

Welcome To Lockwood



LOCKWOOD
Designed for good



Welcome to Lockwood

For over seven decades, the Lockwood name has been synonymous with quality high-performance buildings. We've built our reputation by creating homes and commercial structures on a simple foundation: Lockwood is designed for good. Engineered from locally sourced timber, every Lockwood represents the pinnacle of solid wood construction, with proven durability, resilience, thermal comfort and low maintenance built in.

Our story started in 1951 when founders Jo La Grouw Snr and John van Loghem developed the first solid wood character homes. Their patented Lockwood Building System soon revolutionised the building industry, locking timber boards together with aluminium x-profiles.

From day one, structural integrity and aspirational design went into every Lockwood, establishing our lasting reputation for homes of outstanding quality.

Over the years our company has continually refined our products with technical innovations and contemporary architectural design. That's why Lockwood homes are built quickly and efficiently, and are CodeMark certified.

With more than 50,000 homes delivered locally and internationally, our unique construction system has passed the test of time. And today, Jo and John's legacy lives on, with every Lockwood thoughtfully designed and meticulously engineered in our Rotorua factory.



Contents

| | |
|---|----|
| The Lockwood Building System | 6 |
| Lockwood Manufacturing | 7 |
| Lockwood Exterior Wall Insulation | 10 |
| Your Lockwood Build Options | 14 |
| Design and Build | 14 |
| Customise a Concept Plan | 16 |
| Lockwood Trussed | 18 |
| Planning to Maximise Your Budget | 20 |
| Just add your personal style | 22 |
| Interior Options | 23 |
| Adding colour and texture | 24 |
| Exterior Options | 26 |
| Built in Resilience | 28 |
| Sustainability | 29 |
| CodeMark | 31 |
| Lifemark | 31 |
| International and Commercial Builds | 34 |
| Visit Show Homes | 38 |



The Lockwood Building System

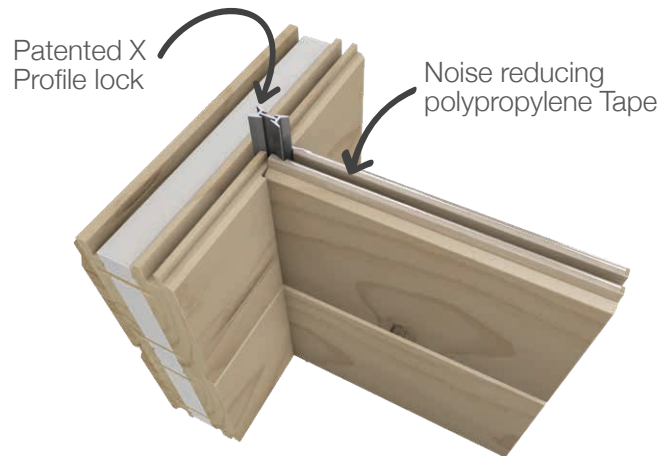
Integrated, Thermally Broken Joinery

Custom joinery frames are locked into the structure for extra strength and to ensure a leak-free living environment. Thermally broken windows improve insulation by placing a low-conductivity material between the interior and exterior aluminium. This reduces heat transfer, keeping your home warmer in winter and cooler in summer, while also minimising condensation on the aluminium frames. Unlike most framed homes, Lockwood thermally broken joinery is recessed in the wall structure, aligning the insulating elements of the window frame and glazing with the insulation elements of the wall.



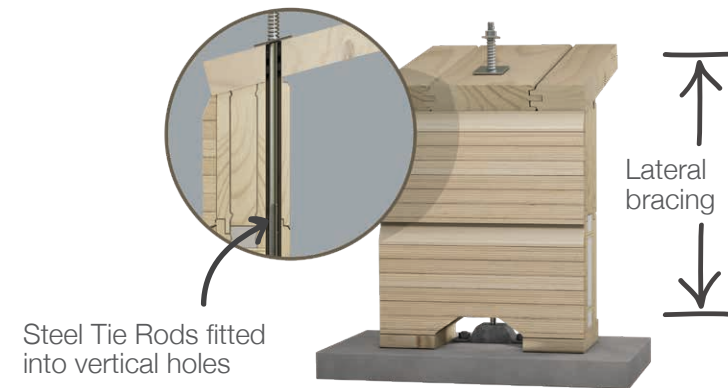
X-Profile

Lockwood timber boards and joinery frames are securely connected using a patented aluminium X-profile, rather than nails. The profile runs along the entire length of the connected points, giving the building both strength and flexibility.



