



SPECIAL THANKS

We take this opportunity to give special thanks to our clients who without them none of this would be possible Paul and Barbara Heeney, Alan Birt and Susan Carr.



 **urbo homes**
living in style

Newsflash No. 3 2008

Urbo Homes takes the cake...again

Article courtesy of Julie Taylor,
The Daily Post, Rotorua

Urbo Homes Ltd won house of the year and PlaceMakers supreme award at the Rotorua Master Builders' Association awards.

Despite the current financial climate, those looking to build new homes still place a high value on quality according to partners at award-winning construction company **Urbo Homes Ltd**. Jeremy Maling and Martin Dobbe's Rotorua-based firm picked up the house of the year and PlaceMakers supreme award at the Rotorua Master Builders' Association awards night on Friday.

"The market is a little bit different at the moment but there are still people out there looking to build houses and they want them done properly," said Mr Maling.

He said there was also a lot of renovation work going on in Rotorua and the Bay of Plenty, Waikato and Northland areas in which the firm operates.

Urbo Homes has received category awards and gone on to national finals in the past. It has even scooped the house of the year in other regions but this is the first time the company has achieved the top residential award in its home town which is 'something special'.

"Rotorua has lots of strong builders and it is a good competition to be in," Mr Maling said. "It provides a good benchmark as to how we are performing in the industry." That benchmark gives the Urbo team confidence that they are on the right track and Mr Maling said it adds to their credibility with clients.



Director's Jeremy Maling and Martin Dobbe looking suitably pleased!

The house of the year and winner of the \$450,000-\$650,000 category is a classically designed, four-bedroom home overlooking Lake Rotorua on Te Ngae Road. Multiple outdoor living areas made the most of the building's farmland setting and judges felt the interior and exterior complemented each other well.

Urbo Homes also topped the \$250,000-\$350,000 category and won the Future Proof Building award with a bach on Lake Rotoiti.

Regardless of the price range, Mr Maling said the key was good design that fits with the needs and lifestyle of the homeowners.

"You have to listen to the clients, not try to tell them what they can and cannot have. We are learning all the time about how to improve and the awards tell us we are going in the right direction."

Understanding the Award Criteria

Gold Awards are judged to be at least 80% higher than the industry standard.

Silver Awards are judged to be at least 65% higher than the industry standard.

Bronze Awards are judged to be at least 50% higher than the industry standard.

All Gold Award winners from around NZ are then collated to determine the top 100 scoring Gold Award Winners.

The top 100 are then presented with a National Gold Reserve Award and are Judged for the National Finals.



Rural retreat

(Supreme Award and \$450k - \$650k Gold and Category Winner)

This home is striking in design. With elevated views overlooking Lake Rotorua you will be impressed from the start with a stunning entrance that draws you towards a grand kwhila front door with exterior cladding of black stained bandsawn weatherboard and copper corner soakers.

Nestled in unrivalled farmland this north facing 280m² home is an entertainer's delight. With multiple outdoor living areas to escape the prevailing winds. The design of this home allows for maximum natural light and passive heating through the double glazed windows and bi-folds. In slab heating provides extra comfort for those chilly winter days. Whilst this is a large home a warm feel has been created with the use of natural light and timber flooring throughout detailed with quality fixtures and fittings.

The heart of the home is the open plan kitchen, dining and family room, which opens out onto decks for all day indoor/ outdoor living. With entertaining in mind a scullery housing a sink, dishwasher and additional storage is a hosts delight.

A separate formal lounge room creates a cosy retreat for those winter evenings with its open fireplace and a large window taking ones eye out to the surrounding views. Four well proportioned bedrooms offer plenty of accommodation for family and guests alike including a romantic master suite that enjoys a private deck, luxurious en-suite and large walk in robe.

Entertaining in all seasons will be effortless with the superb indoor fireplace and an outdoor living area equipped with bbq, and garden up lighting - picture evening drinks with friends enjoying panoramic country and lake views. Double car garaging with attic storage and excellent parking space provide room for all the toys.



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