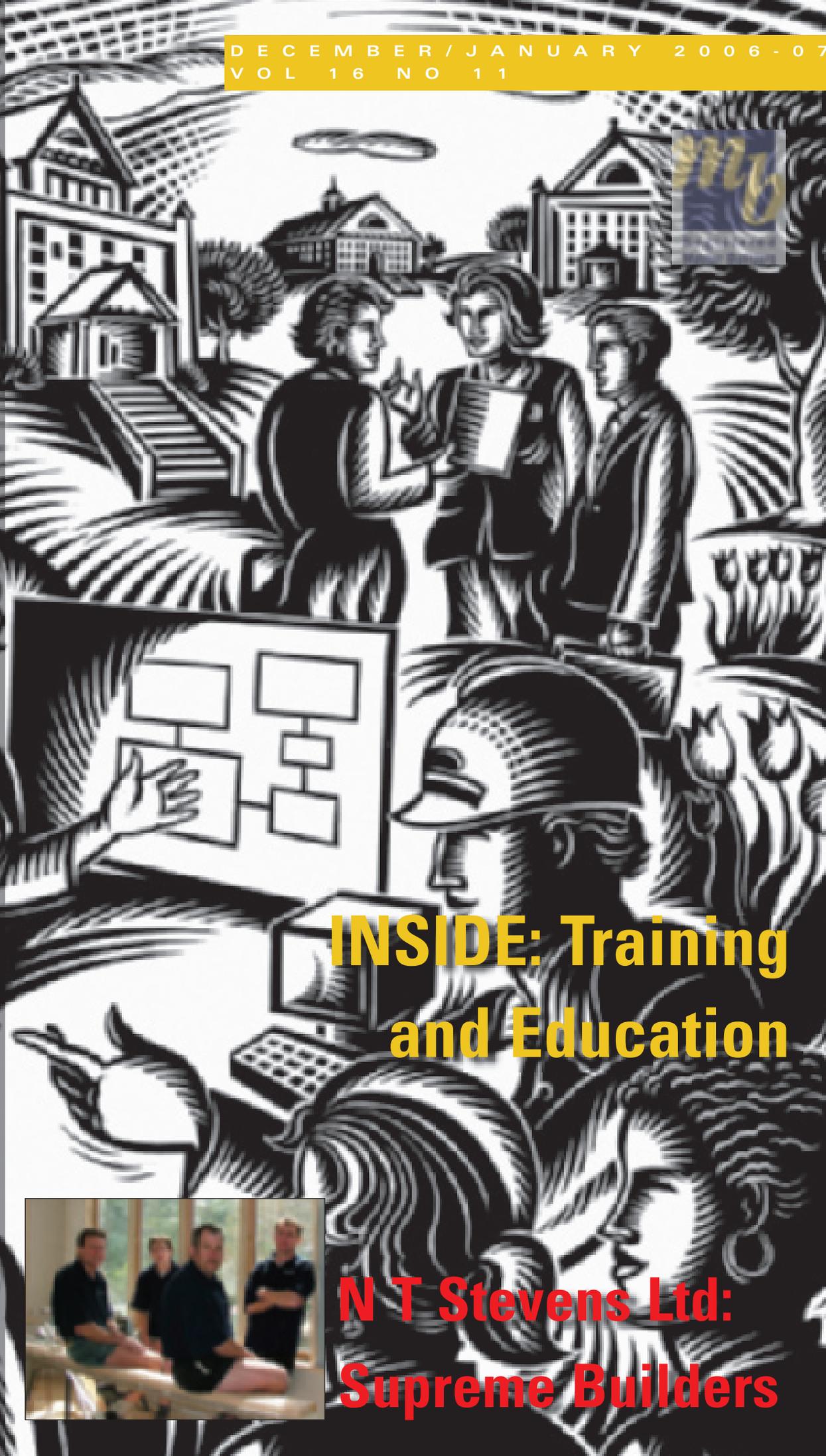


building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION



INSIDE: Training and Education



**N T Stevens Ltd:
Supreme Builders**

DECEMBER/JANUARY 2006-07 |
VOL 16 NO. 11

inside this issue

RMBF News 3-9

N T Stevens Ltd profile, Marty van der Burg on a mission in Ethiopia

Letters to the Editor 10-11

Industry News 12-16

People 17

Latest appointments

Vehicles 18-19

Ford's latest offerings

Training 20-24

BCITO year in review, Auckland Region Apprentice of the Year profile

Steel 25

Product News 26-27

Columnists 29-30

Builders Tips 31

building today

The predicted plateau of building activity has failed to materialise — at least to the extent the experts said it would.

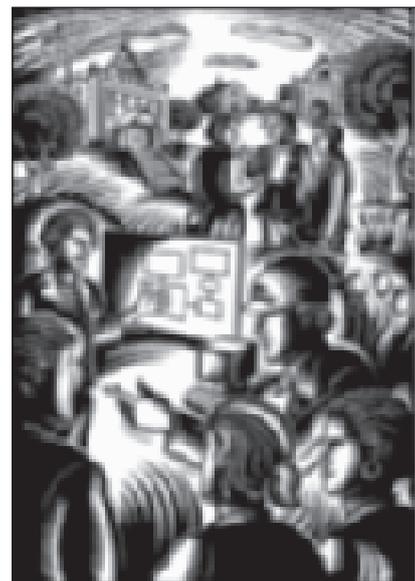
Building consents and values were up on corresponding figures in 2005, so hopefully it's full steam ahead for more of the same in 2007!

In the meantime, *Building Today* wishes all its readers, editorial contributors, advertisers, the RMBF and its members and other industry organisations a very Merry Christmas and a prosperous and Happy New Year.

We look forward to bringing you more news, views and information on New Zealand's construction industry in 2007.

So until then, take a break, have a great festive season and we'll see you in the New Year.

Andrew Darlington
Editor



cover stories 20-24

Publisher: Taurean Publications Ltd,
P O Box 35 343, Browns Bay
Top Floor, 39 Anzac Road, Browns Bay, Auckland
Editor: Andrew Darlington
Ph: 09 478 4888 Mob: 021 90 11 56 Fax: 09 478 4588
E-mail: andrew@buildingtoday.co.nz
Advertising Manager: Mike Rynne
Ph: 09 426 2436 Mob: 0274 949 064 Fax: 09 478 4588
E-mail: mike@buildingtoday.co.nz

BUILDING TODAY is the official magazine of the Registered Master Builders' Federation. Advertising statements and editorial opinions expressed in Building Today do not necessarily reflect the views of RMBF members, its executive or committees; or of the chief executive and staff unless expressly stated. Further, the RMBF and members are not liable for any statements made in Building Today unless otherwise stated. The editor reserves the right to edit, amend or reject copy where necessary. The publisher does not assume any responsibility or liability for any loss or damage which may result from any inaccuracy or omission in this publication, or from the use of the information contained herein. No warranties, express or implied, are made with respect to any of the material contained herein.
1-year subscription: \$56.25 (GST incl). ISSN 1171-0225

chief's chat

by ceo pieter burghout

Going green – second time around!

I was working in Federated Farmers in the early 1990s when the Resource Management Act was first being debated by the Government and industry — among a general worldwide trend of “going green” and living “sustainably”.

I remember thinking at the time that we were at the start of a new era — an era where environmental sustainability would come to the fore and be the touchstone by which we measured our individual and societal “footprints” on this planet of ours.

Fifteen years on and — in real terms — you would have to say not much has really changed.

For many, the “green tide” expected to flow from the passing of the RMA never really happened, and that first green wave more or less passed us by.

Well, the second green wave is certainly upon us, and this time around it will bring about some serious changes.

Why will it be more pervasive this time around? Climate change issues have started to bite internationally, no better evidenced than by our own icebergs floating past New Zealand’s southern coastline!

Consumers are starting to get the message more seriously and want to make a difference;



Government policies are getting sorted — as per the requirement, for example, in the Building Act 2004 that the proposed revisions to the Building Code fully embrace sustainability; and businesses are starting to see the value for them in going green, in terms of being more efficient in what they do, and in terms of meeting consumer interest/demand.

This time around the building industry will not be immune from the second green wave.

Designers and builders will have to get better at knowing what “green building” is all about, and build buildings that are truly green, not just “green washed”.

‘Surfing the wave’

The Registered Master Builders Federation has seen the criticality of being ahead of this second green wave.

We want to be surfing the wave from the top rather than being caught in the undertow!

To that end we have made a substantial effort to get involved at ground level on a number of key initiatives this past year, including:

- the formation of the Green Building Council, and

working with the council on its Green Star building rating tool/scheme,

- proposals from the Energy Efficiency and Conservation Authority to develop a Home Energy Rating Assessment Scheme,
- working with the Department of Building and Housing (DBH) and the Consumers Institute on a “smart build” suite of additions to the ConsumerBuild web site,
- participating in some early work led by the New Zealand Business Council for Sustainable Development for the DBH on the changes needed to the Building Code to embrace the new sustainability requirement,
- working with Beacon Pathways around its NOW Home programme and how it might be progressed further, and
- working with the DBH and the Government on more immediate changes to the Building Code to better achieve energy efficiency outcomes.

Rapid changes

I have no doubt the construction industry will see some rapid and concrete changes in the next little while — and we have a role to help our members “surf the (second) green wave!”

Register now for conference and win!



All registrations received prior to December 20, 2006, for the Registered Master Builders Federation Conference in 2007 will go into the draw for two free return air fares on the Air New Zealand domestic network and two rugby tickets to any Super 14 game or NPC game in Wellington during 2007.

The competition will be drawn at conference. You can register on-line now at www.masterbuilder.org.nz/conference/registration.html

Impeccable workmanship makes every piece **flawless** in Supreme Award winner

A large scale renovation in Karori, Wellington, by N T Stevens Ltd won three national awards in the Registered Master Builders 2006 House of the Year, in association with PlaceMakers — the GIB Living Solutions Award, the PlaceMakers Renovation Award over \$250,000 and the PlaceMakers Supreme Award.

The four-bedroom home was dramatically transformed from a solid but unspectacular 1940s suburban house into a grand hilltop mansion worthy of its magnificent site and stunning 180° views of Wellington's harbour and cityscape.

The judges found the workmanship impeccable throughout the home and admired the considerable co-ordination that had been involved to make every piece flawless.

They believe that the combined skills of the contractor and architect delivered much more than the clients' brief, and were not short in their praise.

"This is a heroic renovation involving a high degree of difficulty. The clients now have a stunning two-storey family home very appropriate for one of Wellington's special sites."

N T Stevens Ltd director Neale Stevens says it was obvious from the first brief that this was a special property, noting that the combination of the architect's comprehensive design and owner's clear vision would be essential elements in the success of the project.

"The way everything flows during a project is based on the strength of your relationships. The camaraderie we shared with the home owners and the architect throughout construction was a real highlight for our team," Mr Stevens says.

"Creating building excellence is so much easier when you are all working enthusiastically and effortlessly together."

The clients' instructions to architect Philip Porrit of Jasmax were to provide additional interior space, a new garage, add to the quality and character of the

original home, and to take every opportunity to maximise the views and the sun.

Mr Stevens could see that creating the multi-level renovation would require extensive construction.

"One of the main attractions of this project was the challenge of such a large-scale renovation and the detail involved in keeping the period of the house intact."

The design extended the house towards the street on two levels, providing a new entry, kitchen and family room at ground level, and a master bedroom, ensuite bathroom, dressing room and study upstairs. The staircase was cleverly relocated and completely rebuilt.

None of this work could commence until a new garage had been constructed in a deep excavation to the north, so that one of its well-tanked walls could provide the foundation for the new north wall of the family room. The garage roof also forms a large terrace that the house opens onto.



The team at N T Stevens Ltd takes a well earned break. From left: Neale Stevens, Sam Palmer, Glen Elliott and Ben King.



The large scale renovation in Karori, Wellington, that won N T Stevens Ltd three national awards in the Registered Master Builders 2006 House of the Year, in association with PlaceMakers — the GIB Living Solutions Award, the PlaceMakers Renovation Award over \$250,000 and the PlaceMakers Supreme Award.

All linings were removed, front and back concrete garage walls from the original garage were cut out and large windows installed. This area has now become the media/entertainment room.

Most of the materials for construction were sourced locally, with some specialist items purchased from around the country.

Renalls Joinery Ltd of Carterton was able to specially run mouldings, skirtings and architraves, stair joinery and balustrade as required by the architect's detailed drawings. Wall panels were created by N T Stevens with specially run mouldings.

Fine finishing work

The quality of the structural work by N T Stevens Ltd assured a very stable base for the extremely fine finishing work which has been applied to the project.

