

# MASTER BUILDER GREAT SOUTHERN

www.mbawa.com



**Charlie Baggetta,  
Dale Adamson and  
Geoff Kirkness**

**LINDA GIBBS**

Regional Manager

Albany and Great Southern

M: 0439 992 385

ALBANY OFFICE

P: 08 9841 6232

F: 9841 6522

M: 0419 931 301

E: albany@mbawa.com

W: www.mbawa.com

6 Ashford Street,  
ALBANY WA 6330

PO Box 1518,  
ALBANY WA 6332



Principal Partner



## From the manager's desk...

Hi everyone, it's been a busy time since our last newsletter went out. We had the Building Excellence Awards judging in July, with Charlie Baggetta and Geoff Kirkness travelling to Albany to complete the task. Lots of good comments from them regarding the excellence in the quality of construction and finish this year.

Malcolm Adamson Principle of Albany World of Cars and Mitsubishi Motors was kind enough to allow us the use of a vehicle this year for the judges to get around in. Greg Trigg of Double G Photography was an excellent choice as driver for the Judges and did a wonderful job of the photography.

A big thank you must go to Ken Clark of the Apprenticentre, Brad Eastough of Great Southern TAFE and Geoff Holmes of Hobbs Smith and Holmes who formed the panel for judging of Apprentice of the Year this year. There is a lot of talent amongst the young Apprentice entrants this year, making the decision a tough one for the judges.

Over the next few magazines I would like to introduce you to our committee; the first introduction will be our Chairman David Mexsom. David has a natural writing ability and I am sure you will enjoy reading his profile as much as I did.

We have two guest writers this month, our legal eagle Murray Thornhill from Hudson Henning and Goodman and our contracts expert Jacqueline Barker of Contract Intelligence. I am looking forward to hearing from members if they would like to submit an article of interest for the upcoming magazines.

The Careers Expo was extremely successful this year with many schools requesting talks to the students about careers and apprenticeships within the Building industry. This year Damian Stevens, David Mexsom and I manned the booth and, although it was a wet and windy day, a large number of students and teachers passed through showing a lot of interest.

An Information Day was held on the 12th August to show the members what software programs were available for the purpose of tendering and quoting. This was extremely successful with three companies participating from as far away as Queensland and Melbourne.

September will be another busy month with the Quarterly Dinner meeting already held on the 7th with Tony Steel of Worksafe and Jacqueline Barker of Contract Intelligence as our guest speakers. On the 11th September we had the Executive Sundowner for Members and sponsors and then the 12th September was the Building Excellence Awards. A lot of training is organised for September with Basic Scaffolding 14th to the 18th September, JSA

Training 21st September, Tilt up training the 22nd September and Electrical Tool Tagging on the 28th. If you would like to sit in on any of these courses, please contact me and let's get it arranged.



Each Month in this newsletter there is advertising space not being used; its a minimal cost of \$110 (gst included) and goes out to all members within the Great Southern so think about doing some advertising within the pages of your newsletter and let other members know what services are out there.

Linda Gibbs, Regional Manager

**Mitsubishi also lent MBA Staff a car to run around in.**

# Profile – David Mexsom

## Chairman Albany & Great Southern Region



**David Mexsom**  
**Great Southern Chairman**

I recall one of the French Polishers had been a carpenter until losing four fingers in an argument with a cut off saw which he lost....



I have been asked to provide an article about myself, something which I find a bit daunting. I have never been one for flying my own flag, but I hope the following insight is of interest

I have been actively involved with the Building Industry since leaving school in South Wales; my father Gordon was a Bricklayer by trade and an excellent tradesman.

I emigrated with my parents and sister to Australia in 1972 as a 16 year old, under the assisted passage scheme as it was known in those days. It was about a four week trip aboard the 'Australis', a ship owned by the Greek shipping company known as the Chandris Lines.

First stop on Australian soil was Fremantle, but our final destination was Adelaide South Australia. I spent the first two years living at the Glenelg and later at the Pennington Commonwealth Migrant Hostels.

Those first few years were pretty tough. If one worked one existed mainly on raisin or chocolate spread sandwiches supplied by the Hostel in a neatly folded brown paper bag. If one worked overtime one would miss out on the evening meal as the cafeteria closed quite early.

I started working in a factory that made Tilt up Garage doors and sheds, one of my jobs was to fill the counter weights with scrap metal or drill holes in brackets for weeks on end.

