

building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION



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APPRENTICE
IN A



Rhys Forsyth: Apprentice extraordinaire



Licensing: Builders plagued by uncertainty

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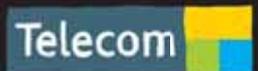


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Go to www.buildingtoday.co.nz and be in to win one of five very handy 2008 Bizmo business diaries!

And Registered Master Builders still have the chance to win one of two places at the Building and Construction Disputes and Contract Management Conference in February 2008 with official Conference publication Building Today!

See page 38 for more details.

building today

A new order was ushered into the New Zealand construction industry in November — voluntary licensing was opened to those who wished to become licensed.

However, as *Building Today* found, due to uncertainty surrounding the new legislation, builders are proceeding with much caution — for now anyway. Read what four builders, and the RMBF, had to say about licensing in this edition.

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 2008.

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

Andrew Darlington
Editor



Registered Master Builders 2007 Apprentice of the Year winner Rhys Forsyth with Minister for Building and Construction Shane Jones.

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chief's chat

by ceo pieter burghout

The 12 days of Christmas

(Sung to the 12 days of Christmas carol!)

"On the 12th day of Christmas, here's what's what in our industry:

- Twelve HOY Award categories
 - Eleven information issues
 - Ten AOY regional finalists
 - Nine "structural review" group members
 - Eight percent membership growth
 - Seven hard working RSOs
 - Sixth Minister appointed
 - Five fold increase in trust!
 - Four VB/MC meetings
 - Three superb days in the 'Naki
 - Two fantastic Boards
 - And a pretty great RMBF year!
- And just to explain my Christmas carol:
- We had another great House of the Year and Commercial Project of the Year Awards programme. Entries were at last year's record levels, we



consolidated our national judging programme and we're seeing our members use their HOY Awards really well in their marketing strategies.

- We have lifted the bar across our various membership information sets that members receive — *Building Today*, *Nailing it Home*, and *RMBF Wrap-Up*, all published eleven times a year. We've more bar lifting to do, but we've got a good base.
- We had a good year for our Apprentice of the Year competition as well, extending out to 10 regions and holding a national final for the first time.
- A key RMBF project has been our "RMB structural review" project that we initiated this year. We are already a strong organisation, and have been so for 100-plus years. This project is about setting the scene for the next 10 or so years (I wouldn't be so bold as to suggest it's for 100!).
- We continue to grow solidly. Not every builder can be a Master Builder, and we're getting solid membership growth while maintaining our "quality club" ethos.

• A key value differentiator for the RMBF is our network of Regional Service Officers, and they do a marvellous job servicing our growing membership base right across the country.

• Shane Jones has become the sixth minister for the construction industry. Despite some last minute disagreements with the previous Minister around licensing and the extent of DIY exemptions, Clayton Cosgrove worked hard in the portfolio and made an honourable effort to engage with the industry.

• A key theme for me over the past two years has been the growing level of trust between all parts of the RMB network, particularly between the Associations and the Federation. The "combo package" makes for unstoppable strength as an organisation.

• We have had some great meetings of our volume builder and major contractor forum groups during the year, culminating in a good dialogue with Nick Smith, National Party spokesman on Building and Construction, a few weeks ago.

• Our conference in Taranaki earlier this year was a pearler! Record attendance numbers, great feedback from all those that attended, and the Taranaki Association and the Federation really enjoyed pulling it all together. Bring on Windy Wellington in April next year!

• A huge success factor for us is the calibre of our two top Boards — the RMBF and Master Build Services Boards. We, and the industry as a whole, are well served by the governance and industry stewardship roles undertaken by the members of both Boards.

• And finally, when I total all that up, it's been a great year for RMBF. My heart-felt thanks to all those who have helped contribute to that success — Associations, members, Board members, industry stakeholders, sponsors and staff.

Can we wish everyone in the industry a relaxing and enjoyable Christmas and New Year's break. It will be a well deserved time to put the hammer down for a bit!

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Wellington chooses charities

For a number of years, the Wellington Registered Master Builders Association (WRMBA) has made donations to a local charity. It has, in recent years, alternated between the Wellington Free Ambulance Service and Life Flight Trust. In 2007 the Association decided to double its donation and give both of these worthy causes \$1000 each.

WRMBA president Graeme Sutton and manager Gerald Rixon visited both operations to make the donations, and were overwhelmed by the reception they received.

"We were surprised at the sheer size of both operations and the number of staff needed to run them," Mr Rixon says. "We really appreciated the time they took to show us around and explain how things worked," he says.

James Craw from the Wellington Free Ambulance took the guys around their operation which has been providing emergency care for the residents of the greater Wellington area since 1927, and assists around 40,000 patients every year.

It's New Zealand's only free metropolitan ambulance service, and costs around \$13 million a year to run. With 75% of the budget being covered by contracts with the Ministry of Health and ACC, the other \$3 million is raised through sponsorship, local council and Charitable Trust grants, donations, appeals and fundraising events.

Life Flight was a concept created by Peter Button back in 1968 as he watched the Wahine disaster unravelling in the entrance to Wellington Harbour. He decided there and then that there had to be a better way. He later became known as St Peter for his rescues.

The fleet includes the Westpac Rescue Helicopter and two Fairchild Metroliner fixed wing air ambulances. The workload on the Wellington-based plane alone increased 400% between 1998 and 2004 (236 to 954 missions). Life Flight is only partially funded by Government, and makes up the rest through sponsorships, grants, bequests, fundraising events, Life Flight merchandise and donations.

"Life Flight is thrilled with the fantastic support from the Wellington Registered Master Builders Association," communications and events manager Anna Gilhooly says. "We hope that no master builder ever needs our services, but they can be rest assured that Life Flight will always have an around-the-clock air rescue and air ambulance service thanks to community support like this."

The WRMBA feels the construction industry is one that is vulnerable to accidents, and is proud to support the two causes. The Association has also named the two organisations as the official charities for the Registered Master Builders 2008 Conference to be held in Wellington.

If you would like more information on the charities go to www.wellingtonfreeambulance.org.nz or www.lifeflight.org.nz.



Wellington Registered Master Builders Association president Graeme Sutton presents a cheque to Life Flight communications and events manager Anna Gilhooly.

2008 House of the Year competition online entry open

Even though the national gala of the Registered Master Builders PlaceMakers 2007 House of the Year and RMB Commercial Project Awards was held only a matter of weeks ago, planning for the 2008 competition is nearly complete.

Buoyed by the momentum of an extremely successful year, the RMBF board has agreed to new and exciting

additions to the 2008 competition structure. These developments are future focused, and will ensure that the prestigious awards programme continues to reflect the latest advances in building trends and keeps pushing the industry's boundaries.

The specifics of this new development will be announced in January 2008, enabling the national House of the Year team to finalise all the details.

Entry kits and forms will be sent out, along with an announcement about the new competition structure, to all Registered Master Builders at that time.

In the meantime, online entries are now open at www.houseoftheyear.co.nz.

If you have any queries please don't hesitate to call the National House of the Year project team on 04 472 0991.

Back to the past — an old tradition revisited

By RMBF president
Ashley Hartley

It is well over 10 years since the “old” Central North Island Region (comprising the Registered Master Builders Associations of Gisborne, Hawke’s Bay, Manawatu, Wanganui and Taranaki) got together.

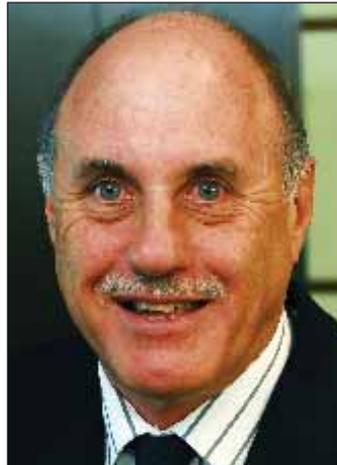
These Associations used to meet in Palmerston North prior to every national conference (usually the conference delegates), to discuss the conference papers, remits and the like.

Then, around October each year, there was a weekend gathering with partners to discuss local, federation and regional issues. There was usually a site visit included and a social function on the Saturday evening.



Above: Attendees at the “reuniting” of the “old” Central North Island Region (comprising the Registered Master Builders Associations of Gisborne, Hawke’s Bay, Manawatu, Wanganui and Taranaki).

Below: Attendees visited the Tararua Wind Farm.



This event was rotated around the Associations making up the region. The third point of contact annually was then at the national conference where everyone used to catch up, particularly at the regional dinners which formed part of the conference programme.

A year ago it was decided to reunite once again, and much work was put in by Lloyd Berendt, Francis Yates, Manawatu Association manager Donna Dowse and president Phil Wolland to make it all happen.

On the first weekend of November a great event was held in Palmerston North. We started with a Friday night get together, giving us the chance to reminisce on past camaraderie, friendships and many fun things that happened over the years (most of which seemed just like yesterday).

Then on Saturday morning RMBF chief executive Pieter Burghout and I did a “Punch and Judy” show, going over all manner of things but basically updating attendees on where the RMBF and the industry is at the present time.

We also outlined items the Commercial & Contracts Committee covers on behalf of the wider membership. One participant noted that many members would be really surprised at what is being done by this committee on their behalf.

Attendees were then given an introduction into the history and construction of the Tararua Wind Farm by David Rubery of Higgins, and following lunch we visited the farm.

We were given access into areas not open to the public, and were all surprised at the sheer size of the project and how much bigger the new turbines are compared with the previous ones.

The group then went to see a new construction project being carried out by Willson Construction Ltd at the Awapuni Racecourse, followed by a look around the new central city upgrade, including the town (city) clock which had been refurbished by McMillan & Lockwood PN Ltd.

That evening there was a meal and time to cast the mind back. Those that wished to, spoke of highlights going back some 20 to 30 years. This turned out to be quite hilarious, as past “tomfoolery” and other events were recounted.

It was noted many times over the weekend how all the 40 to 50 attendees were still with the same partners. Someone quipped “there must be something in Central North Island water” or maybe a “lack of the opposite sex”!

This must be quite unique, in that it is well over 20 years since some of the earlier meetings. It was suggested this could be the reason everyone gets on so well and that it’s like a big family!