Vertical Tie Rod

Lockwood exterior and interior wall boards are machined and pre-drilled for electrical wiring and the installation of Lockwood tie rods. Tie rods with tension springs provide lateral bracing to help withstand extreme weather conditions and earthquakes.



Low Maintenance, High Durability



Our advanced aluminium sheathing, coated with durable polyester resin, provides a long-lasting finish. It keeps Lockwood buildings looking great for years without needing regular maintenance such as painting or staining. Alternatively we offer VG Pine, an engineered timber exterior that can be painted or stained in a colour of your choice.

Lockwood Exterior Wall Insulation

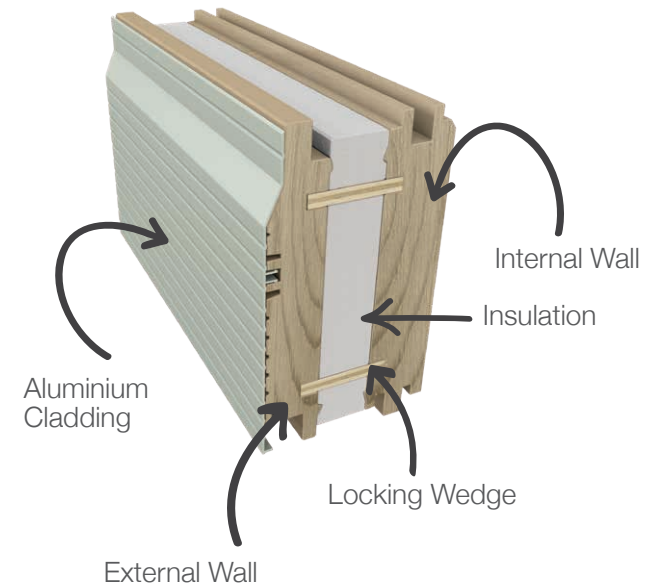
To ensure New Zealand homes are fit for purpose, they must have adequate insulation for their location. The requirements vary for different parts of the country, more insulation is needed for houses in colder climates. Insulation levels are typically measured in R-Values, determining a material's ability to resist the transfer of heat.

The Lockwood exterior board offers an R-Value of 2.1, exceeding the requirement under the current building code. This R-Value is consistent through the entire wall thanks to the unique construction of our exterior board, unlike conventional framed buildings.

In conventionally framed homes, heat flows preferentially through the timber framing, rather than the insulation installed in the cavities between. This is called thermal bridging. Additionally, it can be impossible to install insulation in some parts of a timber framed home. This is often the case in external corners, or where plumbing is installed, leaving a clear path for heat to escape. A recent study by BRANZ¹ showed the walls of framed timber homes had 'as-built' R-Values of R1.4-R1.6, despite installing R2.8 insulation.

The Lockwood exterior board has rigid foam insulation sandwiched between solid timber. Because there is very little connection between the internal and external parts of the wall, thermal bridging is minimised. This means that every part of the wall in a Lockwood home, including the corners, boasts a consistent as built R-Value of 2.1.

Consistent insulation and the natural high-performance of solid timber ensures a Lockwood home is warm, dry and comfortable all year round.



¹ BRANZ External Research Report ER53 Measuring the extent of thermal bridging in external timber-framed walls in New Zealand (2020)
Read more about the BRANZ research at www.branz.co.nz/pubs/research-now/warmer-drier-healthier/warmer-drier-healthier-2/







Lockwood Manufacturing

The process of creating a bespoke timber home is a fascinating one and showcases the premium nature of our product.

Since 1951, Rotorua has been the home of Lockwood manufacturing. This is where your solid timber components and joinery for your new home will be precisely manufactured to exacting standards, before being delivered to your site.

The experienced Rotorua manufacturing team are supplied with production plans, drawn from your consent plans by Lockwood's drawing team. These detail the size of each board and beam and every electrical, power and tie-rod hole along with all joinery specifications.

