

Winter 2010 Newsletter

MASTER BUILDER

GOLDFIELDS ESPERANCE

www.mbawa.com



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Principal Partner



From the Manager's desk...

What a busy few months we have had for the branch.

Entry nominations for the Master Builders-Bankwest Building Excellence Awards Goldfields-Esperance Region closed on 28 May with judging commencing on 29 June in Kalgoorlie and finishing in Esperance on 2 July. The very keen eyes of the highly experienced Charlie Baggetta and newcomer Dean Baker, WA Country Builders, Bunbury, conducted this year judging. Mr Baker commented that he was surprised by the excellent standard set in the region.

Telstra Country Wide sponsored a BBQ and drinks at the Kalgoorlie Country Club on Wednesday 30 June, completing the end of the awards judging in Kalgoorlie. Midland Brick sponsored our committee meeting and dinner to celebrate the end of the judging in Esperance on Friday 2 July with Chairman, Ken Norton providing a great venue in Esperance and cooking up a scrumptious feed for everyone. The two functions were very successful and the judges, Charlie Baggetta and Dean Baker enjoyed the week of regional hospitality.

Last year's economic downturn became apparent this year with only four builders from Kalgoorlie and three from Esperance submitting entries to make a total of 41 entries compared to 53 the previous year. A large portion of the entries was in the lower categories; spread evenly between \$250,000 and \$500,000, no entries were submitted into the category over \$1million.

This year marks 25 years for the branch in the Goldfields-Esperance Region, initially commencing with only a Chairman to lead the branch. Over the years the Managers position has grown from 10 hours per week to now 28 hours per week with a greater presence in Esperance. This milestone also recognises the longest member of the branch - Timmins and Timmins from Esperance joining in 1983.

Congratulations to everyone who won categorie and sponsor awards. Reminder that next year the awards will be held in Kalgoorlie-Boulder.

Regards

COLLEEN HORTON
Goldfields-Esperance Regional Manager





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Goldfields-Esperance Awards 2010



Alterations and Additions
Winner, Lalor Drive
Esperance - BD Partington
Building Co

Principal Partner



GOLDFIELDS-ESPERANCE



Bankwest's Laurence
Twigg-Berry presents
The Best Country Home
award to Brett Partington



Principal Partner



Bankwest Best Country Home for the Goldfields Esperance Region,
Balfour Street, Esperance - BD Partington Building Contractors



Bankwest Best Commercial Building for the Goldfields Esperance Region,
Golden Hind House, Golden Hind Homes



Vicky Admas receives
the Bankwest Best
Commercial building
award from Laurence
Twigg-Berry



Principal Partner



Bankwest Best Commercial Building for the Goldfields Esperance Region,
Golden Hind House, Golden Hind Homes



Christine Heywood presents Dayle Durrant the award for Excellence in Cabinetry



Erin Pietras accepts an award from George Allingame



Marcus Boers, KJ Norton Building accepts the award for Excellence in Roofing from Trent Wheadon of Straco



Fourth time honours goes to BD Partington Building Contractors winning the Bankwest Best Regional Home award yet again.

The presentation dinner was held in Kalgoorlie on the 28th August 2010 at the Italian Club, Lane Street. The night was very success attracting over 130 builders, contractors, suppliers and guests. The exquisite food was prepared and served by Danny Drummond Catering with great entertainment from the band Camouflage to keep the attendees dancing into the night.

BD Partington Building Contractors entry of Lot 2 Balfour Street, Esperance wowed the judges.

The 399 square metre home was designed for the clients with the idea of fully utilising the Strata titled block while still getting beautiful ocean views of the Bay of Esperance. This two-storey home has been designed to suit life style taking into account the Esperance weather conditions and utilising the afternoon sun in winter. The three upstairs bedrooms, living area and balcony get full exposure to the ocean views and glorious morning sun. Downstairs is the main living area, kitchen, dining and office with easy access for clients. Complimenting this home is the ducted air-conditioning, features of Stone on the Piers and Porcelain tiles, granite bench tops and quality fittings throughout. The clients have spared no expense with attention to detail considered throughout.

Best Commercial Building went to Golden Hind Home for their alteration and addition to 19 Cheetham Street, Kalgoorlie.

The commercial renovation posed a challenge both for design and construction. Converting what was once a warehouse into a multi level office building with 17 individual office suites. Today the building is known as Golden Hind House and has the ability to house 7 different businesses with the added bonus of a boardroom. The common areas include a kitchen and large dining area, amenities including men's, ladies and disable access toilets and laundry. Outside is a large decked area and secure car parking. It is hard to imagine that this modern office complex was once a shed.