After moving to the Northern side of Adelaide I began working in a Cabinetmaking workshop in Semaphore, making white wood furniture, (wardrobes, cupboards and drawers). When it rained the factory would literally have a stream running through the middle of the factory (no wonder the owner was building a boat!) To get to work it was a case of catching buses, walking or hitch-hiking back in those days. I would sometimes get a ride in the back of a fellow workers' Ute.

Being the young fellow who spoke with a really strange Welsh accent, I was subjected to a great deal of Aussie humour such as 'open the match box mate' only to find that it 'was' possible to fit a rather large Huntsman Spider into a fairly small space! And upon opening said box, the spider sort of wanted to get out fairly quickly!! Having a sense of humour is one of the most important things that I learnt very quickly.

It certainly was an experience but, as the saying goes, what doesn't kill you, makes one stronger! If one is in the building industry today one will have already picked up upon some occupational health and safety issues that would be of real concern in today's working environment, so remember this was the seventies.

Luckily I applied for and won an apprenticeship with the Public Building Department (A State Government run Joinery workshop that employed Joiners, wood machinists with numerous fingers missing, French Polishers and Painters). I recall one of the French Polishers had been a carpenter until losing four fingers in an argument with a cut off saw which he lost. When he was using a sanding block it would often fly off in all directions, if you thought that was bad, you should have played table tennis against him at lunch times!!

So I came through that with a trade certificate as a Carpenter & Joiner. That resulted in a desire to gain more knowledge (a desire that I really did not have

whilst in School, preferring to play sport wherever possible)

Study now became a challenge and a way to improve my own self worth to myself and my peers and to open up opportunities that otherwise may not have existed.

I won't bore the readers or dwell on my achievements but suffice to say I gained numerous TAFE qualifications in estimating, administration, supervision and in Local Government Building Inspection. In later years I received a Diploma in the Built Environment through the University of South Australia in Building Surveying and, after another four years, to achieve a Bachelor of Building Surveying Degree through Central Queensland University.

Thirteen Years 'on the tools' included Hospital maintenance (Royal Adelaide and Glenside Mental Hospitals), restoration work on many Heritage listed buildings and working in Private Enterprise Joinery Shops. Carpentry contracting companies specialising in building Schools, Rest Homes, Banks and other Commercial Buildings, was followed by a ten year career in South Australia's Local Government system as a Building Inspection, Surveying and Town Planning Officer in Naracoorte South Australia, and in 1996 my family and I moved over to Albany to take up a position with the then Town of Albany.

Amalgamation of the two Albany councils after three years, resulted in my becoming the First Principal Building Surveyor for the new entity of the City of Albany, a position I held for four years and, whilst there were many moments that I would prefer to forget, it was overall a great experience, and I was lucky to work with so many wonderful people.

But I think one knows when it's time to move on, and seek new challenges, otherwise you can get stale and too complacent.

Eventually it became obvious that there would be no further prospects with the City of Albany and I was disgruntled over a number of issues, so I took up a position for three years with WA Country Builders in Albany in Scheduling, Contracts Administration and Estimating Scheduling Manager for the Commercial Section. It took some time to get back into the swing of Private Enterprise, but they were also a lovely group of people to work with.

For the last three years I have worked for Wauters Enterprises, a very well known and respected local Commercial and Residential Building company. As the Residential Manager and currently a Project Administrator, I have been able to gain an invaluable insight into the workings of this well respected and reputable building company that has actively constructed many buildings throughout the region.

One of the most satisfying recent accomplishments for me personally was to have been the Project Administrator for the Great Southern Grammar Schools new Middle School Building. Part of the satisfaction, was that my youngest of three sons, Andrew, was also the Site Manager for this project. Being a young fellow it was great to watch him approach this task with confidence and determination. (Andrew served his Carpentry Apprenticeship through Wauters Enterprises)

So where do we go from here as far as the Master Builders Association is concerned?

- We are seeing a change in attitude and wish to promote the building industry as a viable alternative to the more academic professions. Not everyone excels academically when in school. Young people (with the right attitude and drive) can make a good living by taking up trade opportunities and

'enthusiastically' taking on work experience initiatives when they are offered.

The MBA Albany and Great Southern committee wants to continue to foster those opportunities, through assisting schools to provide careers advice and by becoming even more involved than we already are by, for example, explaining the ins and outs of the numerous variety of building construction jobs and careers. But the upshot is that they will need to be willing to listen and to work 'enthusiastically'. One has to sometimes 'take the good with the bad' throughout a working career. It won't always be enjoyable and it is important to keep that in mind when the more mundane building tasks and physically demanding jobs need to be done. One really does need to look at the 'big picture' and focus on the outcomes.