It was unanimously agreed there will be another get together in three years’ time in Gisborne, so contact is not lost. I am told the Manawatu Association manager was so that rapt with the event that she has booked for Gisborne already.

A final point to note is that this region has produced 11 national presidents, carrying out 13 years in office since 1961.

The RMBF is in a great place at present, with many enthusiastic people throughout the country participating and carrying out a considerable amount of voluntary work for the benefit of not only themselves and their businesses, but for other members. This must be commended.

I would like to take this opportunity to wish you all a very Merry Christmas and a prosperous New Year.

And I thank all RMBF staff and members from around the country for your support during this year.

'Team Kiwi' returns from Ethiopia

Marty van der Burg and his team have returned from their adventure to construct houses for families in Jima, Ethiopia.

The 18-strong team of Kiwis departed in early October to build houses for Habitat for Humanity, as previously reported in *Building Today*.

Landing in Addis Ababa, the team spent a couple of days acclimatising to an altitude equivalent to the summit of Mt Tongariro.

While there they observed local women of all ages carrying their produce to market. Some of the team members tried having a go at carrying the load — one or two couldn't even stand up!

Their visit to an orphanage, supported by the Auckland Ethiopian community, proved to be a very emotional time for the team. Thanks to Emirates allowing extra luggage free of charge, they were able to hand-deliver four suitcases of toys and clothes to the children.

Seeing a charity really working definitely restored the team's faith in what is often thought of as a pointless endeavour.

Also while in Addis Ababa the team visited a Kiwi woman called Amanda Blewitt. Amanda has decided to dedicate her time to run an organisation called Design for Dignity where she works with marginalised communities in Ethiopia to assist them to be productive.

An architect by trade, Amanda creates designs whereby local people can make use of local products to create merchandise to on-sell and make a living for themselves.

Given that the average Ethiopian earns just US\$100 a year, this gives an incredible boost to families who live in poverty that most of us can't even begin to imagine.

Emotionally charged

An 11 hour bus ride saw the team arrive in Jima to a very emotionally charged welcome from the locals.

"The welcome we received was very moving," Marty says. "I thought, 'I finally got them here', and it was fantastic to be surrounded by a group of Kiwis to share the experience. The team just wanted to get stuck in."

After getting thumped 9-4 in a soccer match against the locals on the Sunday (and sustaining one or two injuries), the team ripped into the first week of the very labour-intensive business of building — Ethiopian style.

The 29 homes on the site were in various stages of completion, and a number of them need cladding. This



Members of 'Team Kiwi' 2007 during their last day in Jima.

consisted of mixing mud, water and straw with bare feet, rolling it into a ball and spreading it on the walls of the huts.

The team kicked off their boots and jumped straight in. Once the walls were rendered (in about a week) they were ready to be plastered.

The hut floors had to be dug out and filled with broken-up boulders carried from the roadside, then concreted.



Above: Fixing the mesh

Below: Marty gets down and dirty with the chikka.

Bottom: The chikka gang.



The floors inside the huts needed to be 300-500mm higher than outside due to flooding risk.

This was all done manually and, with help from the locals, Team Kiwi nailed, in one week, all the work that was expected to take two! Precedence had been set by other visiting teams to the area and, needless to say, they weren't Kiwis!

Earning respect

It took a couple of days for the Kiwis to earn the respect of the local chippies, but once they realised the work ethic of the team was second to none, they ended up working very happily alongside each other.

Typically on these trips, the visitors take their day's food from the hotel. What was on offer was not that great so the team decided to pool their resources and pay for local cuisine to be provided daily for everyone on the project — around 70 people.

This had never been done before, and everyone really appreciated the opportunity to become even more immersed in the local lifestyle.

Finding themselves way ahead of schedule, Team Kiwi ended up with the memorable task of building and digging three metre-deep long drop toilets.

The local spades were a bit gnarly and Team Kiwi found the going a bit tough. Luckily the locals stepped in and got stuck in with some amazing spade work, being well used to the substandard tools available. Once dug, a crude form of suspended floor was built and then a construction similar to the huts put up around the outside.

The hard work continued for Team Kiwi but, when the time came, no one wanted to leave. Team member Karyn Collins said "just the pleasure and thankfulness from the locals for being there made it all more than worthwhile. It was a joy".

Improved footie skills

The time went too fast and it was over way too soon — at least they were given a chance to improve their footie skills and managed a 2-2 draw before leaving!

After all its hard work the team was rewarded with an enjoyable R & R trip, taking in the beauty of Lake Tana and the Blue Nile Falls in Bahir Dar, along with the surreal experience of Gondar and its regal stone castles.

The team had the chance to experience a more relaxed

Continued page 11

Dunedin home takes out

Home was constructed as a synthesis of tradition and innovation

A lavish family home in Maori Hill, Dunedin, built by John Oskam, of J J Oskam Builders Ltd, is the 2007 PlaceMakers Supreme Award winner and this year's Registered Master Builders House of the Year.

The 1080 sq m home was built on the former Balmacewen tennis courts, and features seven bathrooms, an indoor swimming pool connected to the living spaces by a glazed sunroom, an underground wine cellar beneath the grand entry space, a chef's kitchen, a home theatre and a Vantage home automation system (controlling everything from lights, heating, security, sound system and much more, all from touch pads throughout the house).

A stand-out feature, noted by the competition judges, was a mirrored-glass tile alcove in the foyer to display the owner's pride and joy — a V-Rod Harley-Davidson motorcycle.

The owner, a Dunedin businessman, says the entrance to the home was designed around the motorcycle which he describes as a piece of art.

Selected from a field of 82 residential finalists, this supreme winning property was described by the competition's national residential judges, Graeme Sutton and Rolly Adams, as "a modern interpretation of some of Otago's notable stately homes".

The multi-million dollar home had been a long time in the making. Work on the house started five years ago and required more than 100 pages of plans. The building of the home took 20 months, and landscaping a further four.

Coordinating all those who worked on the home was the biggest challenge for Mr Oskam. The sheer size of the project meant approximately 50 tradesmen were involved, making it vital everybody worked to the same high standards.

The home was constructed as a synthesis of tradition and innovation, with the highest level of craftsmanship and the latest technology employed throughout.

Mr Oskam credits the brilliant work of his subcontractors, as well as his desire for perfection, as the elements which made the home a supreme winner.

The house was designed by Mason & Wales Architects, with interior styling and decoration by Suzie Paynter, the kitchen and bathrooms by Ingrid Geldof Design and the landscaping completed by Ben McMaster.



These individuals, as well as the building team fronted by Mr Oskam, shared the same wish for the property to be one of Dunedin's most prominent homes, and a desire to turn the home owner's vision into a reality.

The exterior is clad in subtly textured, cream-coloured plaster, articulated with smooth borders that mark the various architectural elements of the building, and has zinc tray roofing.

The interior is crafted with an accumulation of patterns and textures that have been detailed into the floor coverings, timber profiles, joinery and ceilings.

An opulent level of finish is evident throughout the property, with splendid interior furnishings and comprehensive landscaping right down to the smallest of details.

The judges said the outstanding attention to detail and flawless execution made this home the standout winner of the 2007 competition.

"Sometimes in a field of exceptional high quality, one entry stands out and is a joy to experience, and this property created that magic," Mr Adams says.

"The workmanship is flawless and the home is a credit to all those involved in its construction. It is one in which not only the builder but the whole industry should be justifiably proud," he says.

"It is obvious those involved in the project forged very close, compatible relationships — the owners, the architects and the builder and his team have produced

a most remarkable result. This home is a fine winner from a field of exceptional entries."

While J J Oskam Builders Ltd has won the local supreme award three times, Mr Oskam was blown away to be awarded the national PlaceMakers Supreme Award and the 2007 House of the Year.

"Winning this title is the most rewarding thing I have accomplished in my 27 years of work in the building industry," Mr Oskam says.

"The Registered Master Builders House of the Year competition, now in its 17th year, is highly regarded by the industry and the public, and winning an award in this prestigious competition shows the public that your business is capable of building homes to an exceptionally high standard."

David Edwards, chief executive of principal sponsor PlaceMakers, is also conscious of the superior benchmark for building that the competition promotes.

He believes the Registered Master Builders House of the Year competition demonstrates the quality and high standards of building in New Zealand.

"PlaceMakers is proud to support this competition and help recognise and reward excellence in the construction industry. We congratulate all National Gold Reserve finalists and this year's national award winners," Mr Edwards says.

When asked what it takes to win a House of the Year title, Mr Oskam maintained that being "a fussy

top building award



builder" was crucial.

"Builders should realise they are not just building a property, they are working on what will be someone's pride and joy."

Both the builder and the home owner should be incredibly proud of the finished product. It is this sense of satisfaction that the home owner and Mr Oskam feel for the Maori Hill property.

Mr Oskam recommends all builders have a shot at the competition.

"If you are thinking about entering the House of the Year competition, do it! Don't hesitate!

"And if you don't succeed keep trying because if you can accomplish success in the competition, it is the best possible way of lifting the profile of your company and of yourself as a builder."



Country's top carpentry apprentice announced

Central North Island carpentry apprentice Rhys Forsyth won the top award last month in the Registered Master Builders 2007 Apprentice of the Year competition, in association with Carters.

Rhys, 25, from National Park, won the national award ahead of nine other regional winners from throughout the country at an event in Wellington.

Wellington apprentice Matt Sharp, 25, came second and 22-year-old Southern region apprentice Blair Stuart was third.

National finalists were interviewed by a national judging panel, made up of representatives from the Registered Master Builders Federation (RMBF), Carters, the Building and Construction Industry Training Organisation (BCITO) and the Department of Building and Housing (DBH).

"The judging day went pretty well," Rhys says. "I just tried my best. My interview was in the morning, so I was able to relax for the rest of the day. It was pretty casual, and not too intimidating."

Chief national judge Ian Shepherd, from the BCITO, says Rhys' passion for the construction industry and his entrepreneurial vision for the future made him stand out from the other finalists.