The production team then handcraft each piece of componentry that is shaped into your new home. All Lockwood supplied components are packed in a quality-assured process and delivered to site in a way that is designed to maximise construction efficiency.

Our team of skilled craftsmen are committed to consistent quality and production standards, with a deep sense of pride in this family owned business and to the final outcome of a safe, secure and beautiful new home.

When you build with Lockwood, you'll be invited to visit our manufacturing facilities, meet our hardworking team and see your very own home componentry passing through 22 pairs of dedicated hands, while you discover the world of Lockwood!







Design and Build with Lockwood

The possibilities are endless when you work with Lockwood to design and build your dream home. We'll work with you through all stages to plan, design and build the perfect home to fit your lifestyle and budget. We take into account your site and specific needs, whether you're building a grand design, a family home, or a downsized retirement dwelling.

Quality time spent with our architectural designers at the beginning of your project will help you form and clarify your ideas, and inspire you to gain the best from your site, creating a home that is uniquely yours.

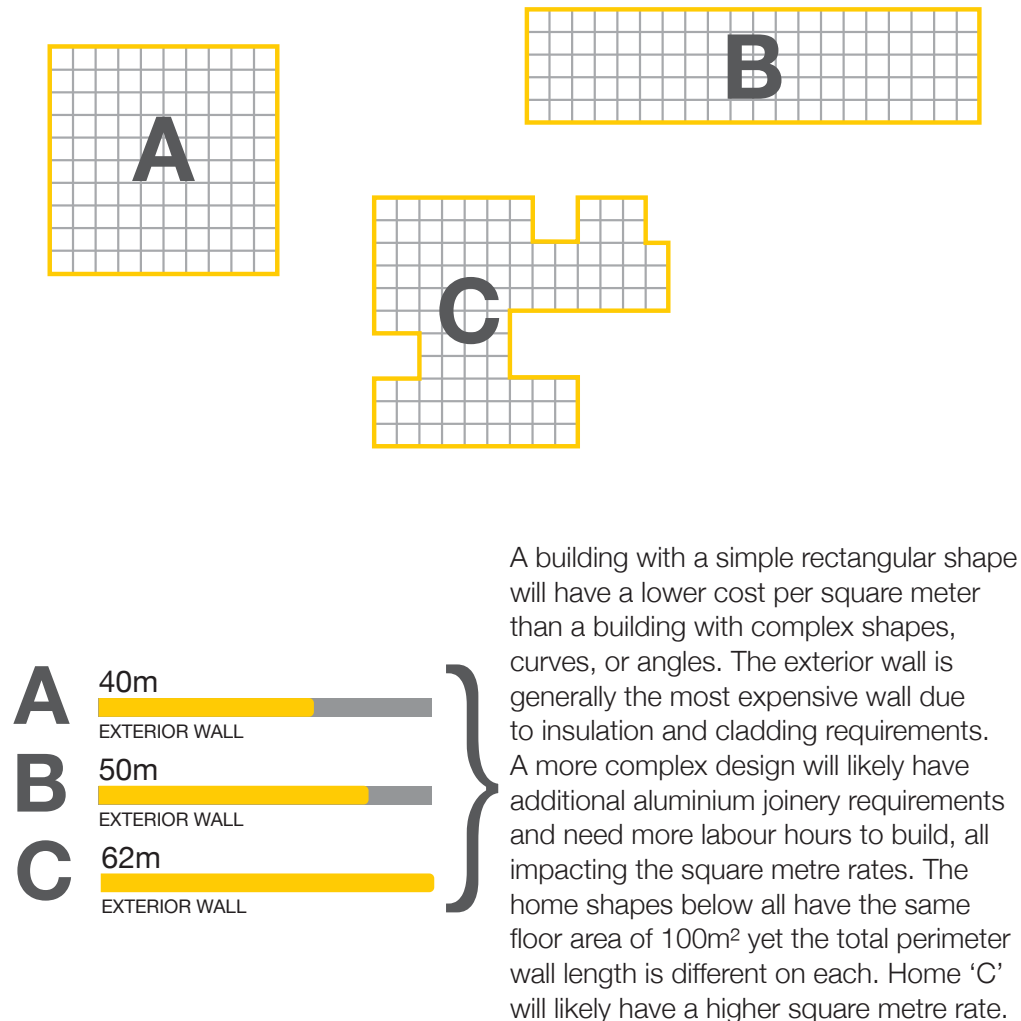
Take inspiration from our vast range of client homes and concept ideas and work with our designers to individually tailor the plan to fit your site, style and budget or bring us your architectural plans or your sketches to bring your property dreams to life.