- It is very important that 'top quality' tradespeople are being produced from the apprenticeship system, and that we are not ending up with tradespeople who have gained limited experience in their chosen careers.

Employing an Apprentice is something that really entails a huge responsibility to ensure that we end up with a skilful, confident, knowledgeable and competent tradesperson at the end of their apprenticeship.

Fast tracking of apprenticeships should only be supported if there is a guarantee that the apprentice has a satisfactory exposure to a wide range of building techniques and initiatives and a varied and interesting training regime, supervised by quality tradespeople. So effective checks and balances are an important part of the process.

- Building legislation needs to be monitored; it is often somewhat ignored by most builders when being introduced, mainly because as builders, it is just another one of those tasks that is seemingly endless and frequently changing, but not always for the better!!

The comment often heard is that the building industry is being overwhelmed by bureaucracy and paper work; 'all we want to do is build', 'just let us get on with it!!!'

A benefit of the MBA is its nationwide resources, that allow it to sort through all this building related legislation and the MBA often raises concerns when ludicrous and potentially onerous legislation is being mooted.

There is no question that we need sensible, logical controls in all aspects of Building and Development, but it is the extent of that control and the often impractical, complex and sometimes inflexible nature of the laws, that frustrates everyone. Quite often inconsequential legislation is imposed whereas, for example, issues such as effective harvesting of stormwater is overlooked, yet that is something that would have a real tangible benefit to the whole community.

- Better and more considerate control of building waste is another area where we could all improve, by ensuring that separate waste bins are used on site for recycling purposes rather than everything going in one skip bin and on to a land fill site. (Some builders are already providing separate skip bins).
- Most people would agree that energy efficiency is a huge issue when considering suitable building designs, effective siting, solar orientation sectors, constants for conductance, Solar Heat gain, Solar exposure factors and so on.

But it all needs to be put into perspective to ensure that it is practical and considerate of the added

building construction costs.

Buildings must also be affordable, or they will simply be out of reach for the average person and those with a young family who really need to get a good start in life. So we need innovative building products that are energy efficient and cost effective.

In my personal opinion the ability to 'keep it simple' has already been taken away from the building approval process.

A whole new energy efficiency consulting industry has evolved, and we see constant legislative changes that, for example, in the Building Code of Australia situation, saw the introduction of legislation before the Glazing Industry had been able to produce the necessary test results required in order to check for compliance. That was a ridiculous situation to be foisted upon the building industry.

The days of the builder lodging a building licence and providing pretty much all the required information themselves, have long gone (unless they can afford the time to research and thoroughly understand what has become a quite technical assessment and are comfortable with using computer software programs). Many of the more senior builders are not comfortable at all about this.

- To really 'put the cat amongst the pigeons' and generate debate, from a major development perspective, 'perhaps' (and there will be many that disagree) where 'significant' developments are proposed in this region that are over a certain value, and are of State wide importance, the planning assessment needs to be undertaken at a State government level, rather than at a local government level. That was, and probably still is, the case in South Australia for example.

Also do we really need the 'R' Codes is another question? That document is unique to Western Australia. Why not have the Town planning schemes amended to incorporate the key 'R' Code design criteria as part of one all encompassing document.

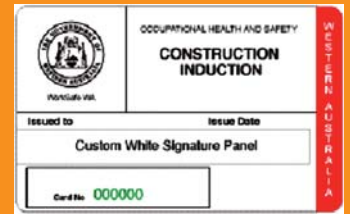
When, as I know is the case, Town Planners cannot always agree amongst themselves on interpretation of such legislation, then surely there is no hope for the general public, applicants, Architects or Building designers, to confidently go about their work.

In conclusion, I would like to thank the MBA committee and MBA Perth for supporting me in this, my second term as Chairman. We have a strong new Branch Manager in Linda Gibbs and a wonderful group of committee members with wide ranging experience such as Registered Builders, Building Material Suppliers, Specialist Contractors, and Legal Services.

So we are looking forward to a bright future and encourage anyone who is interested in becoming a member, or want to learn more about all the benefits of joining the MBA, to contact us at the Branch Office at 6 Ashford Street Albany, or if you prefer, the MBA does have a new web site that is full of interesting information on many diverse building related subjects, so we encourage you to check out [www.mba.com](http://www.mba.com) for you're A-Z building information.

