



# Team building

Good communication, plus builders and contractors with a passion for their craft made for a successful project

The most successful building projects are often those where the team takes real pride in the home it is creating with the homeowner. Combined with open communication, this helps everyone involved gain a sense of ownership for the home, and also have some fun along the way.

Such was the case with the creation of this home by Garland Builders. The owners, who already had a clear design in mind, were attracted to Garland Builders' boutique appeal, its obvious commitment to realising the client's vision and the company's high level of customer care.

A passionate team building the home was key to

its success, says managing director Murray Garland.

"We are not a housing franchise or mass producer of homes. We deliberately limit the number and the type of homes we build. This allows us to take a personal approach and provide a level of craftsmanship that our customers truly appreciate," he says.

That approach includes ensuring a close working relationship with the client.

"If the client has any concerns or new ideas, we discuss them straight away. This ensures everybody is clear about the common goal of creating a home everyone can be proud of," he says.

"Building rapport with our client is integral to our company culture - so much so that most of our clients are happy for us to show prospective customers through their completed homes."

This home is finished in plaster, with accents of wood and schist adding to a natural look. Imported asphalt shingles for the expansive, steeply pitched roof, plus copper guttering and downpiping, evoke a sense of grandeur to the home's exterior.

For more details, contact Garland Builders, 27/2 Bishop Dunn Place, Botany South, Auckland, phone (09) 271 5062, email: [murray@garlandbuilders.co.nz](mailto:murray@garlandbuilders.co.nz), website: [www.garlandbuilders.co.nz](http://www.garlandbuilders.co.nz).

*Above left:* This 520m<sup>2</sup> house was constructed by Garland Builders and took about a year to complete.

*Top and above:* The scale of the home is two storeys, but only the master bedroom and garage loft are on the second level. Elsewhere, double-height ceilings and the steeply-pitched roof contain the second storey space.



**Above:** To provide a durable and smooth finish to the exterior, Resene Lumbersider, an Environmental Choice approved acrylic that provides a natural, satin look was applied.

**Above right:** Wood surfaces inside are finished in Resene Cristal Clear Poly-Satin, enhancing the natural colours and grains of the wood as well as providing a protection barrier.

A multitude of surfaces throughout the house required finishes that provided not only protection and durability, but also complemented the use of natural materials like wood, copper and schist.

To achieve a consistent look throughout, all paint and polyurethane used was supplied by Resene. On the interior walls, Resene SpaceCote Low Sheen waterborne enamel in Resene Half Spanish White was applied, giving surfaces a smooth appearance and visually minimising any imperfections in the plastered joins.

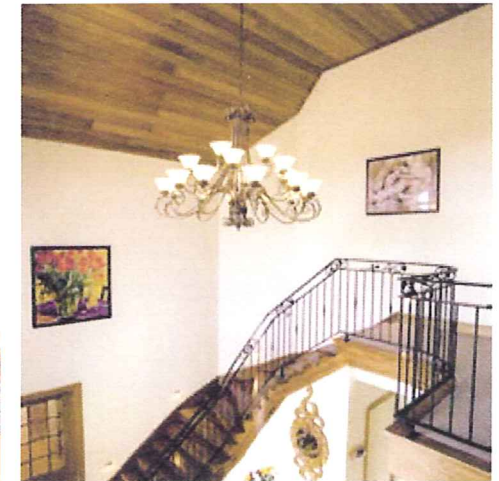
This paint provides the durability of an enamel

with the benefits of a waterborne paint, such as low odour and easy clean-up, according to marketing manager Karen Wannan.

"The paint is also versatile enough to suit most interior applications, from wet to broadwall areas, and trim and joinery," she says.

The exterior of the house is finished in Resene Lumbersider, an Environmental Choice approved acrylic with a satin finish that provides durability for exposed surfaces and is also washable.

For further details, visit a Resene ColorShop or phone 0800 RESENE (737 363). Websites: [www.resene.co.nz](http://www.resene.co.nz) or [www.trendsideas.com/resene](http://www.trendsideas.com/resene).



