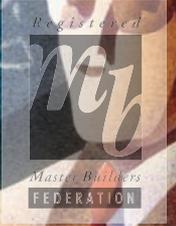


NEW ZEALAND

AUGUST 2006
VOL 16 NO 7



BCITO Building Careers Week: Attracting youth to the industry

2006 House of the Year Gold Reserve Award Finalists

building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION



AUGUST 2006 | VOL 16 NO. 7

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building today

The Registered Master Builders PlaceMakers 2006 House of the Year is really hotting up with the announcement of the 100 Gold Reserve Award Finalists who will vie for the big honours at the national gala dinner to be held in Auckland on October 28.

We have all the details in this issue.

Also inside there is a noticeable industry training presence, with the opening of a trade training centre in Petone, Lower Hutt, and our cover story — news of the second annual BCITO Building Careers Week which will be taking place from September 11 to 17.

The industry badly needs an ongoing injection of apprentices and trainees, and events such as these can only help pave the way to a brighter future for the New Zealand construction industry as a whole.

Andrew Darlington
Editor



cover story 27

**Win a Makita compound
mitre saw! Page 14**



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Out of the blue

Your subcontractor
unintentionally reduces your
latest project to ashes

You plan for the basic pitfalls that crop up every day. For the bigger things there's the right insurance policy.

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QBE EXPERTS IN
BUSINESS INSURANCE

chief's chat

by ceo pieter burghout

Buildings for the 21st Century — a builder's view?

The Department of Building & Housing (DBH) has recently released a discussion document on a review of the New Zealand Building Code, seeking broad input from the industry and other stakeholders on what the code may resemble — and thereby helping to influence what our buildings look like and how they are built for the next 100 years.

Alongside the Building Act 2004, the Building Code is probably the next most important reference document for the construction industry, so it's critically important to get it right.

For those who are interested, the discussion document makes for a worthwhile read, and can be downloaded from www.dbh.govt.nz.

At its highest level, the DBH outlines five key principles for the code, namely for New Zealand to have:

- a performance-based code that sets clear performance standards supported by compliance documents and guidance material,
- a code that will facilitate innovation without compromising confidence in the standard achieved,
- building standards that are robust and evidence-based, and that take into account the benefits and costs of such standards,
- building standards that allow for different levels of performance in different environments, based on risks and consequences, and
- users of the compliance documents and guidance material who are able to access the information they require in a simple and comprehensive manner through



a range of media.

These are all good principles that the industry should have no difficulty in adopting. To that list, perhaps, we could add a few more industry-driven principles, as follows:

- The DBH should ensure the Building Code remains current and up-to-date, through ongoing investment in research, standards development and information transfer to industry,
- The New Zealand Building Code

should look to draw on the Australian Building Code as much as practicable/appropriate, and

- The Building Code should remain high-level and principle-based, and should be underpinned by an appropriate suite of Verification Methods, Acceptable Solutions and New Zealand Standards.

Given the more recent context behind the review of the Building Code — particularly the leaky building crisis and it leading to the passing of the Building Act 2004 — a key issue for the code is how it will balance the competing interests of:

- New Zealand demographics leading to greater demands for flexibility in the housing stock,
- ensuring housing remains affordable,
- taking account of the new sustainability requirements in the Building Act,
- retaining sufficient flexibility to incorporate new technologies and innovations, and
- promoting ongoing economic growth and increased development.

The construction sector has underpinned some strong levels of economic growth over the past four to five years, and it is important that the Building Code doesn't stifle that contribution to the New Zealand economy.

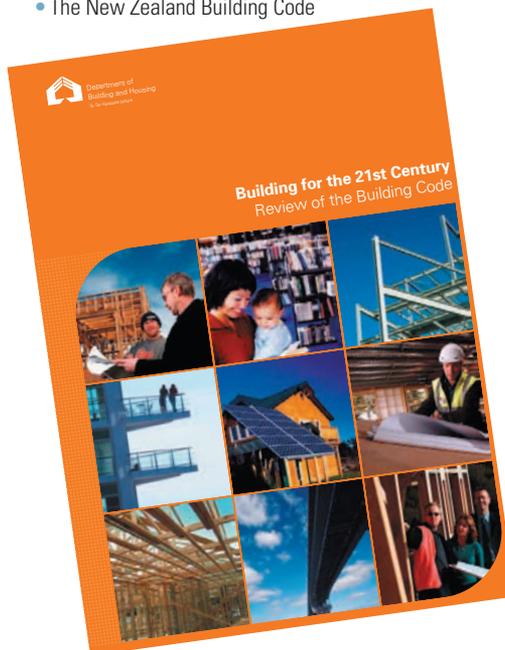
Finally, one key failing of the approach adopted for the Building Code in 1991 was that the code was implemented without any significant follow-through from the Building Industry Authority to help inform key stakeholders in the code as to "how it was all meant to work".

The DBH should ensure there is high level of support mechanisms around adoption of the new code once it is finalised, so that its implementation works as intended — through Building Consent Authorities, designers, builders/constructors and consumers.

The Registered Master Builders Federation will certainly be making a submission on the Building Code discussion document — and we're looking forward to seeing how things progress in coming months.

The whole process of reviewing the code, giving final recommendations for the Minister, drafting new sections and then getting the new code finalised, will take some years — possibly even until late 2008 to early 2009.

But, at the end, we should have a Building Code that should be better able to stand the test of time — just like our buildings have to do!



Repairs — they'll cost more in the long run

Leaving a quick fix job for another day can just lead to more problems, according to Master Build Services (MBS) Ltd manager Bruce Richardson.

Many of the claims presented to Mr Richardson and his team at Master Build Services could have been easily prevented if simple repairs had been made when faults or damage were originally noticed.

Addressing problems as they arise is important, will save time and money, and prevent any bad feeling between builders and home owners in the long run.

It will also provide assurances to both parties that the property is in prime condition.

"If an issue arises it is generally cheaper for the builder to get back and attend to it as soon as possible. The longer simple repair jobs are left, the more expensive eventual repair jobs can be," Mr Richardson says.

"This can result in clients getting more despondent and looking for other issues that may or may not exist as a result."

This was the case for a property north of Auckland in which some minor issues around cracking in the cladding of the property arose towards the completion of the building contract.

Although the potential issue was noted at the time, it was deemed by the builder to not be an immediate problem.

However, over time this cracking led to considerable deterioration in the building's exterior. Consequently, three years later, Master Build Services had to engage a building consultant to review the issue at considerable cost and then engage a builder to have the home fully re-clad.



Master Build Services manager Bruce Richardson

In this particular case, repairing the original problem would have cost the builder approximately \$10,000.

Three years later, the cost of these repairs had escalated to around \$200,000.

'If an issue arises it is generally cheaper for the builder to get back and attend to it as soon as possible. The longer simple repair jobs are left, the more expensive eventual repair jobs can be.'

Unfortunately, in some cases builders put off responding to owners' requests to attend to a particular issue. Some believe the issue is not their responsibility, while others hope it will go away.

"Owners can be remarkably forgiving when it comes to

small issues, but if you ignore them they can become dissatisfied and look for other avenues through which to address their unhappiness, whether through Master Build Services, legal action or the media," Mr Richardson says.

"We recommend that builders get into the habit of doing a final walk through with their client at the completion of any building contract.

"This enables both parties to identify potential issues the owner may have with defects, or general maintenance which can be rectified at that stage. From our experience most small-to-medium size builders do not make this common practice," he says.

Master Build Services recommends that builders have processes in place to deal with any issues that do arise.

"It's important to continue after-sales communications. With communication open, issues that may be acceptable within industry standards (ie, aesthetic as opposed to structural) can easily be explained to the home owner.

"Open communication with the client is essential. Many costly issues come about through a breakdown in communication, when clients choose to get legal advice or other third party intervention, solely because

communication with their builder has ceased."

This breakdown in communication can also be detrimental to the builder's reputation and any affiliated brands attached to it.

"It is the old saying — when things are done right people tell one or two of their friends, but if things go wrong they tell 10 or more people," Mr Richardson says.

Those who want further information are free to contact Master Build Services Ltd on 0800 269 119.

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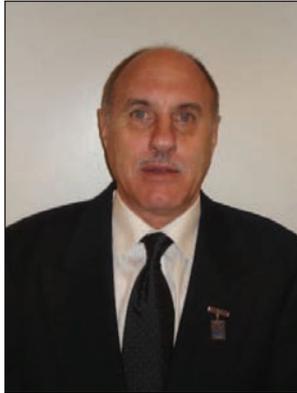
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Backroom workers of the RMBF

By RMBF president

Ashley Hartley



RMBF president Ashley Hartley

The Commercial & Contracts Committee is an extremely hard working — and longest standing — committee of the Registered Master Builders Federation.

It is made up of RMBF individual members, employees of member companies or past members still willing to pass on their expertise and to advise us on issues such as health and safety, standards, best practice, government policies and contracts.

This group includes highly experienced lawyers, quantity surveyors and builders who, collectively, cover a broad range of experience and expertise.

They are a well respected group and represent a combination of the diverse range of fields within the construction industry.

They willingly donate hundreds of hours of their time

every year to ensure RMBF members' interests are looked after. They also ensure that any documentation or advice made available is not only user-friendly but is technically and legally sound.

The committee meets four times a year at the RMBF national office in Wellington. As well, committee member sub-groups are sometimes involved in lengthy

— sometimes over a two-year period — contract documentation negotiations with the likes of the New Zealand Institute of Architects and Standards New Zealand.

The group is renowned for promptly responding to copious e-mails circulated on a whole range of issues which are raised between meetings.

The sharing of information is remarkable. For example, RMBF in-house Counsel Neil Shaw was asked by a member if he had anything on file regarding a carpenter job description.

A quick e-mail asking C&C members for help resulted in two major companies forwarding comprehensive details within 30 minutes of the e-mail being sent.

Where else would or could this happen? Only in Registered Master Builders Federation I say.

Members of the committee include Brian Nightingale (chairman), David Beard, Frank Allen, Peter Fehl, Gavin Clyne, Robert Finley, David Baker, Bob Hall, Brian McGuinness, Ross Walker, Jim Hagarty, Kathy Gatfield, Mary Haggie, Neil Shaw and Ashley Hartley.

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Federation: Value of building work keeping industry strong

RMBs reporting consistent number of upcoming projects

The latest building consent statistics are consistent with predicted industry trends, according to Registered Master Builders Federation chief executive Pieter Burghout.

"We are experiencing the anticipated slowdown in the market for residential consents, which fell by 13.6% in June, although their value rose by 5.5%," Mr Burghout says.

