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Industry's crowning awards



Welcome to the 2016 Master Builders Gold Coast Housing & Construction Awards winners' magazine.

The awards program is widely known as the industry's crowning awards. They play a vital role in promoting and showcasing excellence, both amongst the industry and in the wider community. They also allow the amazing entrants to take pride in their work and celebrate their successes and the professionalism and craftsmanship that is on display.

Each year the program attracts hundreds of quality entries from across Queensland and the standard we have seen this year is no exception – it is incredible and demonstrates the impeccable talent and expertise of our industry.

The Housing & Construction Awards provide an opportunity to recognise this talent, and it is great that, after 29 years, they continue to be sought-after by the state's top builders and tradespeople.

The range of projects published reflect the high standards and exceptional skills of our region's Master Builders. Judges scrutinised the winners featured here based on criteria such as quality of workmanship, degree of construction difficulty, external appeal, siting and aspect, and amenities and aesthetics.

It is a promising sign for the building and construction industry to have so many quality winners. Each winner has put their business, product and workmanship under scrutiny as part of an extremely competitive process.

For home owners considering a new home,

renovation or addition to an existing home, there is sure to be some inspiration among these pages. For the commercial sector, these projects display commercial builders with specialist staff, contractors and consultants who provide professional services to their clients.

For more than 130 years, Master Builders has been the go-to peak industry association representing building in Queensland. We have long been a passionate industry authority, representing the interests of our members and the broader industry. We are also the number one source of practical and relevant information, and have helped thousands of builders and trade contractors to operate professional and profitable businesses that deliver superior quality outcomes to their customers.

The outstanding craftsmanship on display as part of the Master Builders Housing & Construction Awards program points to the important role Master Builders plays in promoting excellence within the industry.

The high quality of work achieved by our members highlights our commitment to equipping members with specialist advice and professional services, which in turn helps members to provide unmatched workmanship and attention to detail.

On behalf of Master Builders, I thank all winners for supporting the Housing & Construction Awards program and wish them all the best.

John Duncalfe
Master Builders Regional Manager
Gold Coast

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Heritage-inspired masterpiece

House of the Year 2016: A fairytale Scottish manor in the heart of the Gold Coast Hinterland

THE GORGEOUS rolling green plains of a working Beechmont cattle property holds a personal place in the heart of fifth-generation builder Austen Ritchie.

The 2016 House of the Year winner, dubbed Richmond Park, is a Scottish manor-style home embodying tradition which indulges not only the client's fantasy but Austen's own Scottish heritage.

After eight months of planning and selecting products, the project took just under two years to complete. The build commenced with a 160 metre retaining wall for a stable foundation.

A stunning feature is the sandstone walls, quarried locally from

Toowoomba, requiring more than 215 tonnes of hand sorting before laying could start.

The balustrade for the staircase and railing was hand carved by a master craftsman specifically for the home, along with other ornate handmade furnishings including copper guttering, ridge slashing and two custom carved water fountains.

After running the family building company, Austen and wife Emily started their own business in 2005, with 20 years of experience under their belts.

Emily Ritchie says the huge project was helped by business relationships the couple have with their

contractors who have been building with the Ritchie family for nearly 40 years.

“We’ve never really built homes that have been standard and off the plan,” says Emily.

“It’s always been a real emphasis on those architectural homes that we work with designers to build.

“The paths changed a little on the way, but the client is very happy with the end result – it’s something different.

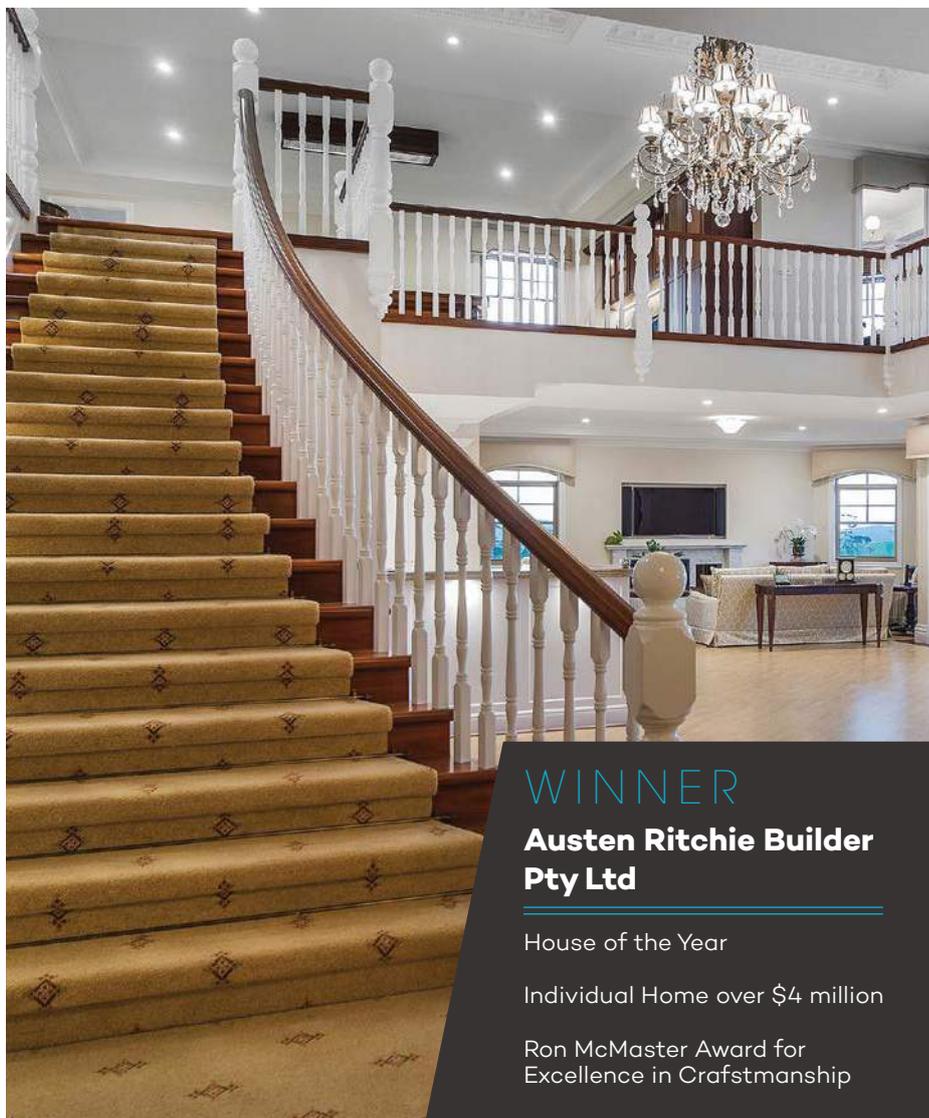
“It was very nice for Austen’s heritage to be able to build something out of sandstone, because it’s not obviously something that comes up every day. It’s quite a large cost, and it’s quite technical.”

No luxury was spared on the home which includes a glass mosaic heated swimming pool, imported British carpets, ANDCO flooring and underfloor heating.

Attention to detail is evident in every aspect of the home from seven types of hand-pressed plaster that appear on the ceilings to the house’s inbuilt lightning protection.

The award is just the latest feather in Austen Ritchie’s cap, previously demonstrating his commitment to training up others in the industry by taking out the 2010 Apprentice Employer of the Year.

He was also the recipient of the 2009 Master Builders Rising Star award.