Registered Master Builders 2007 Apprentice of the Year competition placegetters: Blair Stuart (3rd), Rhys Forsyth (1st) and Matt Sharp (2nd).

"Rhys has a real passion for designing and building homes that are fully functional for disabled and elderly people. The combination of his technical skills, knowledge and character make him a model apprentice and a fitting national winner," Mr Shepherd says.

RMBF chief executive Pieter Burghout is delighted with the success of this year's awards.

"The awards were a great opportunity to celebrate the achievements of these apprentices and our future industry leaders," Mr Burghout says.

During the two-day trip to the capital, the 10 national finalists were treated to a dinner hosted by the BCITO, a trip to the Carters frame and truss manufacturing plant in Upper Hutt, and morning tea with family, friends and employers at the Grand Hall at Parliament, hosted by Shane Jones, the Minister for Building and Construction, and representatives of DBH.

Mr Jones said he was "rapt" to see keen young Kiwis showing such enthusiasm to succeed in the construction industry.

"The competition shows we have talent spread all over the country, and I have a genuine feeling that as experienced builders move on our young apprentices will be able to step up to the plate."

The winners were announced at an awards dinner at Icon Restaurant at Te Papa in Wellington on November 6, attended by more than 100 people, including Mr Jones, apprentices and their families, and key representatives of the construction industry.

The MC for the evening was celebrity builder John "Cocksy" Cocks, and ex-All Black Glen Osborne was guest speaker.

Rhys received a prize package which included a \$5000 study grant from Carters, a trip for two to an Australasian trade show of his choice and associated travel package, a Stanley 51-piece builders apprentice kit and a Lufkin automatic laser level kit.

Matt received a DeWalt compound mitre saw and an iPod Nano, and Blair received a DeWalt reciprocating saw and an iPod Nano.

About the competition:

The Apprentice of the Year competition is a joint initiative between the RMBF, Carters, the BCITO and the DBH. It aims to recognise excellence among carpentry apprentices and raise awareness of the career opportunities in the construction industry.

The competition has undergone significant growth since its inception in 2004, with this year's competition attracting a record 133 entrants vying for a national title for the first time.

The Apprentice of the Year was run this year in 10 regions nationwide, covering the Northern, Auckland, Waikato, Bay of Plenty, East Coast, Central North Island, Wellington, Upper South Island, Central South Island and Southern regions.

This year was the second time the competition has been held in the Central North Island region, which extends from New Plymouth and Taumarunui, south to Levin, Dannevirke and the Tararua District.

Each of the regional winners from around the country received an Outward Bound leadership course worth \$2500 and a study grant of \$2000. Regional winners automatically became a national finalist in the competition, and were flown to Wellington with up to three guests for the first-ever national Apprentice of the Year event on November 5 and 6.

All national finalists received a prize pack which included Standards New Zealand Standards 3602, 3604 and 3920, education kits from the DBH, and branded merchandise from Carters and the BCITO.

Self-motivated winning apprentice 'a real goer'

Rhys Forsyth was encouraged to enter the Central North Island Apprentice of the Year competition by his BCITO training advisor Tom Davie.

Mr Davie had told Rhys' employer Gary Rowe, of National Park Construction, that he would be a perfect candidate for the award.

After submitting his entry form detailing a recent building project, Rhys was invited to an interview and a subsequent site visit by the regional judging panel, made up of representatives from the RMBF, Carters and the BCITO.

Rhys was announced the region's top apprentice at an awards ceremony in New Plymouth in September.

Carters representative on the judging panel Trevor Parris says choosing a winner proved to be a difficult task, as entries in the Central North Island region were of a very high standard this year.

"Rhys is focused on construction, and displayed an excellent understanding of the practical and theoretical sides of the industry. He's a very well-rounded and skilled young man, and an excellent role model for building apprentices," Mr Parris says.

Winning the national Apprentice of the Year competition was "a bit of a surprise" for Rhys, who says the award is good recognition for all the hard work that goes into completing a carpentry apprenticeship.

His mother Julie, wife Deanna and boss Gary Rowe accompanied him to the national event in Wellington.

"Everyone was really happy for me," Rhys says. "The award recognises the input of my employer and family as well."

Rhys has worked for Mr Rowe for the past four years. He describes his employee as "a real goer", and says he is a self-motivated young man who doesn't need a lot of encouragement.

"He's achieved a lot during his apprenticeship — he's done his own subdivision and is now building his own house. I was really pleased that he won. Lots of people have congratulated us both," Mr Rowe says.

"Rhys is very conscientious in his building. He builds everything as if it was his own, and takes great care. He's always looking ahead, has good morals and doesn't take short cuts."

Rhys and wife Deanna, who is a nurse, share a passion for building accessible homes for the elderly and people with disabilities.

Deanna has worked for an organisation called Back-Up New Zealand, a national charity which has been created specifically to offer people with disabilities the



From left: Carters national operations manager Andrew Cochrane, BCITO chief executive Ruma Karaitiana, National Apprentice of the Year Rhys Forsyth, DBH chief executive Katrina Bach and RMBF chief executive Pieter Burghout.

same outdoor pursuit opportunities as people without disabilities.

"My current career goal is to build good quality homes, not just houses. I want to push the idea of accessible homes — it's future proofing, not only in the products we use, but in the design and layout of houses too," Rhys says.

Rhys and Deanna are building their home with this entrepreneurial design style in mind, and aim to have it finished in time for the birth of their first baby in March next year, after which Rhys will join forces with Mr Rowe again on a large residential project in Taupo.

Rhys embarked on a career in the construction industry after being inspired by members of his family.

"My father and brother are boat builders. I was interested in building, but wasn't keen on the idea of working with all the chemicals boat builders use, so opted for carpentry," he says.

"Building offers a great lifestyle. It works well with my love of skiing, as I spend a lot of time up at Mt Ruapehu coaching a freestyle ski team."

Rhys was very impressed with the prizes he received, in particular the surprise addition to the prize pool announced at the awards presentation — a \$5000 study grant from Carters.

"I'm tossing up between taking a small business course and a BCITO course that's a level up from the National Certificate in Carpentry," he says.

Rhys also plans to go to a trade show in Australia next year, and is looking forward to the prospect of completing the Outward Bound course with the other national finalists next August.

In his acceptance speech, Rhys acknowledged sponsors the RMBF, Carters, the BCITO and the DBH for their support of the competition, and thanked

everyone who helped make the event possible.

"Carters is thrilled with this competition's continuing growth and success, and congratulates all winners and national finalists," national operations manager Andrew Cochrane says.

When asked if he has any advice for other apprentices entering the competition next year, Rhys says to "definitely push yourselves to achieve. Push the knowledge base and push the industry to become more informed."

'Team Kiwi' returns from Ethiopia

From page 7

view of Ethiopia and some sights of the remarkable historical circuit. The Blue Nile Gorge was the highlight of a 15 hour bus trip into Bahir Dar.

Back in Addis Ababa before the team's departure on November 1, a sad farewell was given to the staff of Habitat for Humanity Ethiopia. Many of the Ethiopian team had spent invaluable time assisting the team in Jima and had built lifelong relationships.

The team was incredibly grateful for the chance to experience what they had in Jima during the build, made possible by the Habitat for Humanity staff in Ethiopia.

Much was learnt about Ethiopia and its incredible beauty, and richness of the people. Many of the team are vowing to return so it's a good thing Marty intends to do it all again in 2009!

For more information on Habitat for Humanity go to www.habitatnz.co.nz or, if you are interested in getting involved, contact Marty van der Burg on 021 670 721 or 09 579 5516, or email mvdburg@pl.net.

Around the Associations in 2007

Building Today canvassed Registered Master Builders Associations nationwide for their feedback on industry issues over the past year — and what 2008 might have in store for their area.

We asked five questions:

- 1 Has there been an increase or decrease in residential and commercial activity in your region in 2007?**
- 2 What problems, if any, have been experienced with this growth/drop off in activity?**
- 3 Specifically, has there been sufficient construction staff/workers to cope with any increase in activity? If there has been a drop in activity have staff/workers had to be laid off?**
- 4 What were the biggest projects undertaken in your region during 2007? Do you know the value of this/these project(s)?**
- 5 What is the outlook for construction activity in your region going into 2008?**

Here's what some of the Associations told us:

ASHBURTON

- 1
There has been an increase of approximately 10% to 15% in activity.
- 2
The main problems have been labour/trade-related shortages, and delays in consent processing times.
- 3
No, the shortage has been in skilled or semi-skilled workers, and also the requested rates of pay are very high for the positions.
- 4
There was a mixture of large residential and a large number of commercial/industrial projects. Ashburton District Council is set to have record consent numbers for the 2007 year.
- 5
The outlook is very positive for the first and perhaps second quarter of 2008. However, a drop in residential construction in mid-2008 is expected as interest rate renewals affect mortgages.

CANTERBURY

- 1
The answer to this question depends on how you define activity, although we understand that the residential market has certainly eased throughout the course of 2007. The commercial market has remained strong, albeit the level of tendering activity has been "patchy" over the past four to five months.
Building consent values remain higher than in 2006, although we understand the number of consents is lower.

- 2
The actual level of activity through 2007, certainly within the commercial sector, continues to apply pressure to available resource, and there is certainly no resource surplus at this time.
- 3
At this time we are not aware of any companies laying off staff or workers. The subcontract community is particularly stretched at the moment on a wide range of commercial projects, and there is still a chronic shortage of carpenters in the Canterbury region.
- 4
A number of large apartment developments have been constructed along with a wide range of other commercial projects, high end residential housing and retail developments.
- 5
2008 will see a large amount of activity in the commercial region in Canterbury, led by a number of substantial projects, including the redevelopment of AMI Stadium, the redevelopment of Christchurch International Airport, hotel developments, major developments at the university and several other commercial and infrastructural-type projects.
Residential activity is forecasted to continue to ease through the course of 2008.

TARANAKI

- 1
There has been no change in the level of activity as

such in Taranaki, but margins are tightening in the commercial sector

- 2
N/A
- 3
No staff have been laid off, and builders are still advertising for qualified staff and apprentices are still being enrolled.
- 4
A major extension at New Plymouth Boys High School by King and Steer, The Valley developments by Clelands Construction and the Northern Bypass project by Whitaker Civil.
- 5
The outlook for 2008 is for strong continued activity.