"Conversely, there has been an increase in the value of non-residential building work, which is part of the positive trend we have been tracking in this area of the construction sector.

"Both residential and commercial registered master builders have planned for this. Long-term, New Zealand's growth prospects for the building industry

remain positive, with continued population growth expected over the next five to 10 years which is expected to boost the residential market."

Volatility

The Statistics New Zealand building consent data indicated that despite volatility in the residential market a strong base has been formed, with an average of around 2000 building consents issued every month.

"Registered master builders at the coal face are reporting a consistent and reasonable number of projects coming up.

This is indicative of the kind of quality and award-winning work they undertake," Mr Burghout says.

Managing the risk to your company's reputation

A company's reputation is its most enduring and lasting asset. Earning the consumer's trust is one of the most important aspects of marketing for an organisation, and business-savvy builders know that a good reputation, via word of mouth, is its own form of advertising.

Registered Master Builders Federation chief executive Pieter Burghout says ensuring you act with due diligence around customer complaints and acting on them immediately is critical to best practice for your business.

"A working man has only got his good name . . . that is all he's got." — Simon Collett (Jennian Homes Nelson Bays)

"Deal with customer complaints immediately. This is a critical component for your business' reputation. Leaving a repair or quick-fix job for any length of time not only takes longer to repair but can also create a disgruntled customer," Mr Burghout says.

He also suggests builders use any previous complaints as a tool for change within the organisation.

"Keeping track of complaints will show any trends in shortfalls in an organisation and, if unfixable, they can at least be mitigated before they become an issue," he says.

Developing a strategy to deal with a reputational crisis won't necessarily prevent one from occurring, but it will go a long way in helping you to prepare for one. And any shortcomings in your business will become apparent.

RMBF marketing and communications manager Nancy Bakker says the media plays a big role in how a company's reputation is perceived by consumers, and that it is important to work with the media.

Ms Bakker suggests one person in your organisation is allocated as the first point of contact for crisis issues and media issues, and other members of staff are trained in how to deal with a media inquiry.

The RMBF has an in-house legal advisor and staff who can recommend the best course of action for you to take if issues arise that you are not sure how to deal with. Please contact them if you have any questions.

Crisis Management Plan — doing it yourself

• Develop a Crisis Management Plan. This should list first point of contact, how you deal with crisis scenarios, and any materials and literature your company requires in a crisis situation.

• Answer every crisis immediately. Your best chance of coming out of the crisis favourably is by controlling the direction of the story in an open and transparent manner.

• Delegate the role of "crisis manager" to someone in your team. This person will oversee the crisis management system and will be the first point of contact for stakeholder and media issues.

They will also be responsible for assembling the crisis response team (staff members who are best able to answer to that issue).

Areas of risk . . .

In an industry that relies heavily on word-of-mouth and goodwill you need to protect your reputation more than any other — no matter the size of your organisation. Here are some possible areas of risk to your building business.

• Health and Safety — how would you respond if a member of your staff were injured or killed?

• Unhappy customer — how do you mitigate against the damage a slur will be against your company's reputation?

• Disgruntled employee — how do you respond if a member of your staff intentionally tampered with equipment or materials on a building site?

Ten things you can do to keep on top of your tax payments

The Inland Revenue department's Industry Partnership team understands that managing your cashflows can be a challenge for a builder. You need to balance the demands of suppliers and subcontractors, and your clients aren't always quick to pay!

It's always best to pay your tax in full, by the due date. There are penalties and interest charges if you're late. Here are some suggestions to help you pay on time, and steps you can take if you have overdue tax:

- Print out a list of your due dates by going to the web site at www.ird.govt.nz and using the "Tax due date calculator" under Work it out/Important dates.

- Manage your cashflows carefully — do budgets, review your credit policy and ensure your charge-out rate covers your costs

- If your customers are slow in paying, and you're registered for GST, consider using the payments basis so you can pay your GST as your customers pay you.

- Open a special tax account with your bank and put money aside regularly, so you can be ready for your tax payments.

- If you disagree with your tax assessment, contact the IRD to discuss the disputes resolution process.

- If you can't pay your tax on time, get in touch with the IRD before the due date — this will save you money in the long run.

- File your tax returns even if you can't pay the tax owing.

- Ask the IRD about repaying your tax over time. An instalment arrangement will probably save you money.

- If repaying your tax would cause you serious hardship, ask the IRD if you qualify for a write-off.

- Tell the IRD about important changes to your business — for example, a new address, a change in business activity or finishing up as an employer.

For more help Call 0800 TAX TALK (0800 829 825). The number is free for landlines and cell phones.

100-year-old hall and grand brick home take top honours in the Bay

The stunning renovation of Hawke's Bay's Woodford House school hall and a traditional, contemporary brick home received top honours at the Hawke's Bay Registered Master Builders 2006 House of the Year and Commercial Project Awards in association with PlaceMakers gala evening held at the War Memorial Centre in Napier recently.

Gordon Sanson of Homeworx Design & Build Ltd said the entire team was "rapt" to take away the PlaceMakers Supreme Award for their Havelock North property.

"Our home was entered in the New Homes \$350,000-\$450,000 category so we were dubious about our chances against million dollar properties," Mr Sanson says.

"The team was absolutely delighted to win the Supreme Award and the support from clients and colleagues has been amazing. I have received many congratulatory phone calls," he says.

The award-winning home makes a bold first impression with its impressive brick cladding and stylish curved windows. The entranceway, which is three metres high, gives the home a true sense of grandeur.

"We paid special attention to detail on this property, from the timber rosettes inserted on all the door architraves to the extensive tiling.

"Neutral colours have been used throughout the sophisticated three-bedroom property so as not to distract from the many features the home has to offer."

Gemco Construction was the other major winner on the night, taking away the RMB Commercial Project of the Year Award. The company was confident about the high quality of its renovation of a 100-year-old school hall in Hawke's Bay.

Gemco's Darren Diack said the project team was not nervous on the awards night, but receiving the RMB Commercial Project of the Year Award was a "fantastic bonus".

The brief for the Woodford House school hall project was to maintain the historic, colonial look of the building and ensure the school stage was visible from all seating locations.

"The plan was to match the old with the new to create a seamless look, so people would not even know the building had been renovated," Mr Diack says.



This Homeworx Design & Build Ltd entry won the PlaceMakers Supreme Award at the Hawke's Bay Registered Master Builders 2006 House of the Year and Commercial Projects Awards evening recently.



This Gemco Construction entry won the Hawke's Bay Registered Master Builders 2006 Commercial Project of the Year Award.

"We did not cut any corners, even researching numerous suppliers in order to source a pair of doors to match the original ones.

"They were eventually discovered at Pacific Doors in Lower Hutt, and were the doors that had been designed for the refurbishment of Parliament."

Hawke's Bay RMBA president Leno Federico was impressed with the high standard of this year's entries.

"The House of the Year and Commercial Projects Awards event is a true celebration of the quality work that is taking place in the Hawke's Bay and throughout the country," Mr Federico says.

The Registered Master Builders House of the Year is supported by principal sponsor PlaceMakers, and Lifestyle, Commercial and Supporting sponsors James Hardie, GIB Living Solutions, Tasman Insulation (Pink Batts Ultra), Mico Bathrooms, Housing New Zealand Corporation, Nulook and Future-Proof Building.

Moyle takes out Supreme Award second year running

A minimalist design with stunning execution by Moyle Construction took top honours at this year's Tauranga Registered Master Builders 2006 House of the Year, in association with PlaceMakers.

2006 is the second consecutive year Moyle Construction has won the PlaceMakers Supreme Award.

The other major award of the evening — the 2006 RMB Commercial Project of the Year — went to Hawkins Construction with its Kingsview Apartments entry.

Tauranga RMBA president Wayne McIndoe says the calibre of this year's entries was extremely high.

"The volume and quality of entries are increasing every year, and the bar is constantly being raised," Mr McIndoe says.

"It is great to see local builders receiving the awards and recognition from their clients, colleagues and peers that they really deserve."

Shannon Moyle says the PlaceMakers Supreme Award-winning three-storey home is designed with lines, angles and materials that come together to create a seamless and bold finish.

"Despite the simplistic exterior, the house involved quite complex construction that required very detailed planning from conception through to completion," Mr Moyle says.

The home has an expansive Poggenpohl kitchen, complete air conditioning, a crisp European-style bathroom, and full home automation, creating the perfect mix of



This Moyle Construction entry won the PlaceMakers Supreme Award at the Tauranga Registered Master Builders 2006 House of the Year and Commercial Projects Awards evening recently.



This Hawkins Construction entry won the Tauranga Registered Master Builders 2006 Commercial Project of the Year Award.

elegance, comfort and modernism.

In addition to the great advertising value taken from winning the award, Mr Moyle is motivated by the drive this type of award gives the team.

"We have built our reputation around quality, reliability and passion. In entering the House of the Year Awards we have put forward our work and our passion to be judged by, and against, our peers.

"To be recognised with the PlaceMakers Supreme Award for the second year in a row is a real boost for the team."

Hawkins Construction regional manager Ross Hargood agrees. "The greatest benefit from these awards is the sense of achievement within the team and the motivation to do the best work possible for next year's competition," he says.

Mr Hargood says the 11-storey Kingsview Apartment building, winner of the RMB Commercial Project Award, was a challenge for the builders and planners because of the location.

The apartments are in the main Tauranga flight path, and this restricted the building height.

"This was a major project that incorporated modern building techniques and earthquake technology to create a luxury high-rise," Mr Hargood says.

