



**Fast Facts:**

- ◆ 650sq metres of living space including decks and courtyards
- ◆ Four bedrooms, three bathrooms
- ◆ Three living rooms and office
- ◆ Two kitchens
- ◆ Separate laundry
- ◆ Outside shower
- ◆ Lift over three levels
- ◆ Triple garage and utility storage.

**Features:**

- ◆ Three-storey honed pumice block wall
- ◆ Hand placed open concrete stairway
- ◆ Sound proofed music room
- ◆ Double walled division between master bedroom and bathroom, third level lounge and master suite kitchen
- ◆ 11 metre lap pool
- ◆ Computerised automated lighting
- ◆ Electrical and sound systems
- ◆ Solar heating backed by gas.

Working closely with the clients and architect Brendon Gordon, what rose out of the ground was an outstanding example of what can be achieved when the design talents of someone in love with the ocean melds with the desire of skilled professionals to perfect minute details.

The dedication of the talented team of master builders from Murray Pedersen Builders was again recognised for the superior workmanship that went into this build.

In the 2009 regional House of the Year competition, this home won the Reserve Gold award for new homes over \$1 million and was the category winner in the Lifestyle Award for Sustainable Homes over \$1 million. Murray Pedersen Builders also received gold for a second beachfront property and silver for a renovation over \$500,000 for a Papamoa Beach property. It was also presented the Energy Efficiency award.

Winning on this scale is not new to the company. Since it began entering the House of the Year competition, the company has received a staggering 55 awards, last year

winning the overall Supreme House of the Year Award in the Tauranga competition.

So why do the Bay of Plenty's top architects choose Murray Pedersen Builders?

The answer is simple, Murray Pedersen says. "Top architects and designers come to us because they know the quality of our building. They know of our track record during the past 30 years, the many building awards we have won and the way we combine modern building techniques and materials with old-fashioned quality and attention to detail.

"There simply aren't many other builders like us around. We have built some of the Bay of Plenty's most exclusive homes... from large lifestyle properties to exclusive homes on the beachfront.

"We have also built many mid-range family homes, and carried out renovations and alterations on many homes throughout the bay."

Feature continues on next page >>

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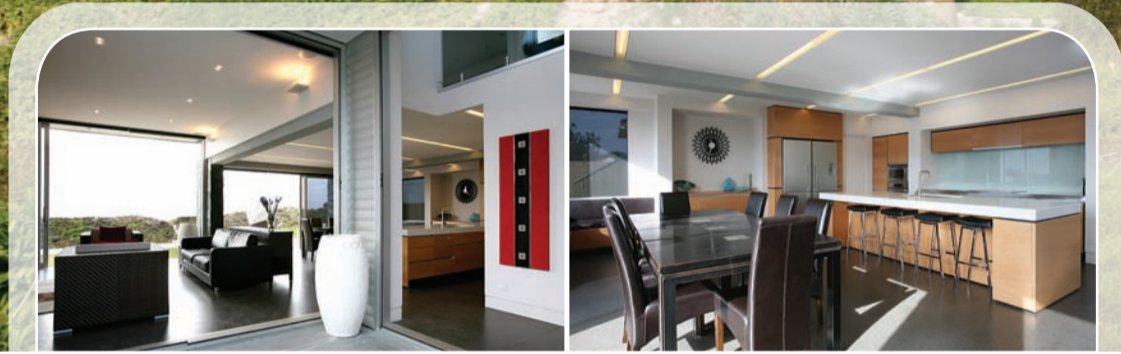
# Award-winning vision



Creating a powerful and surprising space which wows those entering it, without overwhelming them, is not an easy feat, yet a Mount Maunganui beachfront home does all this and more.

The open, welcoming spaces take the best of the prime waterfront spot and embraces its inhabitants in an appealing, open design, bringing the outside spaces into the very heart of the house.

The vision was colossal and the canvas one of immense scope. The building site, one of the best on Mount Maunganui's beachfront, offered a double loop entry drive and a seamless link with sand dunes and the ocean.



Murray Pedersen Builders' beachfront masterpiece, Category Winner and Gold Award, Sustainable Homes over \$1million, 2009 Tauranga House of the Year competition and Gold Reserve Finalist, Registered Master Builders 2009 House of the Year, in association with PlaceMakers

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The company philosophy is simple and has not changed since Murray Pedersen started in the building trade back in the 1970s — do every job 'spot on'.