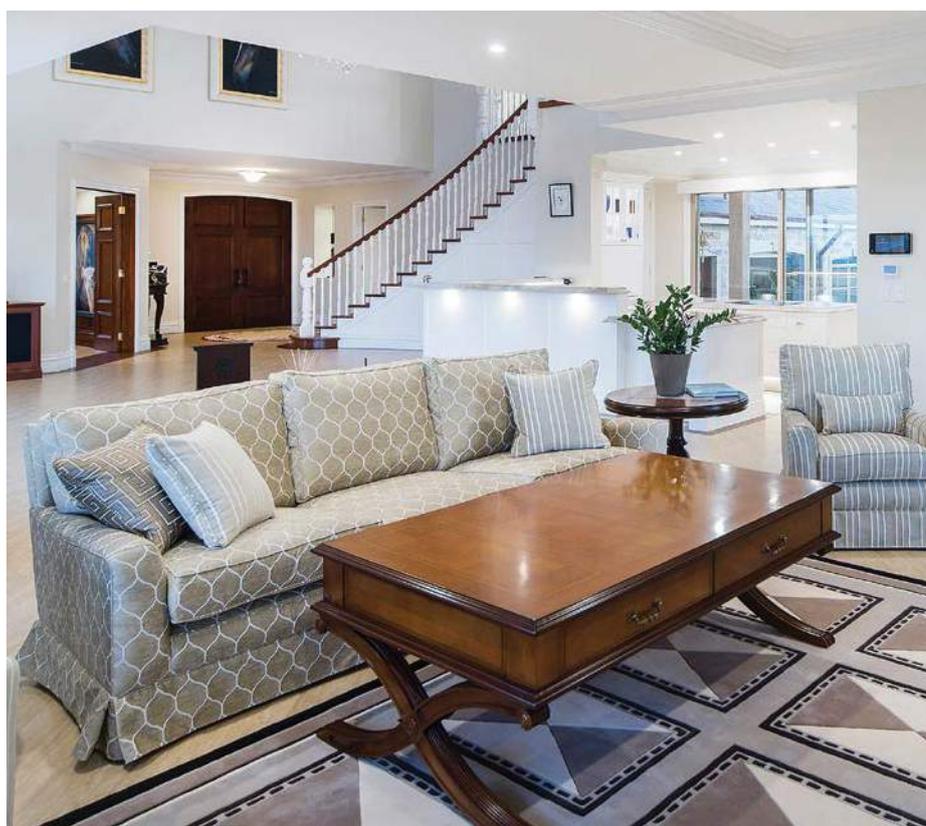
WINNER

Austen Ritchie Builder Pty Ltd

House of the Year

Individual Home over \$4 million

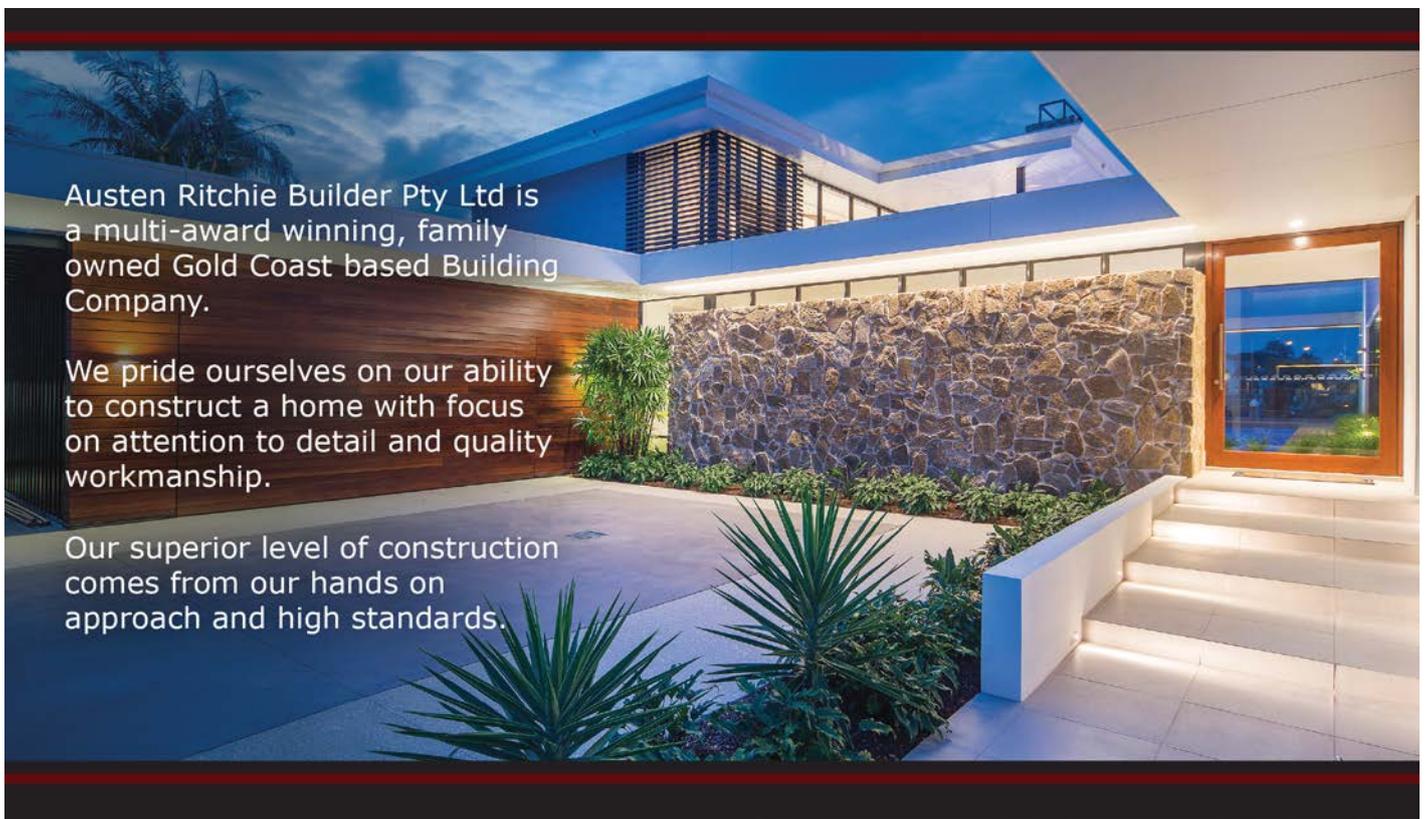
Ron McMaster Award for Excellence in Craftsmanship



We’ve never really built homes that are standard and off the plan, it’s always been a real emphasis on those architectural homes...



The paths changed a little on the way, but the client is very happy with the end result - it's something different



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Designed for a modern family



WINNER

**JDB Builders Pty Ltd
T/A Bounds Homes**

President's Award

Display Home
\$251,000 - \$300,000

FAMILY-friendly zoning and environmentally conscious design elements are key factors in *The Gainsborough's* successful bid for the Master Builder's President's Award.

Delivering in all areas, the Pimpama display home showcases many of the standard design features of Bounds Homes, including high ceilings throughout and the 2.4 metre-high garage door.

A study hub near the kitchen area, and a lounge room that can double as a media room highlights an open plan onto alfresco for relaxed living and entertaining all year round.

Bounds Homes was founded more than 11 years ago by Jim Bounds, who was a carpenter and joiner before he completed his builder's licence.

"The quality of the homes I build, and the satisfaction of my many happy customers, stand testament to my longevity in the industry and my ability to turn dreams into reality," Jim says.

"I'm proud of the homes I build and the relationships that I have with my staff and customers. We are a family-owned business with local, family-friendly values."



Hennessy delivers renovations to be reckoned with

In the class of renovation and remodelling, look no further than the category-defining Hennessy Group.

Hennessy's Tallai and Varsity Lakes projects have both been recognised with Master Builders renovation and remodelling awards in different price ranges.

Director Aaron Hennessy says the Tallai house channels the client's Asian heritage, which is then coupled with an ecological design to build a large family home with guest quarters and separate living zones for the children.

"The home is complete with a peace corridor linking the guest wing and the main residence, shoji screens separating the guest wing study and the library to the reading room, plus lantern pendant lights and a feature splashback in the kitchen," Aaron says.

The renovation started in November 2014. Hennessy began by building the guest wing, which the family was able to move into while the main house was being demolished.

The existing slab was retained, alongside a number of internal and external walls. The weight of the new roof structures, which are built out of structural steel and LVL timber, meant the slab had to be underpinned in some areas.

Acoustics were important for the owners, so acoustic fabrics were used alongside heavy insulation in the walls, ceilings and floors.

At the Varsity Lakes project, three years of planning went into turning a 15-year-old house into a modern, resort-style family home.

Designed to match, the main and outdoor kitchen areas have been brought together by complementing modern appliances with stone and a



WINNER

Hennessy Group Projects Pty Ltd T/A Hennessy Building Projects

Home Renovation/Remodelling Project up to \$275,000

Home Renovation/Remodelling Project over \$1 million



timber veneer finish to the cabinetry.

Spotted gum decking used in the outside entertaining areas and front entry complements the beautiful spotted gum flooring throughout the lower level of the home.

Aaron Hennessey made effective use of a rare design element by placing the bulk heads off centre in order to disguise the heavy structural supporting beams.

"Recycled timber roof members finished with a V-joint lining were

sourced from an old barn in Roma while the recycled timber posts are dressed out of old telegraph poles," says Aaron.

"We are looking forward to stage two which will consist of a front carport and first floor renovation," he says.

Other features include a focus on LED lighting to give the building an ambient night feel as well as a revamped natural granite pool coping and Italian porcelain tiles next to a spotted gum sundeck.



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DTL MAKES A SPLASH

DTL Constructions made quite a splash with its recent Hope Island project.

The design and construction company, which used to subcontract its swimming pools, has earned the Master Builders Award for Best Residential Swimming Pool.

Building the pool required more craftsmanship than meets the eye, with the foundation below the high-tide line of the canal it sits beside.

DTL Constructions director Darren Teasdale says his company decided to take pool delivery into their own hands after previously having to finish half-done projects.

“We used to subcontract pools but the contractor went broke and we ended up having to finish off eight pools ourselves,” says Darren.

“We eventually decided to handle the entire delivery ourselves, which is easy to do realistically. All you need is a base below the water table and building a pool above the water table is easy.”

The sleek, modern pool includes a water feature and mosaic tiling, adding a resort-like quality.