National Gold Reserve Awards

National Gold Reserve Finalists for the Registered Master Builders 2006 House of the Year and RMB Commercial Project Awards in association with PlaceMakers — to be held at a gala dinner in Auckland on October 28 — are:

National Gold Reserve Finalists – House of the Year

PlaceMakers Renovation Award up to \$250,000

Alteration Specialists Limited, for a property in Palmerston North
Gray Bros Residential Builders Limited, for a property in Dunedin
Ian McCully Builders Limited, for a property in Nelson

PlaceMakers Renovation Award over \$250,000

Allan Wallace Builders Limited, for a property in West Harbour, Auckland
Arendonk Builders, for a property in Rotorua.
Baden Brown Builders Limited, for a property in Wanganui
Bardik Developments Limited, for a property in Kelburn, Wellington
Ian McCully Builders Limited, for a property in Nelson
Integrity Building Services Limited, for a property in Pakuranga, Auckland
Marty van der Burg Builders Limited, for a property in Remuera, Auckland

NT Stevens Limited, for a property in Karori, Wellington
Stuart Wood Quality Homes, for a property in Te Puke
TP Builders Limited, for a property in Belmont, North Shore City
Van Baarle Construction, for a property in Eastbourne, Wellington
Walker Builders Limited, for a property in Seatoun, Wellington
Volcan Construction Co Limited, for a property in Palmerston North

New Homes under \$250,000

Haycock Homes Limited, for a property in Taupo
Jalcon Homes, JAL Construction, for a property in Onehunga
Key Homes Tauranga Limited, for a property in Papamoa

New Homes \$250,000 - \$350,000

Absolute Building Services Limited, for a property in Waimauku
Benchmark Homes, for a property in Hampton Grange, Christchurch
Benchmark Homes, for a property in Geraldine
Coastline Homes and Buildrite Services, for a property in Tauranga
Fairbrass Builders, for a property in Christchurch
Flintoft Roband Construction Limited, for a property in Cambridge
Jennian Homes Waikato Limited, for a property in Cambridge
Alpha Enterprises Limited, trading as G J Gardner Homes (Central Otago), for a property in Oamaru
Nisbett Builders Limited, for a property in Tauranga
Mitchell Homes Limited, for a property in Balmoral, Auckland
Peter Ray Homes Limited, for a property in Halswell, Christchurch
Urbo Homes Limited, for a property in Turangi

New Homes \$350,000 - \$450,000

Abacus Construction Limited, for a property in Paraparaumu
B W Hughes Building Co. Limited, for a property in Palmerston North
Golden Bay Builders Limited, for a property in Takaka
Jamie O'Leary Builder Limited, for a property in Wanganui
John Fretwell Builders Limited, for a property in Whakatane
Paul Jones Construction Limited, for a property in Hawera
Penny Homes Limited, for a property in Taupo
True Style Homes Limited, for a property in Hamilton
Stonewood Homes Limited, for a property in Hampton Grange, Christchurch
Wilson Building Timaru Limited, for a property in Geraldine

New Homes \$450,000 - \$600,000

Cranston Homes (Auckland) Limited, for a property in Orewa
David Fridd Building Limited, for a property in Timaru.
D J Hewitt Builders Limited, for a property in Christchurch
David Reid Homes (Bay of Plenty) Limited, for a property in Papamoa
John Creighton Builder Limited, for a property in Christchurch
Hewitt Building Limited, for a property in Masterton
Kuriger Builders Tauranga Limited, for a property in Tauranga
Mitchell Homes Limited, for a property in Howick, Auckland
Brackenridge Builders Limited, for a property in Omaha Beach
Wayne Murray Builders Limited, for a property in Christchurch
Wicklow Developments Limited, for a property in Cromwell

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MARKHAM

ward Finalists announced

New Homes \$600,000 - \$1 million

Andrew W Wallace Builder Limited, for a property in Akaroa
Baden Brown Builders Limited, for a property in Wanganui
Brian McCormack Builders Limited, for a property in Thames Coast
Cranston Homes (Auckland) Limited, for a property in Pauanui
D J Hewitt Builders Limited, for a property in Fendalton, Christchurch
D R Borman Limited, for a property in Carterton
Garland Builders Limited, for a property in Auckland
John S MacDonald Builders Limited, for a property in Chartwell, Hamilton
Nautica Homes Limited, for a property in Dairy Flat, Auckland
Wilson Building Timaru Limited, for a property in Geraldine

New Homes over \$1 million

A J Saville Builder Limited, for a property in Millbrook, Arrowtown
Clive Barrington Construction, for a property in Redcliffs, Christchurch
Harraway Building Limited, for a property in Wanaka
Lindesay Construction Limited, for two properties. One in Omaha Beach and another in Russell
Moyle Construction Limited, for three properties. Two properties in Tauranga, and another property in Mount Maunganui
Rod Percival Builders Limited, for two properties. One in Whitianga, and another in Matarangi
Simon Roche Limited, for a property in Eastbourne, Wellington

Nulook Builder's Own Home Award

Astrolabe Residential Limited, for a property in Motueka
David Wootton Builder Limited, for a property in Fairfield, Dunedin
Fowler Developments Limited, for a property in Christchurch
NM and JN Benton Limited, Mt Eden, for a property in Mt Eden, Auckland

James Hardie Show Home Award

David Fabish Limited, for a property in New Plymouth
Harwood Homes, for a property in Palm Springs, Papamoa
Kosha Homes, for a property in Lower Hutt
Rutherford Homes Tauranga Limited, for a property in Hamilton

Housing New Zealand Community Development Award

Amalgamated Builders (2001) Limited, for a property in Dunedin
Cox & Sweetman Builders Limited, for a property in Paraparaumu
John S MacDonald Builders Limited, for a property in Hamilton

National Gold Reserve Finalists — RMB Commercial Project Awards

Retail and Business Commercial Project

Marra Construction, for the ABN Amro Craig office and retail, Tauranga
Robinson Construction Limited, for the Cellar Door, Blenheim
Stanley Construction, for the New World Matamata, Matamata
Walker Builders Limited, for Emporio Coffee, Wellington

Health Commercial Project

Darrell Trigg - Builder, for Eye Specialists, Whangarei
Mainzeal Property and Construction Limited, for Kenepuru Hospital, Porirua

Education Commercial Project

Gemco Construction Limited, for Woodford House, Havelock North
Mainzeal Property and Construction, for the Upper Riccarton Community and School Library, Christchurch
Naylor Love Limited, for the Columba College Sports Centre, Dunedin

Industrial/Utility Commercial Project

Clelands Construction Limited, for the Howard Wright Limited Manufacturing Facility, New Plymouth

Tourism and Leisure Commercial Project

Amalgamated Builders (2001) Limited, for the Soffitel Hotel, Queenstown
Clelands Construction Limited, for Reef Break, New Plymouth
Hawkins Construction, for the Kingsview Apartments, Tauranga
Jones and Cooper (1995) Limited, for the Plateau Hut, Mt Cook National Park
Mainzeal Property and Construction Limited, for the Bayswater Aquatic Centre, Tauranga
Naylor Love Limited, for the Isaac Theatre Royal, Christchurch
Wilkes Construction Limited, for the Nelson Provincial Museum, Nelson

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Minister welcomes Unit Titles Act submissions

Building Issues Minister Clayton Cosgrove says he is impressed by the high standard of public submissions received in the Government's latest consultation round as part of its review of the Unit Titles Act 1972.

Mr Cosgrove says the submissions are in-depth and encompass a wide range of issues, from proposed changes for small and stand-alone developments and a code of conduct for professional body corporate managers, to ways for keeping disclosure requirements effective but simple.

"These submissions will be instrumental in helping to develop the finer detail of the proposals and, ultimately, deliver workable, relevant legislation," he says.

The 148 submissions were in response to the Options for Change discussion document released in May 2006. They have been analysed and summarised in a report

that is now available on the Department of Building and Housing web site at www.dbh.govt.nz.

Mr Cosgrove says the review is a crucial one and will impact on the lives of an increasing number of New Zealanders in the years ahead.

"The fact that there will be half a million people living in apartments, townhouses and high-rise buildings in Auckland alone in 50 years shows the importance of the review.

"Many families used to live in three-bedroom homes on quarter-acre sections, but that is no longer the case. The current Act is 34 years old and no longer meets the needs of these New Zealanders."

Options for Change put forward a range of proposals, including redefining the responsibilities of bodies corporate and unit owners, common property and unit entitlement.

Submissions were received from a wide cross-section of people, including unit title owners, bodies corporate, body corporate managers, local and regional authorities, developers, surveyors, lawyers and other government departments.

Professional institutions such as the New Zealand Law Society, the New Zealand Institute of Surveyors, the New Zealand Institute of Building Surveyors, the Insurance Council of New Zealand, the Real Estate Institute of New Zealand, the New Zealand Property Investors Federation and the Property Council of New Zealand all made submissions as well.

Mr Cosgrove says the submissions will assist the Department of Building and Housing in developing proposals for legislative change.

The public will then be able to make submissions on the resulting draft Bill.

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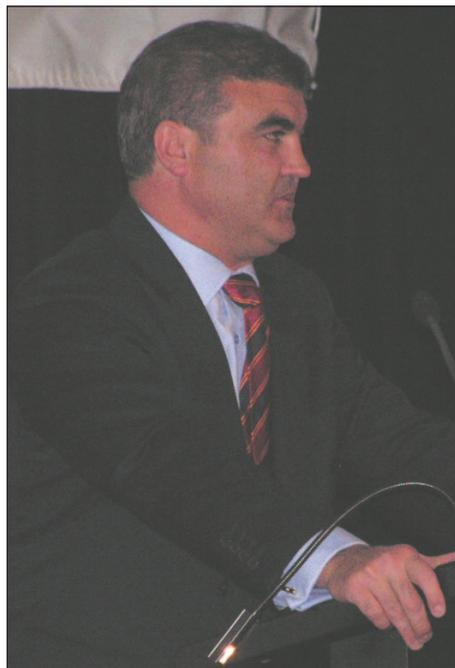
Further steps taken to improve leaky homes service

Disputes settlement to be faster through mediation and adjudication

Further measures to strengthen the Weathertight Homes Resolution Service (WHRS), enhance consumer protection, hold building industry professionals to account and get leaky homes disputes settled faster through mediation and adjudication have been announced by Building Issues Minister Clayton Cosgrove and the Courts Minister Rick Barker.

The measures, which will benefit claimants and potential home buyers, include:

- requiring territorial authorities to place WHRS notices on affected property files, and to make that information available on Land Information Memorandum (LIM) reports,
- changing the voting thresholds to make it easier for a class action approach to be taken by owners of units within apartment blocks,
- setting statutory time limits on mediation,
- enhancing the power and authority of adjudicators, including new offence provisions for failure to comply with a witness summons and intentionally disrupting proceedings, and
- establishing a new specialist Weathertight Homes



Minister for Building Issues Clayton Cosgrove

Tribunal administered by the Ministry of Justice (although assessment and mediation will remain with the Department of Building and Housing).

“Placing a mandatory flag on the LIM report increases consumer protection by informing home buyers whether a house has been subject to a claim,” Mr Cosgrove says.

“The establishment of a voting threshold will mean that a small number of ‘holdouts’ in multi-unit complexes cannot stop a class action claim being filed.

“And limiting mediation to 20 working days for low-value and general claims, and 40 working days for multi-unit complexes will reduce delaying tactics and provide clear incentives for parties to act in good faith.”

