

A quarterly newsletter for Formcraft Vic clients, architects, engineers & builders

EDITORIAL

Formcraft Vic has recently completed builds in Brighton, Black Rock, Box Hill and Newport. Many of our clients and prospective clients have visited these sites.

We are currently undertaking a major residential project in Ivanhoe comprising:

- ◇ Basement
- ◇ FormDeck suspended slab between the basement and ground floor
- ◇ Ground floor walls
- ◇ FormDeck suspended slab between the ground floor and first floor
- ◇ First floor walls.

This five pour project will be completed in three months, very fast indeed and highlights the significant benefits to both home owners and builders/developers.

Speed of construction is a significant tangible and quantifiable financial benefit.

We continue to support Vic country with projects scheduled in the next two months in Beechworth, Benloch, Kangaroo Ground, and Mount Martha.

The response from our participation in the Home Shows/ Expos has been very encouraging as we have fielded many enquiries from prospective clients. There is also a real transition to ICF construction as many builders recognise that is where the market is heading as more and more people demand a more energy efficient home.



Reach for a Higher Star!

IN THIS ISSUE

Editorial.....1

Rapley Homes Wins at the HIA
Pilbara Housing Awards1

Mark Grieves – How to Choose
Which ICF Product To Build
With.....2

Upcoming Events3

Sam Melilli – Best Building Decision
We Ever Made4

Tony Kirk – Formcraft Benefits Ther-
mal & Acoustic Capability5

Anton Engelmayr – I Wanted To
Change Direction5

New Generation Building6

Contact Details.....6

RAPLEY HOMES WINS AT THE HIA PILBARA HOUSING AWARDS

Formcraft Vic is pleased to present the following article from Rapley Homes in WA who has used FormPro® ICF in building its award winning home:

“Rapley Homes is delighted to have received two awards for the same home in the recent inaugural HIA Pilbara Housing Awards. The two storey home built for a private client on the canals in Exmouth, was singled out by the judges as Outdoor Project of the Year and Innovation in Housing Project of the Year. Named as “a clear winner in the category,” by the HIA judges, the home is a wonderful example of how to design for indoor-outdoor living and entertaining all year round. Yet its Formcraft insulated concrete form (ICF) construction made its erection fast and easy, and endows the home with superior energy efficiency properties.”



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MARK & AMBIA GRIEVES—HOW TO CHOOSE WHICH ICF PRODUCT TO BUILD WITH

Mark Grieves and his partner Ambia chose a quiet street in Newport to build the family home. The home is located close to all amenities and only minutes to Williamstown pier and shopping precinct. Formcraft Vic was delighted when selected to build the external walls for the ground floor.

Here is Mark's story (part 1 in a series):

“How to choose which ICF product to build with”



FormPro Walls before concrete pour

Ambia & I were living in a warehouse conversion apartment in Yarraville that, although quite funky, was small & had no outdoor area. We're both active people & the apartment was overflowing with all of our camping equipment, bikes, surfboards & other toys.

We also both love architecture & had watched far too many episodes of the TV show Grand Designs. My business was flourishing so we started dreaming about building a brand new house incorporating all the innovative features we'd seen over the years. I had grown up in the area & was keen to stay nearby. An old Edwardian era weatherboard house in Newport on 490m² of land came up for sale – it was in liveable condition but needed a heap of work.

It was in a great street & had excellent rear access via a 5m wide laneway. Most importantly there was no heritage overlay or other council restrictions, which is unusual for the area - if we stayed within the ResCode guidelines we wouldn't have to deal with town planning. We successfully purchased it and moved in.

It was a horrible house to live in – the typical uninsulated old style house. Unbearably hot in summer, freezing & draughty in winter, walls cracking, floors sloping, cupboards falling apart. We had sold most of our furniture with the previous apartment as it wouldn't have suited our dream house; now everything about our lives felt temporary. Temporary old furniture, temporarily putting up with some discomfort, trying to cook in a useless kitchen with temporary utensils, etc.

I felt it important to live in the house for a while so we got to know the neighbours, the noises & the sun patterns. We continued to watch Grand Designs, attend various home shows & wander through volume builder display homes. We wanted something unique & couldn't find a design we liked. I spent months playing around with various configurations on graph paper trying to sort out a rough mud map.

