



5 Truths About Timber Frame

We spill the tea in this no-BS guide for First Home Builders who want to build faster.



Let's talk **timber**

If you've grown up in WA, chances are you've been told that double brick is the only way to build.

But here's the thing. While double brick has been the local favourite for decades, most of Australia has been building with timber frame for just as long.

And for good reason. Timber frame homes are faster to build, easier to insulate, more flexible in design and often cheaper to run long term.

So why isn't everyone talking about it?

This guide breaks down the five biggest advantages of timber frame construction. No jargon. Just the facts that matter when you're building your first home.

Ready to see what all the fuss is about?

IT'S TIME...MAKE YOUR MARK ✖



Okay so what is timber frame?

Think of timber frame as the skeleton of your home.

Strong, engineered timber is used to create the structural framework that supports your walls and roof.

Once the frame is complete, it's wrapped and finished with the same quality materials you'd expect in any modern home.

From the street, most people would never know the difference.

And while timber frame might feel like the new kid on the block in WA, it's actually been the preferred construction method across much of Australia for decades.

Safe. Strong. Proven.

Now let's get into the good stuff!



#1

Step into your home 8 weeks* sooner

WHY THIS MATTERS

Waiting for your new home is a bit like waiting for the weekend. It always feels like time is moving at 0.5x speed.

One of the biggest perks of timber frame construction is speed. The framing stage can be completed a lot faster than traditional double brick construction, helping bring your move-in day forward by an average of eight weeks.

That's eight fewer weeks paying rent while dreaming about your new kitchen. Eight fewer weeks checking build updates. And eight extra weeks actually enjoying the home you've worked so hard for.

Because once your home is ready, life can get started sooner too.



*Based on internal construction data comparing average slab-to-roof-cover time frames for timber frame and double brick homes. Actual build times vary and may be affected by factors beyond the builder's control. Any time savings are indicative only and not guaranteed.

#2

Save over \$10,000 in rent and finance costs*

WHY THIS MATTERS

Getting the keys eight weeks sooner isn't just a nice bonus. It can make a serious difference to your bank account.

While your new home is being built, there's a good chance you're juggling rent and construction loan repayments at the same time. Every extra week of waiting can mean more money going towards living in two places at once.

Based on average Perth rental costs and mortgage repayments, moving in eight weeks earlier could save you more than \$10,000*.

That's \$10,000 you could put towards styling your new space, making extra repayments on your mortgage, booking that post-build holiday, or simply keeping in the bank for whatever life throws your way.

And it's not just about the dollars. It's eight fewer weeks of waiting. Eight fewer weeks of uncertainty. And eight extra weeks enjoying the home you've worked so hard to create.

Because once your home is ready, the only thing left to do is start making your mark.



*\$10,000+ savings figure is an estimate only, based on average Perth rental costs (reiwa.com.au), average Australian mortgage interest rates (money.com.au) and indicative construction time savings associated with timber frame construction. Actual savings will vary and are not guaranteed.

#3

Lower energy bills from day one

WHY THIS MATTERS

A comfy home isn't just about what you can see. It's about how your home performs behind the walls.

That's where timber framing and quality insulation become an elite combo.

Together, they help your home maintain a more consistent temperature throughout the year, reducing the need to constantly run your heating and cooling systems.

The payoff is a home that feels better to live in and is potentially cheaper to run. Less energy wasted. Lower power bills. More money staying in your pocket month after month.

Your future self will thank you.



#4 Layouts that **work harder**

WHY THIS MATTERS

Want higher ceilings? Bigger open-plan living? More flexibility in how your home feels and functions?

