

HOME DESIGN

THORNE GROUP

DESIGN & BUILD

AWARDS
Master Build
House of
the Year

FIND OUT THE

8 key reasons

WHY PEOPLE CHOOSE
THORNE GROUP

COMMUNITY PROJECTS
TO ENHANCE GREEN SPACE
AND MITIGATE CARBON

**SMALL HOMES
TO LARGE**

Small but smart homes
Key to designing architectural homes

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Our story

We're extremely proud to be one of the most respected building companies in the Bay of Plenty. As a family-owned business, each home we create carries our family name – something we don't take lightly and which, we feel, is the best guarantee in the market.

Word-of-mouth has built our business, which speaks volumes about our client satisfaction. We're passionate about building with future generations in mind, creating homes which stand the test of time and have minimal impact on the environment.

Our core values guide how we think and behave as a business. They are the foundation on which our business decisions are made, and underpin all our future planning.

quality
trust commitment
integrity
responsibility fun
environment
teamwork passion
excellence
service experience







WHY THORNE GROUP?

01 | Full Architectural Design Service

Thorne Group Architecture was formed in 2014 to give clients the option of having an architecturally designed and built house by the same group.

Thorne Group Architecture is headed up by multi-award winning Architectural Designer – Jon McAlpine. Jon creates ‘conscious architecture’ – bespoke designs which have a life beyond a material manifestation. These designs have won him both regional and national awards every year.

Working alongside Thorne Group’s build team provides a valuable insight into creating affordable designs that work.



“A designer needs to be completely in touch with practical construction methodology and construction costs. You can have a great looking design, but it needs to be buildable to a budget” explains Jon.

One of Thorne Group Architecture’s key attributes is its commitment to the client, a relationship Jon believes is essential to a successful project. Being a boutique architectural practice Jon and his team work with many clients and builders all over New Zealand.

Thorne Group Architecture Awards

- 2019 BOP/Waikato ADNZ Architectural Interior Design Winner
- 2019 ADNZ Architectural Interior Designer National Finalist (top 4 in NZ)
- 2019 BOP/Waikato ADNZ New Home 150sqm-300sqm Winner
- 2019 New Home 150sqm-300sqm National Finalist (top 4 in NZ)
- 2019 BOP/Waikato ADNZ New Home Over 300sqm: Highly Commended
- 2018 ADNZ Architectural Interiors Commended
- 2017 BOP/Waikato ADNZ Architectural Interior Design Winner
- 2017 ADNZ Architectural Interior Designer National Finalist (top 4 in NZ)
- 2017 BOP/Waikato ADNZ New Home 150sqm-300sqm Commended
- 2017 Winner of the Resene colour in design award
- 2017 ADNZ National Finalist (top 4 in NZ)
- 2017 ADNZ Commended

02 | Flexibility

Experts in both smart homes and architectural homes

If there's one thing that defines us, it's our passion for design. This passion includes a devotion to accommodating our clients' different styles, needs and budgets.

It is the constant collaboration between designers, builders, project managers, quantity surveyors and suppliers, both in respect to design, and translating this design to construction methodology on site for both small and large homes.

SMALL BUT SMART HOMES

Increasingly, we have clients who come to us with a desire to downsize. In many instances, their children have left home and there is no longer a need for a large family home. Maintenance of a large home can be inconvenient for those who want to spend more time travelling.

Jon McAlpine from Thorne Group Architecture has a particular passion for designing 'small but smart' homes. The design can include different zones so that the owners have their own space, whether it be to read in the sun, entertain and accommodate guests, or just watch television.

“ We need to make allowances for all of this while maintaining a smaller footprint, and still ensuring the clients achieve their ultimate objective of having a low maintenance home ”



Jon has lots of ways of creating multifunctional rooms within small designs: by adding window seats, study nooks and creating covered outdoor spaces. Reassuringly, a small footprint doesn't mean a client has to compromise on elements which may be important to them, like including a walk-in pantry; Jon's small but smart designs can accommodate those non-negotiable features.

Having a covered outdoor area isn't just about providing shade on a summery day. With planning and clever design – taking into account privacy, views, prevailing winds and sun angles – a covered outdoor area can be functional even on the coldest winter's day. In fact, if the site permits, Jon will often include multiple outdoor areas.