"That's why we only employ qualified tradesmen. So you can be sure when we build your home, the workmanship will be impeccable. Just ask anyone who has had a home built by us, or employed us to do renovations or alterations. Our reputation is second to none in the bay."

#### Rock solid reputation

Pedersen has been involved in the building industry since he left school more than 30 years ago and served his apprenticeship in the 'old school', where every job had to be done properly. He went out on his own in the late 1970s and started Murray Pedersen Builders, which is now a small team of passionate and highly skilled and qualified builders.

"We will manage every detail of your building project, from receiving the architect's plans, right



through to installing the kitchen sink, plumbing and interior design.

"We will also handle the landscaping of your section, driveways and paving ... and even build you a swimming pool. Once we take on your job, you can relax and leave it in our safe hands. We'll meet regularly on site with the architects and other interested parties, to make sure everything runs smoothly from start to finish."

Adding even more piece of mind is the company's association with the Tauranga Master Builders Federation and the Tauranga Chamber



of Commerce, providing an extra guarantee of the company's workmanship.

#### Pushing boundaries

Sitting at three storeys, the home is imposing and pushes boundaries to maximise use of the site. The aesthetic beauty of the building is evident, but much of the achievement lies beneath the surface.

Twin columns front and back, clad with Himalayan slate, form structural towers while solid concrete support columns anchor the contemporary design. The lines are clean, yet cleverly disjointed in ways which keep the eye interested and intrigued. It is an appealing design with surprising elements in many places. It is a home filled with surprises — every room offers up the unexpected.

Reinforced concrete on the ground floor is heated underfoot and sealed in a matt finish for easy care and a stunning look throughout the extensive living areas.

The hub of the home is an entertainer's dream. The gourmet kitchen by Southern Ocean Interiors is finished in European beech and devoid of handles. The simple sophistication is continued through to the use of stainless steel and stone benches. This is matched by equal refinement in the lounge with a living flame gas fire, encased in exposed concrete slab surrounds. These were boxed and poured on site and add to the long list of bespoke detail. The vaulted atrium takes the breath away, drawing the eye

up the open-step concrete stairway. The three storey high feature block wall of the atrium is one of the true marvels of this building.

The honed pumice block wall is outstanding, while each step on the two-tier staircase was poured on-site and all 30 were hand-placed.

The glazing is another feature with massive stacker sliders through the atrium and living area and the effect draws the outside right into the heart of this impressive home. Overall, it is more than 650 square metres with around 200 of this being deck and outside courtyard.

This courtyard is sheltered overhead by Louvretec roofing and also features a gas fire which sits alongside the 11 metre lap pool. Interestingly, this went in first and the home was built around it. Knowledgeable eyes would appreciate the engineering requirements which are considerable when you look at the degree of retaining walls, support beams, cantilevered windows and systems to cater for the three level luxury. The second floor is concrete and double walls have been placed where sound proofing was needed, like the upstairs family room which doubles as a music room, and the master bedroom.

Nothing has been left to chance on the luxury, detail and exquisite taste scales. Everything was customised, hand made, tailored and specifically selected for this home.

Passive elements, while beautiful, are also functional, which contributed greatly to the sustainability award. The glazing and concrete harness the sun's warmth, the heating is solar, backed by the gas fires, while light sensors operate in areas like the kitchen scullery and master suite wardrobe.

Sustainability was at the forefront of the Murray Pedersen Builders' minds every step of the way. The boxing and framing used for the concrete footings was removed, stripped, de-nailed and used for propping and paving boxing, soffit sprockets and framing. All off-cuts were used for nogging and blocking. All steel, electrical wire and aluminum flashing off cuts were sold to scrap dealers for recycling. PVC and plastic wrap were also recycled and refuse transfer concrete overruns were kept to a minimum and buried under the driveway.

Many other features abound throughout; the roof is double layer mineral chip to reflect heat and minimise expansion and contraction, the cladding, glazing, window and door frames, the solar system and all other elements have received the same thought and contribute to the building's sustainability.

This home is a mastermind to behold. Technical aspects are hidden — the electrical and computerised nerve centre of the home tucked away in a closet... and there are plenty of these.

This home is a triumph in every way and a testament to each and every tradesman who contributed to the project.

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