Darren says the clients emphasised their desire for a high-end finish for their entire Hope Island property, from the basement of the house to the waterfront pool.

He says this made for an incredible project, with every feature making an impression.

“The base of the pool was below the high-tide line which made it difficult because of the water table,” he says.



“Once we laid the waterproof membrane under the slab – a blotting layer – we used a waterproofing system which looks like carpet when its rolled out on top. This works under pressure, swelling when it detects water and restricting water ingress of any type. It was a real mission.

“If the site is open for 10 hours a day, then in the initial stages I’m also there for 10 hours every day. If you’re discussing everything with the client as you are doing it then there are no disappointments at the end,

“You always offer the clients different options and suggest all possibilities so they feel like they are building as well.”

WINNER

**DTL Constructions
Pty Ltd**

Best Residential
Swimming Pool

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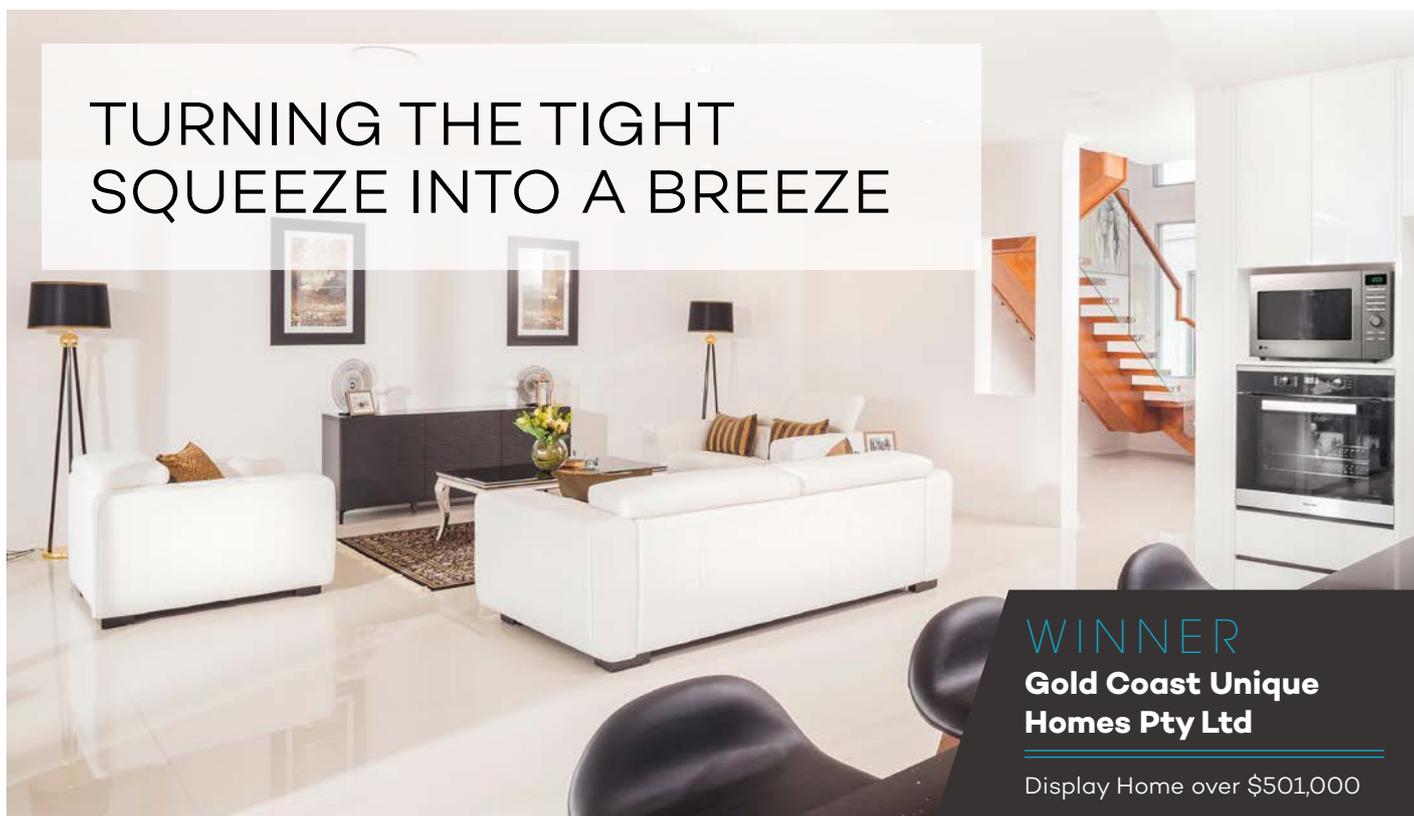
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TURNING THE TIGHT SQUEEZE INTO A BREEZE



WINNER
Gold Coast Unique Homes Pty Ltd

Display Home over \$501,000

It's one thing to design a clever home, but it's another thing entirely to design a unique one, especially on a smaller block.

Not only has Gold Coast Unique Homes managed to design a singular home which lives up to its namesake, the company has created a flexible display suited to the smaller scale.

Enter the Ormeau Project, a luxury yet low-maintenance four-bedroom home intended to maximise the use of a tight block.

Boasting an impressive 390m² of living space, it's little wonder that the Ormeau home took out the 2016 Display Home over \$501,000 Award, making the most of lots as small as 12.5m by 30m.

Unique Homes Director Jim Taylor says the Ormeau Project's charm and ingenuity lies in the construction of sight lines, complemented by the flooding of natural light.

"One of the issues with narrow blocks is that they tend to feel cramped, but this one has been specifically designed to try and overcome that feeling," says Taylor.

"The spaciousness you feel as you walk in the front door is enhanced by the clear sight lines straight through to the living areas, so it looks a lot bigger than it actually is."

The Ormeau Project is a two-storey home complete with a theatre, luxurious kitchen fitted out with high-end cooking facilities, large

walk-in pantry, master bedroom with a full bathroom ensuite and ample backyard space for a pool or outdoor kitchen.

Taylor says the Ormeau Project home has been a popular seller for those who are looking to downsize in space, while still maintaining an element of extravagance.

"We've had a number of enquiries from people who are downsizing or selling their acreages because family members have moved on and they no longer need larger family homes," says Taylor.

"This home demonstrates the kind

of lifestyle that can be enjoyed by families or empty-nesters seeking luxury on a small and low-maintenance block of land."

The Ormeau Project home encompasses several innovative design principles, including an open staircase and porcelain tile floors which add to the feeling of spaciousness.

"When you pull all of the different elements together, it represents quite an outstanding home," says Taylor.

"It is the culmination of several things which deliver a home that is right for the time."



Dynamic display duo capturing the family essence

THE Winchester and Driftwood designs have taken centre stage for Choice Homes this year, with the pair currently highlighted as the company's most popular designs and strongest sellers.

The designs intend to maximise the use of space within the Gold Coast's newer developments, where block width, length and overall square metrage can pose challenges.

Originally designed for the Leda Living Display Village in mid-to-late 2015, the Driftwood design has a 12-week build time and caters to lot sizes of 425m² and above.

Featuring four bedrooms, ensuite to master with walk-in robe, open-plan family area, dining and kitchen, covered outdoor entertaining area, the design also has a double lockup garage with internal entry.

Choice Homes managing director Troy Knight says the latest display homes highlight the company's well-founded consistency in providing quality family homes, with a fixed-price budget completed on or before time.

"We are proud to build these display homes within 12 weeks from receiving council approved plans and inside the display village's construction



timeframes," says Troy.

"Our clients want four bedrooms, two separate living areas, double garages and quality specifications completed to turnkey.

"These are smart and modern facades that achieve a homely feel without being over the top."

Pinpointed from trends in smaller blocks, the company says it listened to what the clients wanted and tailored these designs when they compared these to display home sales.

Choice Homes project manager Ben Peasley also highlights the importance of embracing the innovation of social media as a key tool for Choice Homes receiving feedback from consumers.

An impressive resume including delivering 6000 homes in Queensland over the past 22 years, the family-owned and operated builder has earned its reputation as the 'company that built the northern growth corridor'.