Planning to Maximise Your Budget

We understand that price is important when you're looking to build your new home. Often the first question homebuilders ask is "what is the price per square metre". It seems like a simple way to estimate costs for a project, but building a house is an incredibly complex task. There is no simple answer to "how much will it cost?" and a square metre rate is not an accurate way to determine the investment you'll need to complete your project. We explore what impacts the cost per square metre in more detail below.

Shape Of The Home

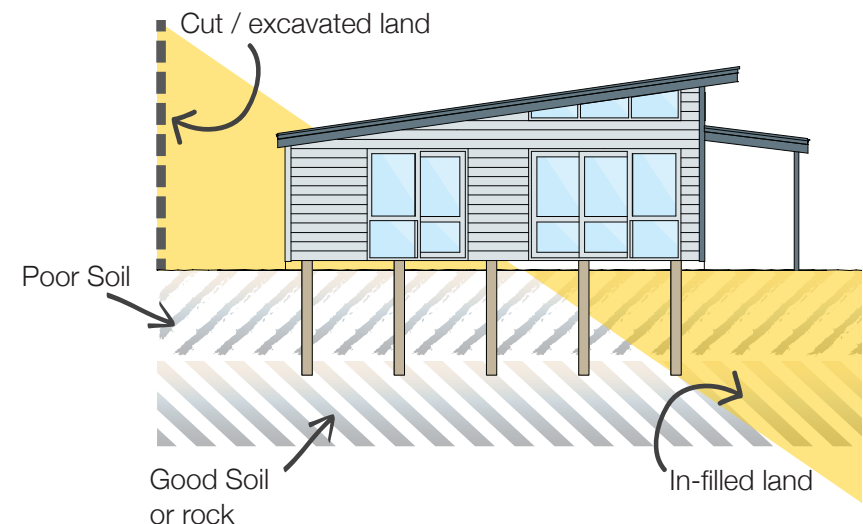


Size Of The Home

Larger homes often have a lower cost per square metre simply due to having more space to divide the costs into. With a smaller home you have less square meterage to divide the costs of expensive rooms such as kitchens and bathrooms into. Comparatively, a large garage, which doesn't require an expensive interior fit out, will bring down the cost per square metre.