Winner of the prestigious "John Truman Award" went to Westralia Homes, Kalgoorlie. This new award recognises consistent high quality work throughout all projects. All scores for each project entered per builder are averaged out. A minimum of four entries must be submitted to be eligible for this award.

Best Display Home of the year went to Goldfields Homes for 19 Matthews Way. The modern 5 bedroom, 2 bathroom



Jane Donaldson presents Nigel Byrd with the Luxaflex Best Display Home of the Year award.

home with study, theatre & games room has and open plan kitchen, dining and family living area. The family & games room feature a ceiling recesses & bulkhead in the kitchen. There is a spacious ensuite with corner spa bath and separate powder room. A pitched gable timber patio & alfresco dining complements the outside with a double lock up carport with remote control sectional door.

Callan Shanks of Calvin Donkin Carpentry (Westralia Homes) set a high standard winning the 2010 Goldfields-Esperance Regional Apprentice of the Year award.

- *Low fees*
- *Strong long-term performance*
- *All benefits to members*
- *Support the industry and create jobs*



For more information call State Sales Manager
Ray Smith
 Mobile: 0418 389 829
 Email: rsmith@cbusmail.com.au



Joey Renton receives the Trades Person of the Year from Andrew Reilly of Midland Brick



Ken Norton presents Ray Smith from Cbus a certificate of Appreciation



Callan Shanks receives his award from Skill Hire for Apprentice of the Year



Marvie and Katelyn performed a brilliant acrobatic routine



Glenn Briers receives the John Truman Award from Major Regional Sponsor Jane Donaldson, Luxaflex and John Truman



Gary Brown, John Bowler and xxx Bowler enjoyed the celebrations

MAJOR AWARDS

Apprentice of the Year Award

Sponsored By: Skill Hire & Construction Training Fund



Callan Shanks
Calvin Donkin Carpentry

John Truman Award

Sponsored By: Luxaflex



Westralia Homes

Best Display Home for the Goldfields/Esperance Region

Sponsored By: Luxaflex



Goldfields Homes
19 Matthews Way
Kalgoorlie

Best Commercial Building for the Goldfields/Esperance Region

Sponsored By: Bankwest



Golden Hind Homes
19 Cheetham Street
Kalgoorlie

Best Country Home for the Goldfields/Esperance Region

Sponsored By: Bankwest



BD Partington Building Contractors
Lot 2 Balfour Street
Esperance

CONTRACT AWARDS

Contract Homes Under \$249,999

WINNER

Westralia Homes
1/133 Campbell St, West Lamington

FINALIST

Goldfields Homes
2 O'Connor St, O'Connor

Contract Homes \$250,000-274,999

WINNER

Westralia Homes
Lot 1469 (45A) Boundary St,
South Kalgoorlie
Designed By: Blue Frog Building Design

FINALIST

Goldfields Homes
190 Bourke St, West Lamington

FINALIST

Goldfields Homes
17 Hawkins St, West Lamington

Contract Homes \$275,000-299,999

WINNER

Goldfields Homes
8 Matthews Way, O'Connor

FINALIST

Goldfields Homes
3 Brookman St, Kalgoorlie

FINALIST

Golden Hind Homes
10 Pira Ave, Greenview

Contract Homes \$300,000-324,999

WINNER

Westralia Homes
11 Sharp Rd, O'Connor

FINALIST

Goldfields Homes
3a Boundary St, South Kalgoorlie

FINALIST

Goldfields Homes
19 Yilkarri Pde, Greenview

Contract Homes \$325,000-349,999

WINNER

Golden Hind Homes
30 Tumberri Way, Hannans

FINALIST

Goldfields Homes
18 Riseberry Way, Somerville

FINALIST

Westralia Homes
16 Godenzi St, Broadwood

Contract Homes \$350,000-399,999

WINNER

Goldfields Homes
122 Aslett Dr, Greenview

FINALIST

Equinox Homes
3 Canard Way, Castletown
Designed By: Equinox Homes

FINALIST

Westralia Homes
16 Harvey St, South Kalgoorlie

**Contract Homes
\$400,000-499,999**

WINNER

Goldfields Homes
18 Tumberri Way, Hannans

FINALIST

Goldfields Homes
17 Riseberry Way, Somerville

FINALIST

Golden Hind Homes
11 Heaney Cl, O'Connor

**Contract Homes
\$500,000-599,999**

WINNER

Goldfields Homes
13 Riseberry Way
Somerville

FINALIST

Golden Hind Homes
12 Sharp Rd, O'Connor

FINALIST

Goldfields Homes
1 Purna Pl, Hannans

**Contract Homes
\$600,000-799,999**

WINNER

BD Partington Building Contractors
Lot 2 Balfour St, Esperance
Cartman Designs

FINALIST

Golden Hind Homes
21 Quartermaine St, Somerville

**Contract Homes
\$800,000-999,999**

Sponsored By: Australbricks



WINNER

KJ Norton Building Co
Lot 360 Castletown Quays,
Esperance
Designed By:Paradigm Design