I hope that this Chairman's profile has been of some interest.

Thank you  
**David Mexsom**  
**CHAIRMAN GREAT SOUTHERN REGION**



# Blue to White Cards

**WorkSafe has changed the design of the construction induction cards from 'blue' to 'white'.**

Across all States and Territories both blue & white cards are accepted by the regulatory authority as evidence that induction training has been completed. Those people who have completed the course 51466 Course in "Safety Awareness Training" will not have to repeat the training as it was nationally recognised training, equivalent to the new unit of competence.

All cards already issued will remain valid under the regulations and no longer have an expiry date.

The course name will change to "Construction Induction".

NSW 'green cards' are no longer valid in NSW and are not recognised in WA.

VICTORIAN 'red cards' are not recognised in WA.

QUEENSLAND 'blue' and 'white cards' are recognised in WA.

TASMANIAN cards are recognised in WA.



# Structerre

Making  
Albany  
Home



Structerre Consulting Engineers are pleased to announce the opening of our new office in Albany! This will be our sixth office located in Australia, with additional offices in Perth, Bunbury, Geraldton, Brisbane and the Gold Coast

In the lead up to the Albany opening our General Manager, Peter Pummell has made several trips to Albany organising new premises, meeting with the locals and of course the MBA. A special thank you to David Mexam and Linda Gibbs from MBA for their assistance and supporting the builders whom we have met with so far.

We look forward to opening our branch officially on the 29th September 2009, any services that may be required in the meantime will be handled from our Perth office, please feel free to contact us on 08 9205 4500 or visit our website – [www.structerre.com.au](http://www.structerre.com.au) for more information.

Our Albany team will be comprised of Manager, Dave Lanigan and Engineer, Jane Arnolda. Dave is keen to begin his new role and spend some quality time with his Albany based family. Both have worked from our Perth office for a number of years and bring expertise and a friendly face to the workplace. We hope you welcome them into your community with open arms!



**Dave Lanigan and  
Jane Arnolda.**  
- Future Albany Team



# Tender Documents

It is easy to get overwhelmed by the volume of documents received with any Request for Tender, especially when you have an extremely short time period within which to produce the final tender submission. It is important however to review everything you receive to ensure;

- You are able to establish what is required of you,
- You have all necessary information to enable you to properly address those requirements,
- There is no discrepancies between the documents / information provided, and
- You are willing & able to carry out the works.

As part of your review it is important to establish the conditions of contract under which you will be required to carry out the work, should your tender submission be successful. The type of contract can have a significant impact upon your ability to carry out the work and the way in which you should price a tender, consider;

- Every Request for Tender should contain details of the applicable conditions of contract - if no conditions of contract are referenced it is essential that you clarify what contract would apply before you commence work on preparing the tender – in this situation you may wish to recommend a contract which you would be happy to work with.
- If conditions of contract are stated ensure they are appropriate given the nature & value of the work you will be required to carry out.
- If the conditions of contract are not a recognized standard (such as MBA or AS) review the document carefully to ensure it does not place too much risk upon you – this review should take the form of a risk assessment.
- If the conditions are based upon a standard check what, if any, amendments have been made.
- Also consider whether the standard contract referenced is appropriate (remember there is a whole host of standard forms available which have been designed to suite particular project types – you must ensure the right standard form has been chosen).
- If a standard form of contract has been heavily amended consider the risks associated with the amendments made.
- Check to see if the conditions seek to tie you into a “Head Contract” or other agreements which you are not party too, or seek to give a third party rights under the agreement.

Some of the main risk areas associated with conditions of contract include;

- Imposing excessive risk upon one party (generally the Contractor) – this can include such things as liquidated damages or unreasonable defects liability periods,
- Punitive administrative requirements which will restrict your ability to recover additional time & cost incurred during the project, such as short notice periods and time bars,
- Unrealistic timeframes / project durations,
- Unreasonable payment terms,
- Imposition of obligations under another contract which you have not been properly made aware of,
- Unreasonable distribution of risk and liability between the parties to the contract.

Obviously there are other risk areas which we have not had a chance to mention, the key is to remember a risk must be identified before it can be managed and a risk managed through the tender period will help you avoid paying the price later.

