

Bosa's bid to build confidence

Veteran builder Robert Bosa is inviting buyers to on-site seminars to see how the rain is kept out of their latest project. These days, you just can't let a smile be your umbrella.

BARBARA MCQUADE
SUN NEW HOMES
REPORTER

Robert Bosa, president of Bosa Ventures, doesn't usually walk around his construction sites with an umbrella.

Nor do his buildings usually have water pouring non-stop down the sides for several days.

But the veteran builder agreed to pose with son, Colin, alongside the water washing down a three-storey test portion of wall on their latest Burnaby condominium, The Monarch.

Like other Bosa Venture buildings, The Monarch, now under construction at the corner of Willingdon and Grange, has solid

THE MONARCH

Address: 4567 Hazel St., Burnaby
Project size: 75 condominiums
Unit size: 759 to 1,248 square feet
Price: \$159,000 to \$329,800
Developer: Bosa Ventures
Architect: B. James Wensley Architect Ltd.

concrete exterior walls at least six inches thick and concrete slabs between the floors.

The windows use a double system of caulking whereby caulking is applied around the frame, then a face plate is put over top and a second bead of caulking applied.

With years of experience in solid concrete construction, Bosa says he doesn't need any tests to prove the efficiency of this type of construction in the damp B.C. climate. But like others in the construction industry, he is concerned about restoring buyer confidence.

That's why the company had Intertek Services, a Burnaby testing company perform a series of water penetration tests during the construction of the 17-storey highrise.

"We didn't have to do all this testing," Bosa says, "but buyers want to know this is a system that works. That's why we're having a seminar for our North Vancouver buyers on this site, and later another for our Vancouver and Richmond buyers. I have also shown it to other developers."

While water pours down the outside wall, buyers will be able to look at the interior of a suite where the wall under a window has been left unfinished to show the interior concrete surface, and air space between it and the steel studwork. Insulation goes between the studs, then the vapour barrier and finally the drywall. "But explanations don't mean much, unless you actually see it," Bosa says.

Tests conducted by Intertek Services showed the building will remain watertight in a driving rain with winds up to 58 mph, well in excess of the building code standard of 35 mph.

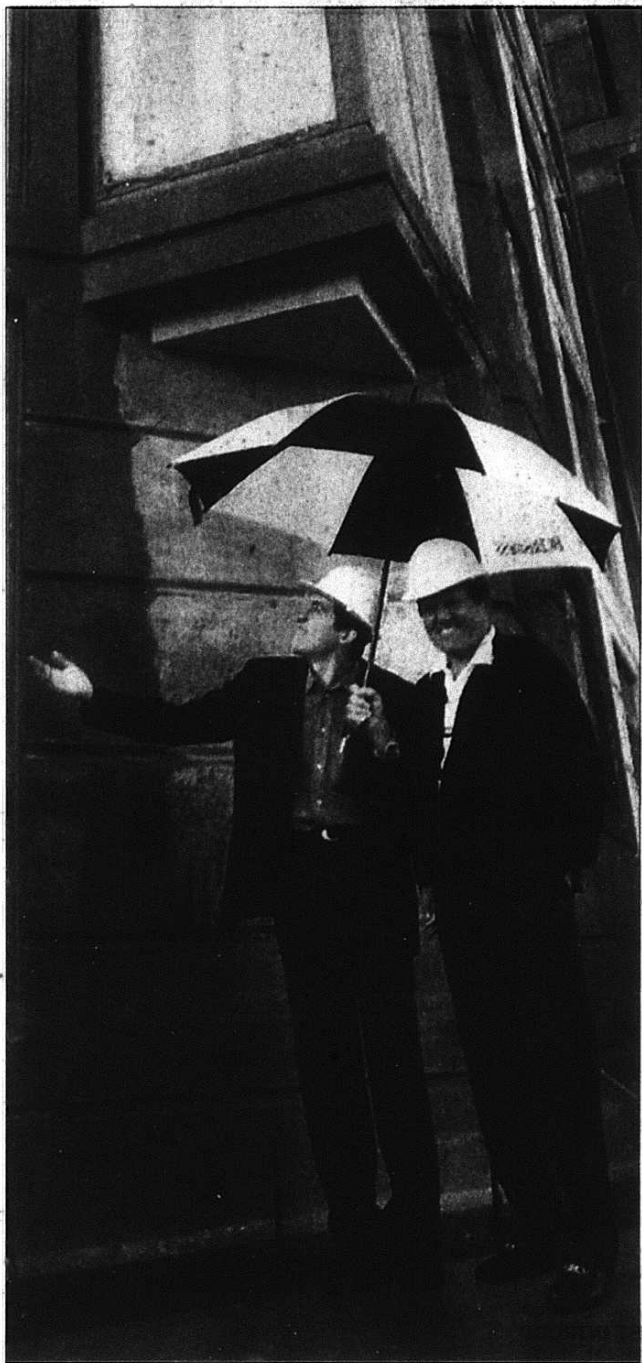
For the first time, the Bosa building will also use a new water and algae resistant paint said to span any cracks up to 1/8-inch thick.

Low maintenance is another plus for concrete construction, Bosa says. And from a construction standpoint it doesn't involve a lot of building trades so it is easy to monitor quality.

The company also strives for top quality interior finishings, Bosa says, pointing out the smooth finished ceilings in a completed suite, used instead of the rough spray finish traditionally used in highrise construction. "We're always looking to improve."

Suites range in size from 790 to 1,248 square feet and are priced from \$159,000 to \$326,800. The price includes all kitchen appliances and a washer and dryer and the building is covered by the five-year New Home Warranty Program.

Colin, who makes many of the daily decisions regarding the company projects, says the Monarch is expected to be finished well ahead of the March 1999 completion date. Already more than 60 per cent sold, the popularity of the building is boosted by its convenient location close



PHOTOS BY IAN LINDSAY/Vancouver Sun

SINGING IN THE RAIN: Colin (left) and Robert Bosa show off the water resistant exterior wall of the Monarch building with water from a sprinkler flowing down the wall.

to Metrotown and other area amenities such as the Bonsor Community Centre, library and SkyTrain.

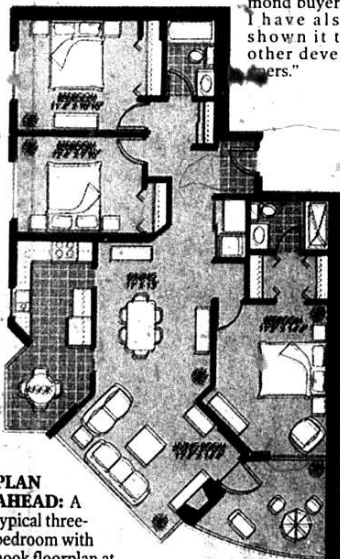
"We have even had some parents buying suites for children attending BCIT and Simon Fraser University which aren't that far away," he says. "Buyers have come from all over the Lower Mainland, but there's a strong presence from Burnaby," he says.

To visualize the final appearance of the Monarch, prospective buyers have only to look next door at its sister building, The Dynasty, now sold out and occupied. Except for the height, the two buildings, designed by B. James Wensley Architect Ltd., are identical.

SEE BOSA, J4



ON DISPLAY: Display suite breakfast area at The Dynasty.



PLAN AHEAD: A typical three-bedroom with nook floorplan at the Monarch includes a kitchen window and separated bedrooms.