**Multi Residential
Development Under \$799,999**

WINNER

Golden Hind Homes
11 Brookman St, Kalgoorlie

FINALIST

Goldfields Homes
273a Egan St, Kalgoorlie

**Multi Residential
Development Over \$800,000**

WINNER

Westralia Homes
35 Premier St, Lamington

**Alterations & Additions
Under \$99,999**

WINNER

NRP Building
5 Pitt St, Mulingar
Olivia Sutton

FINALIST

Golden Hind Homes
39 Addis St, Lamington

**Alterations & Additions
Over \$100,000**

WINNER

BD Partington Building Contractors
Lot 100 Lalor Dr, Esperance
Cartman Designs

FINALIST

NRP Building
12 Elizabeth St, Mulingar

SPONSOR AWARDS

Water Wise

Sponsored By: Water Corporation



Golden Hind Homes
12 Sharp Road, Kalgoorlie

Silver Trowel

Sponsored By: ABBTF



Michael Mallins
KJ Norton Building Co
Lot 176 Addington Cross,
Esperance

Excellence in Steel

Sponsored By: Master Builders



Ian Slater
30 Tumberri Way, Kalgoorlie

Excellence in Cabinetry

Sponsored By: The Laminex Group



Dayle Durrant
BD Partington Building Contractors
Lot 2 Balfour St, Esperance

Excellence in Ceilings

Sponsored By: Mitsubishi Motors



Peter Cook
Goldfields Homes
13 Riseberry Way, Kalgoorlie

Excellence in Floor & Wall Tiling

Sponsored By: VV Tiling Shop



Joey Renton
BD Partington Building Contractors
Lot 2 Balfour St, Esperance

Excellence in Wall Finishing

Sponsored By: Jackson McDonald



Fox Finish P/L
Goldfields Homes
122 Aslett Dr, Kalgoorlie

Best Appointed Bathroom

Sponsored By: CBUS



David Kellas
Equinox Homes
3 Canard Way, Esperance

Excellence in Roofing

Sponsored By: Stratco



Marcus Boers
KJ Norton Building Co
Lot 176 Addington Cross,
Esperance

Excellence in Painting

Sponsored By: Master Builders



KB Painting Services
Goldfields Homes
8 Matthews Way, Kalgoorlie

**Excellence in Carpentry
(internal/external)**

Sponsored By: James Hardie
Australia



Barry Starr, Brett Partington,
Albert Hahnel
BD Partington Building Contractors
Lot 100 Lalor Dr, Esperance

Excellence in Brick Paving

Sponsored By:
Esperance Freight lines



Terry Dale
KJ Norton Building Co
Lot 360 Castletown Quays,
Esperance

Excellence in Energy Efficiency

Sponsored By: LandCorp



Paradigm Design
KJ Norton Building Co
Lot 360 Castletown Quays,
Esperance

Most Affordable Family Housing

Sponsored By: Department of
Housing



Golden Hind Homes
30 Tumberri Way, Kalgoorlie

Trades Person of the Year

Sponsored By: Midland Brick



Joey Renton
BD Partington Building Contractors
Lot 2 Balfour St, Esperance

Excellence in Building Practice

Sponsored By:
Builders Registration Board
Australia



BD Partington Building Contractors
Lot 2 Balfour St, Esperance

Entertainment Sponsor



Media Sponsors



Introducing..... The Tilling Timber WA Team

Tilling Timber is one of Australia's largest timber wholesaler/importers. A privately held company, Tilling Timber Pty Ltd was established by the present owners in November 1963 where they started their first factory in Eltham Victoria.

The company now has large, modern wholesale sales offices and warehouses in Brisbane, Sydney, Melbourne and Perth, as well as manufacturing facilities at its head office in Kilsyth Victoria. Today the Tilling Timber Company has 212 employees and is 100% Australian owned.

The product range includes a variety of structural timbers; timber lining & cladding profiles, finished mouldings and our premium coated lining range - LUSTRE.

The company also carries its own unique range of Engineered Wood Products known as SmartFrame. Products in this range include, SmartLVL15, SmartJoist I-joists, SmartLam Glued Laminated Beams, plus the state of the art software program and technical library in the SmartFrame Design Compendium.