To ensure the quality of finishes throughout were of the same high standard, a single contractor was employed to paint both the interior and exterior surfaces.

It also helped that Colin Campbell of Colin Campbell Painting Contractors, the company that completed the paintwork, is a Registered Master Painter. Speed was important in completing the work on time, and so was the fact that a high quality of workmanship was evident throughout, he says.

For more details, contact Colin Campbell Painting Contractors Ltd, 57 Rushgreen Ave, Papakura, phone (09) 298 8231 Fax (09) 298 7792.



**Top:** The main living area is one of the few rooms where the ceilings are painted.

**Above left and right:** The sark ceilings were finished in polyurethane. In the double-height areas where timber boards are used, this involved the use of a movable scaffold.

**Left:** Smooth finishes on the walls provide this bedroom with a crisp, clean appearance.



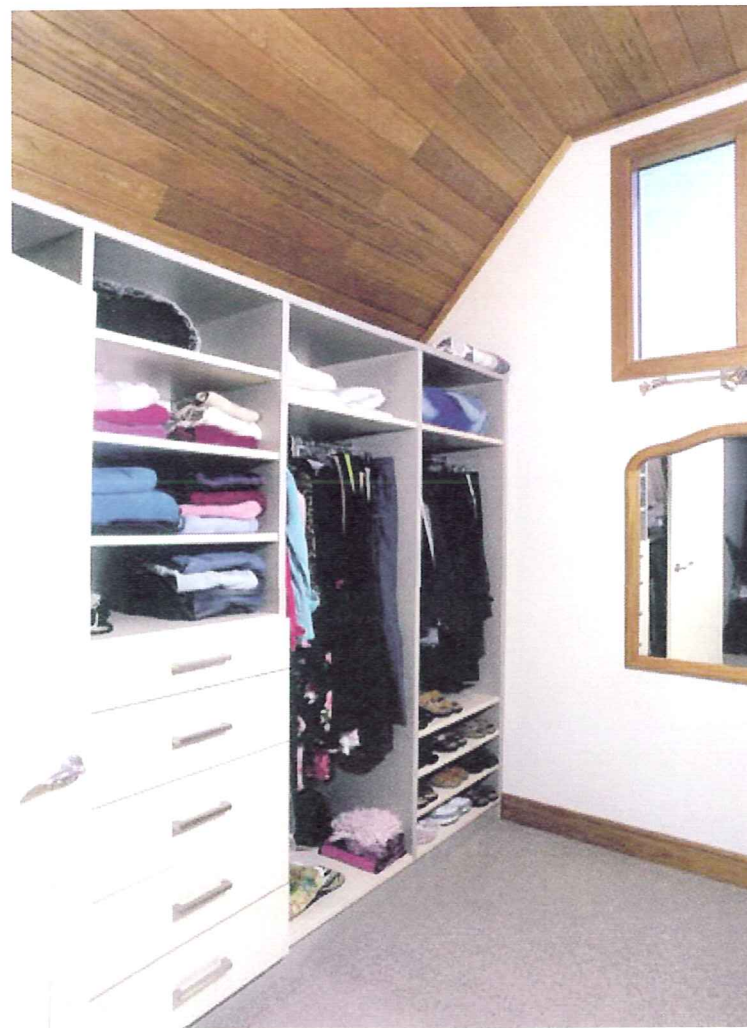
**Above and right:** The steel is from Italy, and is worked into its finished state by Wrought Decor before being installed. The company works within a client's budget and visits the site in order to get a feel for how the design will work.

**Above right:** Steel balustrading with an antique wax finish is subtle enough to not overpower the clean lines of the interior with its elaborate design.

In keeping with the overall aesthetic of the entrance, ornate steel balustrading adds a sense of grandeur to the staircase. The steel for the railing was imported from Italy and then fashioned here.

The client met with Wrought Decor to discuss design options. A visit to the site helped the company to determine how best the metalwork could be incorporated into the house, and with the client's ideas and budget. Wrought Decor set about creating a number of stair railings for the house.