Complexity Of Site

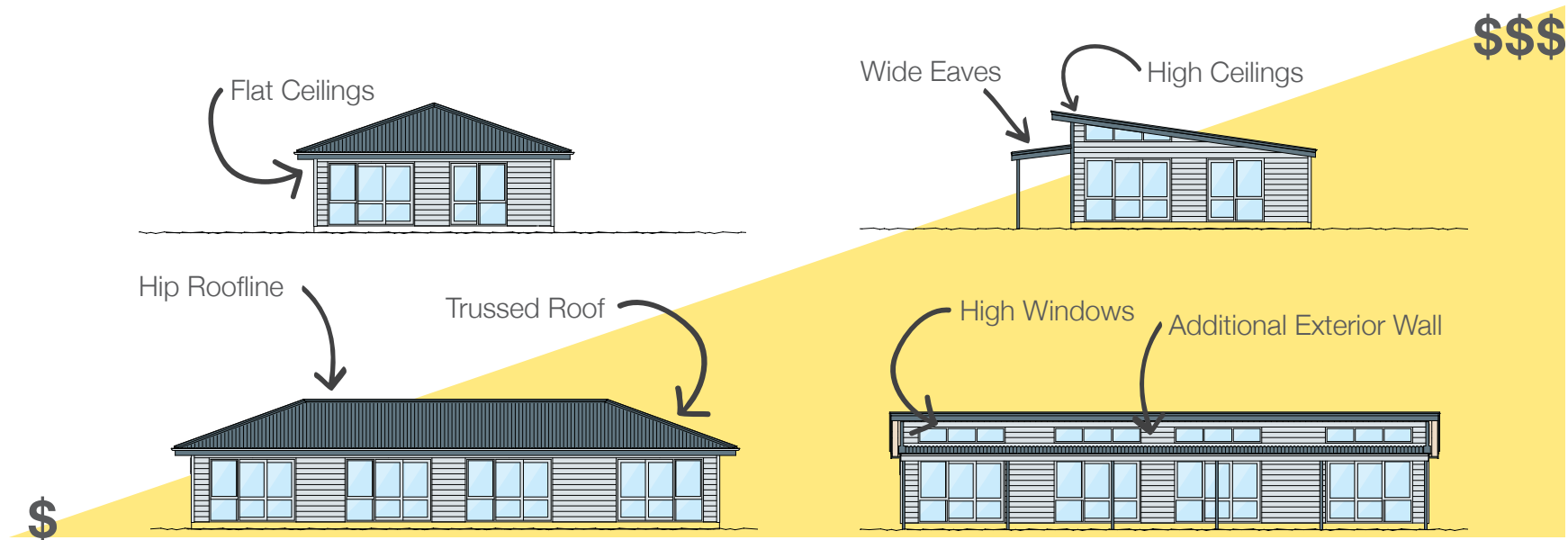
Sites that are sloping are more expensive to build on because they require extra earthworks. Other site conditions such as soil quality, topography, accessibility, and local regulations can affect the cost per square metre. For instance, a site with poor soil quality or difficult terrain may require additional foundation work and labour, which can increase the cost per square meter. Distance to services, removal of greenery and access to the site will also impact overall costs.



Complexity Of Design

A more complex home design will have a higher cost per square metre. Split level, double storey, or homes that need specific structural engineering are more expensive.

The examples below both share the same floor area yet the home on the right will be more expensive to build. The higher roofline, additional wall area and joinery as well as the high sarked, timber ceilings will all contribute to a higher cost per square metre.



The level of finish in your new home, room sizes, quality of fixtures and fittings and cladding options will also have an impact on the cost per square metre. It's important to consider all factors and ensure you get an accurate quote for your build, rather than an estimate based solely on the square metreage. We know that price is important. We offer our experience and expertise, working closely with you to plan your build to best fit your style, site and budget.

The Lockwood system – Just add your personal style

In addition to a beautiful, traditional, natural timber finish, you can combine all the benefits of the Lockwood system with a range of modern textures and colours.

Painted feature walls are easily achieved and can accentuate soft furnishings or capture your eye with pops of colour in a room. Colour co-ordinated doors are another way to bring complementary hues into your space. The selective addition of plasterboard gives you a canvas to showcase your design ideas. Nothing complements the beauty of timber like your favourite colours.

The interior Lockwood wall system can also be blonded, which provides a softer whitewashed finish to the wood grain and delivers modern, light and bright spaces. Blonded timber also works well in contrast to natural stone feature walls.



Interior Options

The interior of the Lockwood walls of your home can be finished in a number of different ways to suit your personal style. The blonded option gives the walls a soft, Scandinavian feel and can be applied in different levels to suit your tastes. Clear polyurethane can be applied to keep the character of the wood or natural oil can be used to enhance the depth of colour in your interior.

Another option is to request an upgrade to knot free pine which can also be finished using the blanding treatment, polyurethane or natural oil.

Clear Polyurethane

Clear polyurethane was used in this client home in Matata, giving a warm, natural feel to the interior.

Blonded Walls

Two coats of blanding was applied to this client home, contrasting nicely with the timber flooring.

Blonded Knot Free Pine

Knot free pine was used throughout this show home. Two coats of blanding was then applied giving it a clean, calm vibe.





Adding colour and texture

Individualise your spaces with pops of colour and texture. Add areas of plasterboard and wallpaper or paint to wall boards to create an eye catching feature in each room. Combine with a stunning stone fireplace or feature wall to complement the natural wood.

Painted Feature Wall

A feature wall painted in a deep blue is a bright pop of colour in this living room



Stone Features

Interior stone work around a fireplace adds an element of texture and works beautifully with the blonded wood.