Sitting in a cold room sketching ideas I became obsessed with ensuring the house had excellent thermal properties. I had been reading various forums & was very interested in the ideas of sustainable building & controlling energy use. I became fascinated with the whole process - thermal mass, passive heating, cross-ventilation, double glazing, etc.

During this time I also realised how light a sleeper I am – the noise from the nearby train line & the low rumble of trucks from the Westgate freeway bugged me. I was determined the house had to be highly sound proof as well.

None of the houses we'd seen being built seemed to address any of these issues. They were all timber frame houses with a few insulating batts thrown in. It was obvious little consideration was given to the thermal properties or the actual comfort of those living within the walls. I'd go as far as to say the whole star-rating scheme is a complete waste of time given the quality of what is being built in the new estates.

I knew there had to be a better way & began researching wall systems. I'd seen insulated concrete formwork (ICF) systems on a few episodes of Grand Designs & they seemed like the perfect solution for us. I particularly liked how the concrete walls coupled with double glazed windows would dramatically cut down any noise.

I discovered there were quite a few companies promoting ICF systems within Australia. How to choose? One company was obviously using an imported American product as all the dimensions were imperial – that put me off immediately as nothing converted into standard sizes. The 'brick' used by another system was composed entirely from polystyrene – ie, the interconnecting webs joining both sides of the panels. This meant there would not be a solid monolithic piece of concrete between the panels, hence allowing sound to easily propagate through the wall. There were also no plastic furring strips embedded inside the brick, meaning it was difficult to attach cladding - laughably the salesperson from that company tried to convince me they were completely unnecessary & added no value.

Finally at one of the home shows I saw George from Formcraft hawking their system. I felt the system was the most superior I'd come across & appreciated George's no non-sense approach. He was obviously more builder than salesperson which meant I trusted what he was saying a little more! The furring strips made a lot of sense to me & the monolithic wall met my requirements for maximum level of soundproofing. I was impressed & instructed our designer to specify the Formcraft system for the ground floor.

To be continued.....



Ground Floor Wall Concrete Pour

UPCOMING EVENTS

Seymour Expo



Family Day at Seymour Expo

February 17 – 19

Formcraft has been a strong supporter of the Seymour Alternative Farm Expo having been an exhibitor the past three years.

The expo is held at Kings Park, Tallarook Street, Seymour. The show-grounds and main exhibition hall have a distinct country feel and attract many and varied exhibitors. Gates open at 9:00am and close at 5:00pm. This year was very busy with good crowds through the gates each day.

For those of you who have never attended a country expo, a visit to Seymour with family or a group of friends is well worth the trip. Approximately 70 minutes from Melbourne, the expo offers a wide variety of things to see and do.

George, Michael and wife Toula manned the Formcraft booth and were

pleasantly surprised by the increasing number of people who were seeking an energy-efficient solution to their upcoming build.

Keep this event in mind and note it in your diary or iphone for next year. Formcraft will be exhibiting again in the summer of 2013, so take a trip along the highway for a fun day out. We look forward to seeing you there.

HIA Home Show

April 26 – 29

The Melbourne HIA Home Show was held at the Melbourne Exhibition & Convention Centre on the above dates.

We were proud to be part of this expo as it gave us the opportunity to meet many new and potential clients. Formcraft was located in the Sustainable Building section.

The expo was held over four days and was very well attended. All senior Formcraft executives were present to field enquiries and to answer questions.

Master Builders Expo

July 13 – 15

The Master Builders Expo will be held at the Melbourne Exhibition & Convention Centre in July.

We look forward to catching up with familiar faces, many of whom already receive our quarterly newsletter. The expo provides a forum to meet and discuss the benefits of building with Formcraft ICF's as we field many questions from potential clients and interested parties.

So come along and learn first hand how Formcraft is a highly viable, cost effective, energy-efficient solution for your future build.

Grand Designs Melbourne

September 21 – 23

The Grand Designs Melbourne Expo will be held for the first time in Melbourne. The Melbourne Exhibition & Convention centre will host the expo. We have selected a prominent location in the centre of the hall. See you at stand H41.

At time of writing both Kevin McCloud (host of Grand Designs) and Peter Maddison (Grand Designs Australia) will both be at this inaugural event in Melbourne.