Nowhere is this better shown than in the skilful work around the staircase.

The walls are panelled, while the staircase itself has turned wood balusters and a stained mahogany handrail finishing in a coiled, hand-carved wreath.

Matching the stairs, the walls of the entry hall, the passage and the cloakroom have elegantly raised and moulded panelling.

The black and white marble tile work is a feature of the grand entrance and was beautifully executed. All windows are painted timber with weather seals, and the house is fully centrally heated.

There is a new terracotta tile roof which has been placed over building paper and will be very watertight in a severe environment. Parging and lead soaker application is extremely well done, and attention to weatherproofing is clearly evident.

A team of four builders worked on the project — Mr Stevens, Glen Elliot, Ben King and Sam Palmer. Mr Stevens believes that when it comes to renovations, people should always consult or engage the services of an architect and a registered master builder who has experience in this field. Their knowledge and experience of what is required and what is possible is vital.

"You not only want your dreams realised, but you also want the alteration to blend seamlessly with the existing structure," he says.

A Gold Reserve National Finalist in 2004, N T Stevens Ltd was delighted to receive the accolade again in 2006.

"We took our time with this project and did not rush. We had considered entering the property in the 2005 competition but decided to wait until 2006 so that every detail was properly finished and had reached our

exacting standards.

"Every impression of an entry is important, and we are so pleased we waited."

Mr Stevens believes the House of the Year competition is a great competition because it gives the public a chance to see the quality workmanship registered master builders produce, and helps maintain members' high standards.

Phones running hot

Since winning the PlaceMakers Supreme Award the phones have been running hot at N T Stevens Ltd, and there has been a lot of interest from the public.

"Winning this award is a pat on the back for us and an acknowledgement of our ability to produce results of the highest standard.

"We are only a small company, but it is nice to be appreciated for what you do and to have people realise you are good at what you do."

Having earned the respect of the industry and the public, the future is rosy for the team at N T Stevens.

Many more sophisticated and technically difficult renovations await, which is just the way Mr Stevens and his team like it.

'Scaling New Heights' will set the scene for Conference 2007

As a Registered Master Builder and now Registered Master Builders Federation president, I encourage all members to attend the Registered Master Builders Federation conference at the Plymouth Hotel, New Plymouth, from April 19 to 22, 2007.

This will be the 29th annual conference I have attended and, over the years, it has allowed my wife Denise and I to go on a scenic tour of the whole of New Zealand, as well as a couple of trips overseas.

Significant changes

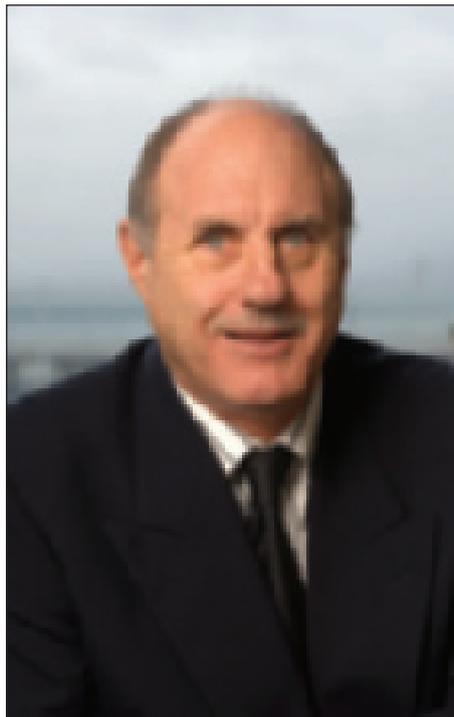
Over 2007, the construction sector will face significant changes with the implementation of builder licensing. We will also have considerable challenges and debate over government regulation and its effect on the construction industry.

"Scaling New Heights" will reflect the thinking of all registered master builders in New Zealand over the next year. Key industry leaders, decision makers, industry stalwarts and, of course, members, will gather to discuss trends, strategies, policy and options that face our industry in 2007.

Opportunity to network

This unique event presents an opportunity for all of us to meet and network with influential figures in the construction arena, including suppliers, customers, service providers, educational bodies and government regulators.

By RMBF president
Ashley Hartley



We have already sourced a number of exciting speakers this year which reflect the theme of the conference.

Our celebrity speakers include mountaineer and sportsman Mark Inglis, inspiration guru Tom Mulholland and Crown Solicitor Simon Moore. They

will discuss a range of topics that will help members visualise their businesses to "Scale New Heights".

I strongly urge all members to "take a break" from day-to-day work, attend the conference and begin to reap the rewards of networking with like-minded people.

Huge benefit

It has been a huge benefit to me personally and to the companies I have worked for over the past 30 odd years. Until you do this you will not realise what knowledge and information fellow members are prepared to share with you.

The Registered Master Builders Federation Conference is THE industry conference of 2007. So don't miss out on being part of this exciting opportunity.

If you would like to be sent a conference pack and registration form please contact kathy.gatfield@masterbuilder.org.nz or go to www.masterbuilder.org.nz/conference2007.html.

Bill wins!

Congratulations go to Bill Goodin of Jennian Homes Canterbury in Christchurch who was drawn from a swag of replies we received for our recent Building Today reader survey.

Bill wins \$200 worth of petrol vouchers for his feedback on the magazine.

RMBF Head Office: PO Box 1796, Wellington

Ph: 04 385 8999 Fax: 04 385 8995 Helpline: 0800 269 119

www.masterbuilder.org.nz

Registered Master Builders Association Managers:

Ashburton: Nigel Smith 027 220 1377
Auckland: 09 302 2894

Canterbury: Steve Lowery 03 961 7192

Gisborne: Katrina Duncan 06 863 3678

Gore: Jacque Lloyd 03 208 9240

Hawke's Bay: Liliias McMinn-Collard 06 876 8327

Manawatu: Des Mckay 06 357 8051

Marlborough: Richard Morriss 03 577 6638

Nelson: Kathy Tatlock 03 548 0643

Otago: Rowan Howie 03 455 5165

Rotorua: Jacki Parr 07 332 3625

South Canterbury: Trish Harris 03 684 5005

Southland: Therese McCallum 0274 328 065

Taranaki: David Fabish 027 448 1216

Taupo: Graeme Price 07 378 4463

Tauranga: Lani Christensen 07 577 0628

Waikato: Colleen Walker 07 853 7012

Wairarapa: Pip Dalgliesh 06 378 8008

Wanganui: Anglea Campbell 06 349 1919

Wellington: Gerald Rixon 04 381 2850

Westland: Christine Fleming 027 282 5456

Whakatane: Martin Hygemann 021 188 6522

RMBF Regional Service Team:

Brent Hall: Auckland Central/South, Coromandel, 0274 804 055

Grant Hayes: Auckland North, Whangarei, 0272 859 516

Bob Bringans: Tauranga, Waikato, Rotorua, Whakatane, Taupo, 0274 961 050

Peter Philipsen (New Zealand Regional Service Manager):

Wellington South/Central, Manawatu, Taranaki, 0274 846 207

Darryl Fawcett: Wellington North, Kapiti, Wairarapa, Hawke's Bay, Gisborne, 0274 574 146

Ian Gould (Southern Region Manager): South Canterbury,

Otago, Gore, Southland, 0274 357 397

Peter Winchester: Nelson, Marlborough, Westland, Canterbury, Ashburton, 0274 722 226

Major 'Thermal Heart' sponsorship for Antarctic expedition

Leading aluminium joinery marketer Architectural Profiles Ltd (APL) is to be the naming sponsor for an ambitious two-man Kiwi Antarctic expedition scheduled for this summer.

Two proven performers, Kevin Biggar and Jamie Fitzgerald, who won the 2003 Trans-Atlantic rowing race in record time, set off in early November on the Thermal Heart Antarctic Expedition.

Named after APL's forthcoming new Thermal Heart suite of thermally efficient windows and doors, the expedition will see the two trekkers attempt to become the first people to trek to the South Pole and back unsupported.

They intend to pull sleds stacked with their gear from the Antarctic coast to the pole and back without resupply or the aid of huskies. The only assistance the pair will enlist is from the elements — they hope to use special traction kites in the prevailing winds to speed their return journey.

At a special launch function in Hamilton, APL general manager Craig Vincent says the expedition celebrates the 50th anniversary of Sir Edmund Hillary's reaching the South Pole and establishing Scott Base (Sir Edmund is patron of the Thermal Heart trek).

Mr Vincent says APL feels there is a good fit between the polar adventure and the launch of the thermally-broken Thermal Heart range of joinery which is scheduled for release next March.

"While the expedition precedes the product launch by a month or two — the Antarctic expedition is due for completion in late January 2007 — we felt this was too good a sponsorship opportunity to pass up," Mr Vincent says.

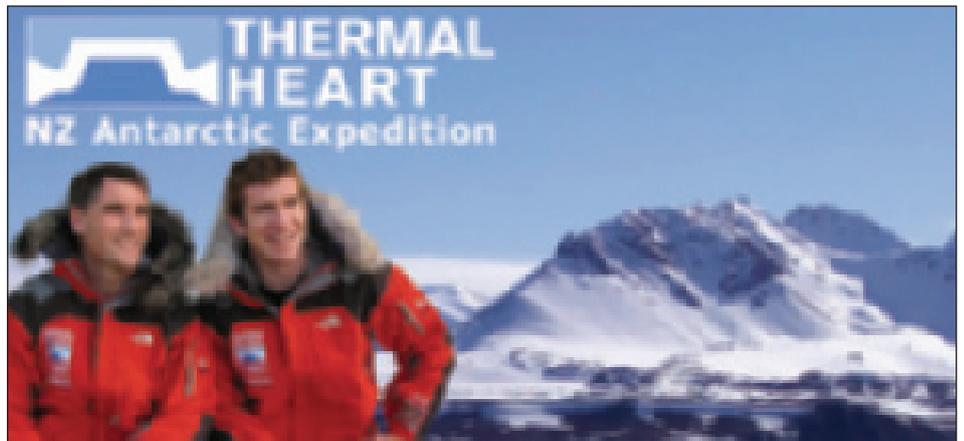
"Kevin and Jamie have proven that they are capable of high achievement in tough conditions, and we have every confidence that they will acquit themselves well in this venture."

Mr Vincent says the Thermal Heart range will be ideal for those jobs where the avoidance of cold and condensation is a priority.

Because all Thermal Heart products include an insulator or thermal break between the aluminium interior and exterior, the transmission of cold and condensation from the outside is dramatically reduced, especially when double-glazed units are included.

The outstanding insulative properties will mean that Thermal Heart is ideal for those projects where conformity with the New Zealand standard NZS 4218: 2004 Energy Efficiency - Small Building Envelope is desired.

The full suite of products — awning windows, hinged

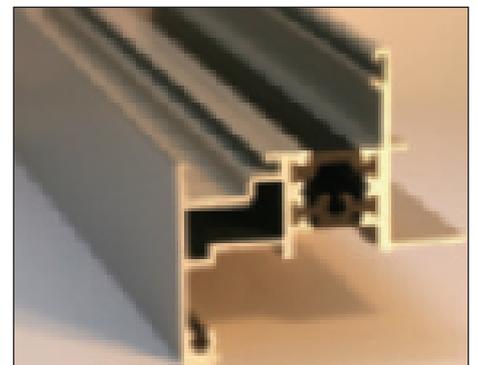


Above: Thermal Heart trekkers Kevin Biggar (left) and Jamie Fitzgerald.

Right: The Thermal Heart window frame cross-section showing the black polyamide thermal break.

doors, sliding doors/windows and bi-fold doors/windows — are based on a large 44mm platform, making Thermal Heart suitable for a wide range of residential and architectural applications. Doors will be suitable to heights of 2.4m in very high wind zones.

At the heart of Thermal Heart profiles is a glass fibre-reinforced nylon (polyamide) strip. Its position as a jointer between the interior and exterior of the frames means that joinery with different colours on the inside



and outside can be supplied.

The range will be available through Altherm, First and Vantage window manufacturers.

Figures confirm increases

Registered Master Builders Federation President Ashley Hartley says consent figures released recently by Statistics New Zealand further confirm what the construction sector has known for some time — that consent numbers and values are rising across most construction sectors.

"Given the current favourable state of the sector at the moment, the key question for registered master builders is whether the slump in the market that economists had been predicting this year might already have happened around May and June," Mr Hartley says.

"This is especially so as forward projections from Statistics New Zealand show the building industry will stay at current levels and will go higher next year."

The year-to-date trends show building consent values as being favourable — residential consents are up 1% by number on last year, while their value is up 4.5%; commercial consents are holding steady and, for October, were up 7% on October 2005's dollar value.