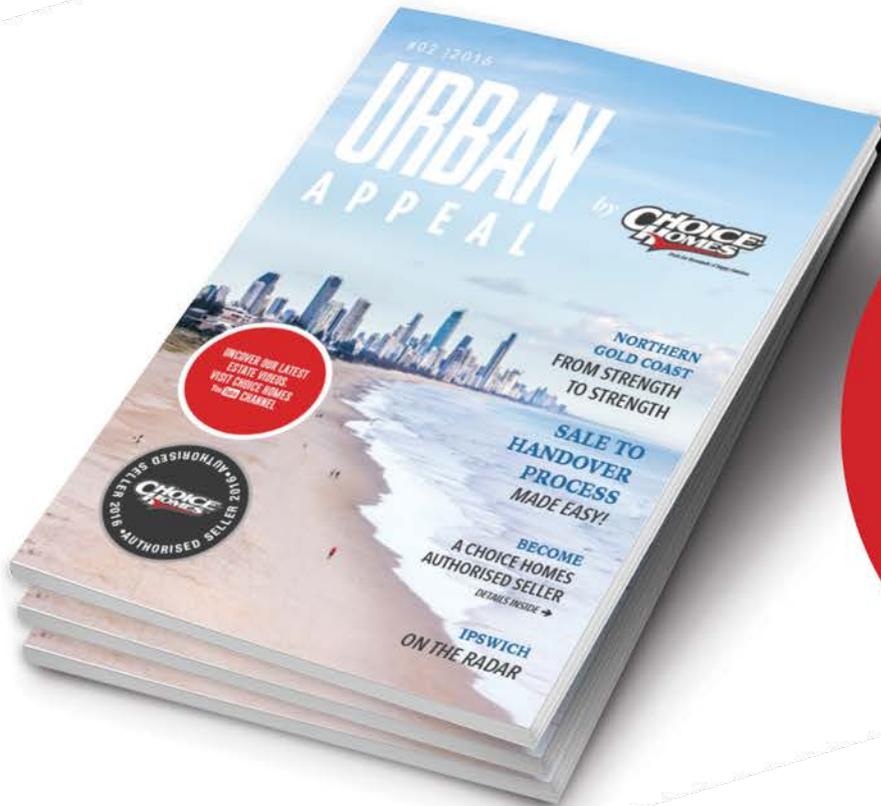
These are smart and modern facades that achieve a homely feel without being over the top



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Living large with Perry Homes

BLOCKS may be getting smaller, but that doesn't mean you can't live even larger, as the latest work from Perry Homes proves.

The Tweed-headquartered builder left its southern nest and developed its latest display home at the northern end of the Gold Coast in Coomera.

The display name is fitting – Fresh 244 – as Perry Homes developed the small block with new eyes to challenge tradition.

Perry Homes executive Kaye Durre says Fresh 244 is a great choice for those wanting to build a four-bedroom home on a narrow block.

“The main bedroom at the front of the house features a stylish ensuite and walk-in robes, while all other bedrooms are situated around the main living areas,” she says.

“The addition of a separate media room provides for great family living.

“The combined kitchen, dining and informal lounge flow freely to the undercover outdoor summer lounge and patio. The open-plan kitchen



WINNER

Perry Homes (Aust) Pty Ltd

Display Home up to \$250,000

with island bench is complemented with a very spacious walk-in larder providing great storage solutions.”

Perry Homes has attracted significant interest since opening the display home in late 2015.

Kaye says many people are keen to see just how much home they can squeeze into a narrow lot for a very competitive price.

“It's also given us great exposure to the fast expanding Upper Coomera area.”



Perry Homes is synonymous with quality built homes with a wide range of lifestyle options.

There are more than fifty single, split level and two storey plans in the Perry Homes portfolio and most offer a number of variations to cater for individual needs. These plans have been designed to suit flat and sloping land, varying from small courtyard lots through traditional and up to acreage blocks. Perry Homes is also happy to work with clients to draw a custom design, to ensure they get exactly what they want.

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RIVERSIDE TRANSFORMATION



AUSTRALASIAN Homes' Surfers Paradise project has undergone the ultimate alteration to take out the award for Home Renovation/Remodelling Project \$576,000-\$1 million.

The four-month construction opened up the home to take advantage of the skyline and riverside views by gutting the interior and adding a bedroom and theatre.

Featurette floating stairs to the second level were achieved by inserting steel columns and beams inside the walls to replace the solid staircase that previously obstructed the scenic view.

All bathrooms were refurbished with a selection of different marbles and stones and the addition of heated flooring which extended to the main living areas as well.

Director Jason Doerr says that while renovations can be difficult, working with the client from the design through to the build made things easier.

"There are so many unknowns, you open up a wall and you never know what's going to be behind that wall," Jason says.

"It was all about the complexity and the speed and the quality of finish in there."

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Intelligent zoning made for big living

EVEN on modest allotments, there's a real feeling of spaciousness that comes with Newstart's newest range of display homes thanks to intelligent zoning.

The design and construction company says its Urban Elegance design aims to meet the expectations of a design-sensitive, discerning home owner.

High, raked ceilings and expansive glass walling deliver strong first impressions and an unmistakable 'well built' feeling.

"Multiple opening roof lights in the kitchen and the orientation really adds to the feeling of flow in the design," says Newstart director Andreas Weiler.

"There's a number of interesting architectural elements to the property. There are things in the design that are a little bit different. Every home needs a 'wow' factor and the five Velux glass roof lights, three



of which open via remote control, are a standout feature."

Another standout in the flesh is the kitchen which, for a smaller home, packs a lot of punch. Its dominant central location offers functionality, while a butler's pantry and integrated curved mini table offers ample storage on top of the detailed cupboards, drawers and doors.

Laid throughout the house are spotted gum floating floors with both

carpet and porcelain tile insets, while the master bedroom is also fitted like a luxury suite, with a large walk-in robe and generous, glass-walled twin shower nook.

"With this home we wanted to speak to design-sensitive consumers who were buying more than just accommodation – that's why the design reflects lots of thoughtful features and has a number of interesting architectural elements," says Andreas.



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Home fit for a fairytale

A WEDDING, a mountain and a 'home among the gumtrees' – this \$4 million project by V-Build has it all.

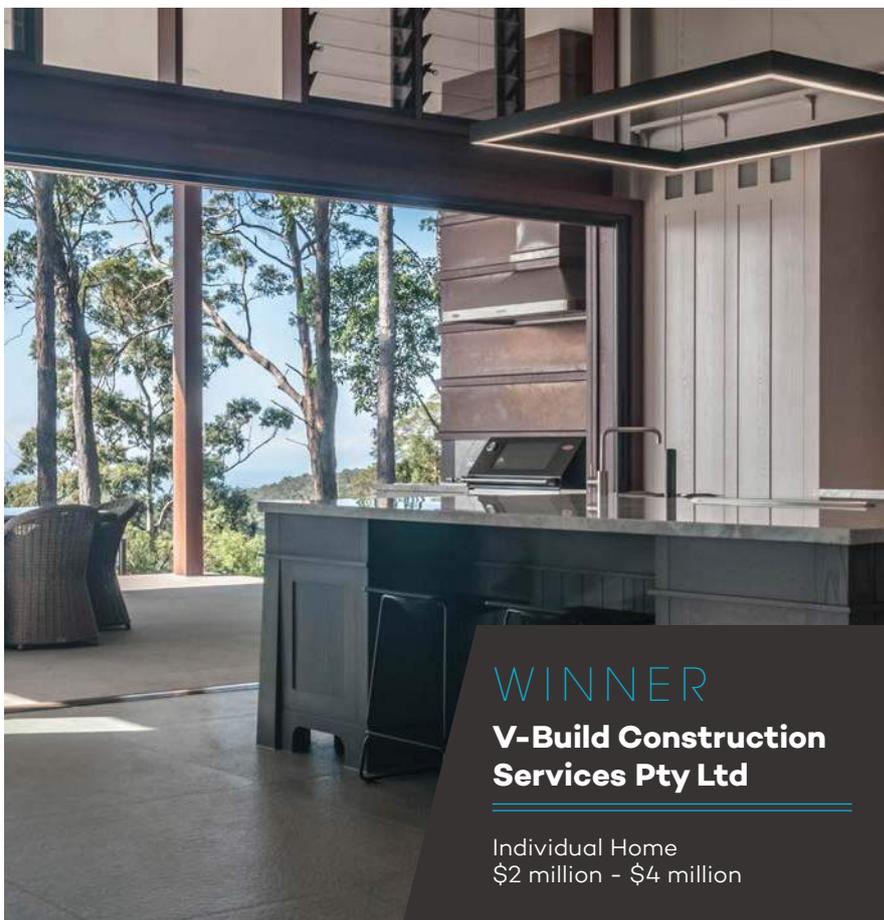
Tucked away in the depths of Mount Tamborine, the home features a unique floating box staircase, curving cross fall driveway and eight months' worth of stonemasonry.

There was no negotiating the deadline for this awe-inspiring project, as a marriage ceremony for the client's daughter at the finished home was on the horizon.

Keith Vandyke, director of V-Build, says the ease of working in collaboration with designer Mark Granger was refreshing.

"On a house like that, I'm steering a ship," says Keith.

"The crew is worth a mansion and every subcontractor on that job deserves a pat on the back. Logistically Tamborine is a bit of a challenge because everything has to get up the hill."



WINNER

V-Build Construction Services Pty Ltd

Individual Home
\$2 million - \$4 million

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Where the city meets the sea

THE plan was to create the ultimate modern beach house to weather the test of time.

The clients undertook extensive research to develop an off-form concrete, minimalist home and approached Shane Denman Architects and Pase Building to deliver the dream beach house.

Pase Building's concrete house at Palm Beach has a Zen-like quality with its chromatic harmony and clean lines.

