

# LOKA Building


Remedial | Renovation | Maintenance





**Master  
Builders  
Association**  
New South Wales


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## Home Renovation

Whether you are looking to update your kitchen, remodel your bathroom, or add more rooms to meet the needs of a growing family, Loka Building can help you get maximum value and enjoyment for the amount you plan to invest.

At Loka Building, we understand, we listen, we respect your wishes, and we aim to minimise disruption along the way.

With years of experience in renovating and improving homes, the Loka Building team are committed to delivering a result that matches your vision and gives you the new lifestyle you're after.

**Loka Building can help you get maximum value and enjoyment for the amount you plan to invest.**

From the moment we meet with you to discuss your renovation needs, right through planning and construction, and for many years beyond, you'll be glad you chose Loka Building.

### Renovation Guide

Depending on the size of your renovation, you will be dealing with your builder anywhere from one to eight months or even longer for a very large renovation so it is very important that you choose someone that you trust and feel comfortable with and can talk to about any aspect of the renovation. Your builder should also be licensed, reputable and fully insured.

Ask your builder about the building process so you will be prepared for what is to come. How long will it take? What can you do to prepare? Would it be better for you to move out for the duration of the build? Will your property be secure? Can you leave your furniture and belongings in rooms that will be worked on?

Most renovations and home extensions will require approval from your local council. Council applications require "plans" or "drawings" that detail the extent of the work. Loka Building works with qualified consulting architects, design draftsmen and engineers who can take your ideas and produce working plans not only for approvals, but to form the blueprint for your entire project.

While your application is going through the processes at your local council, Loka Building will work with you on the details of your renovation. This is the exciting part where you choose tiles, taps, sinks, paint colours, door fittings etc. During this period it is very common for our clients to make changes or upgrades depending on their budget.

Talk to your neighbours and tell them about your plans. In some instances the council will require permission from your neighbours (i.e. to build on or close to a common fence). Either way, it is courteous to let them know what will be happening as there will be workmen making noise and extra vehicles coming and going from your property.

# Remedial Building Services

**As a trusted service provider to strata managers and property owners (both residential and commercial) across the Sydney basin, Loka Building can provide solutions to any building issue.**

Guaranteeing quality workmanship, the Loka Building team have extensive experience in building rectification and repairs and are well versed in strata regulations and legislative requirements including Workplace Health and Safety (WHS) and environmental considerations.

Loka Building works closely with strata managers, insurance companies, consultants, engineers, owner's corporations and individual clients to deliver quality results on every job.

**Loka Building offers a broad range of services including:**

- Structural rectification & strengthening
- Waterproofing rectification & design
- Cavity flashing repairs
- Concrete spalling/cancer rehabilitation
- Render repairs
- Underpinning
- Lintel replacement
- Crack stitching
- Window and door replacement
- Roofing repairs
- Brickwork rectification
- Heritage works
- Balustrade replacement
- Façade refurbishment & upgrades

- Complete Internal refurbishment
- Rising damp concerns and general building defects
- Home warranty insurance claims
- Fencing: brushwood, lap and cap, colourbond etc
- Impact damage
- Fire damage
- Fire doors
- Retaining walls
- Brickwork repairs
- Tiling/paving
- Garage door replacement, repairs and servicing
- Magnesite repairs
- Rusting steel
- Painting
- Plumbing
- Electrical services

## Waterproofing specific

Loka Building is experienced in all internal and external waterproofing applications. Typical waterproofing works include:

- Roof waterproofing and drainage works
- Torch & liquid membranes
- Shower waterproofing
- Sub floor rectification
- Cavity flashing replacement
- Treatment of external terraces and balconies



**We understand that time is of the essence.  
Loka Building commits to responding to your enquiry within 24 hours and providing you with a quote within 48 hours.**



# Maintenance Services



## Loka Building offers an integrated service for all aspects of property maintenance.

Our extensive experience encompasses the scheduling of maintenance works for a number of clients on a daily basis, through to major tenancy renovations.

Loka Building is comprised of highly experienced tradesmen including:

- Carpenters
- Plumbers
- Electricians
- Cabinet makers
- Painters
- Plasterers
- Tilers
- Welders

All team members have trade qualifications, appropriate clearances and are respectful of your property, while following strict OHS and environmental policies.

Loka Building has a trusted reputation for delivering quality repairs, grounds and maintenance solutions. Whether it's your personal or investment property, you can be assured of a high-quality service and excellent workmanship.

We are committed to completely satisfying our clients' expectations and requirements. We achieve this by providing reliable and professional building services throughout every stage from first contact to completion.

We pride ourselves on being able to provide a service to all Insurers, Loss Adjusters, Strata Managers, Property Managers and Private homeowners.

**Our goal is to provide quality maintenance solutions which deliver value for money.**