



## HIA winners outstanding

HIA members from throughout the Townsville region, sponsors and partners came together last weekend for the annual HIA CSR Housing, Kitchen and Bathroom Awards.

The HIA awards attract, promote and recognise the very best that our builders, cabinetmakers, designers and industry professionals have to offer. With design and décor changing all the time, these awards help to keep the industry up to date with new trends as well as set a standard of quality HIA members are renowned for.

HIA executive director John Futer said the homes, kitchens and bathrooms entered in the 2009 awards were outstanding and displayed a variety of new designs and products and the judges were given a tough job to decide on only one winner in each category.

BenTech Homes were the star of the night, winning the Home of the Year Award for a beautiful custom built house at Nelly Bay. They also took home a Best Use of Glass. AP Williams & Co won both Display Home of the Year and Bathroom of the Year for their Northshore display home.

Dan Thomson from Dan Thomson Architectural Drafting was also very successful on the night winning Residential Building Designer of the Year, Best Use of Masonry and Energy Efficient Home of the Year.

Ramlock Properties Homes took out Spec Home of the year and Glenwood Homes took out Project Home of the Year.

The Kitchen of the Year went to Moduline, the judges noted the outstanding quality of workmanship that went into this kitchen.

# Positive signs for construction industry

**A**FTER waning confidence in the construction sector, it appears residential building starts are back on track.

PRDnationwide Townsville director Bruce Goddard said the local construction industry came to a near stand-still very briefly at the height of the global financial crisis, but was then revived by improved economic conditions.

"The economic climate for residential construction has returned. Interest rates are still low, government incentives are in play, Townsville's population growth is solid and unemployment rates are low," Mr Goddard said.

"The defence force alone has introduced hundreds of new homes to Townsville recently, with many more to come."

BIS Shrapnel's *Building in Australia 2009-2024* report forecasts a sharp increase of 21 per cent in housing starts nationally for 2009/10, kick-starting a four-year upturn for the sector.

Mr Goddard said due to the slump in building activity creating some pent up demand combined with



an economic climate conducive to demand growth, Townsville was ideally positioned to feed additional supply so there was no doubt demand for new dwellings locally would increase into the future.

"We are already starting to see rejuvenated interest in the

construction sector and if the current low interest rate climate continues I'm sure BIS Shrapnel's forecast will be validated," he said.

An upside for consumers as a result of the recent economic downturn is an improvement in building costs.

"Material price increases have

PRD nationwide

slowed in line with commodities and labour costs have also levelled out in line with demand," Mr Goddard said.

According to the Rider Levett Bucknall Tender Price Index, 2003 to 2005 saw double digit price growth across Queensland and North Queensland, at the height of the property market boom.

Escalation in building costs is forecast to remain more subdued for the short term, rising again in 2011/2012 as the impacts of rising demand begin to take effect, although it is unlikely double digit growth will occur any time soon.

According to Mr Goddard, this is good news for property owners and developers.

"Developers can plan projects more confidently with greater certainty and less risk," he said.

"Steady construction cost increases underpin a more stable and sustainable property market, which is good news for owner occupiers and investors."

## TOWNSVILLE PROPERTY WATCH

**SOLD**

Source: RP Data

### AITKENVALE

WELLINGTON ST - \$360,000  
Two bedroom, one bathroom house sold in October.

### AITKENVALE

WOTTON ST, - \$280,000  
Two bedroom, one bathroom unit sold in October.

### ALLIGATOR CREEK

ALLENDALE DR - \$710,000  
Four bedroom, three bathroom house sold in October

### ANNANDALE

ANNANDALE DR - \$405,000  
Three bedroom, one bathroom house sold in October.

### ANNANDALE

MONA VALE PL - \$503,000  
Four bedroom, two bathroom sold in October.

### BELGIAN GARDENS

OLD COMMON RD, - \$230,000  
Two bathroom, one bathroom unit sold in October.

### BURDELL

BEAU PARK DR - \$311,000  
Four bedroom, one bathroom house sold in October.