The home has a very large open-plan living area on the ground level which backs onto an expansive lawn. Landscaping is minimalistic, landmarks are two large palm trees at the front and rear, adding to the modern edge and Palm Beach appeal.

The building is 95 per cent off-form concrete, everything from its floors to walls, ceiling and stairs.

"The kitchen and island benches are also constructed from off-form concrete which involved extensive attention to detail," says Pase Building's director Gino Pase.

"Low-maintenance lighting was also



a requirement, so brass downlights and solid LED strips were cast into the concrete soffits."

The ground floor of the home consists of an entry foyer, study, wine cellar, living, dining, laundry, powder room, shower room, kitchen with butler's pantry, and garage with workshop. The first floor houses six bedrooms, including the master suite and a separate 'kids zone' which includes a large bunk room and a rumpus room.

Pase Building was conscious to apply attention to detail in every area so the space wouldn't feel

overwhelmingly large.

"Hanging pendants in the void are also eye-catching and work well to equalise the spaciousness of the area," says Gino.

Nature is intended to meet nurture at this property, with Pase Building being very deliberate to ensure the build will stand the test of time. The large pivot front door and garage doors are clad in copper sheeting, the eaves, gutters and downpipes are also copper, and the natural patina process has already started.

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New kids on the corner block

SET back from the street, this Sunfox project offers plenty of backyard and enough privacy to bring the Australian dream to life.

This was all achieved at a small corner block in Ormeau, where the single-storey family home was built as an investment property.

By day, Sunfox director Corey Hobbins is employed as a supervisor in commercial industries. Sunfox has become a little more than a side project though, as Corey collaborated with the designer throughout the entire Ormeau build.

“We tried to save money where we could to invest into other parts of the house creating more overall value for the client,” Corey says.

“It’s the personal one-on-one contact with the clients that’s different compared to dealing with sales and contracts teams of the bigger companies.”



The individual home had a budget of under \$250,000 and comes complete with stone bench tops and fully ducted air-conditioning.

In addition to the small block size, Corey says it was a challenge to source quality labourers considering the large number of constructions happening on the Gold Coast.

WINNER
Sunfox Pty Ltd

Individual Home up to \$250,000



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WINNER

**Brookfield Multiplex
Pty Ltd**

Project of the Year

Residential Building (high-rise
over 3 storey) over \$20 million

Ultimate modern beachside address

RHAPSODY in Surfers North is a dynamic beachside address that combines flair and functionality to earn Brookfield Multiplex the Master Builders Project of the Year.

Brookfield Multiplex partnered with Gold Coast-based firm DBI Design to produce this sophisticated architectural statement reminiscent of grand vessels from a bygone era.

A building of two distinct architectonic elements encased in a dramatic Corten steel street-

level hull, it is destined to become the signature of the Surfers North precinct in Surfers Paradise.

The building is a 41-storey tower with 223 units.

It features a sky deck with communal garden, recreational areas, two executive lounges and a gymnasium, all set against a spectacular Gold Coast backdrop.

During the construction, the Brookfield Multiplex team had to endure two V8 supercar races which made access to the site difficult

due to road closures, but the team stepped up to the challenges to keep the project on track.

Just one of the complexities was the 16-hour installation of four 32 tonne pre-cast columns that provide architectural form and structural significance to the building.

The building also has a focus on sustainable growth, evident in the project's 5 Star Green Star rating.

Rhapsody Surfers North was the first residential tower to be constructed in Surfers Paradise in two years.



CONDEV: 'THE BEST IS YET TO COME'

FOUNDED by Steve and Tracy Marais in 2002, Condev Construction has evolved as a force to be reckoned with in the building industry in Queensland, turning over around \$200 million in FY16.

The Gold Coast-headquartered company, which commenced as a boutique operation, now employs more than 140 staff and has around 25 projects under construction.

The business recently secured a number of project tenders with Brisbane developer Urban Construct. Collectively the deal comprises \$190.8 million in residential projects across south-east Queensland.

It also won the tender to build stage one of developer Rayjon Group's flagship \$180 million Vantage Gold Coast project at Benowa.

However, it was a clean sweep of projects including the La Vie Apartments and Somerset College Sporting Precinct which saw it receive recognition by Master Builders in 2016.

Based in the heart of Palm Beach, the La Vie apartments are a stunning addition to the seaside suburb.

Boasting a series of one-per-floor residential havens, complete with a spacious garage, rooftop pool and barbecue area, Condev has gone the extra mile to capture the Gold Coast beachfront living style.

In addition to taking out the Residential Building (high-rise over 3 storey) up to \$20 million award, Condev was also commended for Excellence in Workplace Health and Safety for its work on La Vie.

Condev's work on the Somerset College Sporting Precinct and St Stephens College Administration Centre also saw it win the Sporting Facilities over \$5 million and Education Facilities up to \$5 million awards respectively.

Steve Marais says the establishment and growth of Condev has been a rewarding journey.

While the company works primarily in south-east Queensland, expansion opportunities are in the pipeline.

"I am convinced that the best is yet to come," he says.

"The gratification we get out of doing business is to see the lives of our staff and their families improve.

"The rewards of investing in others and the idea of shared prosperity is ultimately what drives us and Condev.



In our endeavours we are always considering the other party.

"Ultimately we would like to have a national business and probably very strong international associations."

Condev is also known for its active involvement in charity initiatives, including the gruelling 96km Kokoda Challenge, Mat Roger's 4ASD Kids charity, the GC100 and Robbie McEwen's Grand Fondo.

"We don't just passively donate; we actively participate in events and we give our time," says Steve.

"We try to make sure we maintain an active social responsibility for charities and next year we are formally setting up our own Condev Cares charity which we are hoping will raise around \$80,000 in its first year to distribute to less fortunate people in our community."

WINNER

Condev Construction Pty Ltd

Education Facilities
up to \$5 million

Sporting Facilities
over \$5 million

Residential Building
(high-rise over 3 storey)
up to \$20 million

Excellence in Workplace
Health and Safety



ONE SECTOR PUTTING A NEW SPIN ON STORAGE

STORAGE units have been given a makeover like never before.

It's common knowledge now that every man needs a man cave, but One Sector recognised that maybe some need more than just one.

The company built Prestige Strata Units at Arundel to address this growing need, and because of delivering on point, has won the Industrial Building up to \$5 million Award.

The project was built for The Nick Ray Group and the contract was valued at \$1.4 million.

"The development offers high-end storage solutions," says One Sector managing director Nick Ray.

"The overall concept of storage provided with additional facilities, an undercover driveway and on gated premises was very popular. It clearly met a gap in the market, as evidenced by the rapid sales rate of the units in response to the unique 'man cave' approach to marketing."

Prestige Strata Units is a block of 18 concrete tilt panel units with high ceilings and mezzanine floors purpose-built to provide a superior storage solution.

The extra facilities Ray refers to include a communal shower, change room and toilets, as well as a car, caravan or boat wash bay.



The overall concept of storage provided with additional facilities, an undercover driveway and on gated premises was very popular

The units, separately metered for power, even come complete with Foxtel-ready connectivity.

Ray says that with the facility being open 24 hours a day, seven days a week, the units really fit the tagline 'your space, your way, your mancave'.

Ray says some purchasers are investing to store their big boy toys, everything from cars to boats, while others are buying to operate their own businesses from.

WINNER

One Sector Pty Ltd

Industrial Building
up to \$5 million





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CONSTRUCTION



KYRONN TAKES IT TO THE TOP

WINNER
Kyronn Pty Ltd

Medium Density up to 3 storeys – over 5 Dwellings (for multiple class 1 dwellings on site)

Kyronn has become known to anyone who frequents the Gold Coast as the builder of choice when it comes to multi-residential construction. It is not luck that has seen the majority of recent residential developments within the Southport Priority Development Area being delivered by Kyronn, “It is the knowledge and expertise in all aspects of the development process that affords us the ability to price and deliver to the developer’s requirements” says General Manager Nigel Tapper.

“We like to work collaboratively from conception with engineers and architects to ensure a project is planned well for a successful built outcome.”

With hundreds of apartments completed and more under construction Kyronn has certainly made a place for itself in the multi-residential construction sector.

The three-storey ALTO Apartments on Isle of Capri (designed by HHH Architects) having won an award was “a nice accolade for Kyronn as it showcases the same attributes that have seen us successful on our other projects only on a smaller scale,” says Nigel.

The ALTO Apartments project consisted of a roof top terrace and resident facilities along with striking copper facade elements.

ALTO Apartments is tucked away between two land holdings which enabled Kyronn to demonstrate its experience and abilities in working collaboratively with stakeholders to ensure a harmonious outcome for



all concerned. Nigel added, “Kyronn actually received a letter of thanks from the neighbouring Anglican Church’s Senior Minister for our approach to building within a heavily constrained site; so it is great to have our work further recognised by Master Builders.

We are thankful to have a good team here at Kyronn.”