SmartLVL15 was launched in early 2010 with some significant changes to LVL sizing. This has seen 35, 42 and 58mm thickness' LVL manufactured in lieu of the traditional 36, 45 and 63mm and with the 75mm LVL15 remaining unchanged. These changes in size have provided the end user with significant cost and weight savings.

We have recently moved into our state of the art facility in Forestdale with approximately

20,000sqm of yard space. We have an experienced sales team including both Sales and Technical Representatives to support the significant investment in the WA marketplace.

Our commitment to the regional building industries has been so far very well received, which has seen us support a variety of regional MBA functions and will see us continue to visit these locations to provide ongoing support to a broad cross section of the building industry.

Please don't hesitate to contact me for any additional information you may require.

Darryl Munro – Technical Representative – 0400 972 505 or darrylm@tilling.com.au



Home indemnity insurance

- a compulsory consumer protection

Home indemnity insurance is protection for home owners who suffer loss or damage because of the insolvency, death or disappearance of the builder, where they cannot pursue remedies under the Builders Registration Act 1939.

The product only works if the builder has become insolvent or has died or disappeared.

That's great, but what does it actually do? Well, it protects the home owner against financial loss. The insurers will make good or pay the amount of loss or damage up to \$20,000 in respect to any lost deposit and more importantly up to \$100,000 in relation to the work itself.

The insurance covers residential building work during the construction period and for six years from the date of practical completion.

A building contractor could become insolvent at any stage during construction. In continuing the build, a home owner may incur additional costs to either rectify the work done or to persuade a new contractor to take on the project. The purpose of the insurance is to ensure that the home owner, does not incur any additional costs in getting the work finished.



Business Insights Live offers secrets to online success

Local Kalgoorlie businesses can master revenue generating social media solutions when internationally regarded web marketing strategist Chris Bjorklund addresses Telstra Country Wide's FREE Business Insights Live forum on Thursday 23 September 2010.

Bjorklund will discuss the next generation of online marketing trends, plus share the power of social media and explain why your business shouldn't be left behind.

You can also get your hands on a whole range of leading edge business solutions and receive expert advice from the Telstra Country Wide team who will be demonstrating the latest technology which can help innovate your business.

To confirm your FREE seat at the business event of the year simply register at www.business-insights.com.au <<http://www.business-insights.com.au/>>



**Web marketing strategist
Chris Bjorklund**

DETAILS:

Business Insights Live business event

WHEN:

Thursday 23 September,
4.30pm – 6.30pm

WHERE:

Curtin University,
WMC Conference Centre,
50 MacDonald Street, Kalgoorlie

Self Managed Superannuation & Property —What a Combination

Property has been used as a vehicle for investment return by Self Managed Superannuation Funds (SMSF) for decades. What has changed in recent times is the ability of SMSFs to borrow to purchase an investment property, using an installment warrant arrangement. This leverage can enable the SMSF to further enhance returns to build your nest egg for retirement

If the gearing ratio is appropriate, the rent that you receive for the property can cover the running costs of the property including interest. This means that the superannuation contributions that are paid to the fund can be used to pay off the property loan. These contributions can be either as a self employed person or if your employer pays the contributions on your behalf. If you can salary sacrifice into your fund, you can effectively get a tax deduction for paying off your investment property loan

If this borrowing was not permitted, then you would have to wait until you had built up enough cash in your SMSF to purchase the property. This could mean that you would miss out on all the possible capital growth on the property while you build your cash balance. With the ability to borrow you could take advantage of the capital growth on the property from the day you make the investment commitment.

One of the benefits of superannuation funds is the low tax environment. If you, as the member of the superannuation fund, is under 60 years of age, the rate of tax levied on your investment returns is 15%. Compare this to a possible 46.5% if you earned that same amount as an individual.

With capital gains on the sale of assets, if the superannuation fund has held the asset for more than twelve months, then the tax is levied on the gain at 10%.

After you reach the age of 60 as a member in pension mode, the tax rate imposed on all fund income, including capital gains is 0%. That's right, your investment returns can become tax free. The pension that the fund is paying you is also tax free.

If you are interested in exploring how a Self Managed Superannuation Fund could benefit you and your property decision, our team of business professionals at RSM Bird Cameron are available at the following offices to discuss your options:

- Busselton – Fiona Parsons (T: 9752 1406)
- Bunbury – Kingsley Smith (T: 9722 5600)
- Geraldton – Trevor Lake (T: 9920 7400)
- Albany – Joanne Gilbert (T: 9841 2766)
- Kalgoorlie – Bill Franklyn (T: 9021 1499)