Mr Barker says enhanced powers for adjudicators would also help reduce gaming, and enable them to take an active, investigative approach when hearing cases.

“The administration of the new specialist tribunal by the Ministry of Justice is a natural fit, and means claimants can be assured of the new tribunal’s independence,” Mr Barker says.

Mr Cosgrove says work will now start on drafting a Bill to give effect to these changes, and he expects these measures to take effect from early next year, once legislation is passed.

Federation supports changes to WHRS approach

The new measures are being welcomed by the Registered Master Builders Federation.

Chief executive Pieter Burghout says the changes are commonsense, and build on review work that was done earlier this year.

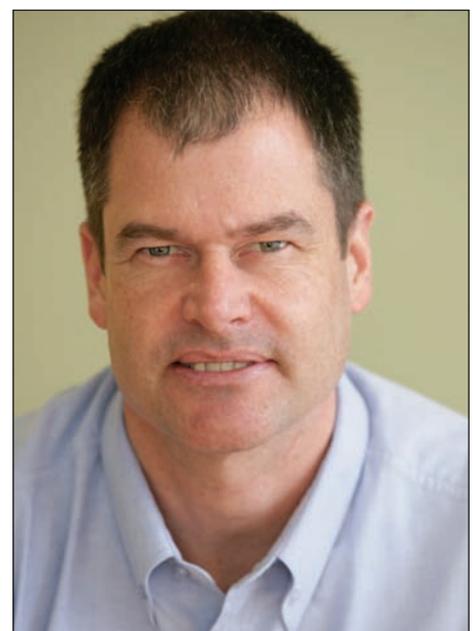
“Registering WHRS payouts on the LIM report, for example, will provide protection for owners and reduce the risk for builders who might get called in to fix issues that should have been fixed by the previous owner who received the cash payout,” Mr Burghout says.

Mr Burghout also says the move to a new specialist

tribunal should result in better protection for builders and consumers.

“Builders have been aware of difficulties in some of the operational practices of the WHRS for some time. The new specialist tribunal approach should enable the process to work in a more robust and equitable manner.

“The Government, Department of Building and Housing and the WHRS have consulted widely with the RMBF over a number of issues surrounding the announced changes, and the RMBF will continue to work with them to make sure a workable solution is reached,” he says.



RMBF chief executive Pieter Burghout

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Project management qualification being made available in NZ

Prestigious project management membership for **successful graduates**

The International Project Management Association (IPMA) level D professional qualification in project management is to become available for the first time in New Zealand.

The awarding body for this internationally recognised qualification, with subsequent institutional membership, is the American Society for the Advancement of Project Management (asapm).

The fast-track, intensive, four-day course plus one-day examination will be held in Auckland on September 4 to 9 as part of a 12-country, worldwide programme in 2006.

The course is aimed at building industry professionals and construction managers of about 5+ years'

experience who wish to enhance and develop their careers within a new, wider, managerial and business context.

It is designed for those already involved in the management and co-ordination of medium-to-large projects, but without any formal management education or institutional connection.

It is much more than a CPD course, involving as it does 150 hours of formal study, but application will be made to professional institutes for the award of appropriate credits.

For instance, the American Institute of Architects awards it 60 credits — its largest single CPD award.

RIBA members can also qualify for the RIBA Certificate in Project Management.

Asapm, which is an international association, offers a qualification and subsequent institutional membership that is recognised worldwide via the International Project Management Association.

This body sets standards using an internationally recognised Body of Knowledge and Terminology for Project Managers in a wide variety of fields, including design and construction. Successful examination candidates enter asapm as full members.

The venue is at the New Zealand Institute of Architects national office in Auckland. It costs \$4690 which is all-inclusive of tuition by British experts, course materials (provided on CD), food and refreshments and asapm examination fees.

For further information phone 021 263 4751 or e-mail belindasutherland@ihug.co.nz.

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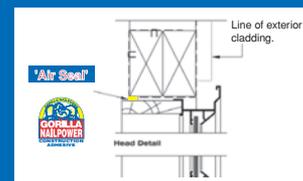
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The joy of architecture — a whole week of it!

Architectural sculptures constructed from cans of food, a Japanese architect renowned for his ultra skinny buildings and a Melbourne architect who is a "committed urbanite" will be the stars of Auckland Architecture Week from September 6 to 12.

Architecture Week is an established event throughout the world which offers a host of activities relating to architecture taking place over a single week.

Auckland Architecture Week — The Joy of Architecture — will celebrate the architecture, buildings and urban spaces in and around Auckland.

Organised by the Auckland branch of the New Zealand Institute of Architects, the event aims to get architects, designers, urban planners and the public involved in celebrating the diversity and excitement of architecture.

It will also be an opportunity for architects and the general public to learn more about their city and to become involved in its history and its future.

The Auckland War Memorial Museum, the Auckland



City Council, Auckland University, UNITEC and the Historic Places Trust are among the community groups and organisations who will take part in the event.

Most of the events will take place in the Britomart area with all events (excluding the Waro Kishi lecture) open to the public and free of charge.

One of the most visual and entertaining events will be Can Construct. A number of top architectural practices will compete to create giant installations or sculptures using thousands of cans of food.

The public will be able to watch architects working on their installations and, at the close of the exhibition, which will be held at The Britomart Pavilion, the cans will be donated to the Auckland City Mission.

There will be lectures and discussions at 1pm and 5pm each day in the Britomart Pavilion, followed by launches of exhibitions and books.

Other events will include:

- site visits to significant Auckland buildings, ranging from historical to modern commercial buildings,
- heritage walks through Parnell and the University of Auckland campus, as well as a pub tour of historic Auckland pubs,
- exhibitions of architectural work, art by architects and architectural photography,
- panel discussions about art working with architecture, sustainable architecture and urban issues,
- book launches,
- the Jasmx Film Festival, and
- a panel discussion about The Next Housing Revolution, which will examine ways that current housing styles may change in the future.

Also on show will be an exhibition of indigenous architecture, The Architecture of Brazil, and an architectural treasure hunt, organised by the Historic Places Trust, around the Auckland City Midtown area.

Keynote speakers will be Japanese architect Waro Kishi and Melbourne architect Nonda Katsalidis.

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Training centre to provide trade boost in Wellington region

Centre to 'connect people and skills'

Wellington Institute of Technology (WelTec) has begun community and industry consultation on a Regional Trades and Technical Skills Training Centre for the Wellington region.

The centre will be based at WelTec's Petone campus and provide a physical entry point for trade and technical education.

WelTec chief executive Dr Linda Sissons says as well as delivering training, the centre will be aimed at educating people and the community about trades and technical opportunities, and helping provide ready advice and solutions for industry.

"Businesses in the Wellington region are finding it hard to get skilled staff," Dr Sissons says.

"As well as the full employment situation, there are not enough young people entering trades to replace those who are about to retire. It's an opportunity for the young but a serious issue for industry.

"There is a general lack of understanding among young people of the opportunities in trades and technical fields. They, their care givers and even their school advisors seem to have an affection for university educations that could actually be limiting their options for the future."

Dr Sissons says WelTec is the logical regional hub for the centre as it is the leading provider of this learning in the Wellington region. It is also New Zealand's largest provider of Industry Training Organisation (ITO) contracted training.

WelTec has received a \$2.4 million grant from the government's Innovation and Development Fund (IDF) for the development of the centre.

The grant is aimed at building WelTec's capacity to meet the needs of the Government Tertiary Education Strategy, as well as national goals.

"The grant is recognition that WelTec can further enhance the economic strength of the region and the country.

"We are working with schools, ITOs, employers and



The Cuba Street, Petone, building that will become the front door for trades and technical education in the Wellington region.

other polytechnics in the region to ensure we meet needs and deliver a seamless transition for students from school into training and eventually employment.

'There is a strong perception, particularly by parents, that tradespeople are at the bottom of the career ladder. 'That just isn't the case.'

"The response from the community is enthusiastic. Those we've spoken to see this as a place that will connect people and skills, as well as helping employers, students, community groups and WelTec work better together."

Neville Wagstaff is enthusiastic about the prospect of the centre. He is workshop manager for Stones

Electrical in Paraparaumu, a company employing 37 electrical workers, including 10 trainees.

He says there is a strong perception, particularly by parents, that tradespeople are at the bottom of the career ladder.

"That just isn't the case," he says. "Tradespeople make far more coming out of their training than the average university graduate. And they only have very slight training costs.

"So hopefully the centre will work with schools, help get more information out there and lift the perception of the trades generally.

"We need more young people because we've got a massive generational disappearance as guys retire. It's not going to be easy to solve, and a short-term solution won't fix it. We need the quality people coming up."

Survival of the fittest

By Ian Webb, NewBuild Home Finance Ltd

I'm not going to compare builders to the awkwardly unchanging Galapagos turtle. But the dynamics of building have changed and, so too, must builders adapt.

Where a builder once prided himself on craftsmanship, and relied on that to attract clients, today it requires much more to attract a sale.

For one thing, there's a lot more competition and choice. Housing starts are down, consent times have increased and technical requirements have tightened the processing time. The result is cash flow and margins are being squeezed.

All this makes being a successful builder truly about survival of the fittest. Good building companies are dynamic and evolving. They're willing to identify their needs and make the necessary changes.

So what do you need to generate more sales than the

builder down the road? The answer is surprisingly simple. Add a new sales member to your team!

Put a great lender on your sales team! Don't just consider them an interruption to your business. Partner with a lender who understands your business, wants you to make that sale and wants to get your prospects to contract. If the lender is on your team, they will deliver the prospect back to you, loan approved and ready to build.

Clients are keen to know much more than just how good their builder is. They want to know first and foremost if they can even afford to build with you.

While they walk through your show home "oohing" and "aahing" about those cool features, in the back of their minds they are asking themselves a whole lot of questions:

- Can I really afford this house? My bank tells me I can't!
- How can I pay the mortgage while we're building? I

certainly can't cover both payments!

- What if my deposit is too low? My bank tells me it is!
- My friends have warned us against building after the nightmare they had! How do I know this builder is any better, and can I minimise the risk?
- Isn't building just too hard? Perhaps like most other people who would prefer a new home, should we just buy a used home? After all, it's so much safer and easier.

These are all questions a good lender will answer for your prospect. A good lender will have cleared the cluttered path to building a home. They will show the client how to afford every step of the process.

They will allow a lower deposit, manage the process to prevent cost overruns, and provide a clear reason why building a new home is better (from a wealth creation perspective) than buying a used home.

Continued page 19

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Fletcher Distribution acquires NCB

Fletcher Distribution (trading as PlaceMakers) has acquired a 51% interest in virtual builders merchant NCB.