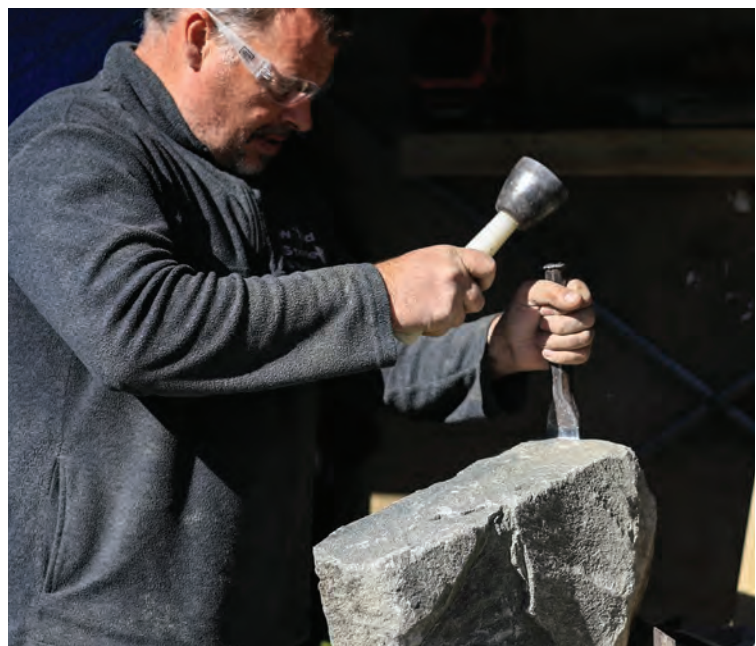
Having a smaller home doesn't preclude the home from having 'wow' factor. It is not only critical to get the detailed design correct, also the execution. With more than a decade of experience in building smaller homes, we are confident we can add value to your home throughout the build process.

LARGER HOMES WITH EXCEPTIONAL ARCHITECTURAL DETAIL

Homes with exceptional architectural detail, large or small, involve a different way of working. They require additional planning with the architectural designer, and often also include involvement from experts with particular specialist skills. The smallest details will be thoroughly planned to mitigate problems arising on-site during the project. This can include materials that may have long lead times or have to be sourced abroad to achieve the exact standard or effect requested by the homeowner.



Craig, one of our senior Forman, has a very unique skill set, incorporating old school craftsmanship with the very latest technology on larger sites. In a previous role, he crafted furniture for the world-renowned Fortnum & Mason brand in London.





03 | Quality

We are fastidious about quality, which is one of the many reasons word-of-mouth has built our business. Irrespective of budget or scope, we never compromise. We have one project manager and one lead builder working on your home, which is surprisingly unique in this industry. We don't outsource aspects of the build to different builders. We believe having a dedicated team on your home from start to finish creates a passion and sense of pride in workmanship from each individual who works on your home.



“ I couldn't be happier with my new home. Working with the team at Thorne Group was an absolute pleasure. I knew from the outset that they were working for me – they always made what I wanted a priority. Having the one location for design and build meant there was never any partisanship. It was well planned and stress-free. I would recommend them in a heartbeat. ”

Henry and Steph



WORKING WITH ONLY THE BEST IN THE BUSINESS

Over the years we have established amazing relationships with our suppliers. Regardless of budget, we ensure the very best people are working on your job, some who work exclusively for Thorne Group.

We have rigorous review processes which consistently assess our sub-contractors to ensure they're working within our very strict quality control parameters. This means you have the assurance that only people who are experts in their respective areas are working on your home. Each one shares our values and commitment quality. There is a huge difference in the quality of workmanship within the market – quite simply, we only work with the best.



“ Smart design, a quality build and the team’s experience is what initially attracted us to Thorne Group. Being a local family business with a great reputation also gave us confidence that we chose the right company for our project. We are absolutely delighted with our new home – the design and build process could not have been smoother.

Quality of the workmanship was just that – quality. And the attention to detail with the contracting, invoicing and any variations, meant there were no surprises, except our surprise at how easy and enjoyable the whole process has been. We have absolutely no hesitation in recommending Thorne Group to anyone who wants to build a new home.”

