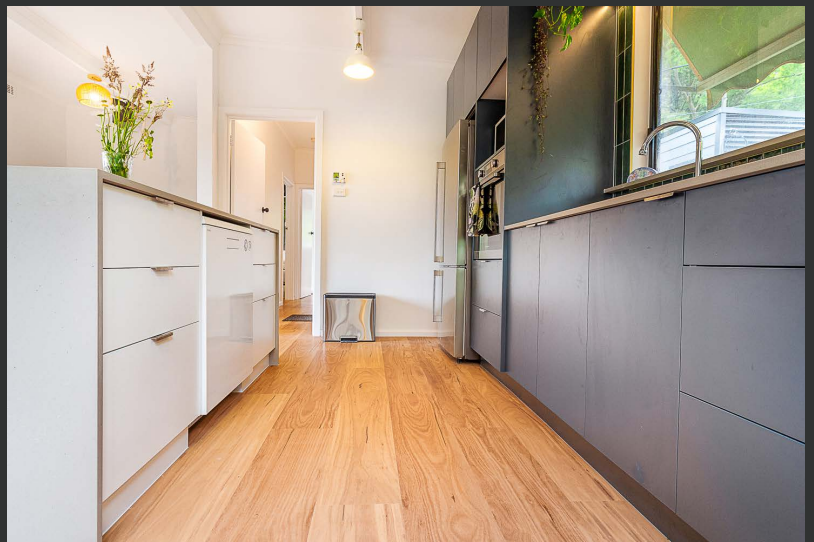
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Residential Projects

"Ferry Creek" – Kitchen Renovation



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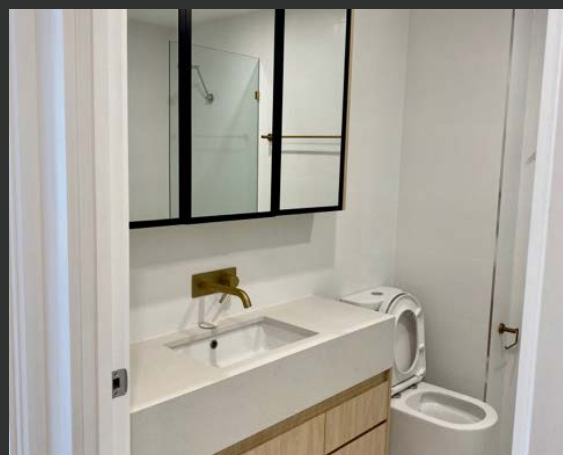
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Residential Projects

“Southbank Townhouse” – Interior Renovation



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Residential Projects

"Carlton" – Architectural Home



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Media

-Media Releases and Social Media

The Curved Marvel: A Coral-Shaped Architectural Masterpiece in Melbourne

<https://www.completehome.com.au/new-homes/a-coral-shaped-architectural-masterpiece-in-melbourne.html>

Curves Ahead: a coral-shaped timber and steel masterpiece

<https://www.completehome.com.au/new-homes/curves-ahead-coral-timber-steel.html>

Grand Designs 12.2 Feature - Pages 124 to 134

https://issuu.com/unimags/docs/gda122_100dpi

Arch Daily Media Release

https://www.archdaily.com/964939/true-north-residence-tandem-design-studio?ad_source=unverified&ad_name=project

Grand Designs S10 - Carlton - Peter Maddison Walkaround

<https://www.facebook.com/granddesignsau/videos/season-10-carlton-peter-maddison-walkaround/831119461104488/>

"I have known Steven Scamporlino for about 8 years and have worked with him many times, on various projects. I recommend Steve and his team at Function Homes for their attention to detail, professionalism and ability to deliver on unique architectural designs"

-Michael Larionoff, Onoff Architecture

"Matt and Steve assisted me through a technically challenging subdivision project. Their industry knowledge was priceless in navigating the regulatory requirements of council, planning and permits and they had the project moving quickly as a result. They executed the works with a skilled and experienced team and delivered ahead of time and on Budget."

- Wally Ibrahim, Drake St, Ferntree Gully



Take the next step...



If you are interested in working with Function Homes on your project, get in touch with us to find out how we can Add Massive Value to your project. See more of our work at functionhomes.com.au.

Email Matt at hello@functionhomes.com.au call 0472 964 444 or scan the QR Code to WeChat.

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