For more information, contact Wrought Decor, PO Box 101168, NSMC, Auckland, or phone: 0274 824 537. Email: [wroughtdecor@ihug.co.nz](mailto:wroughtdecor@ihug.co.nz).



Allocating a budget to wardrobe systems is not a consideration many of us would give a lot of thought. However, when the owners of this house were looking for storage options, they were surprised by the variety of solutions and differing levels of quality available.

A visit to Innovative Interiors helped the couple to realise the potential of their storage ideas and create room for them in their overall construction budget, says owner and director Mark Couch.

"We find that many clients are unaware of the high level of product and design sophistication that is now available in storage solutions.

"We became involved in the project after the client had gone some way to designing the layout for each wardrobe and storage cupboard," he says.

With the professional advice offered by Innovative Interiors, the client chose storage systems, which, with a little customising, could easily assimilate to their original designs, he says.

Innovative Interiors (formerly Wardrobe Systems) has made adjustable storage units for almost 20 years and has 14 branches nationwide.

For more information, contact Innovative Interiors Ltd, phone 0800 80 30 50 or visit the website: [www.innovative-interiors.co.nz](http://www.innovative-interiors.co.nz).

**Above left:** The Euroclass wardrobe system in Lemon Tree Melteca was specified for the main dressing room. Dimensions of the shelving were either 25mm or 30mm thick and 550mm deep. Stainless steel was chosen for the hanging rails.

**Above:** The wardrobe sliding doors are from the company's Classic range of mirror and Melteca panels, which are framed in aluminium.



*Above and above right:* The aluminium door and window joinery was supplied by Premier Aluminium Joinery. Handles come from the Miro range of door and window hardware and offer comfortable hand grips that are both functional and aesthetic. They are colour-matched to the joinery, resulting in a unified look from window to door.

The use of similar materials and colours was necessary to achieve a cohesive look to the overall project. Part of maintaining this aesthetic included the installation of powdercoated aluminium joinery for a number of windows and doors.

This joinery and hardware was supplied by Premier Aluminium Joinery, a leading stockist of joinery for residential and commercial applications. Director Murray Stewart says the large range of colours available allowed the company to provide joinery that complemented both the interior decor and the exterior finishes.

"The joinery was further enhanced by the use

of colour-matched Miro hardware to provide a uniform and contemporary look," he says.

The windows and doors supplied by the company are all double-glazed and placed in native timber liners, chosen to match other exposed timbers inside the house, he says.

"With our knowledge and product range, we were able to achieve the consistent look that was specified by the architectural designs," he says.

For more information, contact Premier Aluminium Joinery Ltd, PO Box 372, Drury, Auckland, phone: (09) 294 8868, fax: (09) 294 8924, email: murray@premierjoinery.co.nz.



The warmth of timber is used to maximum effect on the interior with floors and sarked ceilings dominating throughout. This extends to the composite joinery on bifolding doors and windows.

Supplied by Alpwood Joinery Services, these Smartwood bifolding doors have a powdercoated aluminium finish on the exterior offering a durable and modern look, while the interior of the door is finished in timber, in the similar honey tones of the rest of the house.

The use of Smartwood doors and windows not only offers aesthetic benefits, but can also help to

minimise condensation, says owner and director Sue Crockett.

"Smartwood has a PVC thermal insulator sandwiched between the exterior aluminium and the interior wood. Double-glazing ensures your doors and windows will remain free of condensation," she says.

For more information, contact sales representative Keith Hobman, Alpwood Joinery Services Ltd, 5/51 Rangī Rd, Takanini, Auckland, PO Box 72-976, Papakura, Auckland. Phone: (09) 268 4128. Fax: (09) 268 4152. Email: keith@alpwood.co.nz, or visit the website: www.alpwood.co.nz.

*This page:* The tough, hard-wearing qualities of aluminium, combined with the warm, natural glow of timber on the inside, give Smartwood windows and doors aesthetic and practical benefits. Windows and doors using this composite joinery system are available from Alpwood and come in a variety of timbers to suit most interior decors.