"Overall, the numbers emphasise that the construction

industry is holding strong and builder confidence is steady. That bodes well going forward as we gear up to invest in a number of reform measures over the next year or two, such as building practitioner licensing and the Building Code revamp," Mr Hartley says.

KiwiSaver — easy, work-based saving

Retirement can be an expensive business. KiwiSaver is designed to make it easy to save for your future. It is a voluntary, work-based savings initiative to help New Zealanders with their long-term saving for retirement.

To find out how KiwiSaver can work for you, and be ready to go when it starts on July 1, 2007, visit www.ird.govt.nz/kiwisaver.

Is KiwiSaver right for you? You can get free, independent financial advice about retirement saving on the Sorted web site at www.sorted.org.nz.

Registered master builder on a mission to help out overseas

Auckland registered master builder Marty van der Burg is on a mission — to Ethiopia of all places!

It all came about when Ethiopian political refugee friends who have been living in New Zealand for 10 years went back to their homeland for the first time.

Marty takes up the story: “We sponsored them and at the same time thought we would never get a better chance than this to travel there with them and experience the way of life over there with a family,” he says.

“I also wanted to see what the housing was like there and what we could do from a New Zealand point of view to help in some way.”

Marty’s main point of contact was through the Habitat for Humanity organisation, with whom he has worked before building houses in New Zealand and Fiji.

He met with the national director of Habitat for Humanity Ethiopia Kebede Abebe and was shown to a district town called Shashemene in the south of the country where they had built 160 houses. Most of them were funded from either the United States or Europe, and the teams that built them came mainly from the States and Britain.

“I wanted to look at what the building was like over there, particularly with Habitat because it’s a well established organisation and they really are making a difference to people’s lives in places such as Ethiopia.

The method of construction is nothing to what might be seen here!

Marty says they use pretty much anything they can lay their hands on, but that eucalyptus — because it grows so well there — is the main framing material that is used. Then layers of a mud preparation are applied directly to the framing — first on the inside and, following a cure time of three weeks, on the outside. An iron roof goes on top and that’s pretty much it.

Mud preparation

“The mud preparation is made with a soil that lends itself to that form of construction. They mix in water and straw with it, and it has to have a cure time but when it hardens it’s almost like a solid plaster house here. It’s solid as anything, really strong.

“They will render the mud work as well and, if you are really wealthy, you get to finish and paint it.”

Marty says Habitat for Humanity is unable to undertake fundraising locally because there are no corporations in the country big enough to donate.

\$2500 to house a family!

“It is such a poor country so they are totally reliant on funding from overseas. I found out that it costs only NZ\$2500 (not including labour) to put a family in a house.

“It’s not a big home but it will normally house a family of at least four and up to perhaps eight. It’s a mud construction, 23 sq m house comprising two rooms along with 200 sq m of land on which to grow vegetables and become as self-sufficient as possible.”

While they were there, Marty and his wife lived with their sponsored family and others — all 11 of them — in a 40 sq m house.

After experiencing first hand the poverty and struggle of daily life in Ethiopia, he has decided that, if it’s possible to put a family in a home for \$2500, for every building contract that he gets here, he’s going to

donate that amount to build one house in Ethiopia to make a difference over there.

“I was stunned to think that for such a small amount you could put a family in a home. We can easily go without \$2500 and, at the end of the day, you’re putting a family — not just a person — in a home.

He points out that the scheme is aimed at low income families who are earning around 300 to 400 birr (NZ\$50 to \$60) a month.

However, Marty isn’t stopping there.

“What I would like is to not only do some fundraising here, but to send a team, probably around September or October next year, to do some building there because they rely totally on outside labour.”

Habitat sends out what is called global village teams that provide volunteer labour to build the houses. Marty estimates that it would cost NZ\$15 million to build the 1.4 million houses required for the homeless in Ethiopia.

“When you are there, you have to rethink what you are

House construction — Ethiopian style



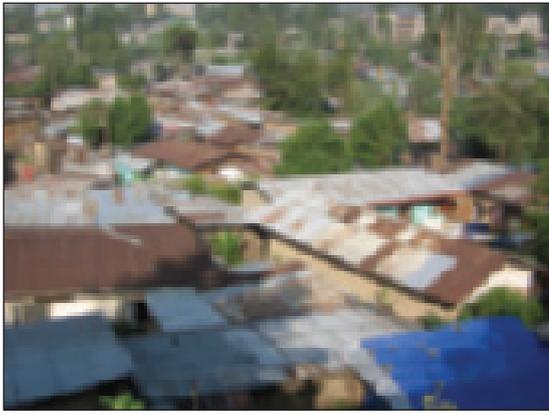
Above: Preparing and transporting the mud mixture to apply to the eucalyptus framing (below).



Above: The eucalyptus “timber yard”.

Below: Curing of the applied mud takes place.





Above: The poverty of many Ethiopians and the squalor of their dwellings is evident.
 Below: The mud construction houses are a big improvement, and can be built by Habitat for Humanity at very little cost.



Auckland registered master builder Marty van der Burg with a group of local orphans about to indulge in one of his (and their) great passions — football. Pity about the Arsenal shirt Marty!

doing here. It puts a lot of things into perspective. You come back and you are thinking about what you can do to help.

“You can’t solve the whole problem, but just imagine if you can put one family in a house. You build a flash house here and out of that profit you can put a family in a house there. You’ve actually just helped one family. You’ve given them a complete start. I think like that all the time.”

Marty is planning to return in January to find out more about the logistics of sending a team to Ethiopia for a couple of weeks.

“What I understand from the local Habitat director is that they like to have houses at three different stages so the team gets to have a go at preparing the foundations, putting up the eucalyptus framing and applying the mud.

“When they build it’s 10 or 20 at a time. So you would be involved in maybe six or seven different houses all at different stages.”

Marty says he is planning to secure corporate sponsorship to help finance the undertaking.

“I tend to fork out of my own pocket, and I will continue to do that, but sending a team over there is a huge cost, and I would like to get local sponsorship for that to happen.”

Marty also plans to organise further local fundraising for an orphanage there which is supported by Ethiopians in New Zealand.

“It was started by a woman with three kids of her own who took five kids off the streets. The orphanage now has 90 children in 14 different locations.

“She relies purely on outside support but that doesn’t stop her from doing the work. She’s taking kids off the street and making a huge difference. There’s 80,000 orphans out of a population of 4.5 million in the capital city Addis Ababa alone.”

• If you’re interested in sponsoring Marty van der Burg and his team, in being on the team itself, or helping in any other way, please call him on 021 670 721 or 09 579 5516.

COVERED?

PROVEN SINCE 1984



SUPPLIED AND APPLIED WITH A 15 YEAR GUARANTEE

AQRON[®] 2000

• Cure & Seal • Moisture Protection

If your concrete is covered with vinyl, carpet, wood or tiles, AQRON 2000 eliminates your project being exposed to the risks of moisture delaminating floor coverings. AQRON 2000 forms a moisture control by locking-up free moisture within a hydro gel, up to 150mm from the surface of the concrete treated.

Save money and apply AQRON 2000 as a 'CURE & SEAL'. This guarantees your concrete is cured and protected in one multi-purpose application. AQRON 2000 offers a complete curing assistance (equal to wet curing) by achieving even hydration throughout the concrete which reduces shrinkage, slab-curl and risks of cracking.

Being multi-purpose, AQRON 2000 eliminates the costs of applying traditional curing compounds and then having to remove them by diamond grinding because the concrete is too wet.

Proven since 1984, AQRON 2000 is a quality controlled product, available only 'supply & applied' with a 15 year guarantee.

AUSTRALIA CTP/ALLCRETE 1 800 649 917

NEW ZEALAND MARKHAM 0800 693 694

VKAS57171 • 1106

Letters to the Editor

I was disappointed in the comments made by Registered Master Builders Federation chief executive Pieter Burghout regarding the current Building Act (*Building Today* July 2006).

It was inaccurate and superficial.

The BCITO didn't train 8000 builders — it trained 8000 carpenters. Historically the word builder means "being in the business of building" — that is, the person or company who supplies the materials and the trade labour to complete the building, including electrician, plumber, bricklayer, joiner, painter, carpenter etc.

The six states in Australia still have independent ties with the Crown and pass their own laws which vary from state to state. However, all contain a legal definition for "Builder" and "Owner-Builder". Ours does not.

All states have set ways of dealing with buildings that go wrong. Western Australia and South Australia laws, which are more than 60 years old with only minor changes, do not require a large central or local government presence.

Western Australia has one industry licence with various classes, is simple to understand and cheap to run. New South Wales is considering removing the Building Practitioners licence because, except in rare cases, there is no contract between the consumer and them.

The major reason for the New Zealand Government to

introduce the 2004 Act was for consumer protection. Of the buildings that went wrong under the 1991 Act, it would be fair to say that more money has been spent on legal bills than repairs.

The question is, if a consumer bought a house under the 2004 act that failed, how easy and quickly would they be able to get repairs done? The answer is "about the same".

We have the situation in New Zealand that to go into business as a car dealer or a real estate agent one needs a licence and to arrange a bond.

It is possible to start up a house building company without any knowledge of building technology at all.

Information on Australian state law is on the net. However, it is necessary to understand what critical words mean in the various Acts, and to talk to someone in each state as to how the whole system works.

While it is not possible to go directly to systems similar to, say, Western Australia or South Australia or even other countries, what is becoming apparent is the cost of running the New Zealand system in staff and dollars as a percentage of a building's total cost is high and cumbersome.

And if it doesn't deliver for the consumer on the cases that go wrong then the 2004 Act will have a shorter life than the previous one.

RMBF chief executive Pieter Burghout replies:

Thank you for your letter, Ray. You are right to haul me up on the use of the word "builder" as against the word "carpenter". I will be more careful with my wording in future!

Your other points regarding the need to ensure the Building Act 2004 reforms actually make a difference to consumers are very valid.

Hopefully, the Rotorua District Council has been giving input to the reform process. We certainly have been as Registered Master Builders. Thanks for noting your concerns.

The RMBF has my congratulations on its ongoing efforts to raise the bar for the House of the Year competition, as described by chief executive Pieter Burghout in his Chief's Chat column (*Building Today* July 2006).

As an architect I could perhaps be drawn to debating the relative merits of the "design" versus "construction" criteria but I am, in fact, writing to raise an issue with the sample scoring graph shown with Mr Burghout's article.

While the graph is visually appealing I suggest, with respect, that it is rather misleading, and urge the RMBF to consider an alternative format.

There are two main reasons for this problem.

Ray Lichtwark

Rotorua District Council

MACCAFERRI

Partnering you Nationwide

Engineered Drainage Solutions



Megaflo
Cordrain
Plazadeck
Enkadrain
VersiCell
VersiTank

Phone 0800-60-60-20

sales@maccaferri.co.nz www.maccaferri.co.nz

stock • INVERCARGILL • QUEENSTOWN • DUNEDIN • CHRISTCHURCH • WELLINGTON • PALMERSTON NORTH • HASTINGS
• TAURANGA • AUCKLAND

First, it seeks to compare "multiple criteria" but does not distinguish between work under the builder's control (such as workmanship, finishing etc) and that often under the control of others (which may be design, selection of materials and products, location of site etc).

The graph shown would seem truly to apply only to spec design-and-build homes where the whole process is under the builder's control.

Second, the line graph format adopted appears to compare quality or effectiveness in the different categories but, in fact, takes no clear account of the distortion due to the different weightings that have been attributed to the various categories.

Thus, at a glance, John Smith Builders (and, indeed, the entire industry) appears to be great at finishing but lousy at weatherproofing (gulp!).

Similarly, I could try to claim the moral high ground for my profession and suggest the graph shows that all builders score poorly on design skills (which may of course be true, but the impression is reinforced by your points allocation which rates design issues as unimportant).

I hope the RMBF can see its way to reviewing the approach to presenting this information and, thus, do better justice to your competitors and to your readers.

Lindsay Wood
WoodCo Architects
Auckland

RMBF chief executive Pieter Burghout replies:

Thank you for your congratulatory comments, Lindsay. You can be assured that our House of the Year management committee has many long and hard discussions on the scoring system for entries and the balance between various scoring elements!

Your points are well made in that regard, and are duly noted. We are trialling the feedback graph to House of the Year entrants for the first time this year and, undoubtedly, we will continue to refine it going forward.

Perhaps our "mock graph" should not have scored weatherproofing so poorly! We appreciate your comments, thanks.

It was with the utmost dismay that I read the article titled Industry and institutes collaborate to solve major skills crisis (*Building Today*, November 2006).