Kyronn’s focus on its motto of ‘building success’ is not only in the multi-residential sector as it also undertakes projects in all aspects of retail and commercial such as can be seen at Hilton High Street, where Kyronn delivered a design and construct project for the internal breezeway works.

Kyronn also includes Fiji into its business, where it has enjoyed success in the design and construction of resort, residential and

commercial facilities including works for Radisson Blu Resort and Denarau Yacht Club.

Staff, client, consultant and subcontractor relationships are central to all operations at Kyronn, as it’s all about getting the project lifecycle right.

With director and founder Gavin Boyle actively involved in every project delivery, coupled with the diverse experience and passion of the rest of the team, Kyronn is able to deliver.

“With current and pipeline projects across retirement living, multi-residential, townhouses, mixed-use, resort and retail, the future both here and in Fiji looks good” concludes Nigel Tapper. Kyronn seems set to deliver on its motto of ‘Building Success’.



BUILDING SUCCESS

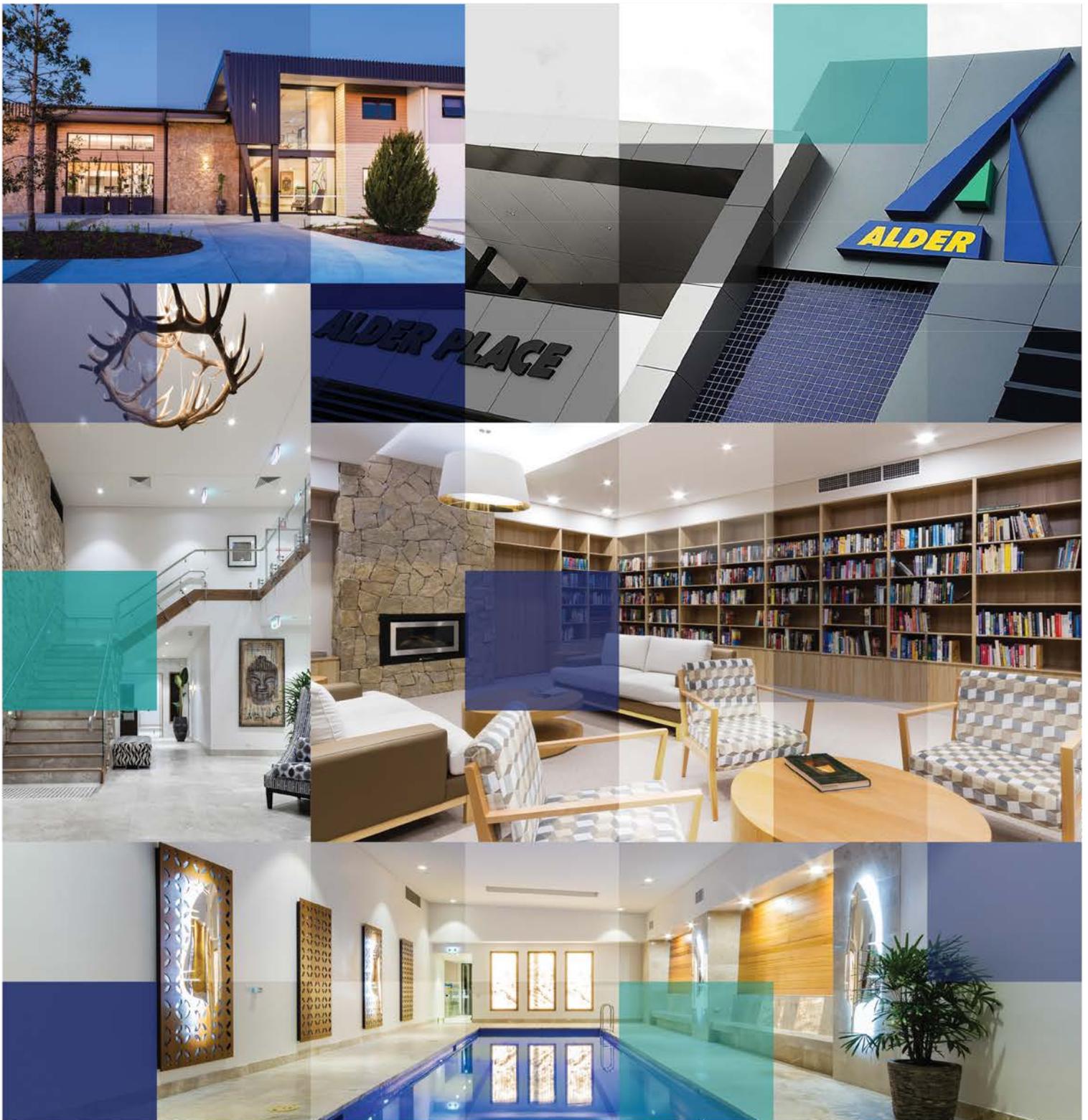


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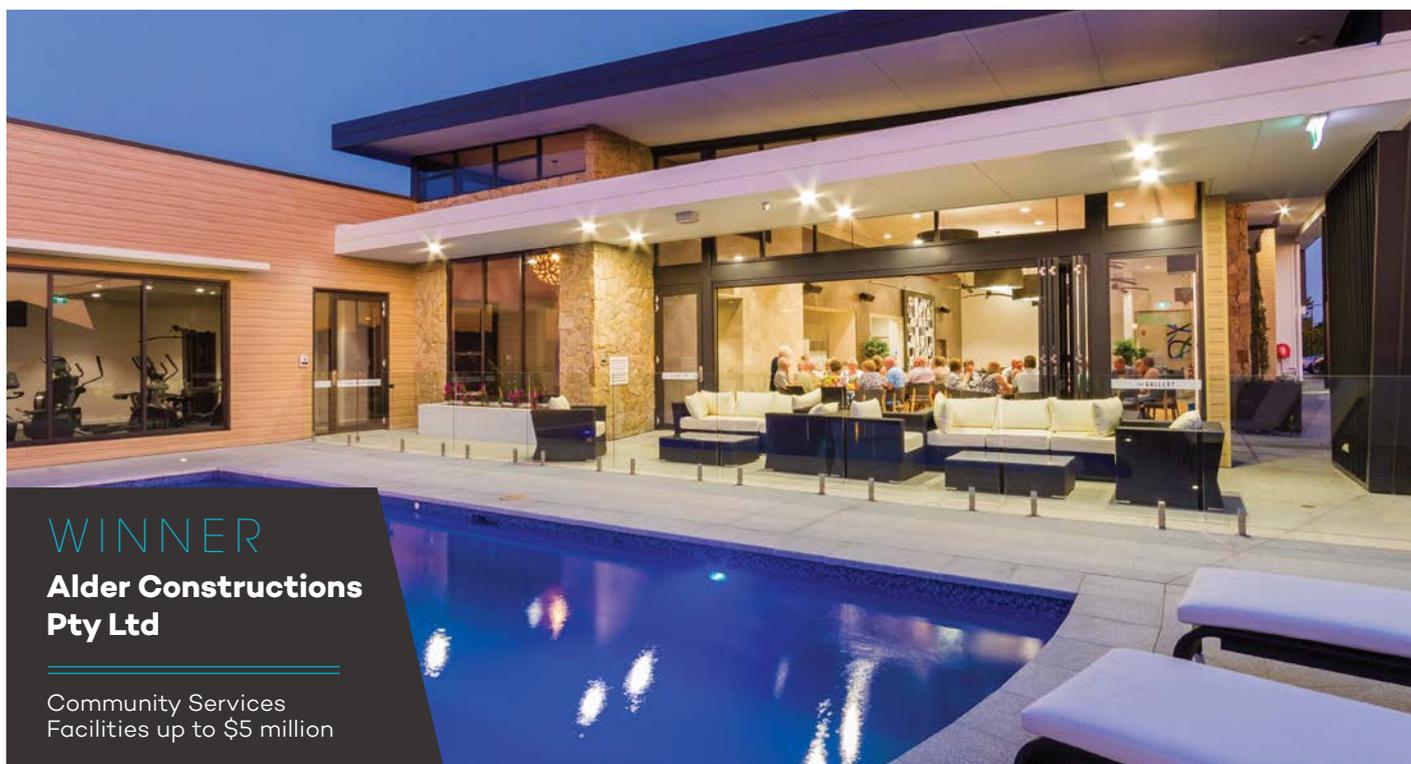
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WINNER

**Alder Constructions
Pty Ltd**

Community Services
Facilities up to \$5 million

IT'S AN ALDIE, BUT A GOODIE

ENTERING the magnificent Emerald Lakes over-50s Country Club feels like you are checking into a five-star resort.

Complete with all the facilities one could need and more, the Seachange Country Club Emerald Lakes built by Alder Constructions is a vision in the over-50s lifestyle living arena.

The gym, library, communal living area and plenty of extra entertaining zones all surround a sparkling outdoor pool which faces west to the Hinterland.

Indoors, amongst a number of relaxation areas, there is a spa overlooking the lake, sauna, steam room, lap pool, cinema, arts and crafts and woodwork room for all to enjoy.