**Jacqui Barker**  
**Consultant**  
**Contract Intelligence Pty Ltd (Albany)**  
Tel: 0421 003508  
Email: [jbarker@cipl.info](mailto:jbarker@cipl.info)

# Payment Dispute?

## Act Quickly To Avoid Complex Litigation



**Murray Thornhill, Director,**



**James Graham, Articled Clerk**



**Kathryn Parker, Associate,**

### Commercial Litigation Hudson Henning and Goodman

The construction lawyers team at HHG often advises builders who come to us already involved in a drawn out and expensive dispute. Usually such a dispute could have been avoided if the builder had sought our advice as soon as the payment dispute arose, not months later.

When payment disputes arise many builders are not aware of and therefore do not follow the adjudication process provided for in the Construction Contracts Act 2004 (WA) (‘the Act’) and as a result can end up embroiled in protracted litigation unnecessarily.

The Contracts to which this adjudication process apply include contracts, whether in writing or not, under which a contractor has one or more of the following obligations:

1. To carry out construction work;
2. To supply to the site where construction work is

# New Legislation for RCD's

Builders should be aware of new requirements that all residential properties sold or leased now require the mandatory installation of two RCD's.

The new legislation will apply to people selling their homes and landlords. Every

home sold or leased will need to be fitted with a minimum of two RCD's, which must protect all power point and lighting circuits.

Follow this link for further information  
<http://www.docep.wa.gov.au/energysafety/RCD/index.htm>

being carried out any goods that are related to construction work; and

3. To provide, on or off the site where construction work is being carried out, professional services that are related to the construction work.

A payment dispute to which this adjudication process applies is a dispute about an amount claimed to be due to be paid under a Contract which has not been paid, in full or in part:

1. within the time set out in the contract, if there is a written contract; or
2. if there is no written contract, within 28 days.

Any party to the Contract (contractors, subcontractors, principals) may apply for a resolution by adjudication.

An adjudication application needs to be made within 28 days after the payment dispute arises.

The parties to the Contract may agree on a registered adjudicator in the Contract, or apply to a 'prescribed Appointor' for an adjudicator to be appointed.

Prescribed Appointors can be found on the following Building and Management Works website: <http://www.bmw.wa.gov.au>

Although the adjudicator's decision is 'binding', either party to the Contract may still apply to resolve the matter in court or use any other dispute resolution mechanism available under the Contract. However, until such further action is taken, the Adjudicator's determination stands and must be followed pending an award under the further process.

Some of the benefits of this adjudication process are:

1. The object of the adjudication process is to "determine the dispute fairly and as quickly, informally and inexpensively as possible."
2. Unlike in court litigation, the respondent to the claim is unable to bring an off-setting counter-claim against the applicant which can delay and add complexity and cost to proceedings.
3. The adjudicator is not bound by strict rules of evidence.
4. The adjudicator must act informally and make a determination based solely on the basis of the application and the response if possible.
5. The adjudicator's decision can be enforced in the same manner as a court judgment.
6. The rights of appeal are extremely limited.

If you want further information about this adjudication process you should contact the Building Management and Works department of the Department of Treasury and Finance or a lawyer with suitable expertise.

This is general information only and does not constitute specific legal advice. If you would like further information in relation to this matter or other legal matters, please contact our offices at [reception@hbg.com.au](mailto:reception@hbg.com.au).

## What it takes to win awards

The Master Builders-Bankwest Building Excellence Awards are conducted five times a year across WA and assess the quality of construction of single and multi-residential developments, plus commercial projects.

For residential projects, judges assess workmanship in the following areas:

- Brickwork/ render finish
- Carpentry finish and fixing
- Internal plastering finish
- Roof alignment and neatness of finish
- Cupboard finishes
- Floor and wall tiling
- Ceiling fixing
- Internal and external painting
- Integrity of structure
- Proficiency of supervision

For alterations and additions, further criteria are:

- integration with the existing structure,
- fixing (old to new), and
- marrying internal and external building materials. For commercial projects, judges assess:
  - quality of construction
  - project management
  - value for money
  - innovation
  - site management
  - form and function

Each judge records a score out of ten against the elements. A mark of 10 is for "superior" work, down to 3 "unacceptable". The highest scoring project in each category wins, provided a minimum standard of construction has been met.

The minimum standard requires that ALL judged elements score at least 6 – that is, all elements must be judged acceptable on average. This is important: if one part of the job is not up to standard, the whole is considered substandard.

For sponsors' awards, such as Excellence in Plastering, the entry with the highest score for that element is judged the winner, provided the minimum standard has been met on the entire project.

For overall awards (Best Country Home and Best Commercial Building), the winner is the project with the highest score. The winner of these awards will represent their region at the Housing Excellence Awards and the Excellence in Construction Awards respectively.