The University of Auckland, the University of Canterbury and Fletcher Construction Ltd have formed a novel partnership to deliver a masters degree for construction managers, to "respond to a gap in the construction industry for highly skilled professional engineers with developed management skills. This 'unique collaboration' will 'solve a major skills crisis'."

What drivel. The major skills crisis among engineers in New Zealand relates to widespread low, and declining, technical ability and standards.

Exactly where are the large numbers of "highly skilled professional engineers" to come from to actually enroll in this "management" course?

The last thing New Zealand needs is another manager. The last thing New Zealand construction needs is another engineering manager.

The skills crisis can only be resolved by getting back to engineers who are competent engineers, architects who are competent architects and builders who are competent builders.

Sound construction management skills are just part of any well trained engineer's arsenal, on top of a completely sound technical base.

Unfortunately, we have, throughout the construction

industry, what former IPENZ president Tony Gibson rightly calls "management without content".

Until such time as the overwhelming majority of New Zealand university structural engineering graduates are properly trained, and consistent high levels of professional practice and technical skill are the norm throughout structural engineering, and not the exception, the expenditure on any such "management" courses cannot be justified.

To make matters worse, on the facing page is an advertisement for the AUT University's Master of Construction Management programme.

This is apparently "New Zealand's first degree designed to . . . raise the bar for the construction industry." Nonsense.

What is required to raise the bar in the construction industry is the proper training of structural engineers to be structural engineers so that they can, among other things, ensure not only proper construction but, because they actually understand the job they are doing, get the low productivity of New Zealand construction sites back up to First World standards.

John Scarry BE (First Class Honours), ME, CPEng,
and tireless campaigner
for a return to basic
common sense in the
construction industry

EXPOSED?

AQUARON® WAREHOUSE SYSTEM

• Curing Assistance • Durability Enhancement

If the concrete is being left exposed as the final finish in your project, then AQUARON WAREHOUSE SYSTEM has you covered for protecting the long-term durability of your concrete. AQUARON WAREHOUSE SYSTEM offers curing assistance equal to wet curing by achieving even hydration throughout the concrete, which reduces shrinkage, slab-curl and risks of cracking & delamination.

AQUARON WAREHOUSE SYSTEM hardens both concrete matrix and surface, while providing anti-dusting and a surface that develops a 'sheen' with use which is ideal for bulk retail stores and industrial warehouses.

Suitable for interior/exterior surfaces with heavy vehicle or constant foot traffic. AQUARON WAREHOUSE SYSTEM is permanent with the only maintenance being regular cleaning.

The more you use it, the better it gets!!!

90-11-906 KAKA65711/2 • 11-06

NEW ZEALAND
AUSTRALIA
CTP/ALLCRETE 1 800 649 917
MARKHAM 0800 693 694

Building Code submitters push

Public submissions during the current Building Code review have revealed a strong push from New Zealanders for quality, energy efficient buildings that last for generations, according to Building Issues Minister Clayton Cosgrove.

His comment follows analysis of the 265 submissions received on the Government's discussion document "Building for the 21st Century – Review of the Building Code".

Mr Cosgrove says the feedback shows the public shares the Government's concerns over factors such as climate change and the need for sustainable development.

"Given that the submissions were made before my announcement last month about proposals to make homes and commercial buildings more energy efficient, it is heartening to know the Government is providing the right leadership and guidance that New Zealanders want in this area," he says.

One small step for mankind, a huge step for ladders

Powered telescopic extension ladders

Super strong locking heavy-duty built-in pivoting pulley system

Strongest non-impactor to weight ladder on wheels or slip-resistant

Comet Dual Purpose ladders
 The greatest advance in ladder technology, COMET has revolutionized the design of all extension ladders.

Our classic telescopic ladders are made from steel and are the only ladders that have become aluminium.

Available in 100kg industrial and 150kg heavy duty industrial models in three sizes.

BAILEY A Miller Company

PHONE: 09 638 8278 FAX: 09 638 8588

Eden Gate Automation

A division of Eden Hardware Group Ltd



Fadini Strabuc Rising Bollard

Fadini and Aprimatic Gate Operators
 Fadini Traffic Barriers and Bollards
 Videx Entry Systems

Showroom: Harold St, Mt Eden, Auckland

web site: www.edenhardware.co.nz

P O Box 108 171, Symonds St, Auckland
 Phone 09 638 8278 Fax 09 638 8588
 e-mail: edenautogates@clear.net.nz

tough job gotta do it!

Andrew Hore
 Hooker



SPF 30+
sunscreen

job
 FOR WORKING MEN

Phone: 027 533 3434 Fax: 09 360 6348
info@jobproducts.com www.jobproducts.com

for sustainability

Mr Cosgrove says many submitters want the new Code to ensure buildings are designed and constructed strongly enough to cope with the rigours of climate and weather change patterns.

However, submissions also included the view that warning systems rather than engineering solutions were better suited for extreme hazards such as tsunami, volcanoes and wildfires.

Mr Cosgrove says some submitters want to see accessibility issues given more prominence, such as guidelines to encourage use of lever handles on taps and ease of mobility in and around buildings for an aging population.

Submitters also indicated support for fire safety improvements in homes. There was also a view among submitters that the Building Code should fit better with other laws, particularly the Resource Management Act.

Mr Cosgrove says the support for change was also tempered with caution, with submitters recognising the need to balance costs and benefits with affordability and with what would give the best long-term benefits.

Mr Cosgrove says the feedback was invaluable for ensuring the review was on the right track.

"The Building Code review will change what we build and the way we build, because we expect a lot more from our buildings than we did even 15 years ago," he says.

"There have been significant advances in construction technologies and in our knowledge of building products and performance. A modern Code must reflect that, and the quality of these submissions will definitely contribute to that end."

Mr Cosgrove says the Government would publish a synopsis of the current round of submissions before Christmas on the Department of Building and Housing web site (www.dbh.govt.nz).

Submissions were received from individuals, community and commercial organisations, builders, designers, architects, engineers and territorial authorities.

Mr Cosgrove says the new Code would be crucial in determining how we live in future, and he encouraged even more New Zealanders to participate in the next

public consultation round.

A second discussion document with detailed performance criteria will be published early next year, with the entire review scheduled for completion by November 2007. The new Code is projected to take effect in 2008.

The Building Code was last reviewed in 1991. The current review is part of a suite of reforms being implemented under the Building Act 2004 requirements to lift performance standards and ensure buildings are built right the first time.

The other reforms include the planned licensing of building practitioners while protecting the Do-It-Yourself (DIY) tradition, product certification, and the auditing and accrediting of Building Consent Authorities.

The review also complements other government initiatives such as the National Energy Efficiency and Conservation Strategy, the enhancing of the Weathertight Homes Resolution Service to achieve faster, better outcomes for home owners, and the investigation of a home warranty insurance scheme."

Quantity Surveyor opportunity at... ...a Multi-Award Winning Building Company!

We're experiencing fantastic growth which has led to us creating a new role to directly assist the Managing Director to maintain our very high levels of customer service and business performance.

This position offers you:

- Excellent remuneration
- Management training and personal development
- A fabulous upbeat and supportive working environment
- Experience working with a respected national brand

We seek a positive and intelligent experienced QS who is computer literate, very accurate numerically, and who will have experience in the building industry, specifically costings and reading of plans. You will be keen to learn, be ambitious and have an eye for detail, even when under pressure. We offer solid training, a supportive environment and opportunities for achievement.

If this sounds like you and you have the desire to excel in an exciting and dynamic industry we want to hear from you.

**Please email your CV to Paul Kingsbeer —
paul@kingsbeer.co.nz**

**Kingsbeer Homes Ltd
Hamilton**

"Building Excellence"

LOCKWOOD
solid, secure, natural

BMDH0060 VT

CLEARLY PROTECTED!

AUSTRALIA CIP/ALLCRETE 1 800 649 917
 NEW ZEALAND MARKHAM 0800 693 694



FLOORS/WALLS

**AQUORON[®]
MARKHAM[®]
Clear Sealers**

INTERIOR/EXTERIOR

UV STABLE

If you need a clear protection, AQUORON/MARKHAM Clear Sealers are UV stable for interior/exterior use. This range offers the best options for concrete floors where high traffic and traction for safety is important, or concrete/masonry walls where weatherproofing is required. For concrete paving AQUORON Clear Sealers offer both joint stabilization and surface sealing or utilize MARKHAM sealers that resist damage from the heat of car tyres on concrete driveways that need sealing. All these products are simple to apply, offering long-term durability to protect the appearance of your project.

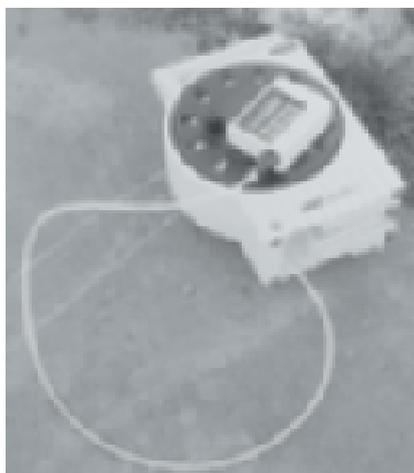


QUICKKEY[®]

Construction & Control Joint

All concrete clearly needs to be protected from cracking. Use QUICKKEY to control shrinkage stresses which will otherwise cause the concrete to crack later. Simple and easy to assemble. QUICKKEY can be used to screed off. New Zealand codes call for a construction joint every 12m for residential slabs to reduce cracking risks, this means longer slabs need to be poured in two pours. QUICKKEY allows you to make one large pour, but the concrete acts as individual slabs, keyed together with up and down movement eliminated. Use QUICKKEY to make a better slab with built-in cracking and shrinkage protection!

Zip Level
Zip Level
Zip Level



No. 1 Elevation Measurement System

ENORMOUS TIME SAVING AND
ONE-PERSON OPERATION

- Small. Light. Rugged
- Accurate to 2mm
- Measure around corners, behind trees, down holes
- Clear digital display
- Unlimited range

Phone:
03 377 9949



Fax:
03 377 9948



New Zealand Scaffolding Supplies Limited

For all your scaffolding needs

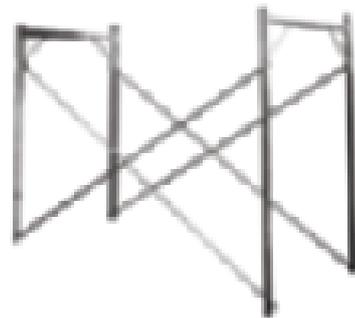
2 frames
2 braces
4 base plates

- H frames
- Tube
- Planks
- Full range scaffold clips
- Lightweight mobiles

SAVE
\$70

\$250
+GST

RRP
\$320



Auckland 09 294 7090
Wellington 04 237 9356
Christchurch 03 381 5243
0800 475 2657

A rare building franchise opportunity

If you're enterprising,
ambitious and want to build
a successful quality business
here's your chance.

Lockwood is one of the world's leading brands
for solid timber homes, and our franchisees
have built more than 35,000 homes here in NZ.
And right now, we're looking for franchisees
to join our network in areas around the country.

Contact Bruce Wallace 07 347 7691 or
brucewallace@lagrouw.co.nz
www.lockwood.co.nz

How we'll help you grow...

As a Lockwood franchisee you'll be exclusively
licensed to use our unique building system.
You'll take advantage of our nationwide
advertising campaign and our proven business
systems. You'll receive full head office support
and enjoy bouncing ideas off our network
of experienced Lockwood franchisees.

If you're ready to share in
our success contact us now.

 **LOCKWOOD**
solid, secure, natural

New Zealand's greatest engineering feat

The Manapouri Power Station in Fiordland has been voted New Zealand's greatest engineering feat.

Close behind are 1995 America's Cup winning yacht Black Magic NZL32 and Auckland's Grafton Bridge, which take second and third place respectively.

This is the result of a survey of University of Auckland engineering graduates to mark the centenary of the University's Faculty of Engineering.

It asked 600 graduates from the Faculty (one of New Zealand's two engineering schools) to name the greatest engineering feat in New Zealand during the past 100 years.

The Manapouri Power Station is the country's largest hydro power station, located deep underground in Fiordland National Park.

Massive feat of civil engineering

Built between 1964 and 1972, it is a massive feat of

civil engineering with most of the station, including the machine hall and the first 10-kilometre tailrace tunnel, built underground.

Excavating a large-scale project under a mountain was hard and dangerous work, requiring prodigious engineering skill to carve through the hard Fiordland gneiss and granite rock. It took eight years to complete.

"The Manapouri Power Station is an excellent example of how the vision and ingenuity of engineering underpins much of our essential infrastructure," Engineering Dean Professor Peter Brothers says.

"It was such an unusual job because it was so remote, and very clever technical solutions were required to get through the difficult terrain."