Half of the upper level consists of a three-bedroom caretaker's facility.

The Country Club is the jewel in the Seachange Emerald Lakes crown – a gated community featuring tropical landscaping and 126 individual stand-alone homes.

Alder Constructions project manager Darren Chick says the client modelled the projects on a number of similar projects and successful lifestyle developments in Florida in the United States.

They had also previously constructed a larger one on the Gold Coast.

However, with Seachange Emerald Lakes being a very boutique development, everything needed to be revised to a smaller scale.

“It was built on a difficult site which posed some structural issues with the footings and the foundations for both the building and the two pools,” says Darren.

“Adding to these challenges, as soon as we dug the first hole it rained for nearly a month.

“The Country Club is clad with a variety of products such as tiger skin stone, timber veneers, render and metal cladding.

“Robert Odgers (the senior contract administrator) and I worked exceptionally closely with our client Phil Goodman and his team to achieve the design intent, and we made sure that intention came to fruition – which it certainly has.

“Our client was under considerable pressure to open the Country Club and meet the time frame they had promised to the residents who had already moved into the community.

“The Alder team worked closely and proactively with our client during the construction period to incorporate significant design changes and enhancements, whilst still ensuring the grand opening deadline was achieved”.





CLARKE'S PROVES BIG BUCKS AREN'T EVERYTHING

WINNER
Clarke's Project Management Pty Ltd T/A Clarke's Design & Construct

Commercial Building up to \$5 million

THE new Buildsafe headquarters in Arundel delivered by Clarke's Design and Construction has taken out the award for a Commercial Building up to \$5 million.

The nine-month project features a hand-built replica shipping container that was turned into an interior meeting room where original dimensions were modified for seating arrangements.

Originally commissioned as the Buildsafe company moved base from Yatala, the contract was based on the recommendation of a previous client.

Founder and owner of Clarke's Design and Construction, Andrew Clarke, says he only subcontracts to electricians, painters and glazers, preferring to personally pick labourers himself.

The non-traditional raking of the interior steps added a degree of difficulty to construction, but Andrew says he is particularly proud of the high quality finish on the interior.

"The client employed a separate interior designer which collaborated with us and ensured aesthetic breakout rooms and smoking areas," he says.

"I'm a stickler for high quality and the boys don't walk away from a job unless I'm happy and I know the client is happy."

Andrew says Clarke's Design and Construction puts a lot of effort into the evaluation of land beforehand and completes its own drafting and design work.

"The next step is we make our own foundation and tilt panels and manufacture our own steel in our factory – this enables good quality and also time assurance with finishing the project," he says.

Buildsafe has been highlighted as a great success and portfolio piece, winning Clarke's Design and Construction three other projects as a result.



I'm a stickler for high quality and the boys don't walk away from a job unless I'm happy and I know the client is happy





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design & construct
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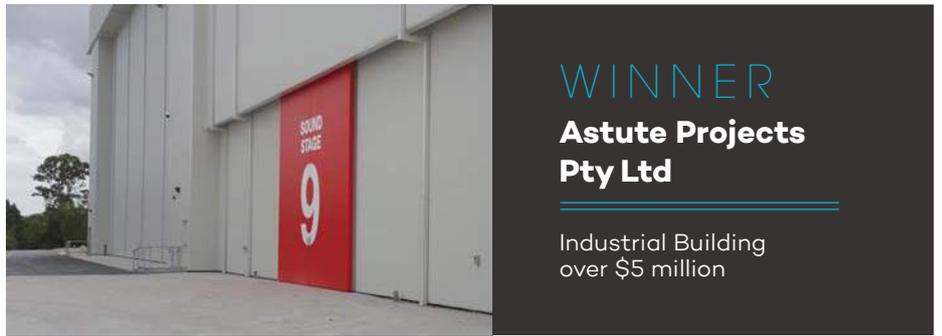
DEVELOPMENT of the largest sound stage in the southern hemisphere has won Astute Projects the award for Industrial Building Over \$5 million.

Measuring 80m by 47m, Sound Stage 9 has an overall surface area of 3716m². It has a dual role, not only as the filming location of Hollywood films, but as a sports venue in the upcoming Gold Coast 2018 Commonwealth Games (GC2018).

Sound Stage 9 will play host to stars such as Chris Hemsworth, as it will be used to create Asgard in the latest addition to the Marvel Thor films.

It will be the official venue for the squash competition at GC2018, as part of Village Roadshow Studios' partnership with the Queensland Government as a GC2018 venue. Table tennis and boxing competitions will also be held at the venue, alongside badminton training.

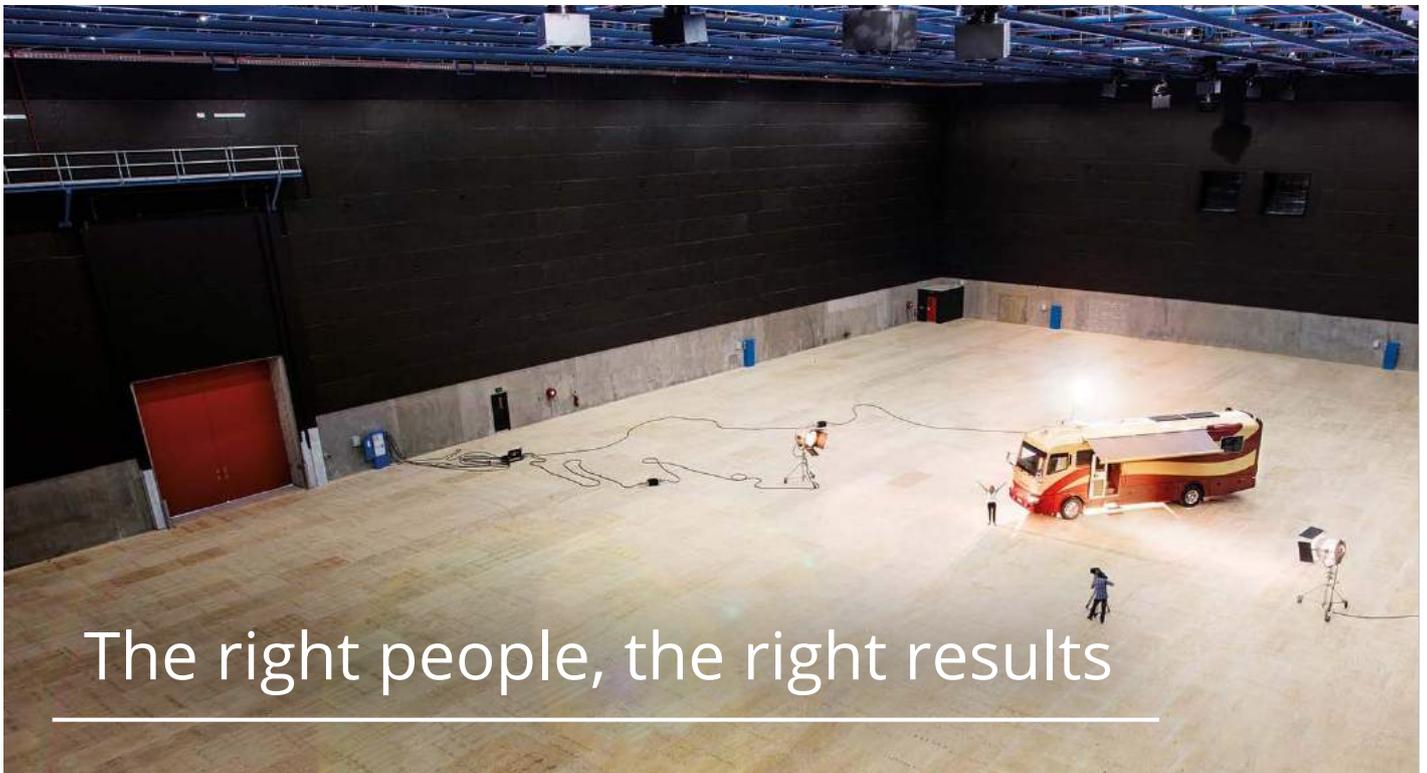
The world-class facility is fully sound proofed and equipped with air-conditioning, extraction fans, steel grids and catwalks.



WINNER

**Astute Projects
Pty Ltd**

Industrial Building
over \$5 million



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Making function an art form

MAKING artistry out of cabinets is something Darrin Davies has been doing since 2009.

Darrin recognised a gap in the delivery of quality joinery in homes from Byron Bay to Brisbane.

He started his business, Artistry in Cabinets, and ever since has been scoring prime work like the recently awarded home at Jefferson Lane, Palm Beach.

For this project, Darrin won the Best Residential Kitchen Award.

The room combines a crisp contrasting colour scheme with modern design to create a bright and welcoming space.

“The abundance of the white cabinetry is accentuated by the finish of the American Oak Veneer with its patina effect,” says Darrin.

“The du Pont Corian stainless benchtops and the stunning custom-made Corian splashback really sets



this kitchen apart from the rest.”