NCB general manager Grant Florence will continue to lead the business under a standard Fletcher Distribution Joint Venture Agreement.

NCB offers a range of innovative services and products to the residential and light commercial construction sectors. It helps builders to increase efficiency and, ultimately, the profitability of their businesses.

"NCB currently fulfils an important niche in the market. This acquisition is an opportunity for Fletcher Distribution to directly support the development of an innovative business model that will contribute to the success of its building and construction customers," Fletcher Distribution chief executive David Worley says.

Mr Florence says the reputation and capability of Fletcher Distribution in New Zealand, coupled with access to its supply chain, will help to enable future growth for NCB.

"We're really excited about the partnership," he says.

Mr Florence established NCB seven years ago, and its customers range from group house building companies to specialist premium home builders.

Its services include estimating jobs, on-line building materials ordering, direct delivery to site and planning and work load scheduling.

The Auckland-based business has a team of business coaches who support builders in adopting new technology solutions to their business, taking a genuine interest in helping the builder improve the bottom line of their business.

Survival of the fittest

From page 18

Banks can limit your business or grow your business. But that choice is yours. Banks are notoriously conservative and not open to change. In spite of the changing environment that you have to operate within, bank requirements limit the number of people who can build a new home.

A large number of quality clients that NewBuild has financed to build had been turned away by their bank.

Check out Auckland Registered Master Builder Marty van der Burg's client. Marty called to say his clients had been turned down for finance by their bank, and could I help rescue this contract.

The client was approved in two days, and I visited their nearly completed family home recently. That makes my day. It also made Marty's.

Grant Brown of Registered Master Builder company Cardinal Homes states that their success has been "clearly a partnership with a lender that delivers clients approved, ready to build".

The Galapagos turtle has managed to survive with little competition, but builders are not so lucky. Fortunately, the ability to adapt to a new way of growing your business is not so hard.

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Driving the lessons home

By Building Today Motoring Correspondent

Driving cars is not like driving nails, and even experienced builders can benefit from driving school courses.

Ford recognises this and, as a company, actively supports a driving school which carries the Blue Oval brand name.

The Ford Advanced Driving School, or FADS as it is known, has been something of an educational institution for the past 19 years. Just recently, a new face took the helm at the school, and it belongs to John Brown.

John's background as an accountant hardly sets him up as a driving instructor but, despite being a self-described "bean counter", John is a confirmed petrol



FADS driving instructor John Brown makes a point to his class.

head with no less than seven cars in his driveway — and what cars!

Four of them don't matter too much, but his new Falcon, his "classic folly" — a 69 Mustang — and his "garage queen" 1923 Model T, definitely prove that he has the right coloured blood — blue of course!

And as if that wasn't enough, John cut his accountant's teeth at a Ford dealer many moons ago — at John Andrew Ford.

Oh, and before we forget — because behind every great man there's a greater woman — Sandy keeps

John in line, mostly, and handles the admin and quality control of the school.

So what gets taught at FADS? Well, you could start with the entry level course which is probably the best way to start a programme of improved driving skills.

This course takes you through the basics of vehicle control. It won't teach you how to drive, but it will teach you how to drive with a higher degree of skill by rekindling some skills which may have become a little rusty over time.

You'll be taking vehicles that you drive every day



through emergency stopping procedures, obstacle avoidance and general car control, experiencing some of the vehicle safety systems which may not be called on while you're driving — but should the need arise, you'll know what's happening.

A component of this course is the theory aspect. While classroom stuff sounds, well, a little dry, the end of the day sessions are handled quickly but efficiently — with a few laughs thrown in to keep it all real.

What these sessions teach though, is extremely valuable as they often cover things in the road code which may have or may not have changed. And when was the last time most of us looked through a road code? Ten years ago, 20?

But it's not all so basic. FADS offers a higher-level, advanced course, which gets a little more involved. Generally speaking, the advanced course is recommended as a follow-on from the entry course, and builds on the skills learned previously.

It really is a course designed for those who have specific vehicle training needs, and teaches on-road cornering lines, which is why level 2 courses have to be conducted on closed circuits such as race tracks.

Things happen a little faster at level two which is what makes it really worthwhile to come back for, as if coming back for driver training wasn't worth it in its own right.

So driver training is valuable, fun and informative, but there's one other factor to consider — that of safety



Drivers are put through their paces on the track.



and health.

The building industry is one which is all too familiar with OSH and its guideline/recommendations, but driving vehicles — how does that come into it?

Well, the company car is regarded as a place of work and you are responsible for your employees at their place of work — which, theoretically, means any vehicle owned by or used by your company.

So, if you send the apprentice for a couple of bags of cement, some timber, nails or even the work crew lunch, he or she has to know about the potential hazards on the road, and you have to make sure those hazards are minimised.

The easiest way to do that is with driver training, just like the kind John Brown and his team provide at the Ford Advanced Driving School.



Trade Tool. Trade Price.

There's never been a better time to get yourself the ultimate power tool. Because right now you can grab a Falcon XR6 Ute for only **\$29,775*** plus GST and on-road costs (or lease for just **\$499*** plus GST per month). So down tools and head to your local Ford dealer before the 30th September 2006.

This offer applies to new vehicles and is based on a non-maintained operating lease with monthly payments based on a 45 month term and a 50,000kms allowance and excludes on road costs and GST. This offer is subject to normal lending criteria and is not available in conjunction with any other offer. This offer applies to vehicles registered between August 1st and September 30th 2006. *Offer available to GST registered customers only.



Carters team takes on the Aussies — Boots 'n' All!

July saw 150 Carters Advantage customers head across the Tasman to Brisbane on the Boots 'n' All Bledisloe Cup Tour 2006.

The group stayed in five star accommodation at the Marriott Hotel, perfectly located in the heart of Brisbane city, close to all the wonderful amenities the city has to offer, including great restaurants, bars and shopping.

Optional activities were available for everyone, and many took part in the tour of the XXXX Ale House, some headed for a round of golf at the Brookwater Golf Club and some tested their driving skills at the V8 Holden Performance Driving Centre.

Themed as a rugby stadium, the welcome function was a great night. Colin Meads entertained the group with many stories from his famous rugby days while everyone enjoyed drinks and canapes.



On Saturday night excitement was in the air at the pre-match function and expectations were high as the group descended on Suncorp Stadium. The atmosphere was full of good natured rivalry as the Wallabies and the All Blacks took to the field for another great Bledisloe clash.

It was close — too close — but thankfully the Cup is safely back in New Zealand's trophy cabinet for another year.

It was a great weekend, and Carters would like to

thank their customers for joining them and their valued suppliers who made the trip a fantastic success: Hurricane Wire Products, Methven Tapware, MSL (Fortress Fasteners), Marley NZ, Laminex Group, James Hardie, W Stevenson & Son, Winstone Wallboards, Watty NZ, Carter Holt Harvey Interior, Paslode, Holcim, Carter Holt Harvey Woodproducts and Tasman Insulation. The Carters team hopes you will join them at Bledisloe 2007.

Below: Carters Advantage customers live it up in Brisbane on the 2006 Boots 'n' All tour.



Equipment company hires new general manager

David Lee has been appointed general manager of Nationwide Equipment Ltd, the New Zealand distributors for Takeuchi excavators.

Mr Lee, 43, has had more than 20 years' industry experience with Ray Vincent Ltd and the Gough Group. His most recent position was as northern regional manager for Cable Price Ltd.

David sees his new role as strengthening the Takeuchi brand in the construction sector and continuing to build Nationwide Equipment Ltd.

"There is a culture about the business that drives my enthusiasm and energy for the job," he says.

He aims to provide a work hard, play hard atmosphere, and believes that "having the right people on board, who are prepared to create a team culture, is essential to produce business growth".

According to Tenby Powell, managing director of Rakino Group, owner of Nationwide Equipment Ltd, Mr Lee will play a significant role in the continued growth of the business.

"We're delighted to have someone with his experience filling this role," he says.

Hirepool appoints two managers

Rental equipment company Hirepool Ltd has made two new senior appointments.

Colin Sinton has been appointed general manager specialist division, and Neil Radley has been appointed national access manager. Both will be based in Auckland.

Mr Sinton, previously the national divisional manager, has been with Hirepool for 12 years. In his new role he will lead strategic direction of the business' divisions and identify growth opportunities.

He holds a National Certificate in Advanced Scaffolding, and has a Postgraduate Diploma in New Ventures from the University of Auckland Business School. He started his career with Hirepool as access equipment manager.

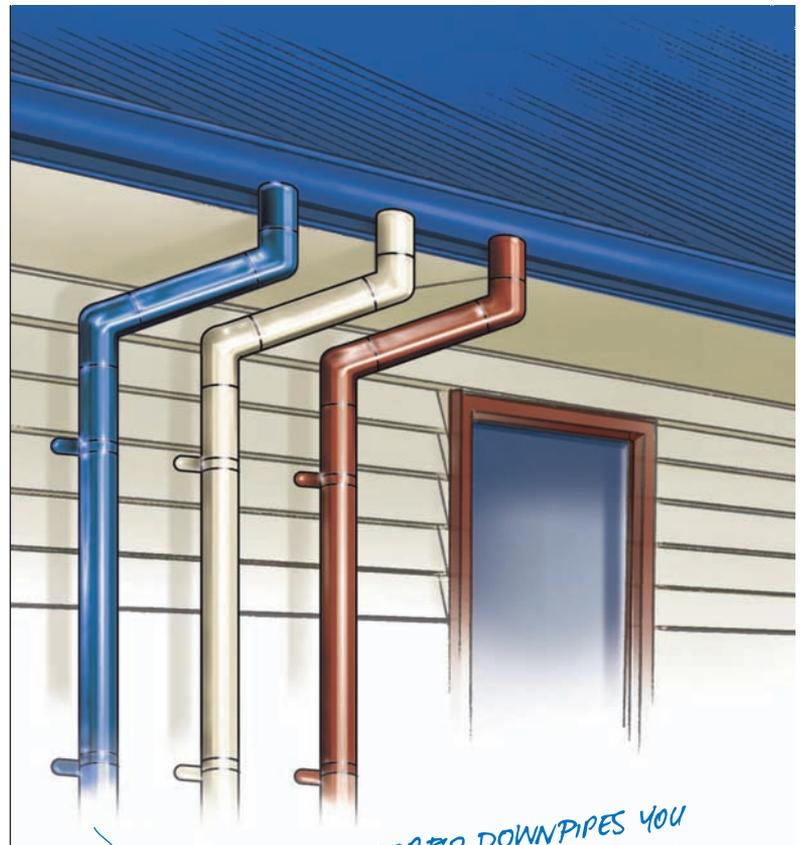
Mr Radley was previously regional division manager in Wellington. His new role will include maintaining current health and safety standards for employees and customers.