WAIRARAPA

- 1
Activity has been fairly steady in our area.
- 2
A shortage of labourers, carpenters and hammerhands has been the main problem this past year.
- 3
As above.
- 4
No one large construction project. General residential activity is still very strong and well spread around the region.
- 5
We are very positive as there is still a lot of building activity in the region.

— and what's in store in 2008?



WESTLAND

1

There has been an increase in residential and commercial activity in our region.

2

The main problem has been the coordination of tradesmen's time on jobs.

3

Westland does not have sufficient staff/workers to cope with current activity.

4

Unknown.

5

The outlook for construction activity in our region going into 2008 is very good.

TAURANGA

1

There has been a small decrease in residential and a small increase in commercial activity in our region.

2

Generally, contractors have work planned so there is no noticeable change at this point.

3

The equilibrium of labour and carpenters has been kept in balance due to the slight increase/decrease in the two sectors.

4

The Lakes project in Tauranga, which comprises 208 residential sites and a town centre with 27 shops. There will be approximately 145 commercial sections as well.

5

We are in a quieter period which we believe will continue into the New Year. In saying that, there is a good amount of interest, and we accept the challenge that 2008 will present. Bring it on in the Bay!

NELSON

1

In dollar value the residential sector is up 66.1% to August 2007. Commercial is also up but we're not sure

of the figures. It has been the busiest year to date for builders.

2

The biggest problem has been territorial authorities not keeping up with building consents. Skills shortages have also been a worry.

3

Generally our region has been OK, but a couple of very big short-term projects have put pressure on sub-trades and builder availability.

4

Ryman Health Care - Ernest Rutherford Retirement Village. The land and building are worth approximately \$50 million. Other big projects are Fashion Island and the Sands Apartments & Shops.

5

The outlook for construction activity in our region going into 2008 is very positive. The residential sector is looking OK. We need a lot more especially flat sections as the enquiry level is high but section prices are too high at present.

There is a demand for sections in the \$180,000 to \$200,000 range, but the majority available at the moment are all over \$220,000.

Nailing it Home

News for Registered Master Builders
November 2007

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Conference 2008 — Keeping It Real
Election year is looming and the politics have started! The Registered Master Builders Federation Conference is the industry conference of 2008. So don't miss out on being part of this exciting opportunity! Conference 2008 will be held in Wellington 24 - 26 April 2008.

BuildersCV — helping to get you licensed!!
Registered Master Builders Federation is pleased to launch a revamp of its BuildersCV. A 'licensing wizard', specifically designed for preparing licensing application forms from the on-line service...

Registered Master Builders 2007 House of the Year and RMB Commercial Project Awards, in association with PlaceMakers
South Island properties scooped the top awards at the Registered Master Builders 2007 House of the Year Supreme Awards. To read more on the House of the Year 2007 Awards please refer to the November 2007 issue of Building Today.

RMBF International Builders Show tour
The RMBF is putting together a tour to the International Builders Show in Florida, USA in February 2008. RMBF has put together a great package to offer members. Space on the tour is strictly limited to 15 participants.

New Zealand's top apprentice announced...
Central North Island carpentry apprentice Rhys Forsyth has taken out the top award in the Registered Master Builders 2007 Apprentice of the Year competition, in association with Carters.

Have you got an interesting story...
Are you working on an interesting project that your fellow Registered Master Builders might like to read about? If you want your project to be the next one we write about, contact Tracey Bree, Marketing and Communications Manager.

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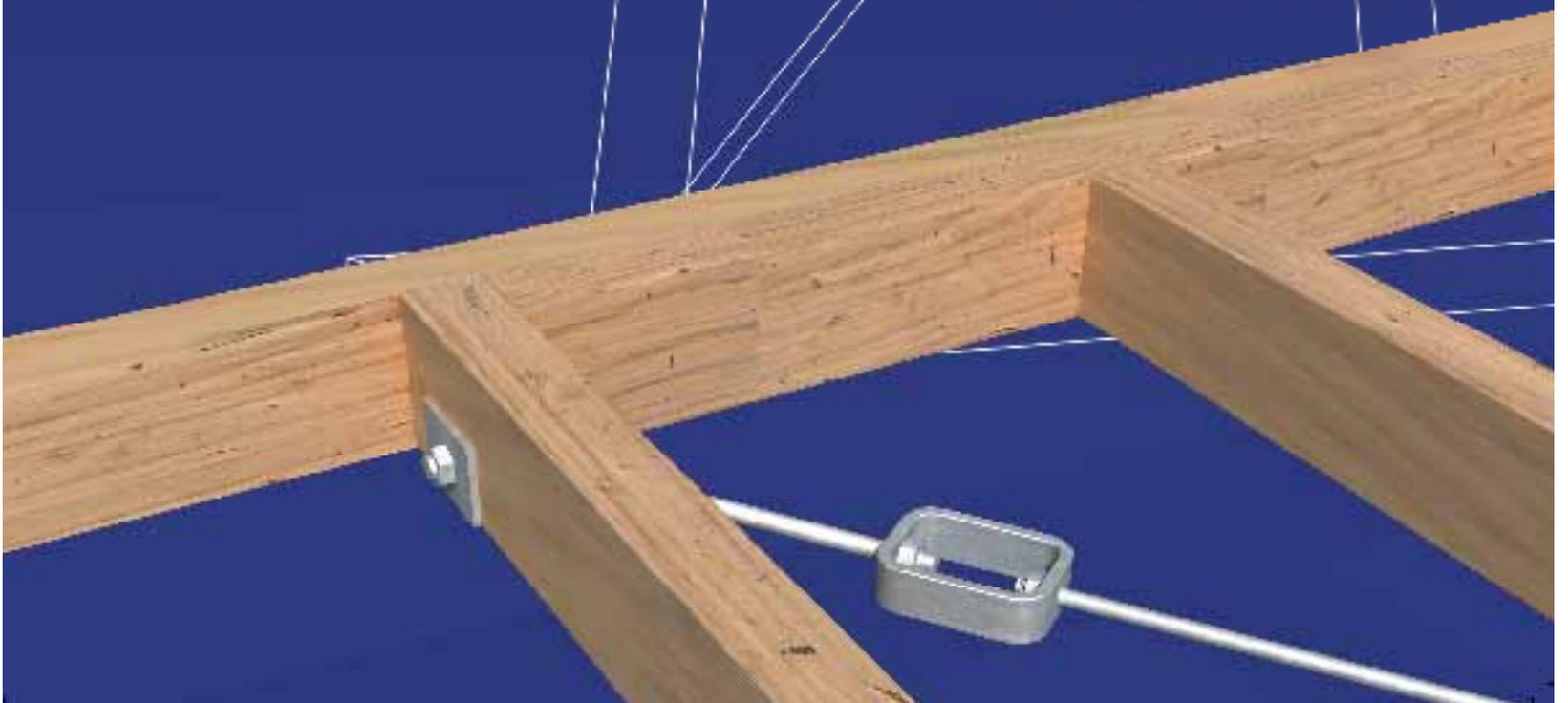
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Voluntary licensing your call says RMBF

By Jenny Baker

Neither Registered Master Builders Federation Board Members nor anyone from the RMBF national office attended the November 1 launch of the Government's Licensed Building Practitioner (LBP) scheme.

Participation in the scheme is voluntary until 2010, when licensing will become mandatory. RMBF chief executive Pieter Burghout says the RMBF was positive about the scheme as recently as earlier this year, but the RMBF cannot fully endorse it in its present form because of a number of uncertainties.

Neutral approach

Consequently, the RMBF's official position is to take a neutral approach around the adoption of licensing by members.

"While we think licensing will be good for the industry longer term, at this point we neither encourage nor discourage our members to participate. We're saying here are the facts, it's a commercial decision for you whether you take up licensing or not," he says.

He explains a number of scheme changes proposed by the former Minister for Building and Construction earlier this year around loose DIY exemptions and watering down the definition of "restricted building work" left the RMBF with certain concerns.

"If we're going to have a scheme, we must ensure it's



RMBF past president Jamie O'Leary.

a clear, comprehensive one. Another risk for the RMBF is if we make a positive 'get licensed' recommendation to members today, we might find this time next year that the rules and definitions have changed again, to the industry's detriment" he says.

Mr Burghout says the RMBF remains committed to achieve a licensing scheme before 2010 that provides protection for the public and is workable for builders. Talks with the Government resume in February next year.

"In the meantime, using a Registered Master Builder to do building work continues to give consumers peace of mind they're dealing with reputable builders," he says.

Wanganui-based Jamie O'Leary Builders Ltd managing

director Jamie O'Leary, who attended the Wellington launch, says his response to the scheme as a builder is also to remain neutral.

Mr O'Leary was closely involved in industry-government consultations about the scheme. His concerns are very similar to those of the RMBF.

"The boundaries that define 'restricted' and DIY work are not clear. Ultimately the scheme must be apolitical, and must benefit the public and the industry.

Wide open to abuse

"In its present form it leaves itself wide open to abuse, especially against the backdrop of the building categories' risk-matrix concept, and possibly the Government's Affordable Housing Initiative," he says.

But Mr O'Leary, a RMBF past president has a solution. "The Building Act is clear on what work requires a building consent. I would propose if the work requires a building consent, it should be carried out by a licensed building practitioner."

Messrs Burghout and O'Leary say it is important that members will make independent yet informed choices.

The RMBF recently released a multi-media information package to bring members up to date with information about the scheme, as well as a revamped "Builders CV" licensing application tool to assist those who wish to apply for licensing.

In addition, regular workshops will keep members abreast of developments in the three years leading up to mandatory implementation of the scheme.

MACCAFERRI

Engineered Drainage Solutions



Some will, some won't

By Jenny Baker

Building Today spoke to four builders about their opinions and plans for voluntary licensing in terms of the LBP scheme.

Peter Cooper from Jones & Cooper Builders in Gore says he plans "to sit on the fence until I can see where this is going".

Mr Cooper supports the scheme in principle, but is disappointed about the regulation pertaining to DIY work.

