

JUDGING CRITERIA

MASTER BUILD 10 YEAR GUARANTEE MULTI UNIT (APARTMENTS/DUPLEXES/TERRACE HOUSING) MIXED DEVELOPMENT

DESIGN, FUNCTIONALITY, STYLE (45%)	/ 900
WORKMANSHIP (55%)	/ 1100
TOTAL POINTS (100%)	/ 2000

DESIGN, FUNCTIONALITY, STYLE (45%)

FUNCTIONALITY AND DESIGN

- The general design must take into consideration the sun and the views available to individual units.
- The layout and functionality of individual units should be practicable and provide the occupants with a comfortable and pleasant environment.
- Are the kitchen, bathroom(s) and service spaces suitable to the size of the unit?
- Has consideration been given to privacy and outdoor living space(s)?
- Has consideration been given to fire rating ie; concrete blocks versus GIB fire line etc?
- Has consideration been given to proximity to roads and entry access?
- Is the selection and suitability of products appropriate to the site conditions and overall design of the development with good attention to detailing?

/350

FIT TO SITE/ACCESS/ENTRANCE

- The development should take into consideration the topography and the adjacent surroundings.
- Is there good planning for both pedestrian and vehicle movement to access the individual units, car parking and garaging?
- Are there well-defined access points for emergency vehicles and evacuation?
- Has consideration been given to weather protection to unit entrance points and access ways?

/200

HOUSE LIFE-CYCLE

- Has there been consideration given to sustainable and environmental design features within the home?
- What steps have been taken to address reduction of waste management during construction?
- Are there areas of the home that have been designed above minimum building code for the location of the home?

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GENERAL CONSIDERATIONS

- Are there appropriate and well-located service courts with clothes lines, rubbish storage and removal facilities?
- Is there good use of surplus habitable and common areas within the development?
- Is there well designed and controlled landscaping to common areas?
- Has consideration been given to soundproofing between the units?

/200

SUB TOTAL

/900

WORKMANSHIP (55%)	
STRUCTURE	
<ul style="list-style-type: none"> The foundations, floors, walls and roof are straight, true, level and plumb. Attention to detail has been maintained, providing a structure with high levels of accuracy for fixing roofing, cladding and linings. 	/150
EXTERNAL CLADDING AND ROOFING	
<ul style="list-style-type: none"> All roofing, cladding, veneers, soffits and trims have been fixed or laid to the manufacturer's specifications and to the best possible trade practice, e.g. the paintwork should be free of blemishes All flashings on the roof, parapet, windows and doors, wall junctions and projections have been installed neatly to the best trade practice and to the manufacturer's instructions. Special weather resistant finishes such as coatings, have been applied neatly, and weather resistant deckings installed to the best trade practice and in accordance with the manufacturer's specifications. 	/300
SELECTION AND INSTALLATION OF PRODUCTS MADE OFF SITE	
<ul style="list-style-type: none"> Products and materials have been installed correctly <ul style="list-style-type: none"> Taking into account the difficulty of the application of some products over others. 	/150
FINISHING	
<ul style="list-style-type: none"> The levels of finish incorporate: <ul style="list-style-type: none"> the fixing and stopping of wall and ceiling linings, accurate fitting and fixing of windows and doors, architraves, skirtings and moulding, installation of the kitchen, bathroom cabinets, and any joinery, tile work and painting and decorating. All of this work should provide a quality finish. 	/200
DEGREE OF DIFFICULTY	
<ul style="list-style-type: none"> Degree of difficulty and complexity of the complete building project 	/100
GENERAL WORKMANSHIP	
<ul style="list-style-type: none"> General assessment of the workmanship and quality of the dwelling, including the degree of difficulty of the complete building project Attention to good detailing is essential. Correct placement and installation of all plumbing and electrical fittings. 	/200
SUB TOTAL	/1100