If you have queries on the judging process, or would like to volunteer to assist, contact Gavan Forster or Mel Farley on 9476 9800.

## Types of Contracts

**HBW 2007** (Home Building Works, 2007 Edition) Lump sum contract which complies with the Home Building Contracts Act, for housing projects between \$7,500 and \$500,000.

For use between builder and owner when there is no administration by an architect.

**CP 2007** (Cost Plus Contract, 2007 Edition) Cost plus contract where the builder receives a fee for its services - a fixed sum or a percentage of the cost, or both.

For use between builder and owner when there is no administration by an architect.

Note: Cost plus contracts are exempt from provisions of the Home Building Contracts Act.

**RBW 2007** (Residential Building Works, 2007 Edition) Lump sum contract for housing projects, including multiple units, where the contract sum is more than \$500,000. For use between builder and owner when there is no administration by an architect.

**SW 2006** (Agreement for Small Works, 2006 Edition) Lump sum contract for small scale domestic work (up to \$7,500, e.g. pergolas, retaining walls, paving etc.) or commercial work up to about \$50,000.

Not to be used for Home Building Contracts Act work.

**MWC 2007** (Medium Works Contract, 2007 Edition) Lump sum contract for small to medium commercial work, e.g. factories etc. Also may be used for housing projects where the price exceeds \$500,000 (ie, outside the scope of the Home Building Contracts Act).

For use between builder and owner when there is no administration by an architect.

**SCW 2006** (Agreement for Subcontract Works, 2006 Edition) General purpose subcontract agreement for use in with the HBW, MWC, RBW, SW or CP.

# 2009 Great Southern Awards Dinner



**Michael and Anna McLean and John Wauters Nathalie Wauters**



**Beryl and Lew Wishart**



**Everyone up dancing**



Principal Partner



**Apprentice of the year Todd Hammond (ATC Work Smart, Host Employer Anderson Dufty), and the other finalists**

The weekend kicked off with arrival of the Executive from Perth on Friday, followed by a meeting of our committee with the Executive. Following the meeting we had a Sundowner attended by members and sponsors of the Awards evening. It was a great opportunity for everyone to do some networking and it encouraged those considering membership to join the MBA.

I would like to say a big thank you to everyone who supported the Building Excellence Awards this year and, to those of you who attended, what a great night we had.

Special thanks go to our sponsors, for without your continued support, this gala evening would not be possible. Tony Taverner what a man!! He helped me in so many ways, he manned the door and checked off the attendees as they came in; he directed them to the seating board and encouraged them to buy a raffle ticket as they came through. Thanks Tony it was appreciated.

The venue (Dog Rock Convention Centre) did a meticulous job with the setting up of the room; it looked wonderful. The food was superb, the wines by Wignalls were delicious, the service was first class then, just as dinner was to be served, I noticed a small crowd of men standing close together with Shane of DG Global. I leaned across to one of the guests sitting at my table and said "look at them I bet they are watching the last few minutes of the football". Sure enough, there on the screen was the remaining moments of the game between Adelaide and Collingwood.

Our Chairman David Mexsom had us in laughter during his closing speech by telling us that during the course of eating his dinner two of our more fun loving guests, Martino De Giambattista of M & A Steele ate the chicken he was having for main course and Lee Hasard of Double H Construction ate his bread roll.

James Wilson was excellent entertainment from the playing of his Didgeridoo to strumming of his guitar and what a voice. He had the attendees up on their feet dancing along to every beat.

The attendance of the Executives was appreciated and added to the formality of the evening's presentation. All in all it was a wonderful evening and we look forward to next year.



**Best Country Home for the Great Southern Region, Builder: Greg Leeder Project: Lot 5 Barry Court, Albany, Designer: Concept Building and Drafting**



**Bankwest Best Commercial Building for the Great Southern Region, Wauters Enterprises Project: Great Southern Gramma School, 244 Nanarup Road Lower Kalgan Designer: Matthews Architecture**

## CONTRACT HOMES

### Contract Homes under \$200,000

**WINNER: Ryde Building Company**  
10 Dorado Bend, Albany  
Designed by: Ryde Building Company  
**FINALIST: Ryde Building Company**  
16 Orion Ave, Albany  
Designed by: Ryde Building Company  
**FINALIST: Ryde Building Company**  
16 Moon Parade, Albany  
Designed by: Power house Drafting