Richard & Jenni



Master Builder House of the Year 2019 Awards

We have achieved a reputation for outstanding quality, going above and beyond to achieve exceptional results, which has been recognised in the Registered Master Builders' House of the Year competition. We have accomplished this by meticulously honing our procedures throughout the entire build process. In a number of instances, our best practice processes are unique to Thorne Group.

This includes the way we box up the floors through to the finishing touches on the home. It's an accumulation of dedication, perseverance and years of collective experience. We invite you to discuss these specific 'best in industry' processes with our directors.





We are thrilled and excited that all three of our entries into the 2019 Registered Master Builders House of the Year received gold awards. This translates to the quality being 80% above the industry standard. Furthermore, two of our homes made the coveted Top 100 homes in the country list.





04

Outstanding client experience

PROJECT MANAGEMENT

Building should be enjoyable. To ensure a seamless building experience, it is critical to have an experienced Project Manager. At Thorne Group, your personal Project Manager will ensure everything happens on time and to plan. It is not only quality and design we are renowned for within the market, it is also the client experience. This is why we have incredibly loyal clients.

We provide a detailed project timeline for each job which allows us to establish a completion date well ahead of time. We are committed to adhering to the agreed move-in date, while ensuring we don't compromise along the way on construction quality.







“ The building phase was overseen by our Project Manager, Aaron. He was great to deal with: continually kept us updated and his organisational skills are second to none. This made for an extremely efficient and smooth build. We loved having access to Buildertrend website [a construction management system], which was updated regularly with photos and information so we were never left wondering what was going on. Every person we dealt with along the way was friendly and professional and held extremely high standards, and this is obvious in the finished product.

“We love our home so won't be moving anytime soon but, if we were to build again, we would go straight back to Thorne Group, and have already recommended them to friends and colleagues considering building. ”

Kurt and Bridgette





OUR WORLD-CLASS PROJECT MANAGEMENT SYSTEM

Thorne Group uses a world-class project management system which provides each client with their own customised webpage with a secure login. Within this, clients can stay updated on the status of their home, throughout the full development process. This includes:

- regular logs from the Project Manager
- comprehensive build schedule from dig out to move in day
- to-do lists and meeting minutes
- regular photos of the house build
- access to relevant documents including build contract, selections and contracts

“ This is my third build and my first with Thorne Group. Having not had the opportunity to experience ‘technology’ with a build before, this was a new experience. No other building company I’ve used previously have offered this service so, from the customer’s perspective, it is fantastic.

To be able to see, in real time, your house being built from the ground up is awesome. Technology is only as good as the user and Thorne Group have it down to a fine art. My Project Manager, Aaron Thorne, loads updates at a minimum weekly, and often daily. Overall, the process has been extremely smooth and, based on my experience, Thorne Group offers a service that is a cut above what other mainstream building companies are offering. ” Michelle



INTERIOR DESIGN

Another element in delivering an enjoyable build experience is to alleviate any concerns about decision-making, particularly when it comes to interior design. We have incorporated consultations with renowned interior designer Jacqui from Twill as part of your interior selection process.

Jacqui, who trained in London at the prestigious Chelsea College of Art and Design, has an eye for detail and colour, as well as extensive product knowledge of everything from flooring to kitchen materials to fabrics. Jacqui is located just across the car park from our Mt Maunganui office.





Pete, Gay (Summerhill Charitable Trust), Aaron and Gavin

05 | Community projects to enhance green spaces and mitigate carbon

As a building company we've become increasingly conscious of our environmental footprint. Where possible we source sustainable products and continually look to review and enhance our environmental policies.



We've also put together a programme which focuses on environmental projects in the Tauranga region with outcomes for future generations to enjoy. By planting trees (in combination with other projects), we can help mitigate the carbon footprint that is generated from the construction of building your home.

Planting native shrubs and trees for perpetuity at Summerhill Farm and Recreational Park (adjacent to the Pāpāmoa Hills Regional Park), has multiple benefits of protecting waterways, sequestering carbon and expanding native bushwalking areas.

This wetland is part of the headwaters that run into the Kopuaroa Stream, Kaituna River and Maketu Estuary, so it was imperative that this water supply is protected. It will also develop into a beautiful protected native bush area for future generations to enjoy.



06

Value creators for our clients

One of the key misconceptions that clients have is that we are more expensive than other build companies. This is simply not the case, not when you compare like for like. As we are one of the largest builders in Tauranga, we negotiate the deals, then pass our volume discounts directly onto our clients.