"I hope to continue to uphold the excellent staff and customer safety standards that we at Hirepool pride ourselves on," Mr Radley says.

Starting with Hirepool in 1998 as scaffold supervisor, he progressed to branch manager of the access division.

Managing director Tenby Powell says the appointments demonstrate Hirepool's commitment to create and maintain sustainable partnerships with customers, suppliers and staff.

"I'm confident they will both continue to play a key leadership role in the growth of our organisation," he says.



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The Now Home in Rotorua. This, and a similar home in Waitakere, Auckland, is the product of an organisation called Beacon Pathway Ltd, which is made up of a number of public and private organisations, and has been formed to find affordable, attractive ways to make New Zealand homes more sustainable.

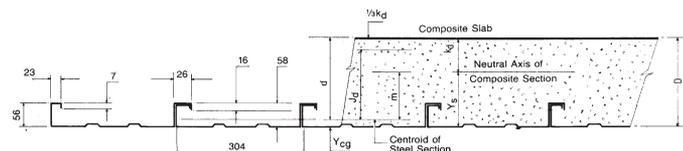


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The Tray-dec 300 Composite Flooring System

- One of the least expensive options for placing concrete above ground level upwards
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- Flat soffit and uniform thickness allows the thinnest possible slab for a given load carrying capacity
- Fast and easy for builders and contractors to lay
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Fig 1 TRAY-DEC 300 — NOTATION FOR COMPOSITE SLABS



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Sustainable housing fast becoming international and local buzz word

Working in the 'Now'

Sustainable housing is fast becoming a buzz word internationally and in New Zealand.

All sectors of the New Zealand building industry are starting to look at how they can improve the sustainability of buildings, with significant research currently being undertaken.

One such initiative involves a research consortium called Beacon Pathway Ltd, which is made up of a number of public and private organisations, and has been formed to find affordable, attractive ways to make New Zealand homes more sustainable.

The product of their efforts is called the Now Home.

The objective of the Now Home is to create a house that is cost-competitive, warm, dry and healthy for the typical New Zealand family.

The first of these homes has been completed in Waitakere, Auckland, and the second is now under way in Rotorua in conjunction with Housing New Zealand Corporation.

The Rotorua home was due to be completed by the end of July, although this was largely dependent on an improvement in the unsettled weather.

These homes are designed and situated to make the most of passive solar heating and cooling. Unlike the Waitakere house, where concrete tiles were used, the design of the Rotorua home makes use of pre-painted steel for the roofing and cladding.

Steel has been specified on this project because it is environmentally friendly, recyclable, manufactured from locally sourced material and extremely durable when the right material is used for the environment.

Dimond, among other suppliers, has shown support for this project by supplying the roofing and cladding for the home. In return for this sponsorship, Dimond will receive the results of an extensive two-year monitoring programme of the home's performance and comfort.

It is hoped that lessons learned from this programme will contribute to an overall improvement of housing construction throughout New Zealand.



The only hard part is choosing which colour you want!

At last a pre-painted downpipe system that allows you to match your fascia, gutter, roof, wall colour or even window joinery.

Suitable for new and existing homes, Colorflo® Downpipes are available in a range of colours to complement any architectural style. Made from pre-painted metal, Colorflo Downpipe systems are designed to last, retaining their good looks for years and are backed by Dimond's comprehensive warranty*.

For details and specifications visit our website or call 0800 Dimond.



COLORFLO® METAL DOWNPIPES

* Refer to Dimond's Downpipe Warranty for full details

www.dimond.co.nz

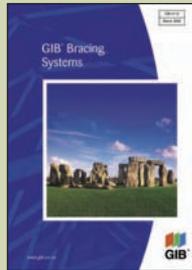
Dimond

Updated GIB site guide

The GIB Site Guide is due for a reprint and Winstone Wallboards has updated a few items.

However, don't throw away your current GIB Site Guide (Sept 2003) just yet as it contains important installation information on the old GIB Bracing Systems (eg, BR, GIB) which are likely to continue to appear on plans for a few months until the new GIB Bracing Systems (eg, BL, GS) are fully adopted in new designs.

Installation details for the new BL and GS bracing elements can be found in the publication titled GIB Bracing Systems March 2006 or the updated GIB Site Guide (May 2006).



Some key items updated:

- Moisture content at time of lining has been raised to 18% or less.
- Inclusion of a new fixing pattern recommendation for GIB Aqualine in tiled areas.
- GIB Aqualine is suitable for use on timber framing for tile weights up to 20kg/sq m for 10mm GIB Aqualine, and up to 32kg/sq m for 13mm GIB Aqualine.
- 13mm GIB Aqualine must be used on steel framing for tile weights up to 32kg/sq m.
- Fixings are with screws at 100mm centres to perimeter of wall and to all intermediate studs.
NOTE: The tiling fixing pattern in the GIB Site Guide Sept 2003 remains valid.
- Replacement of the Bracing Section with the "Construction" and "Ceiling Diaphragms" sections from the new GIB Bracing Systems March 2006 technical literature.
- Some revised information in sections on GIB Noise Control Systems and GIB Aqualine Wet Area Systems.

To request a copy of the updated GIB Site Guide (May 2006) visit www.gib.co.nz.

Wet wise

The daily rigours of bathrooms, laundries and kitchens result in these areas being prone to bacteria and mould build-up.

Recognising that these areas sometimes require extra special treatment against these organisms, Resene has created new Resene SpaceCote Low Sheen Kitchen & Bathroom.

The product combines the existing benefits of this low sheen waterborne enamel with added anti-bacterial silver protection and the mould protection of MoulDefender.

Anti-bacterial silver protection is internationally recognised as a safe and healthy method of deodorising and sanitising surfaces that come in contact with skin, food and water.

Check that the bathroom is adequately ventilated before redecorating starts and, if the bathroom is on the small side, choose lighter tints and cooler colours that will make the room appear larger.

The product is available in a range of more than 800 Resene colours.

Buildings out to exceed customer's expectations

Porta Cube has, in a few short years, grown to be one of the most innovative and respected portable building manufacturers in New Zealand.

Porta Cube buildings are built to last, ensuring a genuine long-term investment. The company provides an in-house concept and design service right through to completion to achieve specific requirements.

They also offer complete turn-key contracts — including furnishings, landscaping, site works and certification, or simply supply only.

The advantage of the Porta Cube system is factory-built buildings, ensuring high quality, minimal site disturbance or bad weather delays, and reducing potential OSH issues on site.

The simple and effective insulated poly panel wall/roof system provides a durable pre-finished construction complying with the building code nationally.

**For more info on these stories go to:
www.buildingtoday.co.nz/products**

Getting a handle on things



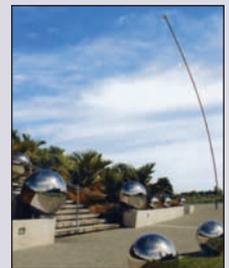
Nicholson file handles, from Cooper Hand Made Tools, are ergonomically designed and comfortable to use.

Made of sturdy, impact-resistant material, these handles represent tough tradesman quality and value for money.

They are available in three neat sizes — small, medium and large — in handy packs of 10.

Great balls of steel!

With more than 25 years' experience in double curve forming of stainless steel, a Hawera company's unique patented



hydroforming process enables it to produce immaculate long radius welded bends and spheres used for pressure vessels or stainless steel mirror polished artwork and sculptures.

Global Stainless can manufacture bends larger than 125mm in diameter to any size, mainly for the food processing industry.

However, it is the company's ability to manufacture apparently seamless stainless steel globes which is attracting worldwide interest.

Company manager Lincoln Raikes' quest to make perfect steel spheres began 18 years ago and, after many years of experimentation, he discovered a method of doing this using high-pressure water.

He immediately took out a patent on the process and this was granted in 2000.

Building Careers Week encourages budding building apprentices

BCITO experiencing solid growth

Promoting the building industry as a positive career choice for young people is the aim of the Building and Construction Industry Training Organisation's (BCITO's) second Building Careers Week, from September 11 to 17.

Chief executive Ruma Karaitiana says the BCITO is experiencing solid growth in apprentice numbers, and more than 8500 apprentices are currently in training with the organisation.

"Building Careers Week is a key way of promoting a career in the construction industry," he says.

A popular feature of the week last year was the school Build-Ability Challenge where students involved in the BCITO's construction skills courses formed teams to build a dog kennel.

Nine secondary schools were involved in the 2005 challenge, six fewer than the number participating in this year's challenge, which is supported by Mitre 10

and Pink Batts.

BCITO communications manager Rachel Winter says the school competition provides young people with the opportunity to make a positive contribution to their local community with the practical skills they have learnt.

"The students will donate the completed kennel to the local SPCA, who are delighted to be part of the project," she says.

BCITO Info Nights will also take place throughout New Zealand during the week. BCITO regional teams will host 10 information evenings to provide people who are interested in gaining a qualification in the construction industry with an informal and accessible way to learn about the career opportunities available.



Above: BCITO Build-Ability Challenge tool kits were sent to 15 schools participating in the 2006 competition.

Below: Last year's winners of the BCITO Build-Ability Challenge, Wellington's Rongotai College, with their prize-winning kennel.



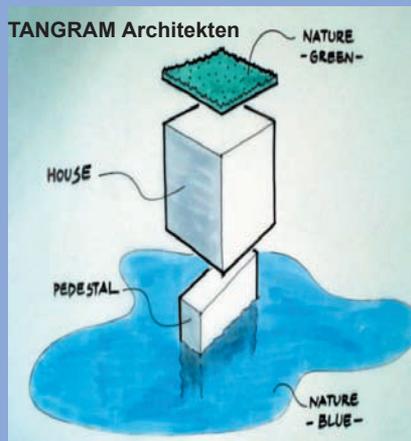
Water, water everywhere ..

The Dutch have a love/hate relationship with water. On the one hand they spend a billion euro a year to improve and maintain their tidal defences whose dykes, windmill pumps and related infrastructure are an integral part of Dutch culture and the national psyche.

On the other, the Dutch have an immense problem. The Netherlands is among the most densely populated countries in the world but, not only does it have a growing population, it also has a diminishing land resource. Half the country, occupied by 60% of the population, or 10,000,000 people, lies below sea level, and is prone to flooding in summer and winter. Over the next few decades 500,000 precious hectares is scheduled to be designated as flood zones. All homes, industry and agriculture within them will be required to relocate.