### Contract Homes \$200,000-275,000

**WINNER: Scott Park Homes**  
6 Orion Ave, McKail  
Designed by: Scott Park Homes  
**FINALIST: Ryde Building Company**  
43 Waters Parade, Albany  
Designed by: Ryde Building Company  
**FINALIST: Anderson Dufty Builder**  
Henton Peak Heights, Mt Barker  
Designed by: M & A Graham

### Contract Homes \$275,000-350,000

**WINNER: Scott Park Homes**  
29 Lake Seppings Drive, Mira Mar  
Designed by: Scott Park Homes  
**FINALIST: Warren Bennett Homes**  
11 Hicks Street, Albany  
Designed by: Power house Drafting  
**FINALIST: Ryde Building Company**  
96 Jeffcott Street, Little Grove  
Designed by: Power house Drafting

### Contract Homes \$350,000-450,000

**WINNER: Scott Park Homes**  
Lot 221 Manton Way, Willyung  
Designed by: Scott Park Homes  
**FINALIST: Ryde Building Company**  
138 Burgoyne Road, Albany  
Designed by: Robert/ Gardener Design  
**FINALIST: Scott Park Homes**  
53 Bedwell Street, Emu Point  
Designed by: Scott Park Homes

### Contract Homes \$450,000-600,000

**WINNER: Greg Leeder Building Services**  
Lot 5 Barry Court, Albany  
Designed by: Concept Building Design and Drafting

### Contract Homes \$600,001-1,000,000

**WINNER: Wishart Homes**  
24 Drew Lane, Mira Mar  
Designed by: Perth Design Centre

### Contract Homes Over \$1 million

**WINNER: Greg Leeder Building services**  
Lot 609 La Perouse Road, Goode Beach  
Designed by: Concept Building Design and Drafting

### Residential Alteration/Addition

**WINNER: Tectonics Construction Group**  
17 St Georges Terrace, Goode Beach  
Designed by: Scott Wilson Design

### Display Homes

**Open category**  
**WINNER: Scott Park Homes**  
20 Flynn Way, Oyster Harbour  
Designed by: Scott Park Homes

### Best Overall Commercial Project Award

**WINNER: Wauters Enterprises**  
Great Southern Gramma School,  
244 Nanarup Road, Lower Kalgan  
Designed by: Matthews Architecture



**Tracy East,  
John and Kay Ripp**

## SPONSORS AWARDS

### Best Steel Building

**WINNER: Ryde Building Company**  
138 Burgoyne Road, Albany  
Designed by: Robert/Gardiner  
*SPONSORED BY: M&A STEEL FABRICATION*



### Excellence in Building Practice

**WINNER: Greg Leeder**  
Greg Leeder Building Services  
Lot 5 Barry Court, Albany  
*SPONSORED BY: BRB*



### Excellence in Brick Paving

**WINNER: South City Paving**  
Scott Park Homes  
53 Bedwell Street, Albany  
*SPONSORED BY: MIDLAND BRICK*



### Excellence in Carpentry (Internal/External)

**WINNER: Rex Orr**  
Ryde Building Company  
10 Dorado Bend, Albany  
*SPONSORED BY: DOUBLE H CONSTRUCTION GROUP*



### Excellence in Carpentry (Fit-Out)

**WINNER: Troy Keen**  
Greg Leeder Building Services  
5 Barry Court, Albany  
*SPONSORED BY: THE LAMINEX GROUP*



### Excellence in Carpentry (Structural)

**WINNER: Chris Grover**  
Ryde Building Company  
96 Jeffcott Street, Little Grove  
*SPONSORED BY: THE LAMINEX GROUP*



### Excellence in Ceilings

**WINNER: Rainbow Ceilings**  
Greg Leeder Building Services  
Lot 5 Barry Court, Albany  
*SPONSORED BY: JACKSON MCDONALD*



### Excellence in Concreting

**WINNER: ExpressiveConcrete Services**  
Warren Bennet Homes  
231 Rutherford Road, Ellika  
*SPONSORED BY: CEMEX*



**Anderson & Rosemary Dufty and his apprentices and their Partners**

### Excellence in Construction on a Challenging Lot

**WINNER: Wishart Homes**  
24 Drew Lane  
Mira Mar, Kieron McKay  
*SPONSORED BY: STRUCTERRE*



### Excellence in Floor & Wall Tiling

**WINNER: Metro Ceramics - Garth Nelson**  
Tectonics Construction  
17 St Georges Terrace, Goode Beach  
*SPONSORED BY: BATHROOM DECOR*



