

stylishliving

latest news and views from the team at **urbo homes**

Where has the year gone! Once again it seems to have whizzed by. With the Christmas season fast approaching, and the chaos that implies we want you to take a break so we can catch you up on our latest news. Grab five minutes and relax.



urbo homes
living in style

Newsletter No.4 2008

Awards - Awesome urbo

urbo homes attended the National Master Builder House of the Year awards at Sky City on the 28 November, where they received the Gold Reserve Award in the category \$450,000 to \$650,000. This home was proudly built by **urbo** for Alan Birt and Susan Carr. At the Regional Master Builder Awards, this house achieved the Supreme Award - being judged best house.



Jeremy Maling, Kevin Stanley (presenter of award), Alan Birt and Susan Carr, Martin Dobbe

Player Profile



Name: Martin (Marty) Dobbe
Position: Director



Looking for an expert in the building industry, want passion, knowledge, expertise with a down to earth attitude then you've come to the right place. Martin Dobbe (director of **urbo** homes), trade qualified and registered master builder.

A founding partner of the **urbo** business, Martin's extensive building knowledge, strong communication skills and drive for building excellence have contributed to the robust business **urbo** is today.

Prior to getting involved in the building industry, Martin spent time as a contract milker on the family farm and as a milking machine installer for DeLaval in the South Waikato.

Martin began his building career, and obtained a trade qualification in carpentry.

Building during the week and raft guiding / white water photography in the weekends consumed Martin's time before, traveling to the US where Martin was involved in building lifestyle residential houses and rafting in Idaho. From the US to the UK, Martin worked with a team of kiwi builders in London where he was involved in the building of multi million dollar spec mansions in Hampstead Heath.

It became obvious that clients wanted more than a standard home.

After further adventures to Africa, Asia and Australia, Martin returned home to continue building architectural homes in the Bay of Plenty. Martin took on a new challenge, still within the industry, where he was able to channel his energy and skills into a regional manager role for a group housing company, before owning the Jennian franchise for the Rotorua and Taupo regions.

It became obvious that clients wanted more than a standard home. Martin's experience of building architectural homes, and a desire to give clients a more superior home, provided the platform for establishing **urbo** homes.

DÉJÀ VU! National Finalist and Gold Reserve Award for House of the Year 2008.



urbo homes has an outstanding record - having been consistently recognised by the industry as building the best homes in New Zealand. For the past 6 consecutive years, **urbo** homes have been a National Finalist and awarded the Gold Reserve Award. Particular highlights being judged National Winners in 2007 and 2006 House of the Year Competition, and the Supreme Awards for 2008 and 2005 at the Regional awards.

A special thanks to all our clients who have had their houses entered in these awards.

CHANGES TO SCHEDULE 1 OF THE BUILDING ACT (Exempt building consent work)

Given the current economic climate and the resulting slower property sales we have noticed a resurgence in the home improvement arena. With the section of the Building Act that allows for minor work to be undertaken without a building consent now being amended, it allows for a wider range of minor home improvements to be undertaken without the hassle of applying for a formal building consent making it easier and quicker. The amendments range from replacing windows and doors in existing buildings to interior alterations to closing in of verandas or patios to erecting pergolas. So if you are thinking of undertaking any home improvements then contact us for advice.

Frequently asked questions

Q: What types of homes do you build?

A: We can design and build any type of home. We design, personalise and build a home that is specific to your site, and your needs and lifestyle; whether it be senior living, family, lifestyle, apartment, farmhouse or a bach that you are looking for.

Q: Do you have standard plans?

A: No, we do not have standard plans as we believe every person has different needs and every building site is different. By designing a home that is personalised to your needs and lifestyle will mean that your home works for you and is functional to live in. It is important to consider all aspects of your building site, for example the sun, prevailing wind, views, neighbours etc. The design of your home specific to the site will mean your home is more comfortable to live in as it will capture all day sun, views and excellent indoor/outdoor living. We do have plans available that we have previously built to provide you with design ideas.

Q: How long will it take you to build our house?

A: There are two stages, the design stage and the building stage. Every situation is different, the design stage can take 6-8 months of planning. This stage depends on how quickly decisions are made and includes design, product and colour choices, costing, building permits, and selecting trades people. The building stage can take 5-8 months dependent on house size and the time of year. **urbo** will provide you with an approximate timeline prior to construction but it depends on factors such as weather and your own decision-making.

Q: How much does a house cost per square metre?

A: The cost of the home is driven by you. It is difficult to put a specific cost per square metre, as there are many variables that will influence the rate, for example, the house design and products selected, such as exterior cladding, floor coverings, lighting, appliances etc.

Lit up like a Xmas Tree

As some of you already know the **urbo** homes head office in Rotorua was subject to an arson attempt in September this year. Luckily the fire went out and only minor damage was caused due to smoke damage. Luckily, we were still able to continue day to day operations from the office.

Knowing first hand the heart break and hassle that comes with the aftermath of a fire we felt it only prudent to remind you all to double check your policies.

Things to look for:

- 🏠 Currency of cover
- 🏠 Adequate cover to allow for replacement value of goods



🏠 New home contents added to policy in a timely manner – make sure you add those expensive Xmas gifts to the list

urbo homes recommend to their clients to have hard wired smoke alarms that can be linked to a security system hence there is no requirement for the use of batteries. As a reminder if you have battery operated smoke detectors, dairise annually for battery replacement.

Time for a Snooze

After a hectic year (some of us are more worn out than others) we are taking a well earned siesta. This year we will be closing the offices in both Rotorua and Whangarei from 24th December with the team back in full force for 12th January 2009.

We take this opportunity in thanking our clients, trades and suppliers for their support during 2008. We wish you all a very Merry Christmas and a safe and happy New Year.



Troy (Boy) Dolman



Renovations

More and more people are choosing to extend or renovate their existing home. These people are happy with the location, so make a decision to improve their lifestyle and quality of living through a home extension or renovation.

urbo homes have done many renovations for clients – from minor to the more complex. The process is similar to building new, with the exception that we get on site to determine the suitability of the existing structure.

We present a concept and work through product selection and working drawings prior to construction. Due to the nature of renovations, during construction there can be building changes made due to the unknown nature of the existing structure.

Remember building an extension or renovation will never be as affordable as it is today.

Do what the clever people are doing, build now and solve your immediate life style and space issues, with the knowledge that you are adding to your investment.

It's the best investment you'll ever make.

Since its inception **urbo** homes has built a formidable reputation based on innovation, flare in design with practicality in form, quality of product and customer service.

It means our experience is probably wider than the usual. Simply, we seldom repeat things to a formula. And that means we have an unusually extensive range of possible answers.

Upcoming events

- 26 – 28/02/09 **Northland Agricultural Field Days**
State Highway 14, Dargaville
- 20 – 22/03/09 **Taupo Home and Garden Show**
Great Lake, Taupo
- 10 - 13/06/09 **41st NZ National Agricultural Fieldays**
Mystery Creek, Hamilton.

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