The Manapouri Power Station received 12% of votes in the survey. Black Magic took 11% and Grafton Bridge received 9%.

Age had a big impact on how the engineers voted. Those who graduated before 1970 rated Grafton Bridge highly, while those graduating after 1990 named Black Magic the overall winner. The America's Cup yacht also

received the most votes from respondents living overseas.

Other high-polling achievements were the Wairakei Geothermal Power Station (9%) and the modern jet boat (8%). The Sky Tower polled at 5% and the Auckland Harbour Bridge at 3%.

Professor Brothers says he was not surprised Grafton Bridge polled well, particularly with the older generation.

Largest span bridge

"At the time, Grafton Bridge had the largest span bridge of a concrete bridge in the world, and it solved a major transport problem in Auckland."

The Faculty of Engineering marked its centenary recently with a Centenary Open Day.

The Faculty has produced more than 12,000 engineers since it was founded in 1906, who have underpinned the growth of dozens of industries from construction and mining to biomedicine and software.

A Revolutionary New Industry Innovation



BoardWalk is a Modular Platform System designed to provide safety and protection over a wide range of applications. Initially its use has been for low pitch roofing where access is required for maintenance to roof-top plant and machinery. The product is seeing increased use as temporary flooring over wet or unstable areas, and for outdoor shows and displays.



Boardwalk Systems NZ Ltd

Phone: 64 9 6388 278 Email: boardwalk@clear.net.nz

www.boardwalk.co.nz

HOLDFAST
Right First Time!

Innovation
Plus
Imagination



**5 MINUTE
FILLER**

...READY IN A SNAP!

EXPRESS

**SEE YA
LATER
GAPS &
CRACKS!**

- Easy to sand
- Ready to use
- Can paint in 5 mins*

www.holdfast.co.nz

Builders need to specialise to survive

“**J**ack-of-all-trades” builders are becoming a dying breed as the New Zealand building industry becomes more reliant on specialisation, according to research by University of Auckland masters student Yadeed Lobo.

Mr Lobo, from the Department of Civil and Environmental Engineering, has recently completed a thesis into the future skills needs for the building

industry over the next 20 years.

His findings challenge much of the prevailing thought on future trends for the building industry, and are summarised below:

- **Specialisation:** A key change in the direction of skills over the next 20 years will be increasing specialisation at all skill levels. This is in contrast to the accepted view that generalist practitioners will become more prevalent, and the boundary between different trades

will become more blurred.

The introduction of occupational licensing will influence this trend for the first five years after 2005 but, ultimately, technology will be the key driver that will cause specialisation to occur.

- **Prefabrication:** The increasing use of prefabrication (preparing sections of a building at a factory off-site) will further increase the need for specialisation, confirming previous research. A greater mix of practitioners will be needed — specialists for off-site tasks and general builders for on-site tasks.

- **Major skill shortages:** The research confirmed the major skills shortages facing the industry include civil engineers (especially structural and fire engineers) at the high skill level, and shortages of carpenters, electricians and building officials at the intermediate skill level.

- **Architects in good supply:** Architects were not found to be among the genuine skills shortage. The research concluded that there was not a shortage of qualified architects but, rather, disenchanted graduates were not taking positions because of low pay.

- **Causes of skill shortages:** These were found to be a combination of the building activity boom but also low levels of training. More than 75% of those interviewed saw a revitalised training system as essential to dealing with the future needs of the workforce.

This was not due to a lack of training infrastructure but, rather, a reluctance of employers to take on apprentices, especially in the 1990s.

Since 2001 there has been a problem with apprentices dropping out before completing their training. This has had a detrimental effect on the availability of intermediate skills, such as bricklaying.

- **Growing areas of specialisation:** New and growing areas of specialisation identified in the study include fire engineers, subsets of architecture such as concept architects and back-of-house design architects, and subsets of property professionals such as property developers, property managers and property maintenance people.

Mr Lobo's research was based on 40 interviews with individuals from different sectors and levels of the building industry. His study was funded by the Building Research Levy.

Want more business in building?



Advertising in National Building News, Australia's only national monthly construction newspaper, is the perfect platform for promoting your business to the decision makers in Australia's booming building industry.

Covering significant commercial, residential and infrastructure projects across Australia in vibrant full colour and black and white, the publication is a cost effective means for promoting your products and services to decision makers and specifiers.

Our exclusive readership includes 5,500 architects, builders, engineers, developers, property investors, industry suppliers and senior personnel in relevant government departments.

Email buildingnews@wapub.com.au or contact the business development team on 61 8 9321 1400 for information about how our range of cost effective marketing strategies can work for you. Or download a media kit from our website at www.wapub.com.au

NATIONAL BUILDING NEWS
AUSTRALIA'S ONLY NATIONAL MONTHLY CONSTRUCTION NEWSPAPER

WHRS chief adjudicator appointed

Patricia McConnell has been appointed chief adjudicator of the Weathertight Homes Resolution Service (WHRS) for a three-year term starting this month.

Ms McConnell is a barrister based in Rotorua. She has an established reputation as an adjudicator and manager of adjudication services through her role as principal tenancy adjudicator with the Tenancy Tribunal.

She also has extensive experience in tribunal, District Court and High Court civil and criminal litigation.

The chief adjudicator is primarily responsible for delivering an efficient WHRS adjudication service, and for providing leadership to the current four adjudicators.

Their key role is to determine the liability of parties and remedies in relation to eligible claims referred to the WHRS for adjudication.

"Ms McConnell has a great deal to offer and brings extensive experience and an in-depth knowledge of dispute resolution issues," Building Issues Minister Clayton Cosgrove says.

"She is well placed to lead the WHRS adjudication process, and I am delighted to have her on board."

Mr Cosgrove says he would also like to take the opportunity to acknowledge the work of Paul Skinner — the first WHRS chief adjudicator — and to thank him for his service to the community.

Under the Weathertight Homes Resolution Services Amendment Bill currently before Parliament, it is proposed that the chief adjudicator become the chair of a new Weathertight Homes Tribunal.

New powers

The Bill proposes new enhanced investigative powers and authority for the Tribunal, including new offence provisions when parties fail to appear when summoned or disobey an order of the Tribunal.

Mr Cosgrove says establishing the new Tribunal is part of the Bill's package of reforms aimed at speeding up the dispute

resolution process so owners of leaky homes can get compensation from the liable parties and get their homes fixed faster.

Other key proposals in the Bill include:

- more comprehensive assessment reports so people can claim for potential as well as actual weathertightness-related damage,
- changing the voting thresholds to make it easier to resolve multi-unit claims,

• a new streamlined process for lower value claims, and

• requiring territorial authorities to place Weathertight Homes Resolution Service notices on Land Information Memorandum (LIM) reports and time limited mediation.

Mr Cosgrove says he hopes to have the legislation passed before Christmas, and to have the reforms in place for April 1, 2007.



Protecto Wrap

Serious Waterproofing Solutions

Protecto Wall Waterproofing

Tanking System for use on concrete and concrete masonry structures as a positive protection against water, salts and certain acids and alkalis.

**CERTIFIED
INSTALLATION
ONLY**

50
year
durability





Appraisal No. 517 (2006)

- Protecto Wall used with #100 Primer will adhere to concrete and masonry structures.
- Professionally installed by Certified Protecto Wrap installers only.
- 50 YEAR DURABILITY



BRANZ APPRAISED
SPECIFY WITH CONFIDENCE



WINDOW ASSOCIATION
OF NEW ZEALAND
MEMBER

Protecto Sill System

Window and door flashing system that gives you peace of mind. Assessed for use with building paper and BRANZ appraised building wraps. Appraisal No. 444 (2005). Meets requirements of E2/AS1.

AFM-WM

Crack proofing and waterproofing membrane for under tiles. For use in internal wet areas. Appraisal No. 461 (2005). And external decks and balconies. Appraisal No. 449 (2005).

Protecto Tape

Render/Plasterable waterproofing for parapets, handrails and through wall fixings. For use over polystyrene, fibre cement and masonry. Appraisal No. 450 (2005).

Protecto Wall

Tanking System for use on concrete masonry structures as a positive protection against water, salts and certain acids and alkalis. Appraisal No. 517 (2006).

0800 PRO WRAP
7 7 6 9 7 2 7

www.protectowrap.co.nz

ask
about
Protecto Wrap's
other professional
waterproofing
solutions

Nothing like a little Force

By Building Today
Motoring Correspondent

Ford New Zealand has been a little busy in the past few months, adding a little Force to its FPV range and releasing details on some money-miser models which may have more appeal to the trade than even Ford could predict.

But we'll talk about the glamour and glitz models first and Ford-most.

For those who've been hiding under a pile of timber, the FPV range is the performance arm of Ford, based in Australia. It's from these guys that we get the GT, GT-P and, most recently, the Typhoon.

Well, the boffins outside Broadmeadows (where FPV is based) have been doing some number crunching, some engine testing and some serious looking at the performance market place, and the new Force cars are the net result.

There are two Force cars — the Force 6 and Force 8 — and, not surprisingly, the power is in the name, or the name is in the power.

The Force 6 shares the same engine as the Typhoon — an inter-cooled F6 270 Turbo in-line six-cylinder that produces 270kW of power at 5250rpm and 550Nm of torque at 2000-4250rpm.

The F6 270 power-plant is one of the most powerful production six-cylinder engines in the world.

Following that, the Force 8 is powered by the quad cam 5.4-litre Boss 290 V8 — built on the only V8 engine production line in Australia — with 290kW of power at 5500rpm and 520Nm of torque at 4500rpm.

Both models benefit from the ZF 6HP26 high-torque six-speed automatic transmission, and feature 4-piston front and single-piston rear Brembo brakes (with the option of 6-piston front and 4-piston rear Brembo brakes), 19-inch chrome shadow alloy wheels, sports-tuned suspension, limited slip rear differential and a raft of interior and exterior trimmings.

Pricing for the BF FPV Mk II range gives you the Typhoon in manual or automatic at \$67,490, the GT in manual or automatic from \$71,990, the GT-P, manual or automatic from \$79,290, the F6 Tornado ute in manual or automatic from \$62,990, Pursuit ute in manual or auto from \$65,490, and the Super Pursuit ute in manual or auto from \$74,990.

The Force 6 — in auto only — is priced from \$74,790



Above: The Ford BF II Force 8.

Below: The Ford Focus diesel wagon.



and Force 8, again in auto only, is priced from \$79,290.

But for those looking for something a little more work-oriented, try this: Ford has introduced a Focus model in a wagon variant. What's even cooler is the fact that this tradesman's friend is a diesel!

Actually, Ford has brought in a 2-litre petrol version as well, but the smart money's on the 1.8 turbo-diesel. The smart money has to stay in the pocket for a little longer though as the cars don't go on sale until January.

To whet the appetite, we can tell you a little about what makes them go — the 1.8 turbo diesel produces 85kW of power at 3700rpm and 300Nm of torque at 1900rpm, while the petrol delivers 107kW at 6000rpm and 185Nm at 4500rpm.

And what does this mean in terms of economy? The turbo-diesel returns, according to factory figures, 5.7-litres per 100km. The petrol delivers 8 litres per 100km.

The diesel is only available with a five-speed manual transmission and the petrol is only available with a

four-speed automatic.

As far as carrying capacity is concerned, the Focus wagon has a load space length to the back of the rear seats of 1.04m and, when the rear seats are reclined, this increases to 1.67m.

The Intelligent Safety System is a key component of every Focus. It includes driver and front passenger air bags, ABS brakes with Electronic Brakeforce Distribution, Beltminder system, crash severity sensor and pyrotechnic seat belt pretensioners.

Ford New Zealand's Richard Matheson says all Focus vehicles in the range feature driver and front passenger, and side curtain airbags as standard, adding to the already excellent safety levels of the vehicle.

"As with all of our base-level Focus range, cruise control, front seat side airbags and power exterior mirrors are standard, in addition to air-conditioning, ABS and a CD player," he says.

Pricing for the new Focus wagon in petrol or diesel has been set at \$35,290.

THE WAIT IS OVER.



The new Ford Ranger is here. See your local Ford Dealer for a test drive now.



Lanigan: Construction professionals not well catered for

AUT University Master of Construction Management

Programme director **Dr Tony Lanigan** tells it like it really is . . .

In New Zealand the staggering figure of more than \$20 billion is spent every year on construction. Of that total, about \$5 billion is spent solely on infrastructure, a further \$7 billion on commercial construction and another \$8 billion on residential construction.

From a tertiary education perspective, I don't think construction industry professionals have been particularly well catered for in New Zealand.