Wallpaper Feature Wall

Plasterboard and wallpaper has been applied to one wall of this family room to create an interesting patterned feature wall.





Exterior Options

The exterior of your home can also showcase your individuality. Use any combination of Lockwood cedar, Lockwood engineered vertical grain pine (which can be painted in a range of colours), or opt for Lockwood's powder coated low maintenance extruded aluminium, available in various colours.

You can include stone work on pillars or incorporate it into barbecues or chimney features. Louvres, decks and pergolas bring interest and extend your living spaces. Maximise your indoor / outdoor flow with Lockwood's great joinery options.

VG Pine Exterior

Many people enjoy the look and feel of a timber exterior.

Aluminium Exterior

Aluminium cladding is available in a range of powder coated colours to suit your style. It is a low maintenance and durable option for your new home.

Aluminium and Vertical Grain Pine

VG Pine is an engineered timber cladding solution that can be painted or stained in a colour of your choice.

Test colours and exterior finishes at lockwoodcolours.co.nz, an interactive tool built to showcase your style!







Resilience

Lockwood homes have the advantage of being strong and resilient, designed to withstand earthquakes, cyclones and powerful winds. Our beams, posts and exterior walls are laminated for structural strength.

A standard Lockwood home was subjected to 22 simulated earthquakes of up to 7.0 on the Richter scale over six weeks of laboratory testing and survived completely undamaged. The windows still opened freely and the glass remained intact.

Lockwood's ability to stand strong was evidenced by the performance of Lockwood homes in Christchurch and more recently in Kaikoura. Minimal damage was reported with no Lockwood homes requiring structural repairs.

More recent proof our system's durability was evidenced by Lockwood homes and buildings standing strong during hurricane Michael in Florida and typhoon Mangkhut in Micronesia.



Sustainability

Lockwood builds homes that are healthy and comfortable for those who live in them but at the same time, are good for the wider community and the environment.

Lockwood homes are constructed using sustainably sourced plantation pine. Wood is the Earth's most renewable raw material and using it is vital in the fight against climate change. As trees grow, they absorb CO₂, removing and storing the carbon while releasing oxygen back into the air. The more carbon that is taken from the atmosphere, the better off our entire world will be.

Not only does wood take less energy to produce, it also releases less CO₂, than other building materials (such as steel and concrete) during manufacture. As a rule of thumb, if you substitute one cubic metre of concrete for cubic metre of timber, you will eliminate approximately one metric tonne (1000kg) of carbon dioxide from being emitted into the atmosphere.

Building with timber ensures Lockwood homes are durable, strong, warm and dry. The use of local materials also supports the local economy and the many people employed in the forestry sector as well as minimising transport emissions.



CodeMark

CodeMark Certification is a nationally recognised form of product assurance which provides an easily-understood and robust way to show that a building product or system meets the requirements of the New Zealand Building Code.

Lockwood has achieved CodeMark certification for our complete wall system. This includes the external insulated wall, solid timber interior walls, the specialised joinery, and our patented x-profile jointing system.

We continually demonstrate that the ongoing quality of manufacturing is up to the exacting standard required to maintain our CodeMark compliance. In other words, from design right through to the final build process, it's always done 'The Lockwood Way'.

An additional benefit for the home builder is that CodeMark will assist in a smoother building consenting process, since under the Building Act, Councils are required to accept CodeMark product certification as evidence of compliance.

Job progress checklists and independent annual audits ensure that standards are maintained. A new CodeMark certificate is issued every three years after successful audits.



Lifemark®

Lifemark® is an independent certification system based on the design standards of accessibility, adaptability, usability, safety and lifetime value.

Lifemark® star ratings are awarded to homes that have been well designed and when built are easy and safe to live in for a lifetime.

A new home design is rated against the Lifemark® Standards and awarded points based on how adaptable, safe and usable the home is. The better the rating (3, 4 or 5 Stars), the more it will suit your family's needs as they change throughout life.

Lockwood has already designed a number of plans that have been awarded 5 star Lifemark® Certification. We can also design a custom solution for your needs and have it certified under Lifemark® once the design has been finalised.







Visit Show Homes

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We can build for clients in all corners of New Zealand. Please contact our regional sales hubs to see how we can assist in your area.

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