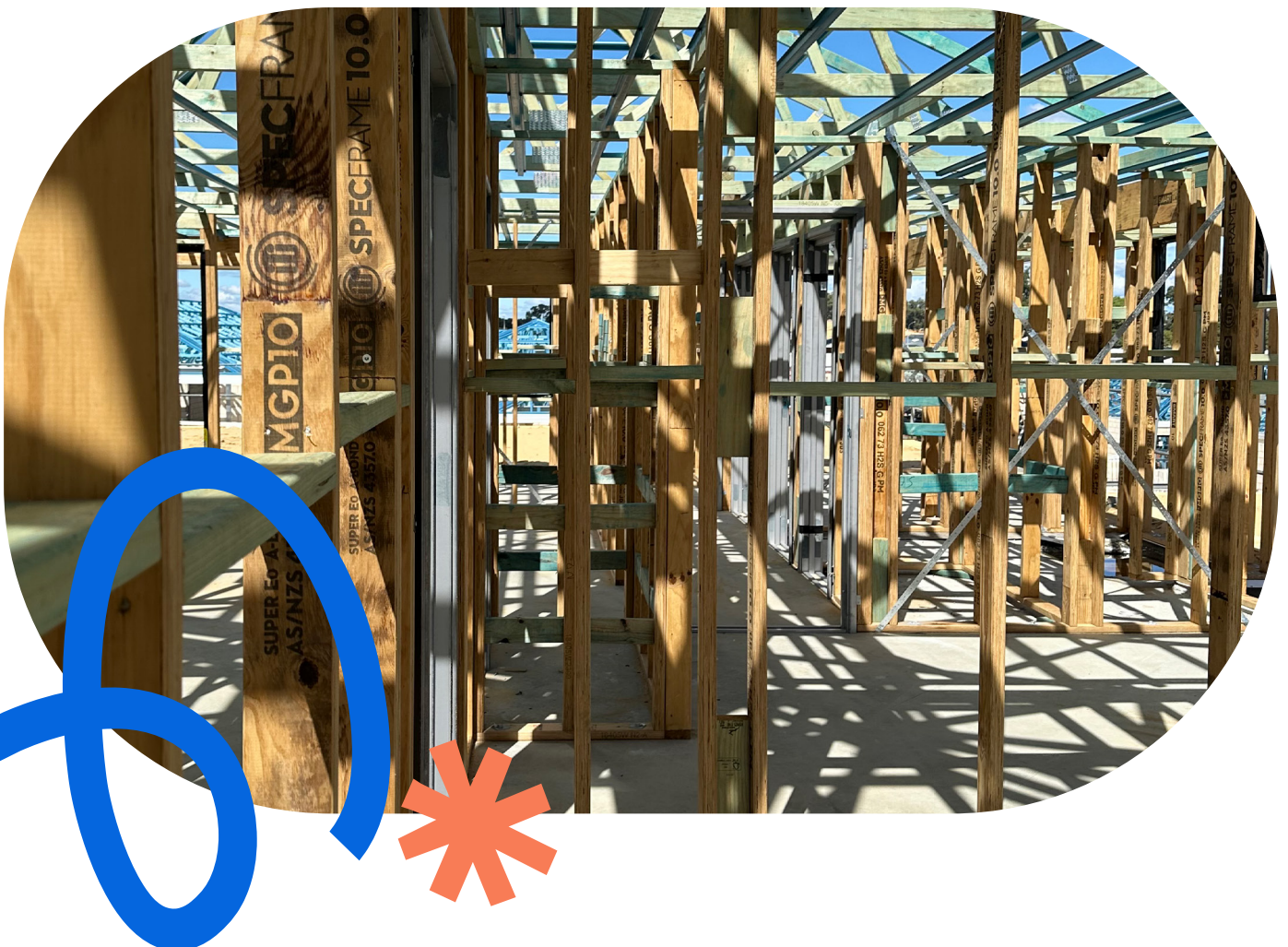
Timber frame makes that wayyyy easier.

Because engineered roof trusses can span greater distances, more of the structural load can be supported by the external walls of the home rather than internal ones.

In non-builder speak, this means fewer internal walls are needed to do the heavy lifting. Instead of the structure deciding where rooms start and stop, you have more freedom to create larger living areas, open-plan spaces and layouts that suit the way you actually live.

The result?

A home that feels bigger, brighter and more spacious from the moment you walk through the door.



#5

Built for whatever comes next

WHY THIS MATTERS

Life changes. Families grow. Priorities shift.

The home you build today should be able to evolve with you.

Need to turn a nursery into a home office? Open up a living space years down the track?

Timber frame construction can make future renovations and modifications simpler and more cost-effective than traditional brick construction.

That flexibility means your home can adapt as your life does.

Because the best homes aren't just designed for today. They're designed for what's next.





Ready to start building?

Timber frame isn't a trend.

It's a proven construction method that's helping thousands of Australians build faster and get more value from their home.

If you're ready to explore what's possible, we're here to help. No pressure. No jargon.

Just good people building great homes.

Visit us at lavidahomes.com.au

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