This expo is not to be missed as many new and innovative building materials and techniques will be on display.

Nillumbik Shire – Practically Green Festival

October 21

This festival was first held in 2008 and Formcraft Vic is proud to be exhibiting for the very first time this year. Edendale is the perfect location for an outdoor environmental festival. Situated at 30 Gas-ton Road, Eltham the grounds spread over seven acres and feature a host of things to see and do for all of the family.

The Practically Green Festival attracts people interested in learning about sustainable building and living and draws a wide and diverse audience.

Formcraft Vic recognises that this is a potential growth area as we are fielding many enquiries from residents and people moving into the location as they seek to build a better, thermally efficient home.



Mike & George at the Seymour Expo

SAM MELILLI - BEST BUILDING DECISION WE HAVE EVER MADE



Sue & Sam Melilli with George

Beauty is in the eyes of the beholder, so when Formcraft went to Mickleham to meet Sam & Sue Melilli we were very impressed with the site. The build is on 10 rural acres with partial views overlooking the city. One can only dream of the peace and tranquillity that Sam and his family are going to enjoy in the years to come. The house is built on one level and comprises 77 squares of relaxed living. Sam has chosen FormPro 220 and 270 wall systems complete with 48 aluminium sub frames for his build.

Here is Sam's story:

"Best building decision we have ever made"

Sue and I commenced building our home in Mount Ridley Road, Mickleham in December 2011 and decided to build something out of the ordinary.

We wanted to move away from the conventional brick veneer house and studied many different forms of insulated formwork .

We finally decided to use Formcraft for the external walls and it was the best building decision we have ever made. Coupled with double glazed windows we know that we have built a very well insulated house that will last us for many, many years.

We had the option to put Formcraft together ourselves but decided to leave it to the experts at Formcraft Vic. George and his team did an excellent job and put up the external walls of our 77 square home in just 16 days.

Sue and I have done a number of projects in the past and we certainly didn't miss the mess that the bricklayers leave behind, not to mention the costs of wasted materials, such as excess mortar mixes and sand.

Our site was always clean and tidy with excellent progress being made every day.

We will move into our new home towards the end of the year knowing we have built a house of true strength and quality and are looking forward to enjoying the high thermal benefits and future energy savings that Formcraft ICF's deliver.

Sam & Sue Melilli
May 2012



Sue & Sam's home structure completed by Formcraft Vic

TONY KIRK– FORMCRAFT BENEFITS THERMAL & ACOUSTIC CAPABILITY



Tony & John

Nestled in a quiet street in Rye, close to the beaches of Mornington Peninsular, structural engineer, Tony Kirk, selected a beautiful site to build his dream holiday home which in years to come will be enjoyed by his family for their summer holidays.

Here is Tony's story:

“The benefits of using Formcraft were the thermal & acoustic capability”

I first met John Rousakis at the 2009 HIA Home Show whilst deciding on an ICF solution for our proposed beach house in Rye on the Mornington Peninsular. After several meetings about the pros and cons of ICF and more importantly Formcraft, it was decided that Formcraft ICF's would be adopted.

The benefits of using Formcraft ICF's were the thermal and acoustic capability and the ease and speed of construction. These benefits made the decision to use Formcraft an easy and cost effective one.

The Rye project design has a modern appearance with high Formcraft walls and large spannings which was a challenge, but achieved by the Formcraft installation team.

The build was a success, and during this time I formed a close personal and business relationship with John. I became very interested in Formcraft and through my company Akeng Structural Engineering Pty Ltd invested considerable time and effort to understand the design and construction principles of the Formpro wall and FormDeck floor systems. The team at Akeng is embracing ICF as a viable solution in terms of structural and environmental capability.

Akeng has undertaken designs for multi story buildings, basements, retaining walls as well as basic buildings, and the confidence is growing with designs incorporating Formcraft ICF. Our structural engineering business has been a great success, with jobs ranging from simple domestic engineering, to more current jobs of multi-storey apartment type buildings.

Our relationship with Formcraft has expanded as we are able to provide concrete services through Kirkon Concrete, a company managed by my brothers Jon and Michael. John and I communicate on a regular basis as Akeng undertakes the engineering design for many Formcraft Vic jobs. We recognise the growing potential in the industry to build with sustainable energy efficient products and are proud to be associated with Formcraft.