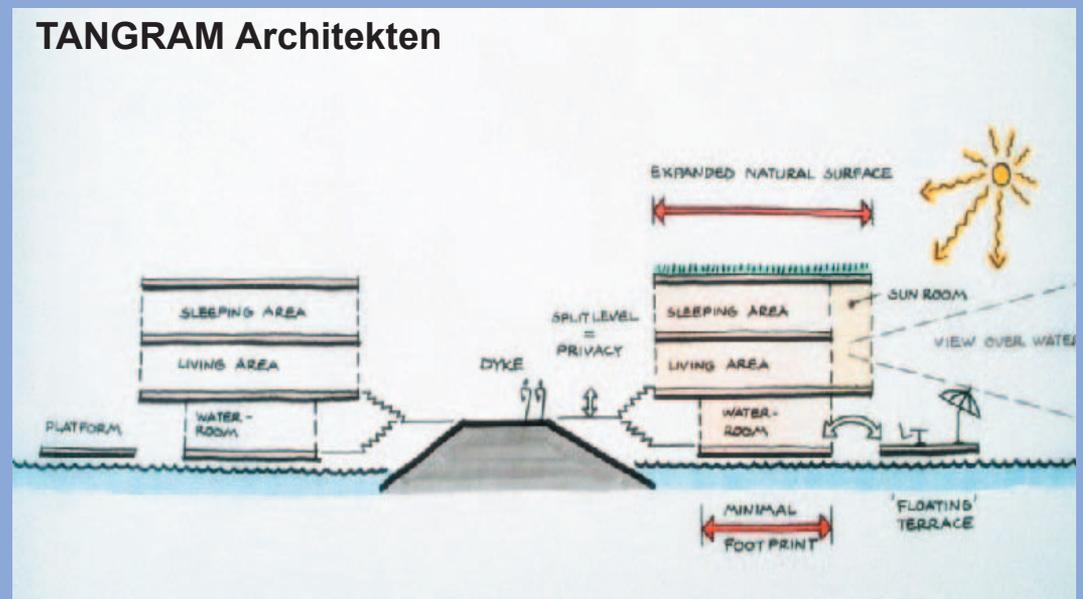
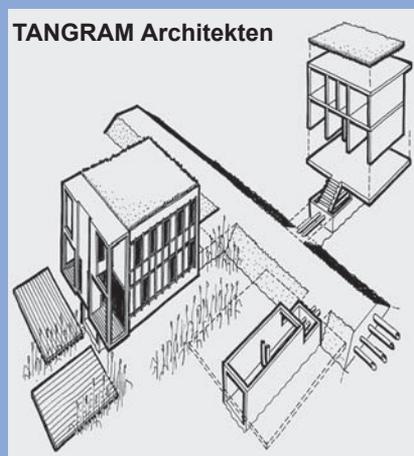
In a radical change of mind-set, the Government has proposed that the Dutch cease fighting the water and, instead, learn to live with it. Engineers, urban planners and architects have been invited to find ways of living around, next to, and even on the water.

The Dutch have had a long tradition of living at the waterside. They are tapping into this resource as they seek solutions in a number of ways.



Amphibious Homes

Dr Kerry Rodgers ruminates upon the new Dutch penchant for amphibious living.



The traditional Dutch dyke house built on the flank of a dyke is undergoing a renaissance, as, for example, in Amsterdam-Osdorp where TANGRAM Architekten has developed 18 water dwellings plugged into a dyke, each in pairs on concrete bases.

In Beuningen, architect Wil Janssen has designed island homes whose cooking, sleeping and storage facilities occupy a masonry structure on dry land. The living rooms and terraces are built in glass and wood on jetties over water and connected to the on-land structure by bridges. A similar concept has been used by Koen Olthuis with his stranded arks, built partly on land and partly on water.

And in Amsterdam, the spectacular MVRDV-designed 10-storey Silodam apartment complex consists of different dwelling types compressed in a large "urban envelope" set upon piles above the water.

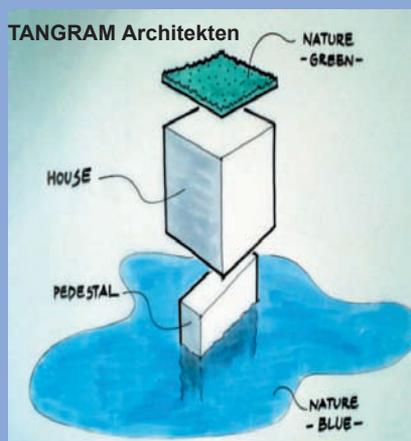
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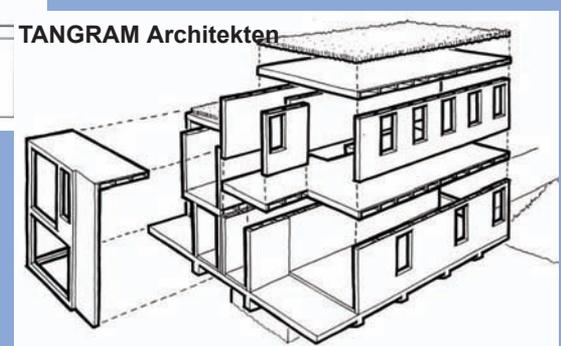
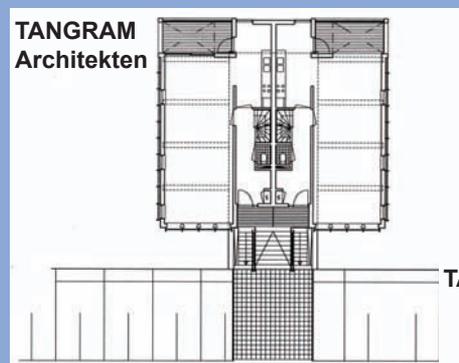
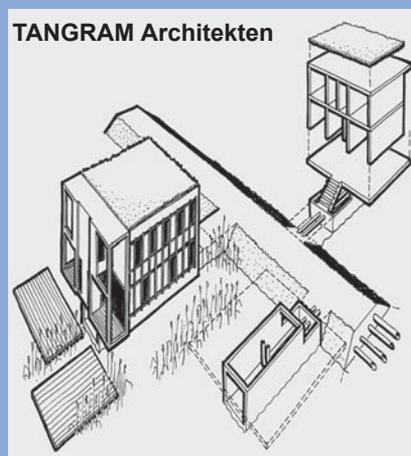
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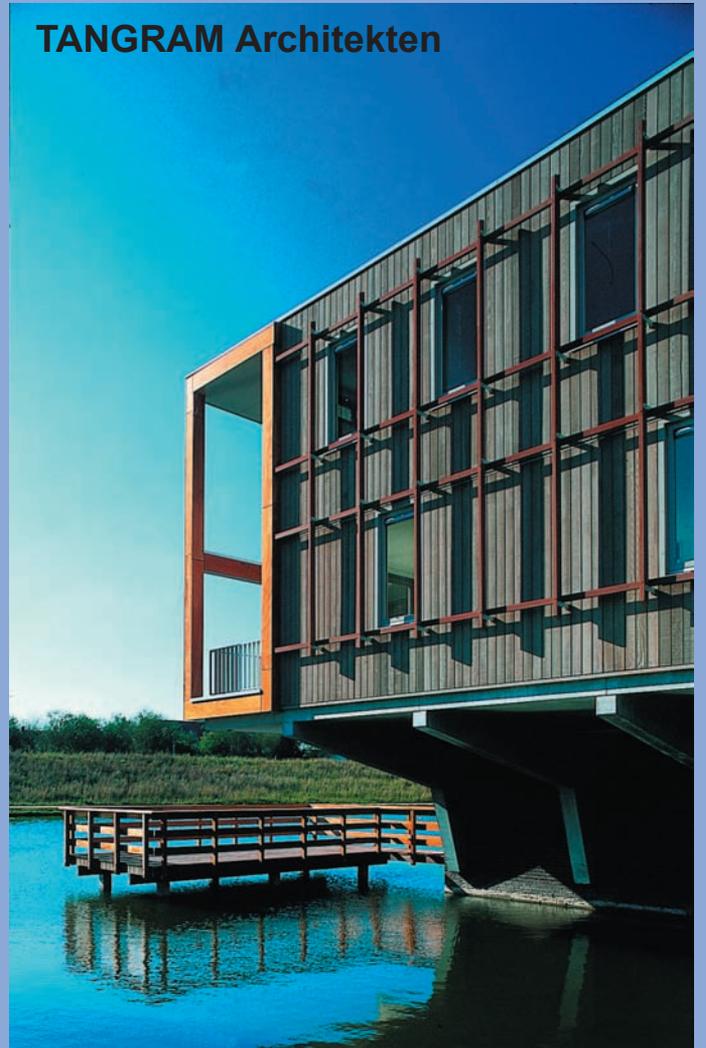
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Silodam Apartments

