

solid concrete. Everything was poured in place – finished walls on the inside and the outside and the floors were all poured-in-place concrete. It’s called ‘architectural concrete’ – as soon as you strip the form-work from the concrete, that is the finish. So, you have absolutely zero tolerance for error.

“We’re now looking at a very unique design in the leeward area; there’s nothing like it on the island and it really will stand out. And that’s what we’re going to see a lot more of: people pushing the architectural envelope, which, obviously, pushes the structural and construction envelope. And we’ve got to step up. Technologies are always developing. It’s about keeping current.”

A future Norstar market which will also be on

the cutting edge in TCI, is the construction of ‘Volumetrically Engineered’ homes, these will be particularly beneficial for developments on the outer islands. “The people who have bought on the outer islands have bought because it’s a cheaper way of buying oceanfront land,” Chaplin states. “But, the outer islands, as beautiful as they are, don’t have concrete batching facilities. All aggregate must be imported, concrete is hand mixed, construction gets extremely expensive. We’ve got a couple of options that we’re looking at, which are pre-engineered homes, precast building systems, that ship in a kit, in a container, and we would erect it very quickly. The only need for concrete would be in the foundation; everything else would be part of the kit. They are extremely energy effi-



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