"I feel a bit deflated. I can't see how the scheme can be effective if it doesn't cover everybody who's building. I think certain work should be left to those trained and qualified to do it, and licensing is a good way to acknowledge these skills and knowledge," Mr Cooper says.

Political uncertainty

"The uncertainty around the political issues of the scheme is another problem for me. What if I make the effort to become licensed and in 18 months everything changes? It may be watered down yet again after the election.

"I was strongly for it, but in its present form I don't think it delivers much for the consumer," he says.

Kelvin Pearce from Kelvin Pearce Builders in New Plymouth also plans not to apply for licensing now, although he thinks it is a good scheme.

"I think the concept is very, very good. It's well overdue in New Zealand," he says.

Watered down

"But the way it's proposed, the philosophy of implementing isn't good, especially concerning DIY builders. It's been watered down into something that probably won't appeal to most builders.

"There's been a lot of consultation with builders, but suddenly there were changes against our advice.

"Why should I get a licence if somebody can just register as a DIY builder and go on building low cost housing?

"I'll wait until after the election. I believe the scheme may

change, especially if we get a new Government," he says.

Murray Pedersen from Murray Pedersen Builders Ltd in Mt Maunganui thinks the scheme is good news for the New Zealand building industry.

He has already started preparing licence applications for him and the company's four foremen, and says the RMBF's online support system has considerably simplified the application process for him.

"I think the scheme is a wonderful idea. Murray Pederson Builders only employs qualified tradespeople anyway," Mr Pedersen says.

"There are many cowboys in this industry that never served apprenticeships and hopefully this will sort them out.

"My concern is about the DIY people. I believe any work they do should be monitored thoroughly and signed off by a licensed person, otherwise everything will remain as it is currently."

Murray Pedersen Builders has won more than 30 House of the Year awards.

Cost of construction will skyrocket

Laurie Wooding from Wooding Construction 2006 Ltd in Whangarei reckons the scheme will "get rid of ratbag builders", but has concerns it will cause the cost of construction to skyrocket.

"It will cut a lot of unqualified construction people out of work in a way, as their work will have to be signed off by a qualified person — leaving a much longer paper trail. Foremen will have more liability," Mr Wooding says.

"All this is good as we'll be getting better quality building, but it will push up costs, as qualified people will be more difficult to get hold of and will be asking higher rates.

"With construction costs already high, even fewer New Zealanders will be able to afford it.

"Also, I believe it would be good if all trades involved are finally licensed in the same manner, as there are lots of cowboys out there and if something goes wrong it's easy to blame builders," he says.

Mr Wooding plans to commence licensing in the new year, and says he hopes to have all his qualified tradespeople licensed by the end of 2008.

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To offset your contributions, there will be an employer tax credit of up to \$20 per week per employee. So for staff who earn up to \$104,000 gross per year, the compulsory contributions won't cost you anything in the first 12 months. Even at 4%, the tax credit will fully offset the costs of making contributions for the first \$26,000 that each of your employees earn.

So get online and register. And next time, you won't have to find a KiwiSaver update in a magazine. It'll find you.

For more info about these changes, and to stay in the loop, just register for online updates at **www.ird.govt.nz/kiwisaver/employers**



New Zealand Government



Think big next winter!

The biggest construction trade show to be held in the South Island for seven years will be held at the Westpac Arena in Christchurch on August 13 and 14, 2008.

Over two days Southern Build 2008 will bring together more than 100 exhibitors with around 2000 key professionals from the building industry, including architects, specifiers, builders, building owners/managers, project and site managers, property developers and skilled tradespeople.

There will also be a quality seminar programme and a VIP "invite only" networking event that all exhibitors, their key clients and senior personnel can attend.

Southern Build 2008 will combine three trade exhibitions into one consolidated event. In addition to the main building show, ISN magazine has launched a safety court within Southern Build 2008, and there will also be a specialised area called Contrax specifically for construction equipment, machinery and vehicles.

BRANZ and the New Zealand Institute of Building (NZIOB) are supporting the event and providing valuable input to the seminar programme.

BRANZ marketing manager Richard Arkinsall says BRANZ is very keen to support trade shows such as this that will help promote the latest in quality products, design, technology and research, and so improve the built environment.

NZIOB southern chapter president Andrew Marshall says his members and the NZIOB are always looking

for ways to improve things in the building sector, and quality trade shows can help with this.

Southern Build provides an opportunity for exhibitors to showcase the latest products, equipment and services to the construction industry.

Cupolex Building Systems general manager Tim Farman confirmed his company will be exhibiting the latest technology in manufacturing concrete slab construction, plus releasing a new unique structural dome flooring system made from recycled plastic.

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Staff safety a big priority

Prominent South Island construction companies Amalgamated Builders Ltd and Naylor Love Ltd have prioritised staff safety through a joint project with Remarkable Physios and ACC.

Aimed at reducing injuries in the workplace, the health and safety initiative placed a physiotherapist at the companies' construction sites to train and educate building site employees.

Amalgamated Builders manager Karsten Pedersen says the companies are the first major commercial contractors in the region to proactively work to reduce injuries through a specifically designed injury prevention project.

"Staff well-being is a high priority for us, and when we were approached by ACC about this project we jumped at the opportunity," Mr Pedersen says.

"We care about our staff and are dedicated to helping them stay safe on the job. We want to ensure they have all the information and training they need to

avoid injury in what can be a very physical environment," he says.

ACC injury prevention consultant Fraser Fyfe says both companies have proven their commitment by meeting ACC half way with the costs.

'Money where their mouths are'

"They've really put their money where their mouths are. They're good employers who are genuinely concerned about the well being of their people," he says.

Mr Fyfe says the project is based on the premise that many injuries sustained by construction workers stemmed from physical tasks performed either incorrectly or repeatedly.

"It's precisely in these areas that workplace interventions by physiotherapists and similar professions have been able to make significant reductions in the number of injuries."

Remarkable Physios managing director and

physiotherapist Melissa Davidson says it took a bit to break the ice initially.

Apprehensive staff

"Understandably, staff were a little apprehensive when I first turned up at the sites, but it didn't take long to see a culture shift.

"They're now far more aware of what they can do to move correctly and reduce the potential for injury," Ms Davidson says.

Mr Pedersen says the project has been a great success, and refresher training visits were planned to ensure healthy workplace habits don't slip.

"We're an innovative company with a commitment to leading the way wherever we can. Sustaining a strong safety culture that will reduce injuries and related off-work costs while promoting well being among our staff is an innovation that we believe other companies should follow."

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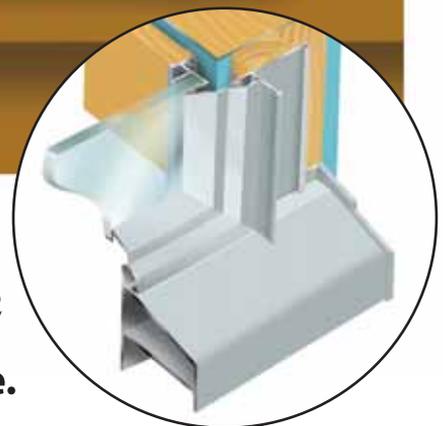
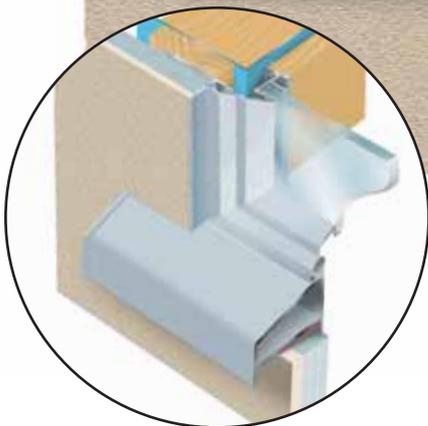
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Auckland structural engineers receive international commendation



Structural engineers Holmes Consulting Group received a commendation in the Award for Arts, Leisure or Entertainment category for the redevelopment of the Auckland War Memorial Museum at the Structural Awards 2007 in London.

The museum, one of the most revered heritage buildings in New Zealand, houses the premier collection of Maori and Pacific Island cultural treasures and attracts more than half a million visitors each year.

The redevelopment project had considerable national significance and aimed to bring the structure closer to the original vision of the three young architects who won a competition to design the building in 1922.

This independent building contains an education centre, theatre, function spaces and is topped by a 700 person events centre with panoramic scenic views of Auckland. The bowl is supported by four towers and a complex of storey deep trusses to provide vertical and lateral support.

The Awards judges said the complex project required two stages of redevelopment.

“However, the major work was the suspension of a four-storey, 700 tonne “Bowl” structure within the new Grand Atrium space.

“The redevelopment has made dramatic improvements to the building, giving it more than 60% of new space and creating the jaw-dropping atrium, which is a fitting backdrop for the museum’s priceless collections.”

The Award for Arts, Leisure or Entertainment category, sponsored by Griffiths & Armour, recognises achievement in the structural design of arts, leisure or entertainment structures.

More than 400 guests attended the Structural Awards 2007 dinner and ceremony, which took place in the stunning art deco setting of Lawrence Hall in London in November.

Organised annually by the Institution of Structural Engineers (IStructE), the Awards aim to recognise excellence in structural design and showcase projects that lead the industry’s development.



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Fletcher Construction to take on Eden Park redevelopment



The Eden Park Redevelopment Board has announced the provisional appointment of Fletcher Construction as the preferred contractor for the construction of Eden Park for the Rugby World Cup 2011.

Board chairman John Waller says as a Kiwi firm, Fletchers has been associated with some of the most iconic developments in New Zealand's history, including Te Papa and the Sky Tower.

"The redevelopment of Eden Park for one of the world's major sporting events is a fitting addition to their construction pedigree."

Mr Waller says the appointment of Fletchers was being made several weeks ahead of schedule which provided them with an early opportunity to participate with the project team in the remaining three design stages of the park prior to demolition and construction commencing in August and November 2008 respectively.

"The Redevelopment Board's strategy from the outset has been to mitigate construction cost and other risks by bringing the main contractor on board early in the design process," Mr Waller says.