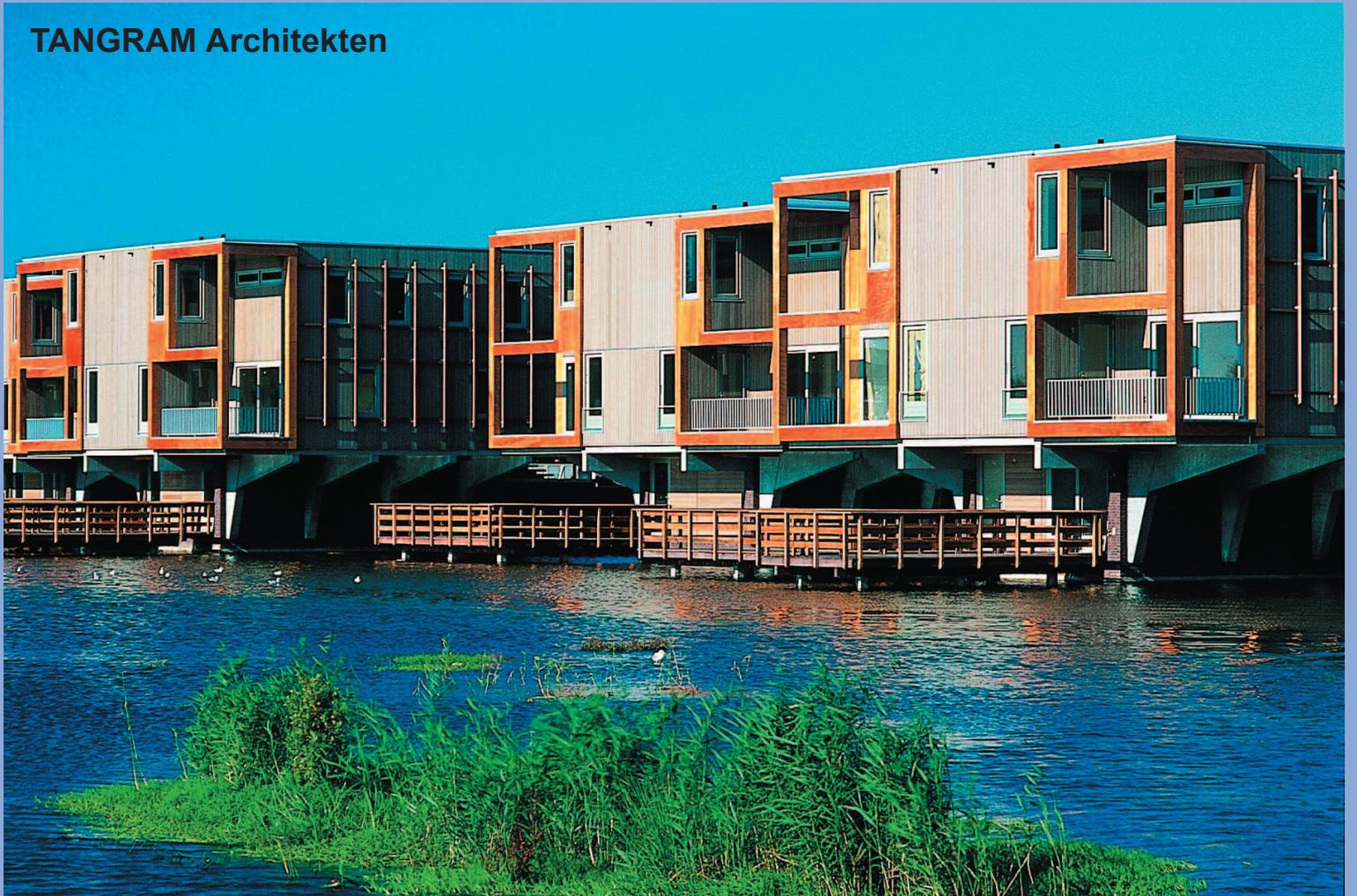
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Leaky building claims and limitation periods

Tim Bates of Auckland law firm Legal Vision discusses a recent case — *Dustin v WHRS* — that reviews a decision made by a Weathertight Homes Resolution Service adjudicator.



This is a recent case reviewing a decision of a Weathertight Homes Resolution Service adjudicator.

Mr Dustin was an architectural designer who undertook design work on a house in Mt Eden in the period March to May 1994.

In June 2004 the owners of the house commenced a claim against the builder, the Auckland City Council and the previous owners. In October 2005, the adjudicator, on the application of the council, joined Mr Dustin as a further party to this proceeding.

The council was claiming that if they were found liable to the claimant, then Mr Dustin ought to be contributing to this liability. This is a typical

contribution claim.

Mr Dustin applied to be struck out of the claim on the basis that the 10 year stop period imposed by s91(2) of the Building Act 1991 meant that he could not be sued by any of the parties to the proceeding.

The adjudicator declined Mr Dustin's application and, applying an earlier precedent, ruled that a claim for contribution was not subject to the long stop period imposed by the Act.

It was on this issue that Mr Dustin brought his judicial review proceeding. His main complaint was that the adjudicator had applied a case of a higher court, which was wrong.

The case relied upon by the adjudicator was *Cromwell Plumbing Drainage & Services Ltd v De Geest Bros Construction Ltd* — a 1995 decision.

Accordingly, it appears that a respondent within the WHRS forum will be able to rely upon the Cromwell Plumbing decision in a contribution claim, and use it as a way of circumventing limitation problems.

It was argued by Dustin that:

- The WHRS Act is subject to the 10 year stop period in s91(2) Building Act 1991, and Mr Dustin completed all his work relating to the property more than 10 years before the claimants commenced their claim in the WHRS.
- Since the claimants themselves could not sue Mr Dustin because of the long stop period in the Building Act 1991, on the proper interpretation of s29(2) of the WHRS Act, the adjudicator has no jurisdiction to

allocate liability between the ACC and Mr Dustin.

- Dustin argued that the rationale of *Cromwell Plumbing* was flawed, and that on a proper interpretation of s91(2) of the Act, claims for contribution are subject to the long stop period.

In response, the council argued that there had been no reviewable error by the adjudicator because:

- The criteria to be applied under s34 is whether it is fair and appropriate in all the circumstances to strike a party out of the proceeding, and the adjudicator had taken into account all the relevant considerations in reaching his decision.

His decision satisfied the criteria and there could be no error of law.

- The adjudicator was bound to follow *Cromwell Plumbing* and, therefore, could not have erred by doing so. He submitted further that, in any event, *Cromwell Plumbing* was correctly decided.

Although Justice Courtney did not agree with the argument set out by the council, she agreed with the above submissions of the council.

She concluded, applying strong judicial precedent, that an inferior court could not ignore precedent of a superior court.

Accordingly, the adjudicator was correct in applying the decision of *Cromwell Plumbing*, and in making the determination it made in respect of the limitation period that applies to contribution claims.

Accordingly, it appears that a respondent within the WHRS forum will be able to rely upon the *Cromwell Plumbing* decision in a contribution claim, and use it as a way of circumventing limitation problems.

That is, until such time as a new precedent is set in a court superior to a WHRS adjudication.

LegalVision

At Three Lamps Lawyers

Legal Vision specialises in providing legal advice to the Building Industry.

Principal: Timothy Bates LLB (Hons)

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Tip 29. Surface finish expectations and lighting design

Setting customer expectations

No sheet lining material or substrate has a surface that is perfectly flat and totally free of minor imperfections.

Often "reasonable expectation" and "attainability" are not the same.

Designers and builders must understand and explain to their customers the quality that can reasonably be expected from the chosen materials in each specific situation.

A reasonable expectation is that the surface, particularly with flush-stopped linings, appears flat.

Installation and design

It is important to acknowledge that the fixing and, particularly, the stopping processes for plasterboard are manual processes.

Hence, it is quite normal for the finished joint of flush-stopped materials to be slightly raised above the surface of the sheets being joined.

By careful attention to the design and installation of the substrate, the linings, the applied finish and the

lighting conditions which impact on the linings' visual imperfections can be minimised.

The specified "level of finish" for each internal area

must be carefully chosen and agreed to best disguise these imperfections and to meet the owner's expectations.

Gauging the final finish quality of a wall surface



NOT Recommended



Recommended

Checking for final finish quality

Applying a high wattage light at a very acute angle to the wall, say 20° or less, will highlight the smallest defect that would not be visible under normal lighting conditions.

As a suggestion, a more realistic test to locate surface imperfections would be to hold a medium wattage light at an angle of approximately 40° about 1.2 to 1.5 metres from the wall or ceiling and assessing the surface from that distance.

Lighting design tips

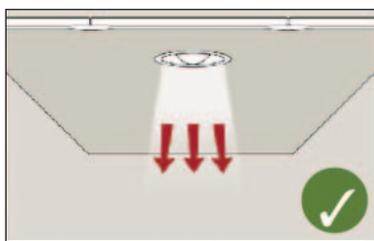


Fig 1

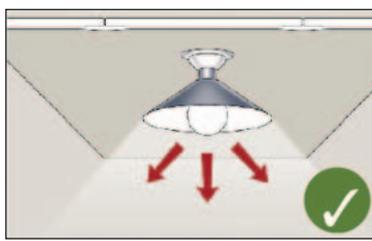


Fig 2

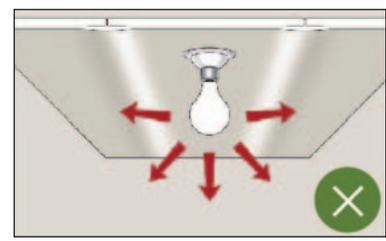
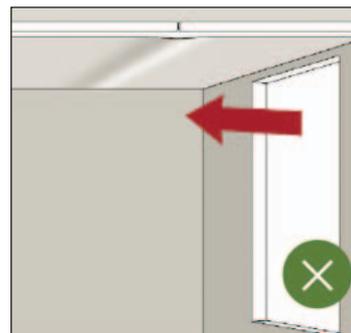


Fig 3

Recessed downlights (fig 1) and light shades (fig 2) can help enhance surface finish appearance, whereas surface-mounted lights without shades (fig 3) may accentuate small imperfections.

Avoid critical lighting (light striking a wall at a shallow angle). The greater the angle of light hitting a wall (ie, the closer to a right angle the light source is), the less obvious any imperfection will be. Use light shades or recessed downlights, and position windows away from the edges of walls and ceilings, or use shades. Avoid spot lighting or wall-mounted uplighting, or be careful about where these lights are directed and the angle at which they hit a surface.



Avoid positioning windows hard up against the end of a wall or ceiling.

A bit of sound advice for the future.



Future-Proof Building. It sounds tricky, but it's simple: it means building a better home to live in now, that's worth more to the owner in the future.

For homeowners, Sound Control is one of the principles of Future-Proof Building that matters most. It's becoming increasingly hard to protect your home and your lifestyle from noise pollution – from inside and outside. For a home to be liveable and maintain its value regardless of what's built nearby, who moves in next door, or how loud the kids get, careful acoustic planning is needed.

Here's a Future-Proof Building product that can be used to help deliver improved quality of life and better long-term value for your customers: Pink® Batts® Silencer®.



Pink® Batts® Silencer®

Pink® Batts® Silencer® installed in interior wall cavities, and Pink® Batts® Silencer® Midfloor between floors/ceilings, in conjunction with GIB Noiseline® can help reduce the amount of unwanted noise within the home. So that, for example, the baby's room can share a wall with the dining room.



Get sussed on Sound Control and you could win the ultimate Bose sound system!

It's time to get sussed on Sound Control, so when you spend \$1,000 excl GST or more on Pink® Batts® Silencer® or GIB Noiseline® during August and September, you'll go in the draw to win a Bose® Lifestyle® 38 DVD Home Entertainment System worth \$7,500!



Trade accounts only. Entry is automatic. Winner will be notified early October. Prize non-refundable.

Future-Proof Building – a better home for your customers to live in now, that's worth more in the future. For further information about becoming a Future-Proof Builder, including information for your customers, call **0508 FUTURE**, visit **www.fpb.co.nz** or talk to your Carters representative.

FPB

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