### Excellence in Painting

**WINNER: Dale Garvey**  
Scott Park Homes  
33 Calistemon View, Yakamia  
*SPONSORED BY: HAYMES*



### Excellence in Plastering

**WINNER: Denmark Design Render**  
Whishart Homes  
24 Drew Lane, Mira Mar  
*SPONSORED BY: MITSUBISHI*



### Excellence in Plumbing

**WINNER: Active Plumbing**  
Scott Park Homes  
Lot 221 Manton Way, Willyung  
*SPONSORED BY: MBA*



### Excellence in Roofing (Metal)

**WINNER: Active Plumbing**  
Scott Park Homes  
Lot 221 Manton Way, Willyung  
*SPONSORED BY: METROOF*



### Most Affordable Family Home

**WINNER: Ryde Building Company**  
10 Dorado Bend, Albany  
*SPONSORED BY: DEPT HOUSING AND WORKS*



### Silver Trowel

**WINNER: Save Pietropaolo**  
Warren Bennett Homes  
11 Hicks Street, Albany  
*SPONSORED BY: ABBTF*



C&F Pietropaolo  
A&M Richie

### Water Wise Home

**WINNER: Scott Park Homes**  
Lot 221 Manton Way, Willyung  
*SPONSORED BY: WATER CORP*



### Apprentice of the Year

**WINNER: Todd Hammond**  
Anderson Dufty Builder  
**FINALIST: Mitchell Murray**  
Ryde Building Company  
**FINALIST: Luke Pittman**  
Skillhire

**FINALIST: Ian Christie**  
Skillhire

*SPONSORED BY: SKILLHIRE*



### Supervisor of the Year

**WINNER: Greg Cowie**  
Greg Leeder Building Services  
**FINALIST: Matthew Pocock**  
Ryde Building Company  
*SPONSORED BY: MBAIS*



### Bankwest Best Customer Service - Builder

**WINNER: Scott Park Homes**  
**FINALIST: Ryde Building Company**  
*SPONSORED BY: BANKWEST*

Principal Partner



### Best Country Home

**WINNER: Greg Leeder**  
Greg Leeder Building Services  
Lot 5 Barry Court, Albany  
Concept Building and Drafting  
*SPONSORED BY: THE LAMINEX GROUP*





**Great Southern  
Chairperson  
David Mexam**  
Wauters Enterprise

**Vice Chairperson**  
Anderson Dusty

**Executive**  
Geoff Holmes

**Treasurer**  
Damian Stevens

**Committee  
Members**  
Robin Powell  
Warren Bennet  
Janet Snell  
Murray Thornhill  
Wayne Downes  
Brian Hoskins  
Andrew Holmes



# Important insurance news for all Master Builders members



1. You can improve your profitability by reducing your insurance costs. Contact Gary Sim now on 9476 9891 to discuss your premiums and service levels.
2. MBA Insurance Services add significant value to members through the development of innovative risk transfer and insurance solutions. MBAIS are recognised as the market leaders in the construction insurance field and as part of your own organisation you should give Gary or Barry a call.

**Barry Hennigan,  
Western Region Manager, MBA Insurance Services**



## Community Votes in the REAL Challenge

**YOUR CHOICE  
OF BUILDING  
MATERIALS  
CAN HELP THE  
ENVIRONMENT  
THRIVE.**



For more information on how we're developing the big picture, visit [landcorp.com.au](http://landcorp.com.au) today.



Recognising the issues facing the regional housing market of escalating prices and an historic lack of climate responsive design, LandCorp issued a unique challenge to Western Australian home builders, designers and architects in May this year: create more affordable and climate-responsive housing in regional WA.

Dubbed the 'REAL Challenge' - standing for 'Regional Environmental Affordable Living' - the competition was conceived by LandCorp to encourage architects and builders to collaborate and come up with innovative, affordable designs that were ideally suited to the local climates of Kununurra, Karratha and Collie.

The team behind each short-listed design would receive \$15,000, with the winning entry for each region, as voted for by the community, being allocated a lot in a LandCorp development to build their house. The three winners would also receive \$20,000 towards documentation required for development approvals.

The overall aim of the Challenge was to raise the bar for more affordable and less energy demanding homes in the future.

Last month, following a short-listing process by a panel of industry experts, including representatives from the architectural, building and design industries as well as regional development commissions, the short-listed entries were presented to local residents to vote for their preferred designs.

Voting in the People's Choice Awards has now closed and winners will be announced shortly.