"The procurement process is one that has been adopted on many high profile and large scale construction projects in New Zealand in recent years."

Mr Waller noted that, while there had been a misconception in recent times that the redevelopment faced a difficult time for completion, the project was still on schedule.

"The reality is that construction for this project is not scheduled to begin until August 2008, and the two-year build period provides sufficient scope to complete the project well ahead of the opening of the Rugby World Cup in September 2011."

He acknowledged that the Board has had to compete for construction resource in an extremely "hot" market.

However, he said Fletchers' desire to be involved with the project, not to mention its unrivalled ability to secure resources in the construction supply chain, reinforces the fact that this is a project that is eminently achievable, and that all involved are committed to completing it on time and on budget."

Mr Waller says the two other construction companies that had been short-listed for the project had, after initially submitting detailed expressions of interest, chosen to withdraw from the tender because of competing opportunities in the industry.

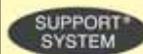
"The Eden Park project has gone out to tender at the same time as equally large construction contracts, and the other companies have obviously chosen to pursue opportunities which best fit their experience, resources and skills."



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Joinery provides challenge in



Left: The slider runs behind the pillar.



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technically difficult project



Above: Ron Dykman was the architect for this technically difficult project.

Right: The 12mm laminate glass for this window was craned in over the roof.



On a windy, steep Parnell, Auckland, road that once carried horses and carts there is a new and very interesting house, tucked in amongst the hills.

It has been two years in the making and is almost finished. Hughes Construction project manager Jeff Harriman has found it a challenging project with considerable technical difficulty to overcome.

The construction is concrete block with a European Sto Plaster System. This system is prefinished with colour, water proofing and plaster.

The joinery provided the greatest challenge, with technical detailing required to marry into precision requirements.

Fairview Architectural Suite was used for the over-height doors, and the Aluminium Systems Evolution suite for the windows.

Fairview Window Solutions, the joinery manufacturers, had to think outside the square to provide solutions for the overall vision and, therefore, the necessary finish. For instance, sliding doors had to interlock into a concrete post and slide in behind the corner windows.

And for those with a technical bent, Matthew Bowden from Fairview Window Solutions explains.

"The sliding doors were a challenge with void clearances 5mm either side, demanding tight manufacturing clearances to ensure everything fitted. They were rebated into the concrete floor using custom-made sill trays," Mr Bowden says.

"The panels had to interlock on to an applied interlocker with box section fitted as well, to produce the continuous lines around the panels.

"Some of the door panels slid down the outside of the walls and others slid inside pillars."

The owners have been integral to the project all the way, and will surely be thrilled with the final result.

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Good weathertightness design is based around the four Ds of deflection, drainage, drying and durability.

Flashman Flashing Systems Ltd believes there is an all important 5th "D" — Do-ability.

Conventional construction drawings of flashings including those that appear in the compliance documents of the New Zealand Building Code are almost always only two dimensional. These limited view drawings fail to present a realistic depiction of the all important junctions.

The general unavailability of proprietary, prefabricated flashings often results in poor flashing practice on site. As a consequence, leaks around windows and doors are still a common occurrence.

Tradesmen are no longer trained (like plumbers were) to fabricate suitable flashings on site, and this is one of the major reasons why Flashman Flashing Systems Ltd was formed.

Mike Anticich, one of the two founding directors of

Flashman, owned a private building inspection company for 14 years and was heavily involved in building surveying and weathertightness assessment before selling the thriving business in order to join forces with a well respected master builder and project manager Steve Hotton.

Fifty percent of leaks in leaky buildings occur at the windows and door junctions. So the two men resolved to find a solution to this troublesome leakage problem.

After four and a half years of dedicated research, the Flashman window and door flashing system has succeeded in solving the leaky window to cladding junction problem.

The company has designed, researched, tested and manufactured a highly innovative all-extruded aluminium window and door flashing system to fit around aluminium joinery. The flashings are precisely fabricated in the factory and then installed by technicians on site.

The BRANZ-appraised system has been fitted to a number of full and partial re-clads over the past two years before release to the general market. It was

tested in 180kph wind and rain weathertightness booths, has a serviceable life of 50 years and carries a 10-year installation warranty and a 15-year product warranty.

The system is fully supported by James Hardie Ltd, Rockcote Systems and Nu-Wall aluminium cladding who have given their full approval for this robust method of flashings when used in collaboration with their range of claddings.

The most difficult part of the design process was to get the junctions right so that they simply would not leak but allowed easy fabrication and on-site installation, while also presenting an aesthetically pleasing appearance.

The principle of the system is to express all water by superior deflection to an external extruded aluminium sill which also provides full support to the bottom edge of the cantilevered aluminium joinery, preventing sagging, stress and, ultimately, leaks at the window mitres.

The jamb section is cleverly designed to maintain a

Continued page 29

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Paint without plastic

Health and the environment are hot topics everywhere right now. So when a family is planning to build a new home, reassurance that the safest products available are being used is a top priority.

Hearing that there is a premium quality paint available — Bio Paints Wall Paint — that is natural, environmentally-friendly and VOC-free will be good news to prospective clients. So too will the fact that it

is made from a blending of plant oils, tree resins and earth clays, and is based on traditional recipes.

The pleasant smell helps to make painting a much more enjoyable experience too — whether the painting is undertaken by the owners or by a professional. Whoever applies the product can do it in the knowledge that their health is being protected, not compromised.

For the family that moves into the home, their health continues to be protected because there are no

chemicals off-gassing from the walls. Another advantage to using Bio Paints Wall Paint is that it provides a breathable coating for walls, inhibiting the growth of moulds and fungi. It does not seal walls like the plastic bag effect of acrylic paints.

The washable paint comes in a distinctive colour range containing beautiful hues from subtle shades to bright tones. A free colour chart is available from the Bio Paints web site at www.biopaints.co.nz or call 0800 472 468.

Solving leaky problems

From page 28

recessed look but does not require plaster around the vertical sides of the window, making the plasterer's job quicker and easier.

There is no requirement to fit scribes when using Linea or timber weatherboards. The jamb design therefore significantly lowers the cost of installing these claddings.

The head of the window or door is protected by a one-piece cavity head flashing which includes a cavity closure and, therefore, avoids the often messy junction that occurs when conventional two flashing systems are used.



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Mondeo makes its mark here and in Oz

By Building Today
Motoring Correspondent

Following the recent launch of the all-new Ford Mondeo, Ford New Zealand has announced an enhancement to the line up already.

The second quarter of 2008 will see a new Mondeo arrive in the form of the XR5, a 2.5-litre, 5-cylinder turbo-charged hatch with a six-speed manual transmission and, supplementing that, a 2-litre turbo-charged diesel engine, mated to a six-speed automatic, for the sedan, hatch and wagon versions.

The Mondeo XR5 Turbo hatch will have an array of standard features, including "3D metal finish" instrument panel, distinctive alloy wheels, blue tinted glass, bright chrome or brushed silver exterior finishing touches, power heated door mirrors with puddle lights, front LED ambient interior lighting and footwell illuminations.

Currently, Mondeo customers can choose from a 2.3 litre, 4-cylinder petrol engine coupled to the new Durashift 6-speed automatic transmission in the Mondeo Zetec hatch or, at the entry level, the same 2.3-litre Duratec or the 2.0-litre, 4-cylinder petrol engine mated to a 5-speed manual in either a classic 4-door sedan or the spacious wagon.

The new Mondeo features an impressive no-compromise array of active and passive safety technologies, including Dynamic Stability Control (DCS) and new driver's knee airbag as standard across the range.

Building Today's motoring correspondent has driven the existing 2-litre Mondeo wagon and filed the following report:

Typically with modern vehicles, there is little difference between the handling of an unladen wagon and a conventional sedan — car manufacturers go to great lengths to ensure this. However, the Mondeo does exhibit different characteristics, and it does depend on what your personal preference is.

My opinion is that the wagon, in the 2-litre manual form, is actually the best package for the wagon. On the other hand, the sedan is better off with the larger engine and the 6-speed auto.

For the tradie though, the sedan is probably not as viable a proposition as the wagon. Further to that, it should come as some relief that of the wagons, Ford has made the entry level version the more tractable of the two.



The Mondeo wagon with optional 18-inch alloy wheels.

This doesn't mean you can't have fun with the 2-litre wagon. Its engine sparkles, the transmission is very smooth and positive while the handling is — in a word — remarkable.

The whole attitude of the Mondeo wagon is one of neutrality. When pushed hard into a corner there is the slightest hint of understeer.

We can only assume that this has been built in to contend with a fully laden vehicle, and the understeer characteristic might inspire caution in the exuberant driver.

Power to burn

The Mondeo wagon also offers power to burn, despite its comparatively small engine encased in a very large body. The engine enjoys revving and 100km/h cruising is usually just under 3000rpm.

There is plenty of space inside the Mondeo which is, incidentally, making its way into Australia for the first time in seven years.

At one point, the Australian market refused to take the Mondeo despite worldwide recognition of the car's excellence.

A generation later the Ockers have changed their minds and Mondeo is destined to rock the land of big red rocks.

In the home of the big Aussie car, the arrival of the Mondeo may well ruffle a few feathers, as the new model appears to be far more spacious than its

predecessor in just about every respect.

Physically in fact, the 2-litre Mondeo seems to have more in common with cars twice its engine size than it does with other 2-litre cars.

The new Mondeo wagon is 4830mm long, 2078mm wide and 1548mm high. The cargo area is 494 litres with the rear seat up and 1685 litres with the seat down.

Greater towing capacity

Another advantage of the manual wagon is a greater towing capacity over the auto. While the latter can tow a 1400kg braked trailer, the manual can haul a 1500kg braked trailer or 700kg unbraked.

The Mondeo has always had trump cards in terms of safety and level of appointment, and the new model is no exception.

All models now offer Dynamic Stability Control — incorporating traction assist and emergency brake assist — as standard, along with ABS brakes, electronic brakeforce distribution and seven airbags, including a driver's knee air bag.

These features and a few others have earned the Mondeo a full five-star EuroNCAP safety rating.