Tony Kirk - May 2012.

ANTON ENGLEMAYER—I WANTED TO CHANGE DIRECTION



First stages of Formcraft build

“I wanted to change the direction my building career was travelling”

Perched on the high side of the road with sweeping views of the city Anton Engelmayer chose the site to build a sustainable green home for his family.

Anton created the house using Formcraft's FormPro insulated concrete forms for the home's exterior. FormPro has a high thermal rating, and combined with other "green" attributes the home provides an environment which is clean and energy-efficient.

As a builder, Anton stays up to date with new advancements and products within the sustainable building sector. It makes him better equipped and believes it gives him the edge when talking to prospective clients.

In his own words Anton stated “ Three years ago I decided that I wanted to change the direction my building career was travelling. Always being interested in sustainable build-

ing and in all things green, I decided to become a “green” builder. Through the help of the Master Builders I bettered my education and set out to build a green home that rivalled no other. It needed to be green, different and beautiful”

The end result is a fantastic home, environmentally friendly, and recognised as leading the pack in Victoria towards sustainable living.

The home achieved a very high STAR RATING and Anton's work was recognised by Planning Minister, Matthew Guy who presented him with the Sustainable Excellence Award.

Anton is a leader in the sustainable arena, being 2 – 3 years ahead of other builders.

We are seeing more and more builders convert from conventional and light weight structures to building with ICF's. The shift is very real and reflects the wishes of home owners.

Formcraft Vic is very proud to be associated with this build.



Exterior of completed home by night

NEW GENERATION BUILDING

New construction systems are making their mark as home builders seek fresh ways to build with more consideration for the environment and improved cost effectiveness. Greater focus on energy efficiency through better design and the uptake of new more energy efficient building systems is being encouraged by the Government's mandatory minimum energy-efficiency star ratings for new buildings.

A critical factor in determining the energy efficiency of a building is the thermal insulation rating of the building envelope. This includes the external walls and glazing.

By integrating energy efficient double glazed windows and doors into energy efficient walls you have a winning solution. Formcraft makes this possible with its FormPro® ICF walls and FormView® Double Glazing.



ENVIRONMENTAL ADVANTAGES OF ICF WALLS

According to energy efficiency assessor CADDs Energy, insulated concrete walls provide greater energy efficiency for a home than other wall types such as double brick, brick veneer or steel framed. This has been shown to be clearly the case in their study of the effect of wall type on the energy efficiency of a new home in 11 different locations spread across a range of Australian climatic zones.

In summary, the report states: The Home Energy Rating was carried out in accordance with *ABC Protocol for House Energy Rating Software*. The dwelling was modelled in 11 Cities, representing a range of Australian Climates, namely; Perth, Adelaide, Brisbane, Canberra, Darwin, Hobart, Melbourne, Sydney, Cairns, Carnarvon and Albany. The single storey dwelling assessed has a 290 m2 floor area with 4 bedrooms, 2 Bathroom and a double garage. The results show that, in the selected climate zones around Australia, Formcraft's ICF construction system achieves a higher thermal resistance demonstrating lower energy requirements for heating & cooling compared to houses built using Double Brick, Brick Veneer & standard Frame. The most significant reduction observed is in the lower heating requirements needed to keep the Formcraft ICF dwelling comfortable in winter.

ICF walls are high performance walls designed for the new sustainability era. In addition to providing ongoing savings in energy for home heating and cooling, ICF walls have significant advantages in terms of speed of construction, strength and durability, fire safety, and noise reduction.

ICF WALLS COMBINE THE STRENGTH OF CONCRETE WITH THE INSULATING POWER OF POLYSTYRENE

Virtues of Concrete

Concrete is a versatile building material that can provide many sustainable benefits by virtue of its thermal mass, durability, fire resistance, acoustic performance and recyclability.

Environmentally Favoured Insulation

Formcraft's insulating formwork system is manufactured from two environmentally favoured materials, expanded polystyrene (EPS) and polypropylene. The EPS panels are used to form up the concrete walls and remain in place as permanent high performance insulation for the walls.

BENEFITS OF DOUBLE GLAZING

FormView® double glazed windows and doors improve internal comfort in your home, reduce energy costs and reduce noise.

THE WINNING COMBINATION



George, Mike & John (L to R)

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