Darrin says he is particularly proud of the butler’s pantry, adjacent to the kitchen through a secret door.

Overall, the finished product is an entertainer’s dream, he says, with glass sliding doors opening out to a generous alfresco area. The fully waterproofed barbeque cabinetry provides a flow-on effect from the kitchen setting.

WINNER
Darrin Davies T/A
Artistry in Cabinets

Best Residential Kitchen

Residential Trade Contractor of the Year

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WINNERS 2016

MAJOR AWARDS

House of the Year
Austen Ritchie Builder Pty Ltd
 Richmond Park

Project of the Year
Brookfield Multiplex Pty Ltd
 Rhapsody Surfers North

President's Award
JDB Builders Pty Ltd T/A Bounds Homes
 The Gainsborough

INDIVIDUAL AWARDS

Rising Star
James George
 Highlife Homes Pty Ltd

Women in Building
Nikki Dudley
 Hobbs Building Company Pty Ltd

Apprentice of the Year
Reece Parsons
 Black Brick Constructions Pty Ltd

Ron McMaster Award for Excellence in Craftsmanship
Austen Ritchie Builder Pty Ltd

Residential Trade Contractor of the Year
Darrin Davies T/A Artistry in Cabinets

Commercial Trade Contractor of the Year
Logan Steel Pty Ltd
 Fresh 244

Master Builders congratulates this year's winners who have demonstrated excellence across a wide range of categories.

HOUSING

Display Home up to \$250,000
Perry Homes (Aust) Pty Ltd
 Fresh 244

Display Home \$251,000 – \$300,000
JDB Builders Pty Ltd T/A Bounds Homes
 The Gainsborough

Display Home \$301,000 – \$350,000
Henley Properties (Qld) Pty Ltd T/A Plantation Homes
 Retreat Nouveau Q1

Display Home \$351,000 – \$400,000
Natter Pty Ltd T/A Stroud Homes Gold Coast
 Kirra 303 Urban

Display Home \$401,000 – \$500,000
Cummins Constructions Pty Ltd T/A GJ Gardner Homes Gold Coast North
 Twin Waters 330

Display Home over \$501,000
Gold Coast Unique Homes Pty Ltd
 Ormeau

Individual Home up to \$250,000
Sunfox Pty Ltd
 Brooklyn 22

Individual Home \$251,000 – \$350,000
Alliance Homes Pty Ltd T/A Stylemaster Homes
 Pimpama

Individual Home \$351,000 – \$450,000
Chelbrooke Homes Pty Ltd
 Maudsland

Individual Home \$451,000 – \$550,000
H2 Homes Pty Ltd T/A H2 Constructions Qld
 The Beach house

Individual Home \$551,000 – \$650,000
Gala Homes Pty Ltd
 Benowa

Individual Home \$651,000 – \$750,000
Highlife Homes Pty Ltd
 Mudgeeraba

Individual Home \$751,000 – \$1.25 million
Allwood Contractors Pty Ltd
 Sanctuary Cove

Individual Home \$1.26 million – \$2 million
Doohan Developments Pty Ltd
 Palm Beach

Individual Home \$2 million – \$4 million
V-Build Construction Services Pty Ltd
 Mt Tamborine

Individual Home over \$4 million
Austen Ritchie Builder Pty Ltd
 Richmond Park

Home Renovation / Remodelling Project up to \$275,000
Hennessy Group Projects Pty Ltd T/A Hennessy Building Projects
 Varsity Lakes

Home Renovation / Remodelling Project \$276,000 – \$575,000
Bespoke Projects & Developments Pty Ltd
 Southport

Home Renovation / Remodelling Project \$576,000 – \$1 million
Australasian Homes Pty Ltd
 Surfers Paradise

Home Renovation / Remodelling Project over \$1 million
Hennessy Group Projects Pty Ltd T/A Hennessy Building Projects
 Tallai

Medium Density up to 3 Storeys – over 5 Dwellings (or multiple class 1 dwellings on the site)
Kyronn Pty Ltd
 Alto Apartments

Excellence in Sustainable Living
4C Construction Pty Ltd
 South Stradbroke Island

CONSTRUCTION

Health Facilities over \$5 million
ADCO Constructions Pty Ltd
 Pindara Private Hospital Expansion
 Stage 2

Education Facilities up to \$5 million
Condev Construction Pty Ltd
 St Stephens College Administration
 Centre

Sporting Facilities over \$5 million
Condev Construction Pty Ltd
 Somerset College Sporting Precinct

Community Service Facilities up to \$5 million
Alder Constructions Pty Ltd
 Seachange Emerald Lakes Country
 Club

Retail Facilities
ADCO Constructions Pty Ltd
 Robina Town Centre Market Hall
 Redevelopment Stage 2

Commercial Building up to \$5 million
**Clarke's Project Management Pty Ltd
 T/A Clarke's Design & Construct**
 Buildsafe

Commercial Building over \$5 million
**J Hutchinson Pty Ltd T/A Hutchinson
 Builders**
 Coles Benowa Village

**Residential Building (high-rise over 3
 storey) up to \$20 million**
Condev Construction Pty Ltd
 La Vie Apartments

**Residential Building (high-rise over 3
 storey) over \$20 million**
Brookfield Multiplex Pty Ltd
 Rhapsody Surfers North

Industrial Building up to \$5 million
One Sector Pty Ltd
 Prestige Strata Unit (Your Mancave)

Industrial Building over \$5 million
Astute Projects Pty Ltd
 Movie World Sound Stage 9

**Refurbishment/Renovation
 up to \$2 million**
**Maddern Design Group Pty Ltd T/A
 David Maddern Projects**
 Southport Central Tower 1

**Refurbishment/Renovation
 over \$2 million**
**Buildcorp Group Pty Ltd T/A
 Buildcorp Interiors**
 Garden Kitchen & Bar, Jupiters Gold
 Coast

**Excellence in Workplace Health
 and Safety**
Condev Construction Pty Ltd
 La Vie Apartments

TRADE CONTRACTOR / SPECIALTY AWARDS

Best Residential Bathroom
Allwood Contractors Pty Ltd
 Sanctuary Cove

Best Residential Kitchen
**Darrin Davies T/A Artistry in
 Cabinets**
 Palm Beach

Best Residential Swimming Pool
DTL Constructions Pty Ltd
 Hope Island



Mark Underwood has created a name for himself in the industry, synonymous with quality, working closely with the clients and architects to achieve that one off custom home design.

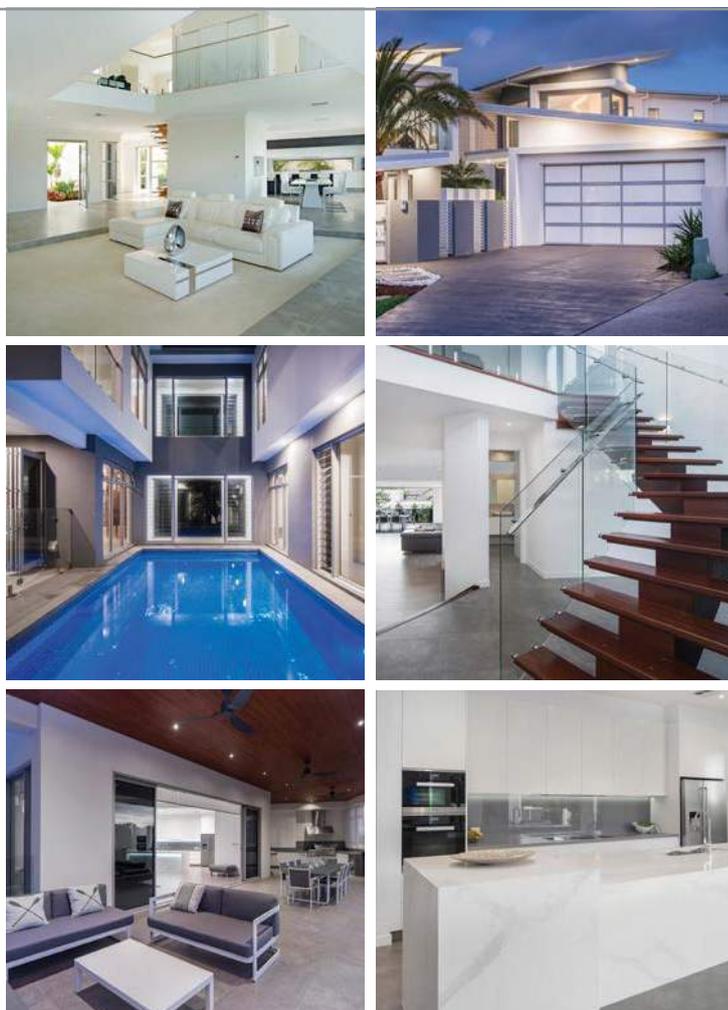
As a qualified carpenter and builder with more than 25 years experience, he takes strong pride in his work with attention to detail.

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