All told, the Mondeo 2-litre wagon is an excellent all rounder — comfortable, modern, spacious and safe, so what's stopping you calling your Ford dealer today and asking him/her to take you through the complete Mondeo wagon, priced from \$37,490?

Ford Ranger. In a contractor's own words.

"You're talking to the right bloody guy. I'd be your best advertising agent. The diesel engine is just fantastic."

It goes like a schoolboy. The torque is unbelievable. I can pull my boat all the way up and down the hill to Matarangi in 3rd bloody gear. My boat's 2 1/2 tonnes and Ranger pulls it like it's not even there.

The guys like the Ranger 2WD because it looks staunch like the 4WD. The 2WD looks like a piece of... We're all hairy-chested contractors here and you don't put them in a wussie ute.

Funny thing is, I've never been a Ford guy.

I'm actually a dyed in the wool... fan, but I love this ute."



NZ4WD Ute of the Year 2007



Carters Kids Gone Fishin days a great success

Carters Kids Gone Fishin (CKGF) are collaborative events between Carters, Police Bluelight, Graeme Sinclair and the Gone Fishin team and the local community.

The aim of these events is to get the kids having fun in an outdoor marine environment, and to encourage parents to spend quality time with their kids. Fishing is fun! Below are some snippets on the most recent CKGF events.

Raglan

Carters Waikato put on its second annual CKGF day in Raglan in October. About 300 kids turned out to fish off the Raglan wharf on an overcast spring day. Graeme Sinclair from the Carters Gone Fishin show, which screens every Saturday on TV3, was there to help budding anglers and sign everyone's caps.

The local Raglan community got in behind the event, providing boat rides for the kids, while the local rugby club provided access to its facilities.

Registrations were processed at the rugby club, and there were several activities to keep the kids amused, including bouncy castles and mini jeeps.

There was also a police dog handling display featuring their two new "recruits" who were a major hit. From there, a free bus was shuttling everyone between the club and the wharf.

It was a really positive environment, with a lot of kids experiencing their "first fish" and "first boat ride" moments.



Above: Graeme Sinclair from the Carters Gone Fishin show signs caps at Raglan.

Below: A lucky spot prize winner at Raglan.



Above: Waiting for the big one at Nelson.
Left: A packed pier at Tauranga.

Nelson

More than 225 kids turned out to fish off Wakefield Quay on a beautifully sunny November day for Carters Nelson's annual CKGF event.

As with any of these events, local sponsorship makes a large contribution to the success of the event, and we'd like to take this opportunity to thank the sponsors for this event and the others nationally.

Tauranga

With 480 kids registered, Tauranga's CKGF event went off with a bang despite overcast November weather. Great teamwork between the Police Blue Light team and Carters saw the day run almost without a hitch — the only sticking point was running out of sausages after cooking up 900 for the hungry hordes!

Graeme Sinclair was kept busy throughout the



New construction skills programme launched



Minister for Building and Construction Shane Jones with a Rongotai College student.

A new construction skills programme for young people was launched in Wellington in November by Minister for Building and Construction Shane Jones.

BConstructive is a hands-on programme aimed at Year 11 and 12 high school students which has been developed by the Built Environment Training Alliance, a group of allied industry training organisations (ITOs) in the construction industry.

BConstructive aims to provide students with relevant and practical skills for pursuing a career in the industry, and to increase their awareness of the broad range of career options available.

Students successfully participating in the programme will receive a National Certificate in Building,

Construction and Allied Trades Skills.

Mr Jones applauded the BETA group for launching a practical programme that will give young people the tools to make the right career options for their future.

"I've always enjoyed encouraging youngsters towards the trades and beyond," Mr Jones says.

"Given our nation's skills challenges, it's particularly timely that these construction industry training organisations have started a programme which will springboard young people into a worthwhile career."

BETA chairman Ruma Karaitiana says the BConstructive programme will provide students with a wide variety of skills, from practical hands-on abilities to communication and basic mathematics.

It will also introduce them to the breadth of career

options the construction industry has to offer, and provide a foundation for undertaking further training in a construction-related tertiary course, or make them work-ready for starting a trade apprenticeship, he says.

"BConstructive will mean our young people are better prepared to enter the construction industry, whether that's straight into an apprenticeship or to do more training," Mr Karaitiana says.

BConstructive's resource material is web-based, and free to registered providers. It is available to technical teachers online at www.bconstructive.co.nz.

A pilot of the programme was successfully trialled in 10 high schools throughout the country in 2007, and it is anticipated 150 to 200 high schools will offer BConstructive in 2008.

Accounts Payable: Being aware could save tens of thousands of dollars

By **Sue Hirst**

Director, CAD Partners Pty Ltd

This article outlines ways to improve your cashflow and profit by carefully looking at your Accounts Payable actions.

How to use your Accounts Payable to your advantage

Accounts Payable may seem like a ho hum kind of subject, but it can be a minefield of mistakes. Opportunities to improve your cashflow and profit abound in your Accounts Payable actions.

Accounts Payable is the “flip-side” to Accounts Receivable. As we discussed in an earlier article, your objective is to keep your cash in your bank account for as long as possible. Let’s discuss some ways you can achieve this objective.

Paying suppliers too much, too quickly and wasting discounts

If you don’t pay any attention to Accounts Payable, you could be losing out on money and opportunities. Suppliers do make mistakes on invoices.

I remember a supplier sending in an invoice that had a \$5000 mistake in it and it wasn’t in my favour! It was discovered because we were entering each line item of the invoices into an accounting system and the total didn’t add up.

We were able to advise the supplier and quickly get a credit note for the mistake.

I dread to think what would have happened had we not been alert to this. \$5000 was a lot of money back in 1993 (as it still is today!).

Paying suppliers too quickly is a common error made by many businesses. It’s tempting when a supplier calls up to immediately get the boss to sign a cheque and get them “off your back”. This could be a very expensive reaction.

If you analyse your average days payable, ie, the number of days, on average, you take to pay your suppliers, you may be amazed how much money can

come back into your bank account if you can take the maximum credit terms. It can be tens of thousands of dollars. This is valuable working capital for your business.

Conversely, not paying suppliers on time can be expensive too. If suppliers are willing to offer early payments discounts, you could be missing out on valuable gross profit (especially if they are suppliers of goods for sale).

If you have good Accounts Receivable procedures and get paid on time, this should put you in a position to pay suppliers on time and get those valuable early payment discounts.

Again this can mean tens of thousands added on to your gross profit and bottom line.

Not recognising the value you provide to suppliers and getting the best terms

It is so easy to keep going along with the same supplier because you always have, and not realise the value of the business you put their way. Most suppliers will not alert you to better value items or offer you better terms, so you have to keep a track of it yourself.

The best way to do this is by having a good system for tracking purchases. That way, it’s easy for you to print out a report on how much business you have done with a supplier over a period, and go back to them to negotiate better terms or even approach an alternative supplier.

As discussed in an earlier article, your objective is to keep your cash in your bank account for as long as possible.

Obviously service levels are important too, and if they are equal then the deciding factor could be the credit terms from a supplier.

Again, this could have the impact of tens of thousands of dollars into your bank account of vital working capital.

Damaging your credit rating

Stringing out supplier payments with no agreed terms or strategy can be very expensive in terms of your credit rating.

Most good suppliers will expect you to complete a credit application prior to doing business. If you can’t provide good references, you may find it very difficult to get credit.

Also, if you have had a judgment against your business by a supplier, it could cause suppliers to give you a “wide berth”.

This can be very damaging to working capital if you have to fund purchases with cash on delivery terms.

Not knowing what you owe, to whom and for how long

If you don’t have a system for tracking Accounts Payable then it’s very difficult to know your near and far future obligations and cashflow position. If your business is growing this could cause huge headaches.

The last thing you want is to be going to the bank cap in hand because you have run out of money. Banks see this type of approach as very unattractive.

If you can go to them well before the event and say “if this happens, I may need to borrow money”, they will see you as a much better bet, as you demonstrate you have your finger on the pulse of your business.

Not understanding the impact of Accounts Payable on working capital requirements

Working capital is a vital issue for every business, and Accounts Payable makes up a large part of working

capital, ie, the quicker you pay suppliers the higher your working capital requirement will be.

Working capital is the amount of cash you need to fund sales. If you offer credit terms to your customers and keep stock lying around for a while, the money tied up in these items is working capital.

Accounts Payable adds to this requirement, so if you are paying suppliers haphazardly you could be shooting yourself in the foot in regards to working capital.

• CAD Partners is a team of financial controllers who can review your accounting systems and advise on how you can improve your cash position and profitability.

Go to www.cadpartners.biz.

Decision favours directors of faulty companies

Tim Bates and Francesca Collins of Auckland law firm Legal Vision reveal good news for directors as a recent High Court decision declines to find a director personally liable for the faults of his company.



Last month we reported that directors of construction companies facing water ingress claims could, depending on the circumstances, be held personally liable for the deficiencies in the work carried out by their company.

While a number of High Court decisions support this premise, the very recent decision of Justice Harrison in the High Court at Auckland in *Body Corporate No. 188273 & Others and Leuschke Group Architects Ltd & Others* offers a very different conclusion as regards developers.

And until there is a definitive Court of Appeal decision on the issue, Justice Harrison's judgment provides realistic hope that directors sued personally in leaky building proceedings, in particular those who have assumed a role as developer, can avoid liability.

Body Corporate No. 188273 involved 18 apartments in two residential blocks in Auckland. The apartments were found to suffer from water ingress issues, and proceedings were commenced against those parties considered responsible for the design and construction defects, namely the Auckland City Council, the architect, the builder and, in their personal capacity, the two directors of Colmark Developments Ltd (in liquidation) (hereafter referred to as "Colmark").

By the time the case reached its hearing in the High Court at Auckland, the plaintiffs had settled the matter with all but one party, namely Cooper.

The sole remaining defendant, Cooper, was one of the founding directors of Colmark, the company which originally owned the apartments and was the purported developer of it.

Justice Harrison considered the meaning of the term "developer" and defined it as "the party sitting at the centre of and directing the project, invariably for its own financial benefit.