### BURDELL

KINNARDY ST, - \$335,000  
Three bedroom, one bathroom house sold in October.

### BURDELL

ROMBOLI CT, - \$415,000  
Four bedroom, two bathroom house sold in October.

### CRANBROOK

BEHAN CT, - \$405,000  
Four bedroom, two bathroom house sold in October.

### CURRAJONG

CORCORAN ST, - \$266,000  
Two bedroom, one bathroom house sold in October.

### HEATLEY

FULHAM RD, - \$274,000  
Three bedroom, one bathroom sold in September.

### KIRWAN

BURRAMUGGA CR, - \$428,000  
Three bedroom, two bathroom sold in September.

### KIRWAN

MICHELIA CL - \$560,000  
Four bedroom, two bathroom sold in September.

### MOUNT LOUISA

BLACK BRAES CT, - \$365,000  
Four bedroom, one bathroom house sold in September.

### NORTH WARD

COOK ST, - \$190,000  
One bedroom, one bathroom unit sold in October.

### PALLARENDA

BAY ST, - \$488,000  
Four bedroom, two bathroom house sold in September.

### RAILWAY ESTATE

THIRTEENTH AV - \$280,000  
Three bedroom, two bathroom unit sold in September.

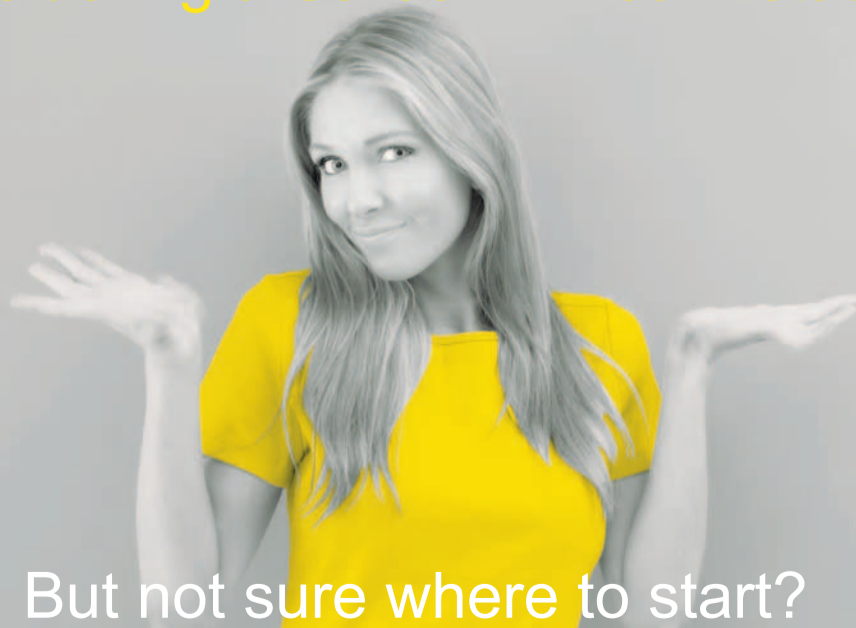
### WEST END

STAGPOLE ST, - \$439,000  
Three bedroom, one bathroom house sold in October.

### WULGURU

HALLEY ST, - \$328,000  
Three bedroom, two bathroom house sold in September.

## Considering a Career in Real Estate?



But not sure where to start?

## Start Here... at a Ray White Career Night

**who:** principal brad matheson and experienced agents will provide you with all you need to know about building a successful career in real estate and being part of a real estate company that continues to grow. We have positions available and will show you how to tap into the **unlimited earning potential** that being an agent with an internationally recognised real estate brand offers.

**where:** ray white rooms – 71 eyre street, nth ward

**when:** wednesday 11 november, 6:00pm

**bookings essential:** to reserve your spot call francesca church on :4781 0500 or email francesca.church@raywhite.com

**Ray White**  
Giving back to the Industry

Townsville City | Thuringowa | Townsville Central