Being a family business, you are guaranteed open, transparent advice. This is why we have clients who are now on their second, or third builds with Thorne Group; they understand the value for money.





VALUE FOR MONEY

As we build a considerable number of new homes each year – from the very top end of the market to more affordable developments – we have substantial purchasing power of materials. This means we get the best pricing, then pass this directly to you, so you can get better quality fixtures and fittings in your new home without paying more. Really, there is no catch – we honestly just do this.

Even with a fixed price contract, your fixtures and fittings have a PC Sum (prime cost sum) and you have the opportunity to up-spec or down-spec these areas in your new home with no restrictions.

Our specifications are exceptional, right down to the switches. Everything is simply “higher quality” than you’d expect from a standard specification. Our sub-contractors are some of the best in the industry, and your specifications are completely flexible. Please refer to our specifications brochure.



Accounts Tina | Finance Manager Nikki

FINANCE MANAGEMENT

Behind the scenes in the office we have a team dedicated to keeping the numbers on track. Director, Peter Buck comes from an international banking background, with a Bachelor of Commerce; Nikki (our Finance Manager) is a Chartered Accountant; and Charlotte (our Estimator/ Quantity Surveyor) has a Bachelor of Construction. Tina has worked in accounts purchasing for several large accounting firms. Between them, they are exceptionally detail orientated which ensures the financial side of your build runs smoothly.

“ What makes Thorne Group stands out is the team who are highly organised, efficient and understand the importance of customer service. It is rare to find such quality in a construction business today and we wanted to go with an experienced family business which values their clients’ needs. ”

Cynthia & Michael



Teams work together to ensure best in practice processes for costings are applied.





07 | Exceptional market reputation

We understand some clients have an initial feeling of trepidation, not only about the build process but also with whole-heartedly trusting the people behind the brand.

While we can give you reassurance on paper, ultimately, we encourage you to speak with our previous clients. In the meantime, please read a little more about us, to start you on your journey. It is our objective to give you 100% assurance that your home is safe in the hands of a passionate and ethically-minded, process-driven team. We also want to dispel any doubts you may have that the build process can be a fun and enjoyable experience.

“ While each of us has a very diverse background, cohesively the team works incredibly well together. Each of us brings a different skillset. All of us have families and kids, therefore family is our priority and is one of our pillars that form our values. Essentially, we work in a way that we hope will make our kids proud of us. This means always staying true to our values and doing what is ethically right. This core pillar filters down to with the way we operate on a daily basis and how we plan our long-term vision.”

Peter, Aaron and Gavin.

The people behind the brand



AARON THORNE,
MANAGING DIRECTOR

Aaron is responsible for the day-to-day operations of Thorne Group. After graduating with a business degree Aaron has spent over twenty years in and around the building and development industry, with a particular passion for project management. Aaron has a reputation within the marketplace of being an exceptional project manager. It is his understanding of process, control and how resources can be allocated effectively that ensures the focus remains on the client. We suggest you don't take our word for it but, instead talk to suppliers and clients who have built with us.



GAVIN MORROW,
CONSTRUCTION DIRECTOR

Gavin qualified as a builder over 25 years ago and has overseen Thorne Group's construction team since joining in 2007. Working on some of the world's best homes in London many years ago inspired Gavin's passion to work on homes with exceptional architectural detail. Gavin channels his passion now by coming up with best-in-industry solutions for every aspect of the build process.



PETER BUCK,
EXECUTIVE DIRECTOR

After graduating with a Bachelor of Commerce Peter worked for global fund managers for 10 years, based in Sydney and London. Upon returning to New Zealand in 2005 Peter joined the family business. Peter now oversees Thorne Group's development and investment strategy with a particular focus on collaborating with like-minded debt and equity partners to generate value through creativity and quality.

Robin and Sarah

Have built three homes with us in the last decade, as their requirements and desires have changed.

What made you choose Thorne Group for your first build?

Design, value for money and superb build quality – the Thorne trademark.

Why have you chosen to continue working with Thorne Group for each subsequent build?

We looked at many competitors' show homes. The finish and specification (included in the build price) didn't match that of the Thorne Group.

What sets Thorne Group apart?