Many of the existing construction industry professionals in New Zealand have been trained in Britain, where the discipline of construction management is now recognised by universities as a valid subject area for research and teaching.

With this in mind, together with AUT University, the industry and I have created the Master of Construction Management programme — the first in New Zealand.

The development of the programme in conjunction with leading industry stakeholders will help to satisfy a demand for professional managers who are not only technically competent in a building and engineering sense but, in addition, are also competent to manage the complex interactions that make up today's building projects.

Fletcher Construction – Building Division general manager Peter Neven has told me New Zealand needs to establish a similar commitment to education in construction management as in Britain.

"Fletcher Construction has, for many years, had to



boost its management capability through recruitment in Britain. We have come to recognise the need for professional construction management training in New Zealand, and decided that AUT University was the one institution that showed a keen interest and commitment to what we wanted to achieve.

"We also approached other stakeholders in the construction industry, and all have indicated their support for the Master of Construction Management programme."

From my experience, contractual arrangements in the building industry are wide and varied. Conventionally, design consultants and building contractors are employed directly by a client.

However, today I see more and more instances where the client employs the design team directly in the early stages of a project and when the scope of the project

becomes more defined, the design contracts are novated to the main contractor.

Design management with the full range of interactions with the client, regulatory authorities and other stakeholders calls for special skills within the contractor organisation as the fuzzy boundaries of design need to be consolidated into a contractual and commercial framework which can be managed successfully and profitably by the contractor.

From my point of view, AUT University is preparing to help the construction industry cope with the changes introduced by the Building Act 2004. The licensed building practitioner regime aims to improve control of, and encourage better practices in, design and construction.

Along with increased environmental awareness, increasing vigilance with respect to occupational health and safety, and Department of Building and Housing regulation, managers in the construction industry need to have broad competencies in terms of design and building technology and management practice.

It's a real challenge for a tertiary institution to satisfy the high expectations of the construction industry.

In recognising the special management needs of the construction industry, AUT has developed a Memorandum of Understanding with one of Britain's leading providers of tertiary level courses in construction management, Salford University. The programme has also been developed collaboratively with local contractors and design consultants.

Management degree answers call from industry

A new Master of Construction Management degree being offered by AUT University answers a direct call from Fletcher Construction, Beca and the New Zealand Institute of Building for industry-specific management training.

The degree, which will be offered from next year, focuses on management, economic, legal and engineering skills.

Fletcher Construction and Beca say they approached the university because increasingly complex projects had made a postgraduate degree in construction management an essential offering.

Beca consulting engineer and former board member Rod Barker says along with many key industry contractors, Beca is welcoming the degree because,

until now, there has been a gap in the tertiary education market.

"Many of today's senior construction managers have taken on their responsibilities based directly on a tertiary academic grounding in either engineering or quantity surveying, or a technician qualification in construction," he says.

"While those qualifications and applied experience provide a great background, it has meant that today's senior construction managers have had to learn their management of construction skills without the additional advantage of a solid tertiary academic grounding aimed directly at their construction role."

Fletcher Construction chief quantity surveyor Daniel Cooper says the new degree will reduce the trend toward importing qualified talent to manage large projects.

"The market is changing. It is becoming tougher, more paper work oriented, there are more laws and statutes to contend with and, subsequently, higher risks of disputes. And this is combined with higher expectations from clients," Mr Cooper says.

AUT School of Engineering head Professor Thomas Neitzert says the university worked closely with industry to develop a qualification that would meet the market's needs.

"Managing building development is unique because of the role that technical knowledge is expected to play in the decision-making process.

"But the best technical knowledge on its own isn't enough to succeed in today's complex operating environments, and the degree addresses the shortfall in complementary management skills."



Build your career in the construction business, while you're still building.

AUT University's Master of Construction Management programme is New Zealand's first degree designed to give you the tools to extend your talent and raise the bar for the construction industry.

"AUT has responded to requests from key building industry stakeholders to develop a curriculum which will enhance the learning opportunities for students and help them develop professional careers in the building industry." - Dr Tony Lanigan

Along with the strong support that the construction industry has expressed in this degree, AUT has formed a partnership with the University of Salford's School of Construction and Property Management - the UK's leading University in this field.

For more information on how you can fast forward your career in construction, act fast. Visit www.engineering.aut.ac.nz now or call:

0800 AUT UNI
WWW.ENGINEERING.AUT.AC.NZ

AUT UNIVERSITY **ENGINEERING**



The year in review

2006 has been another busy year for the Building and Construction Industry Training Organisation (BCITO) as the team has continued to work with the construction industry to meet the demand for skilled and qualified workers.

More than 9000 apprentices are presently registered in training, up from 8150 in 2005.

Construction allied trades skills

The BCITO is working with a number of construction-related industry training organisations on a new initiative to be introduced into schools from 2008.

The Building and Construction Allied Trades Skills (BCATS) will focus on construction and the broad range of skills required in the industry.

BCATS is all about getting a taste for the construction industry. The workshop projects will encourage a broad use of materials and designs that do not focus on a single trade pathway. The aim is to make it easier for students to enter a career in the sector.

Numbers in training

The number of apprentices in training increased across all construction sectors during 2006. More than 9000 apprentices are currently signed into training agreements with around 4500 employers, and more than 850 apprentices completed their qualifications this year. Growth was experienced across all sectors, with the biggest increase occurring in carpentry.

Marketing and awareness campaign

The second Building Careers Week was held from September 11 to 17 to raise awareness of careers in the construction industry.

The campaign centred on the key theme "Choose a Career and a Life", highlighting the work/life balance that the construction industry can offer. It included a competition on "The Rock" radio station, a nationwide billboard campaign, articles in local newspapers and the BCITO Build-Ability Challenge.

It fuelled interest in the sector and provided much needed information about the training opportunities available.

An annual favourite of Building Careers Week was the BCITO Build-Ability Challenge. Fifteen schools across the country entered teams of students who worked together to construct a dog kennel.

The challenge was sponsored by Mitre 10 and Pink Batts, and the kennels were donated to the local SPCA.

The BCITO continued to have a strong presence at careers expos, local trade expos hosted by schools and the many industry training graduations that took place across the country.

Carpentry industry consultation forums

As part of a major review of the National Certificate in Carpentry qualification, the BCITO held 15 industry consultation forums nationwide.

The forums gave stakeholders the opportunity to provide feedback on the qualification and have some input into the review. The review process will continue into 2007.

Continued page 23

Your
future
is in
your hands

> **BUILDING
CAREERS**
Do an apprenticeship in
building and construction
www.bcito.org.nz
CALL 0800 422 486

BCITO
BUILDING AND CONSTRUCTION ITO
We're Building People

Ben's goal is to win

Ben Maxwell, apprentice carpenter with Designer Homes Northland Ltd, was named the Registered Master Builders Carters 2006 Apprentice of the Year winner for the Auckland region in October. Nine regional winners were announced at awards ceremonies held nationwide.

Ben says receiving the award was an "awesome" feeling. When Building and Construction Industry Training Organisation Auckland region training advisor Mallan Ruka told him he was in the running for the award, he knew he wanted to win.

"I always try my hardest in everything I do and I worked even harder for this. Winning was my goal and, hey, I did it! My family and I are proud as," Ben says.

Entrants were judged on practical skills, knowledge of the building sector and materials, and communication skills. Endorsements from their employer and training institution were also considered.

Mr Ruka says the award confirms to him that Ben is an up-and-coming industry leader.

"He stands out in the crowd, he has an all-round capability, including the design talent and ability, relates to people well, and also has a good business head on him already."

Ben has wanted to be a builder ever since helping his dad build their home a few years ago. "It gave me a taste for all things woodwork and for working outside," he says.

In his last year at school, he participated in the Gateway programme. "I spent half a day per week for

three months with a builder and liked it very much. So when I left school, I got a building job," he says.

Six months later he was offered an apprenticeship with another company, and soon thereafter shifted to Designer Homes Northland Ltd, where he has been working for the past two years. He has completed the theory component of the carpentry apprenticeship and, in May next year, will have gained the compulsory 36 months practical experience.

Ben, like the other regional winners, received participation in the Outward Bound Leadership Programme to the value of \$3500, a scholarship towards completion of study or postgraduate study to the value of \$2000, apprenticeship membership of the Registered Master Builders Federation for one year and a range of DeWalt, Patience & Nicholson and Stanley Tools from Carters. He plans to use the scholarship to do an Architectural Diploma at Auckland Polytechnic.

Interest in design

"I have been drawing up my own plans for a while. I've had an interest in design work since Form 6. My boss, Murray, recently bought our office new CAD software and after I played around with it a while I figured it out.

"Our other employee and I then helped Murray design his house. I drew up all the plans. In the meantime I've also done similar work for other clients and I'm also drawing up a set of plans for my parents," Ben says.

Born in Kawakawa and educated in Okaihau, Ben hopes to open his own Northland-based design and building business in a few years.



Auckland Region Apprentice of the Year Ben Maxwell (centre) at the recent Auckland Region awards ceremony. Ben is flanked by runner-up Cameron Asche (left) and third placegetter Allan Jackson.

"This will take hard work and the right attitude. I have good work ethics, but you've also got to know the business side. Fortunately my dad and my boss are teaching me everything I need to know. I hope winning this award will help put my name out there," he says.

Designer Homes Northland owner Murray Sutherland says Ben deserves the award. "The fact that he won it speaks for itself. He's an asset to the company, he's an eager worker, is always willing to learn something new, and he always gives his best."

Murray established Designer Homes Northland, a small company designing and building houses, 15 years ago.

"We get all our work through word of mouth. Ben, having won this award, is another huge compliment to us, and we are very proud of him."

From page 22

Research commissioned

As part of its commitment to being a leader in industry training, the BCITO commissioned research into key areas during the year including *Women in Construction, the Untapped Resource?*

This masters research project report details the results of a study conducted during 2005/06 into the situation of tradeswomen in the New Zealand construction industry.

The report will aid the BCITO in the development of its Industry Skills Strategy that is due for release at the end of 2006. The report highlights current trends and barriers in the sector with respect to women, and six key recommendations are made for improving the attraction and retention of females in the industry.

Customer service

The BCITO team continued to grow in 2006 as staff recruitment continued to meet the servicing requirements of an increased client base. A new training and

development team of six training advisors has been put in place to facilitate the delivery of 4098 workplace assessor training courses, leading many regions to take on new field staff to ensure clients continue to receive the same high level of service.

• For more information contact the BCITO on 0800 422 486 or visit www.bcito.org.nz.

BCITO Region	BCITO Staff
Northern	11
Auckland	12
Waikato/BoP	17
Central North Island	11
Wellington	7
Central South Island	17
Southern	10
National and moderation team staff	28
Total	113

MIT taps into plumbing industry needs

A new certificate from Manukau Institute of Technology will address the critical shortage of qualified plumbers across the Counties Manukau region.

The MIT Certificate in Plumbing and Gasfitting (Level 3) has been developed in response to a demand from the plumbing industry for training to be offered in this region.

"There is a shortfall of qualified plumbers in Manukau at the moment to meet the requirements of the rapid development and growth across the region," according to MIT technology department director Paul Jeurissen.

Plumbing, Gasfitting and Drainlaying Industry Training Organisation chief executive Elizabeth Valentine agrees.

"We approached MIT to provide training in these sectors. Plumbing is still experiencing a genuine skill shortage. Latest statistics show that current training rates for plumbers and gasfitters are below what is required to meet demand, and we need people training now."

Offering additional training through MIT is part of the ITO's campaign to increase numbers of people in these vital trades," Ms Valentine says.

"MIT's certificate is an exciting new development for Manukau. It will let people get the grounding and understanding they need before embarking on a plumbing, gasfitting or drainlaying apprenticeship."

Existing plumbing training providers in the wider Auckland region have, meanwhile, been unable to accommodate all potential trainees, Mr Jeurissen says.

"As a result there has been an overflow of trainees who have had to travel outside of Auckland to places like Hamilton for their training. Being able to train at MIT will save people the expense and inconvenience of training out of town."

MIT received accreditation to offer the new Certificate earlier this month, but this is not a new field for the institute.

"Plumbing used to be one of the institute's leading programmes, but it was discontinued in 1993 due to a downturn in the industry. We are extremely pleased that we will once again be delivering skilled people to this industry," Mr Jeurissen says.

The new certificate is a one-year full-time course. The first classes start in February 2007, and enrolments are being taken now.

Focusing on residential plumbing, the certificate covers all aspects of plumbing, gasfitting, drainlaying and roofing, and will also provide a sound understanding in sanitation, ventilation and water supply.

Offered by industry experienced lecturers in fully-equipped workshops, the programme will provide participants with all the skills needed to enter the industry as an apprentice or trainee.

