

Awards pour in for Rayn Properties Ltd.

By Goody Niosi *Writer*

VICTORIA - In 2008, after only one year in business, **Rayn Properties Ltd.** won a Silver CARE award in the category Best Single Family Custom Home over 2,500 square feet.

President and Owner **Rov Dosanjh** was delighted. This year he has reason to be even prouder than last. In the 2009 CARE awards, he entered in four categories and came away with two Silver award and a Gold CARE in the category Best Spec Home under 2,500 Square feet.

Dosanjh has only one word to describe his reaction. "Awesome!"

The Gold winner is situated on a challenging lot. The work was commissioned by a developer who had purchased a site near Oak Bay and divided it into two narrow lots where Dosanjh built two homes, each only 30 feet wide. The floor plans were almost identical, he says, yet the craftsman style exteriors are distinct and individualistic.

Dosanjh says that he tends to pay close attention to exteriors, knowing that the atmosphere and character of a home is established long before a person steps inside.

"The layout of the home works phenomenally," Dosanjh says. "As you look at the house, it has the high gables in the front and to get to the entrance you walk along the side and it's very inviting."

Once inside, a large kitchen to the right features dark stained wood cabinets that rise to the ceiling with a line of glass windows at the top. Granite countertops are echoed in the granite backsplash. The open family room features a warm fireplace with shelves and decorative windows on either side.

Three bedrooms upstairs include a master suite with a 14-foot vaulted ceiling and an ensuite bath with a soaker tub and a custom shower and heated travertine floors. The yard is fully fenced and beautifully landscaped.

The Sea Ridge home won a



The award winning work of Rayn Properties Ltd.

Silver CARE award for best custom home 3,000 – 4,000 square feet and once again the biggest challenge was in the lot that offered a phenomenal ocean view and required a great deal of engineering work to create the type of home the owner wanted.

The finished home filled the owner's every wish, Dosanjh says, with spectacular ocean views from every main room including the master bedroom.

Dosanjh also won a Silver CARE for his own home, where once again attention to detail was particularly important. He explains that the home sits on a

corner lot and he paid close attention to making sure that the three visible sides were perfectly proportioned and esthetically pleasing.

Currently Dosanjh has several custom and spec projects in development. Rayn Properties is working on a custom home in Victoria and is beginning two custom homes in Gordon Head in January. The company is also beginning a custom duplex in James Bay in February.

Also in the New Year, the company is undertaking a custom home in South Surrey. Dosanjh says the couple in South Surrey has seen his work and

insisted they wanted that kind of quality in their new home.

"They've been to my house many times," Dosanjh says. "They love the way I deal with people and they feel comfortable with me – they trust me. They trust my judgment. They know they're going to have a beautiful home built without any headaches."

Dosanjh has been building quality for most of his life. When he was 16 years old, he helped his family build their first home. When he graduated from high school he took the two year carpentry program and then went into criminology

and became a police officer in 1990.

For the next 15 years he worked in the police force but on weekends and after hours, he continued to build homes because he loved the work so much.


In 2004 he joined with a partner to create **Dosam Developments Ltd.** and began building full time. The company became busy quickly with 16 projects on the go. In 2007 when his partner decided to pursue other interests, Dosanjh formed Rayn Properties Ltd. In his first year he built five custom homes and two spec, homes and won a Silver CARE award. Referrals have been his main source of business. Dosanjh works closely with his designer and fine-tunes the plans as they come to life. "It's important to understand what the clients' needs are," he says. "I try to adjust the plan so it fits their lifestyle. I also try to see their lifestyle five years from now – we try to develop the house so that it's versatile for them as well."

Dosanjh plans to concentrate more and more on high end custom homes in the future.

"I just love working with people," he says. "I like to see people move into their home and see how happy they are, especially when they've been involved in the project. Just to see that look on their face is phenomenal."

Rayn Properties Ltd. is at 4973 La Quinta Place in Victoria

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