You feel part of a family, an exclusive club. People who have Thorne houses are very happy to talk about their experience with nothing but praise.

What is the building process like with Thorne Group?

The process has always been professional, inclusive and very clearly laid out from the outset, so there are no nasty surprises. They are always happy to listen to our design ideas and incorporate them into the design. If, for some reason, an idea isn't practical, they're really happy to explain why it won't work and suggest an alternative.

Can you tell me a bit about your latest home?

Our new home is a departure from our previous home. We decided we wanted a smaller house and much smaller garden. That said, we still have a very spacious three-bedroom home with a great lounge, a kitchen with large pantry, and a dining room with a three-metre window seat (great for a good book and glass of wine).

How has Thorne Group developed and changed since your first build with them?

Apart from growing as a company, their values have not changed one bit. Their family name and reputation is of overriding importance to them.

How stressful do you find the process when building with Thorne Group?

We have never found building with the Thorne group stressful at all. On the contrary, Thorne Group make the process feel like a real adventure. We actually felt a bit sad when the last house was completed.

What would you say to people who say building is a stressful process?

We would say that you might want to think about choosing a different builder!

What advice would you give to others looking to build a home?

Look very closely at what different builders are offering and be sure you are comparing like for like.



How is the team at Thorne Group to deal with?

They make you feel that yours is the only house that they are building!

What do you enjoy about the building process and how does Thorne Group help that?

We enjoy being part of the creative process and they are always happy to accommodate us. They will happily arrange for site and office meetings to fit within our work schedule.



08

Homestar

WHAT DOES HOMESTAR MEAN?

Our way of working at Thorne Group is to 'build with the future in mind'. Under this vision, one of our desires is to create warmer, healthier and drier homes under the Homestar framework.

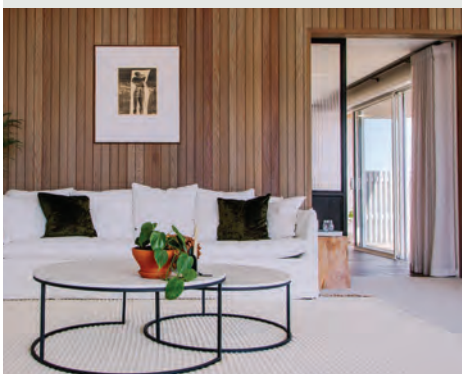
The New Zealand Building Code (NZBC) is often perceived as the benchmark in terms of building compliance and performance, however compliance with the NZBC is merely a minimum standard to attain. By way of example, a compliant home built to the requirements of NZBC/H1 would only achieve a 3 or a 4-star rating (from a 1-10 star rating band).



WHAT ARE THE BENEFITS OF A HOMESTAR HOME?

- Warmer, healthier and drier: Homestar's minimum standards for insulation, ventilation and moisture extraction create a home that's healthier to live in and cheaper to run.
- Broadly speaking, a 6 Homestar home will be 38% more energy efficient than a home built to the building code (potential savings vary from region to region). Our R-values, a measure of heat loss from our ceilings, walls and floors, are 50% worse than many countries.
- Heated efficiently; The majority of our homes are under-heated by international standards, falling at least 2 degrees Celsius short of the World Health Organisation's minimum indoor daytime temperature of 18 degrees Celsius.
- Homestar reduces the cost of running a home, especially in terms of energy and water savings. Over seven years (the expected home ownership period), a 6 star Homestar home would expect to achieve annual savings on energy and water bills of \$573-\$729 per year*

*As quoted on the www.nzgbc.org.nz website.



PASSIVE SOLAR ENERGY DESIGN

The Thorne Group showhome design at the Lakes is optimised for passive solar energy, the local climate and for site conditions to maximise the home owner's comfort and health while minimising energy use. "We are able to achieve this via the correct placement of windows and doors, along with eaves positioned and sized accordingly to manage solar gain throughout the year" says Jon McAlpine, Thorne Group Architecture.

The home is situated with a northerly aspect and is elongated along the east/west axis. Orientated so that the winter sun can warm up the home, but exterior shading on the northerly side restricts and manages strong solar gains during summer.

Alongside the design itself, all the fixtures, fittings and materials have been meticulously thought out and calculated to ensure they comply within Homestar guidelines.







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