Once the new programme is running, MIT will continue to develop its content to meet industry demands, and it will explore providing modern apprentice training in plumbing next year, Mr Jeurissen says.

"That is the next stage, and we will tailor these developments based on the needs identified by the ITO and industry."

For information on apprenticeships in these sectors contact the Plumbing, Gasfitting and Drainlaying ITO on 0800 277 736.

» Builders Upskilling for Building Practitioner Licensing

To assist builders in preparing for the arrival of Builders Licensing.

If you have ten years work experience in the building industry, you are able to upskill and gain a **National Certificate in Carpentry** qualification.



This is usually a three year programme but may be reduced through Recognition of Prior Learning, and part time evening classes, that will enable you to gain this qualification in a period of one year. For carpenters and builders who hold a qualification there is also a **National Certificate in Construction Leading Hand & Supervisors** qualification. This is designed to give the skills and knowledge required by the industry of a capable construction leading hand or supervisor.

For further information please call the MIT Department of Technology on 09 968 8000, extn 8275 or 8259.



5604 60384 BT

0800 62 62 52 • www.manukau.ac.nz • txt 3338

WelTec launches new Technology Cadetship scheme

Wellington Institute of Technology (WelTec) has launched a new Technology Cadetship scheme designed to encourage young people into technology-related careers and to help businesses recruit and retain highly skilled staff.

Under the new scheme, young people will study towards a diploma or degree while also receiving training in the workplace. Students will gain first-hand experience of industry by working on real projects for their sponsor company.

Cadetships were partly developed in response to a nationwide shortage of professionals in mechanical, civil and electrical engineering, construction management, digital media, IT, software engineering and architectural technology.

WelTec chief executive Linda Sissons says attracting new professionals into these high tech, creative, innovative work environments is crucial to the success of the local and national economy.

"We must work in conjunction with the business community to ensure that our 'skills offer' is closely aligned with the requirements of industry."

WelTec Centre for Creative Technologies head James Brodie says businesses are crying out for talented individuals that possess solid skills, the ability to solve problems, develop new ideas and learn from experience.

New steel house framing design and construction guide now available

A new Design and Construction Guide for Steel Framed Buildings called NASH 3405 is now available as an alternative solution in New Zealand.

The guide contributes to the development of technical standards for quality building in steel framing for residential and light commercial applications. NASH stands for the National Association of Steel-Framed Housing.

NASH 3405 is a non-specific design and construction guide which is suitable for use for builders and designers.

This new guide brings together design and construction information for a number of systems for steel framing in common use in New Zealand, principally the Howick system, the Scottsdale system and the Frametek system, all of whom are NASH members.

Steel framing has long been in widespread use in commercial applications for building, with increasing interest in recent years for residential applications.

Steel as a building material has been found to be effective in the development of a number of alternative solutions, using the advantages of metallic properties such as strength and stiffness which make them reliable and efficient as a result.

NASH 3405 includes a 50-year durability statement for high strength steel from New Zealand Steel with either



a Z275 galvanised coating or an AZ150 Zinalume coating.

The development of the new guide means steel framing for housing is now easier to use.

A copy of NASH 3405 is available in either hard copy or CD format from NASH, the National Association of Steel-Framed Housing, 17 Gladding Place, P O Box 76 134, Manukau City (phone 09 262 1625 or 0800 333 225, or email: info@nashnz.org.nz).



Tray-dec NZ Ltd

The Tray-dec 300 Composite Flooring System

- One of the least expensive options for placing concrete above ground level upwards
- The Tray-dec profile's greater cover means 15% to 20% less fire steel is required
- Does not require end caps or crimping tools to lay
- 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
- We also supply and manufacture slab edge formwork to suit the Traydec flooring system

In association with



For more details: Ph: 09 427 8130 Fax: 09 427 8131
E-mail: grant@nelsonstud.co.nz
Auckland office: 23 Cheshire Street, Parnell

IT tools help building contractor minimise paperwork and increase turnover

Sage business partner, Project Systems, has carved a niche in delivering solutions to meet the specific financial and operational needs of the high growth and competitive New Zealand construction industry.

With a background in construction, Chris Heyhoe established Project Systems after recognising that the typical inventory-based IT systems weren't meeting the demands of the construction industry.

He scouted around for a system based on job centric activities, and in 1998 partnered with Sage.

"They were the tallest poppy in the field, standing out as the foremost construction software solution company out there with its Timberline suite," Mr Heyhoe says.

This year Project Systems invested in training its first New Zealand certified consultant in Sage Timberline.

Project Systems' customers, which include Allwood Manning, Dominion Constructors (part of the Russell Group responsible for constructing the Sky Tower for Fletchers), Livingstone Bros in Hamilton and Horncastle Homes in Christchurch, are also benefiting from the partnership.

With Project Systems' support and training, Allwood Manning is using Sage Timberline to double its turnover without increasing staff.

Allwood Manning designs and builds new masonry homes and also project manages significant residential renovations in Auckland. It manages the entire scope of construction, from design, costing and project management to construction completion.

The internal system which has enabled the company to manage all these aspects while adapting as the business has grown is Sage Timberline Office from Sage.

Most recently, Allwood Manning has implemented Sage Timberline Office's document management system to transform its paperwork system into a web-based electronic document classification, storage, retrieval and routing system.

Allwood Manning director John de Latour and his staff were relentlessly filling up multiple Eastlite folders with material relevant to each specific job, including quotes from subcontractors and suppliers.

"Trying to find a specific quote within a stack of materials not catalogued properly was a nightmare, especially when a supplier's invoice was urgently



needed," Mr de Latour says. "In order to respond to business matters more quickly, our documents needed to be easily organised and instantly accessible."

With the Sage Timberline document management system, the company's staff can now access accounts, documents, invoices and quotes, whether working from the office or off-site. It has bought flexibilities that were not possible with a paper-based system.

The document management system is just one example of the Sage Timberline Office applications that are designed specifically for the housing/construction/real estate industries.

The applications cover the entire building lifecycle, from concepts and estimates to construction and

facility management, to knowing when to sell. Modules include estimating, accounting, document management, job costing and ordering software.

Mr de Latour points to Sage Timberline Office products being extremely well-suited to small to medium-sized companies. Coming from a corporate background, he experienced the frustration of using systems that weren't compatible.

"The Timberline suite is an off-the-shelf product that is completely integrated and developed specifically to meet the needs of construction companies," he says. "While Timberline products can be customised, we have successfully used the products as they come."

"I first viewed Sage Timberline Office at the National Association of Housebuilders Conference in the United States before establishing Allwood Manning, and recognised it was a perfect fit for a residential construction company."

When Allwood Manning was formed 10 years ago, it established Sage Timberline Office as the foundation for its business management processes. The company first implemented the estimating extended module, followed by its accounting modules, job costing and ordering modules.

Instantaneous feedback

According to Mr de Latour, a stand-out feature of the products is that they offer him instantaneous and real-time feedback of where his company is cost-wise on a job — whenever he needs it.

"The job costing module and ordering systems are excellent cost-controlling tools. We are currently doing an alteration that's a NZ\$700,000 project, and another NZ\$1.6 million dollar new home, and we know exactly where we are on both of these."

The products have also increased efficiency at Allwood Manning. With the accounting package, GST claims and PAYE paperwork are handled in a matter of minutes.

"I believe we have the infrastructure in place to help the business grow substantially," Mr de Latour says. "We could quite easily double turnover without additional staff or new systems as Sage Timberline Office makes the business side of the company manageable."

"In fact, I'm quite surprised when I hear of companies larger than mine that aren't using these products, because they are such a wonderful set of tools."

About Sage

Sage has provided integrated software solutions to help businesses expand and grow since 1971.

Sage Timberline Office Accounting, Estimating, Procuring, Project Management and Reporting software is used by more than 20,000 construction and real estate professionals worldwide, including 40 of the 100 largest construction companies in the United States.

According to American technical publication Engineering News Record's 2003 technology study, Sage Timberline provides the leading construction accounting and estimating software, and the second most used project management application.

For more information about Sage products, visit www.sagetimberlineoffice.com.

Powerful new management tool

Strategic management decisions in the building industry are now being influenced along mature environmental lines by a new tool based on quantitative scientific reasoning.

Known as environmental Life Cycle Assessment (LCA), this powerful tool has immediate value in supporting, implementing and evaluating the strategy process for sustainable development.

LCA provides a rigorous scientific tool to complement Green Building initiatives such as the rating schemes of the New Zealand Green Building Council (NZGBC) and the Govt3 procurement guidelines managed by the Ministry for the Environment (MfE).

Established in 2005, the NZGBC is now moving into an action phase. According to spokesperson Jane Henley, the council recommends that New Zealand should adapt the Australian Green Building Council's "Green Star" rating scheme for buildings, modified and evolved for the New Zealand market.

Following industry consultations, the NZGBC has identified two main demands. One is for a rating

scheme that is very transportable across the Tasman. The other is for a rating scheme that is performance based.

"People want to be able to measure a building's performance as well as know its design meets criteria, based on a credible system," Ms Henley says.

The guidelines and principles of Govt3 have already achieved greater awareness of sustainable buildings. MfE has demonstrated that sustainable buildings do not automatically require a large financial premium up front. They have also shown that payback can be rapid.

LCA requires the support of detailed databases, and this is being developed for New Zealand-specific situations. If data is not available, assumptions can be based on international data.

A white paper by Beacon Pathway Ltd describes LCA as an analytical tool for the systematic evaluation of the environmental impacts of a product or service system through all stages of its life. LCA extends from extraction and processing of raw materials through to manufacture, delivery, use, and disposal and waste management.

Roofer dies!

One young man declared that despite four years as a roofer, the sun had no harmful effect on him — until he died of skin cancer a year later.



Are you bullet-proof against the sun? An alarming number of old and young construction workers still believe they're invincible and refuse to wear sunscreen.

As the sun has climbed higher the need to cover your skin has increased. Whether you're on a site in Kaikohe or Invercargill, the New Zealand sun is fierce. It burns and causes skin cancers which can be life threatening.

Sun block is provided on most sites if people want to use it, but it's hard for employees to stop men taking their shirts off. It's not free but it costs a lot less than surgery. JOB Sunscreen SPF 30+ "for working men" is a formula specifically designed for tradesmen with broad spectrum UVA and UVB blockers.

SOFTWARE SOLUTIONS YOU CAN BUILD ON.

Sage Timberline Office. With a solid reputation for problem solving in the demanding property management and construction industries, Sage Timberline's integrated software solutions provide you with the skills you need to track and improve the performance of your business.

Find out why more than 20,000 organisations worldwide have chosen to build their business with Sage Timberline by visiting

www.timberline-apac.com
or call 0800 904 409

PROPERTY MANAGEMENT | FACILITY MANAGEMENT | PROJECT MANAGEMENT | PROJECT COSTING & ESTIMATING



SAGE TIMBERLINE OFFICE

Carters Kids Gone Fishin'

It's been a busy time for the Carters Kids Gone Fishin' team over the past couple of months.

There have been events in Raglan, Christchurch, Auckland and Nelson. These were well attended, with more than 800 children taking part over the four events which are run in conjunction with Police BlueLight, Carters and the *Carters Gone Fishin'* team.

Graeme Sinclair, the legendary Kiwi fisherman and host of TV3's *Carters Gone Fishin'*, is out and about on the day, on land or water, to meet the kids and parents and offer some fishing advice to aspiring fishermen.

As well as fishing there was all sorts of entertainment — a bouncy castle, barbecue, face painting, go-kart rides, spot prizes and giveaways. So it was a fun day for everyone, with loads to do!

The weather managed to behave itself for most of the events. There was the odd tale of gusty winds and short downpours, especially in Nelson but, all in all, good weather prevailed and the odd shower didn't dampen anyone's spirits. All agree more fish caught would have been nice though!

In 2007 the team will be out in force again, so keep an eye out in your region where registration is available through any local Carters branch.

These events are a great day for all the family, so next time you hear about an event in your region give your local branch a call and get the kids along for a great day of fishing and fun.



Legendary Kiwi fisherman and host of TV3 *Carters Gone Fishin'* Graeme Sinclair will be offering fishing advice



Falkirk's big turn on

Dr Kerry Rodgers ruminates upon revolutionary engineering in central Scotland



Tucked away in Bonnie Scotland, north-east of Glasgow, is one of the great civil engineering feats of the 21st century — the Falkirk Wheel, the only rotating boat lift of its kind in the world.

It represents a solution of a problem British Waterways were stuck with at the turn of the Millennium. British Waterways had been anxious to breathe new life into the canals of central Scotland. As part of their £84.5 million refit of the system, they wanted to re-connect Glasgow with Edinburgh at Falkirk.