It is the entity which decides on and engages the builder and any professional advisors. It is responsible for the implementation and completion of the development process.

It has the power to make all important decisions. Policy demands that the developer owes actionable duties to owners of the buildings it develops."

Counsel for the Auckland City Council advanced a number of arguments to support their theory that Cooper was a developer who owed a personal duty of care to the owners of the apartments.

In essence, they argued that Cooper and the other director only formed Colmark as an afterthought, a "vehicle" or mechanism to act for, and on their behalf, to carry out the development obligations, but that Cooper's role as developer had already been created, and was thus, non-delegable.

Conversely, counsel for Cooper submitted that although Colmark was established two months after this project commenced, until that time Cooper had taken no positive steps as a developer.

In fact, prior to inception, Cooper had done nothing more than agree to participate through his shareholding in the company and undertake certain personal tasks including:

- management of the development generally,
- overseeing the development,
- monitoring the construction process, and
- finalising sale and settlement processes.

It was quite clear that the intention when forming the company was that Colmark, not Cooper, would be the developer.

In making his decision, Justice Harrison held that the directors were entitled to form Colmark to undertake the development, and that upon its incorporation, Colmark became the entity which assumed legal responsibility for, and controlled all aspects of, the development.

Cooper did not personally owe a duty of care to the owners — instead he had acted in accordance with his legal rights in forming Colmark along with the other director to obtain the personal protection available from incorporation.

Justice Harrison commented that although the decision may seem unjust or unfair, until Parliament radically reformed the Companies Act 1993, similar decisions will be reached.

A step backwards

This decision will no doubt be construed by leaky home owners as a step backwards in terms of making the actual individuals who create these defective buildings responsible for the consequent losses owners suffer.

However, it will impress believers in corporate structures and how the corporate veil should only be pierced in exceptional circumstances.

Having said this, this decision, while giving some hope to directors of developer companies, will not necessarily assist directors of building companies.

It will be interesting to see what the Court of Appeal decides as we are aware that the decision has been appealed by the council.



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TOLLING FOR PEACE

*Christchurch has a Peace Bell. In 2007, the pavilion in which it is now suspended scored three design awards — two from the New Zealand Institute of Architects and one from the New Zealand Concrete Society. **Dr Kerry Rodgers** explores this new “physical and metaphorical regulator of the construct” that hangs, waiting to ring the peace.*



Background

Christchurch's Peace Bell was a gift to the people of the city from World Peace Bell Association president Tomijiro Yoshida. The first World Peace Bell was conceived in the aftermath of World War II, the brainchild of Chiyoji Nakagawa, one-time mayor of Uwajima in Shikoku.

In 1954, he presented a huge bell cast from the coins of 65 countries as a token of peace to the United Nations. In shape and size it resembles the massive Japanese temple bells. Today it hangs in the inner court of the UN in New York above soil from Hiroshima and Nagasaki.

This one bell led to the founding of a World Peace Bell Association in Japan in 1982. To date, the Association has donated 22 similar Peace Bells to 18 countries.

Christchurch's bell arrived in 2004. It stands a metre tall and weighs in at 385kg. It is a replica of the UN's bell and, like that original, is cast from smelted coins and medals donated by 103 countries.

The Christchurch City Council agreed to house the gift in the Christchurch Botanic Gardens as the focus of its Asian collection. However, the council made it clear that ratepayers would not foot any costs associated with the installation or housing. The New Zealand Chapter of the World Peace Bell Association was successful in scoring the needed funds from the Linwood-Woolston Rotary Club, the Canterbury Community Trust, Canterbury Foundation and Southern Trust, plus sundry individuals.



Crispin's Pavilion

The award-winning pavilion that houses the bell is the work of architect Crispin Schurr of Christchurch City Council's Capital Programmes, the group formerly known as City Solutions.

The Peace Bell is anchored under a central circular perforation in a cantilevered roof that, from a distance, is seemingly suspended in mid-air. This effect results partly from the cantilever and partly from the roof's supporting polished stainless-steel columns. In reflecting their surrounds, the columns seemingly merge with the background. Pumice has been employed in the roof's construction to minimise weight.

Natural lighting of the bell is aided by reflection from a shallow pool located immediately below in the timber floor. The pool contains a gift of pounamu from Ngai Tahu.

Crispin's Pavilion found its inspiration in a modernist interpretation of a traditional Japanese pagoda. "The concept was a poetic description of balance, potential and human traits. The precarious balance of the whole, the massive weight of the slab on a tangled, disorganised array of individual threads, reminds us that in this peak oil, nuclear age, modern civilisation still remains precariously balanced, and that future world peace is still something worthy of contemplation."



The pavilion is an architectural gem. It was recognised as such by winning the Resene Local Award for Architecture and the Resene Colour Award from the Canterbury branch of the New Zealand Institute of Architects.

And the New Zealand Concrete Society thinks particularly highly of it. In making their Landscape Award, the society's judges declared: "This elegant piece of landscape architecture not only required concrete to be used innovatively, but provides a most appropriate setting for celebrating a symbol of peace. Light weight concrete has been formed into a subtly detailed and penetrated slab. Its slender supporting structure impacts lightly on the landscape and avoids disturbing the surrounding areas."

The construction by Craig McNabb was commended by the NZIA jury as having "exceptional attention to detail and materiality".

The pavilion was unveiled on October 3, 2006, when the bell's first peal was sounded by the then mayor of Christchurch Garry Moore and World Peace Bell Association representative Keizo Ohashi. It last rang on September 21 to mark International Peace Day.

Images © Christchurch City Council

What's On the Web?



Congratulations go to Chris Lyons who has won this Alco Products Buddy 3 ladder with Building Today!

Registered Master Builders are eligible to enter our exciting new prize draw to attend the two-day Building and Construction Disputes and Contract Management Conference on February 25 and 26, 2008, at Rydges Hotel, Auckland.

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Tip 43. Levels of Finish

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

Visual imperfections can be minimised by careful attention to the design and installation of

- Substrate,
- Linings,
- Applied finish, and
- Lighting conditions that impact on the linings.

The Level of Finish approach was developed to optimise installed plasterboard surfaces in preparation for decoration.

It is important to recognise that it is not intended to be used as a basis for establishing acceptance or rejection criteria for the final decorated surface.

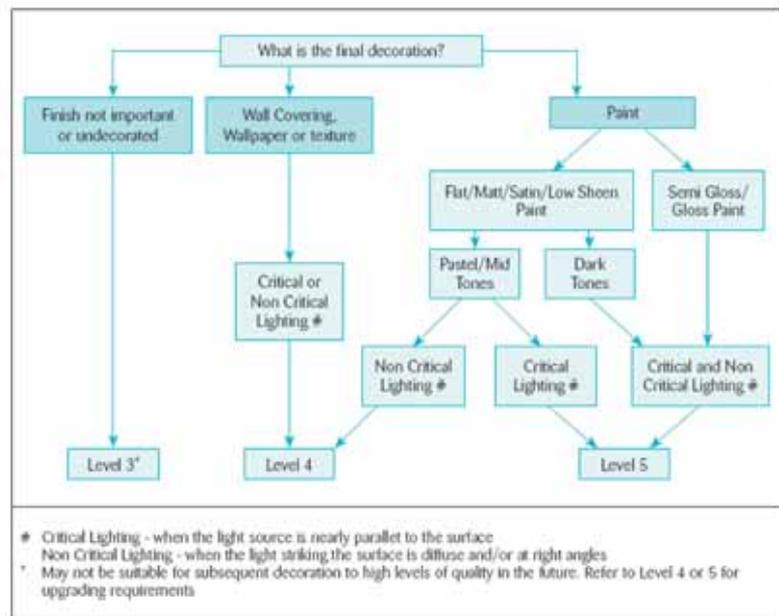
The specified "Level of Finish" for each internal area must be carefully chosen and agreed, to best disguise imperfections and to meet the owner's expectations.

Three Levels of Finish for plasterboard are specified in the Australian & New Zealand Standard AS/NZS 2589:2006.

Level 4 and 5 Finishes are commonly specified and encountered in residential and commercial construction.

The "Selection Chart" and "Guidelines" at right apply for light timber framed construction as covered by NZS 3604:1999. Levels of Finish specifications for construction falling outside this scope shall be established by specific negotiation.

Levels of Finish Selection Chart



Guidelines

	LEVEL 3	LEVEL 4	LEVEL 5
Framing requirements Maximum deviation from a 1800mm long straight edge along or across adjacent framing members	90% of measured points must be less than 4mm 10% may be less than 5mm		90% of measured points must be less than 3mm 10% may be less than 4mm
Moisture content of timber framing at the time of lining	18% or less Winstone recommends lower moisture content (12% or less) if air conditioning or central heating is to be installed		
Installation requirements Wall joints	Sheets must be set out to minimise joints. Generally this requires horizontal fixing		
Joints round openings	Vertical joints must not coincide with the edge of windows or doors. If a joint needs to be made in this area it must be made above the opening, no closer than 200mm to the edge of the opening		
Control joints	At 9.0m centres in either direction Winstone recommends that this can be extended to 12 metres for ceilings provided with perimeter relief. See detail on page 38		
Sheet end butt joints in ceilings	Must be made centrally between ceiling battens and back-blocked. Butt joints must be staggered by 600mm min		
Tapered edge joints in ceilings	Back-blocking not required but procedure for Level 4 is recommended	Must be back-blocked in any area containing 3 or more edge joints. (6 joints if steel ceiling battens are used.) Not required in ceiling suspension systems, See page 47	All joints to be back-blocked
Finishing requirements	All joints must have paper joint tape embedded in joint compound plus one additional coat of joint compound applied over all joints, angles, accessories and fastener heads	All joints must have paper joint tape embedded in joint compound plus two additional coats of joint compound applied over all joints, angles, accessories and fastener heads	
	All joints must be finished smooth	All joints must be finished smooth with no tool marks or ridges acceptable	
			Skim coat all surfaces to remove differential surface textures and porosity

This chart is intended as a **guide only** to critical elements relating to levels of finish. Full details of the requirements can be found in AS/NZS 2589:2006.

For more information and full installation instructions see the GIB Site Guide.

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