Prior to World War II a flight of 11 locks at Falkirk had linked the Forth and Clyde Canal to the Union Canal. These locks negotiated the 35m height difference across a distance of 1.5km. They had been dismantled and filled-in in 1933.

The Falkirk Wheel was the winning design for a lock to re-establish that link.

Archimedes in action

The wheel consists of two diametrically opposed, water-filled caissons each of which can contain up to four 20m long boats. When the lock gates are closed, the caissons rotate about a central axis. The gates

then re-open and the boats can continue on, having been moved 35m vertically.

For those who have forgotten their high school physics, Archimedes insists that the mass of a boat displaces a proportional volume of water. Consequently, the total weight of a caisson will always be the same whether filled only with water or with 600 tonnes of barges. Hence both sides of the wheel will always be in balance.

The upshot is that the entire 600 tonne mass of water and steel requires the input of only 1.5kW to rotate it through 180° in less than four minutes.

British built

The revolutionary concept of the Wheel represents the joint efforts of contractor Morrison-Bachy-Soletanche along with specialists from Ove Arup Consultants, Butterley Engineering and Scotland-based RMJM architects.

The 1200 tonnes of steel were preassembled by Butterleys in Derbyshire to ensure the final fit would be glitch-free. It was then dismantled and transported in 35 truckloads to Falkirk in the summer of 2001, where it was re-assembled.

To cope with the constantly changing immense stresses on the structure during rotation, all steel sections are bolted together, with more than 15,000 bolts connecting 45,000 bolt holes.

Each caisson runs on small wheels fitted into a curved rail fixed on the inner edge of each arm. This ensures that water and boats within a caisson always remain



level throughout a rotational cycle. A series of linked cogs provide a back-up in case of any jams.

Working sculpture

The cost of the Wheel was £17.5 million. It was opened on May 24, 2002, by Queen Elizabeth II as part of her Golden Jubilee celebrations although, as is the way of the modern world, the opening was delayed a month when vandals forced open the Wheel's gates.

The Falkirk Wheel is a stunning piece of working sculpture, combining function and design. The arches over the aqueduct add drama. They form a complete circle with their reflection in the canal and generate the feeling of entering a tunnel.

Remarkably, the upper canal ends literally in mid air. Long boat travellers speak of the sense of sailing off the edge into the spectacular Scottish scenery beyond.

For those who want to know more try www.thefalkirkwheel.co.uk. And for those who are thinking of taking a turn during the next tour of the auld sod, a ride on the Wheel last year cost adults £8 and kids £4.



Water ingress and body corporate obligations

Tim Bates of Auckland law firm Legal Vision discusses a case involving a body corporate: *S Y Brooker v Body Corporate No 154558*



In 1993 Mrs Brooker bought a commercial unit (Unit A), together with some accessory units or car parks, in a property in Mt Eden, Auckland. The title was issued under the Unit Titles Act 1972, and there was a body corporate, namely Body Corporate No 154558, the defendant in this proceeding.

Mrs Brooker bought Unit A which occupied half the ground floor of the building, which was then being converted by the addition of a first floor apartment block. The standards of design and workmanship in the conversion process were grossly defective.

Mrs Brooker, or her interests, operated various restaurant and bar businesses from Unit A. Water leaked into the premises at an early stage, either through the ceiling or at ground level. In 1997 the scale of leaking escalated. At that time Mrs Brooker

converted her largest car park into a function room.

It was not until late 1998 that the body corporate resolved to commission major remedial work in the ceiling above Unit A. This remedial work was completed in mid-1999.

Payment was effected by a special levy imposed on all current unit holders. The incidence of water ingress then subsided substantially. Mrs Brooker sold her property in 2003.

Mrs Brooker brought a claim against the body corporate, alleging breaches of statutory duty or, alternatively, common law negligence, for losses suffered as a result of water leakage into Unit A and elsewhere. The head of losses claimed were:

- damage to premises: \$25,617,
- general repairs and maintenance: \$100,743,
- repairs and maintenance to machinery and equipment: \$45,873,
- loss of capital value: \$300,000 on sale of property,
- loss of rental: \$442,857,
- general damages: \$200,000, and
- legal fees: \$7346.25

Mrs Brooker failed in proving any of these heads of losses, and thus the body corporate was not required to pay anything to her.

However, the judge did find that as at October 6, 1997, the body corporate was on notice that relatively major remedial work was necessary in the common area above Unit A.

He then went on to find that the body corporate did not take any immediate steps until July 1998. However, no losses to Mrs Brooker were proved to have flowed from this breach of the body corporate rules.

Even though Mrs Brooker was unsuccessful, there was interesting discussion within the decision about the obligations of the body corporate. The following points were made by the judge.

The judge held that, so long as a person commenced proceedings while they were owners of the unit, and

then sold later, they still had the proper status to bring proceedings against a body corporate.

Clause 2.1 of the rules which imposes a duty to repair on the body corporate, is not an absolute duty and must be interpreted with these two qualifications.

Duty to repair and maintain

The duty to repair and maintain does not arise until the body corporate's receipt of reasonable notice, and the body corporate must have a reasonable period of time within which to carry out remedial works — what is reasonable is always fixed according to circumstances.

Central to the judge's reading in these qualifications to the repair obligation was the fact that the body corporate is a statutory entity created for the proprietor's mutual benefit.

There is no commercial element to its function. While empowered to engage a manager and secretary, the body corporate's affairs are in the hands of an owner committee.

It is a voluntary entity which must act in the best interests of members generally.

The body corporate will not normally have sufficient funds to pay for more than routine repair work.

Levying difficulties

This case illustrates the difficulties faced in attempting to levy a special rate on unit holders to pay for major repairs, especially where the largest unit holder, who also stands to gain the most from the work, defaults in payment of her fixed contribution.

A body corporate's obligation to control, manage and administer the common property is limited to doing "all things reasonably necessary for the enforcement of the rules".

This decision will, no doubt, be of significant interest to unit owners in multi-unit developments, and what they can reasonably expect their body corporate to do, when water ingress issues are discovered.



At Three Lamps Lawyers

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

Principal: Timothy Bates LLB (Hons)

LEVEL 1 283 PONSONBY RD PONSONBY	PO BOX 47 587 PONSONBY AUCKLAND	PHONE 09 360 2415 FAX 09 361 2412 EMAIL legalvision@clear.net.nz
--	---------------------------------------	--

Tip 33. Keeping framing dry to help reduce call-backs

Timber moisture content

Nowadays with kiln drying, timber generally arrives on site with a moisture content of between 12% to 15%. It is important to handle and store it correctly to prevent it becoming wet prior to installation.

When a piece of 100 x 50 timber with a moisture content of 28% dries out over time to around 12% moisture content it can shrink up to 4mm.

This shrinking "pulls" the plasterboard lining inwards, making the joint visible or causing cracking or fastener popping.

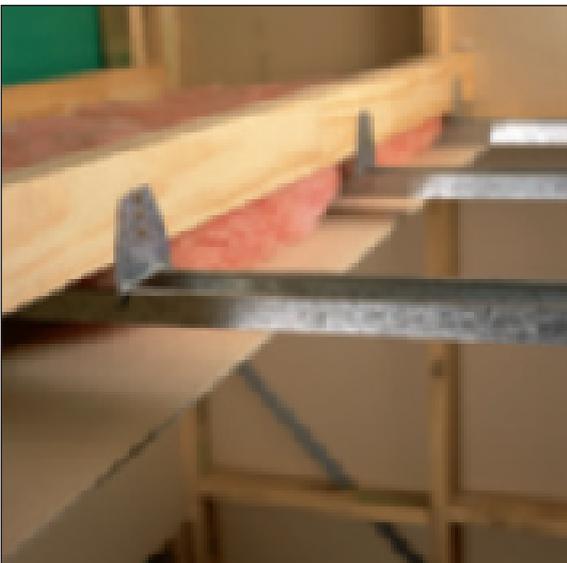
Prior to lining plasterboard, check with a timber moisture meter that your timber framing has a moisture content of 18% or less. Even timber that has been kiln dried may still be too "wet" to line if it has been exposed to rain or dampness.

Metal ceiling battens

Because metal ceiling battens hold no moisture, they won't bend, twist, warp or shrink and, therefore, minimise the risk of cracking, popping and peaking. Metal ceiling batten systems are available that allow direct fixing to trusses (if the trusses are straight) or have batten fixing clips to help make it easy to ensure the battens are uniformly straight and true.



Metal ceiling battens hold no moisture.

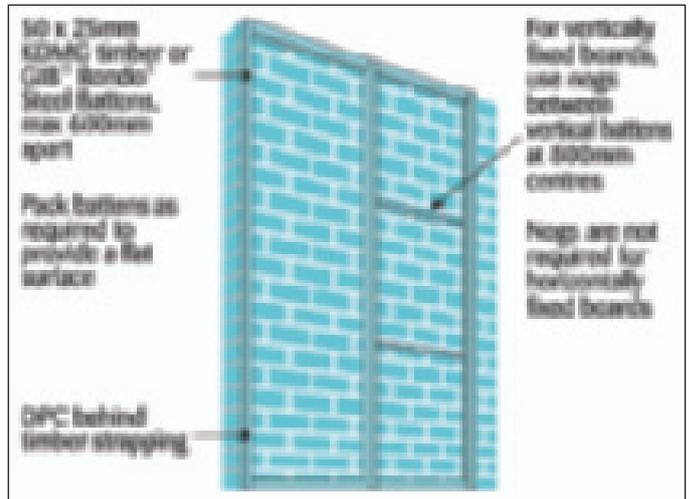


Lining concrete and masonry wall

Fixing plasterboard (strapping and lining or direct bonding) to concrete walls should only be considered when the concrete or masonry substrate is thoroughly dry and adequately protected against moisture penetration

Strapping and lining must be used:

- when the concrete or masonry wall is below ground level,
- when the concrete or masonry wall is an external wall, unless a proprietary external weatherproofing system can be verified as providing weathertightness for the life of the building,
- in bathrooms, laundries and other wet areas,
- when the concrete or masonry substrate or paint work is in poor condition,
- when irregularities of more than 10mm exist, and
- for walls in excess of 3m in height.





Buy \$200 excl GST or more of Pinex outdoor timber from Carters in December or January and you could win a trip for you and a mate to the Carters Lion Red Beach and Boat fishing competition held over 2nd & 3rd March 2007 in Ruakaka!

Prize Package for two includes:

- Flights and transfers to Ruakaka from anywhere in New Zealand
- Caravan accommodation at the event for two nights
- Free tickets to the Beach and Boat competition
- Berths on a charter fishing boat for both days of the competition

The Beach & Boat competition started last year, and its reputation as a family friendly, two day fishing competition that is fun on and off the water is already well-known with those that attended last year, or heard about it and wished they had!

As well as sea fishing for two days, there will also be two nights of great entertainment, with Funny Guy Westie Ewen Gilmour and Midge Marsden and the Hauraki Band to name but a couple of acts.

To find out more about this great fishing tournament, head to www.beachandboat.co.nz

Terms and conditions:

1. The Promotion commences on 1st December 2006 and runs until 31st January 2007. **2.** The winner of the Beach and Boat fishing package will be drawn by the 6th February 2007. **3.** Prize draw entry is only available to and is automatic for Carters trade account customers who have purchased \$200 excl GST or more of Pinex outdoor timber on their account during the promotional period. Limited to one entry per account. **4.** Prize consists of two return economy airfares and transfers to Ruakaka from anywhere in New Zealand, two nights caravan accommodation, two tickets to fish in the Beach and Boat competition and two berths on a charter fishing boat for both days of the competition. All elements of the prize package will be organised by Carters. **5.** The prize does not include meals during the event or spending money, and excludes fishing equipment. **6.** The winner and companion participate in the prize at their own risk and Carters is not responsible for the health and safety of the winner and companion during this time. **7.** Winner must reside in New Zealand. **8.** Prize is not transferable and cannot be exchanged for cash. **9.** All Accounts which qualify for an entry must be within operating (payment) terms at time of draw. **10.** The draw is conducted by Carters by way of random selection. The prize draw decision is final and no correspondence will be entered into. **11.** The prize draw winner will be notified by telephone or writing using their account details. If the winner cannot be contacted after reasonable attempts by Carters or if the prize winner cannot make the dates of the Beach and Boat competition for any reason, the prize winner will forfeit their entitlement and another winner will be drawn. The prize is not assignable. **12.** Entry constitutes consent for Carters to use the prize winners names and photographs for reasonable publicity purposes. **13.** Employees (and their families) of Carter Holt Harvey and their suppliers are not eligible to enter the draw.



Pinex

