

NEW ZEALAND

# building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION

MAY 2008  
VOL 18 NO 4



## Conference 2008: A thought- provoking time for delegates



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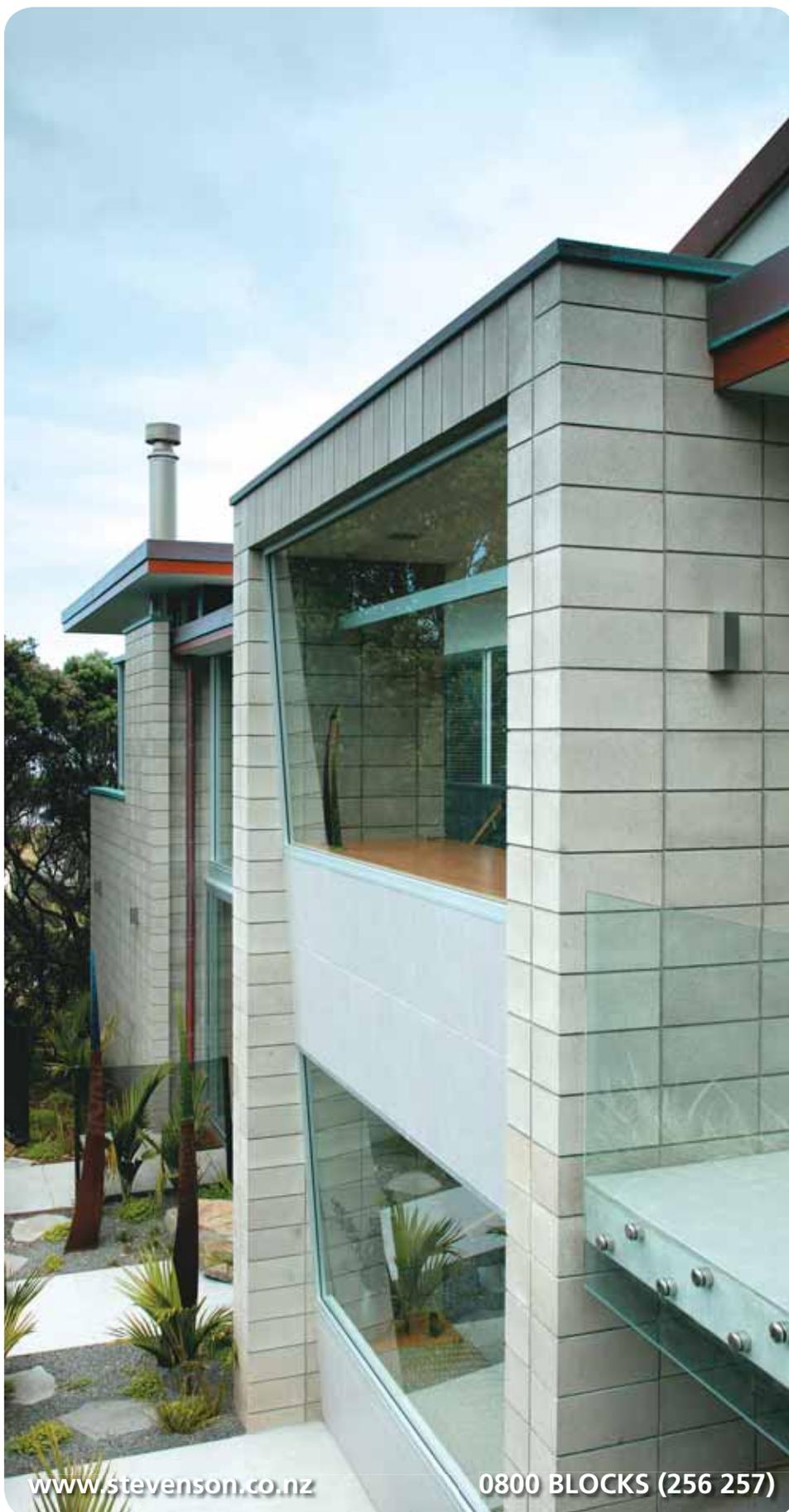
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# building today

New RMBF president Brent Mettrick was sworn in at the Federation's Conference 2008 in Wellington recently. A director of Stonewood Homes Ltd based in Christchurch, Mr Mettrick is keen to build on the sterling work undertaken by immediate past president Ashley Hartley.

You can read Mr Mettrick's first column in this issue of *Building Today* where he promises to ask the hard questions of Government ministers and the policies that affect RMBF members and their ability to build quality homes in this country.

Chief executive Pieter Burghout presents an excellent round-up of the recent conference in his column, and we also feature pictures from the event, including the new RMBF Board.

Andrew Darlington  
Editor



cover story 4-5

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

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# chief's chat

by ceo pieter burghout

## Absolutely Positively Wellington!

**W**e have just had an absolutely fantastic conference in Wellington — great speakers, enjoyable social events, some interesting surprises and absolutely great weather. Go Wellington!

As builders reading this will know, it's great to step back from a day's work on-site and know that the job has gone well. Well, for people like me, it's great to step back from an event such as the Master Builders conference and know that the job's gone well, too! It's great when a plan comes together!

With more than 12 different business sessions/speakers, three great social events, a half day AGM, plus many other things to mention, it will be impossible to give full justice to the whole programme in this short piece. But, here are a few highlights for me:

- **The opening "political trifecta"** — we opened the conference with a triple set of political speeches: one from the Minister for Building and Construction Shane Jones; one from Mai Chen, an expert political commentator; and one from the Leader of the Opposition, John Key.

The Minister gave some very useful announcements regarding decisions the Government had made around defining restricted building work (ie, what work was critical and needed to be done by a licensed building practitioner) and on the DIY exemption that would be allowed for (including the requirements for DIYers, and covering how builders would not be allowed to be classified as DIYers). We have been arguing for this position for some time, so it was great to hear that the Government had finally listened to the industry!

Mai gave some very humorous insights into the political process, which was well received by delegates.



And John Key gave a broad overview of the National Party's views on a range of matters which, again, delegates found informative, particularly at this point in the election process.

- **Celebrity speakers** — we had superb morning presentations from Robyn Malcolm (actress – well known most recently for her role as Cheryl West in *Outrageous Fortune*) and Peter Montgomery (the sporting commentator who covers the Americas Cup, among other things).

Delegates enjoyed the personal touches and insights from both speakers, who both nicely angled their presentations back to the conference theme Keeping it Real.

- **Business coach speakers** — perhaps the two best speakers at the conference were our two international business coach speakers, John Lees from Australia, and Paul Montelongo from the United States.



Paul Montelongo

John had a wicked sense of humour, but strongly brought home the theme of high performance thinking for business success. Paul was a bit more laid back, but gave a huge number of useful marketing insights gathered over years of running successful contracting businesses and working with building companies.

Delegates will have left the conference with some outstanding tools to build and grow their businesses.

- **Regulatory update** — we had useful updates on licensing and other regulatory issues from Alan Bickers, Chairman of the Building Practitioners Board; and Nigel Bickle and David Kelly from the Department of Building and Housing.

Things are changing fast in the policy area, and it was great to get up-to-the-minute updates from these speakers.

- **Green building update** — we had similarly useful updates on green building from Lynda Amitrano (BRANZ) and Philip Alviano (Victoria Master Builders). As newly elected RMBF president Brent Mettrick says, "if we're not building green in the next few years we won't be building at all". And so it was very useful to get this update from Lynda and Phil.

- **Social events** — and to top it all off, we had some great social events: two happy hours, the ITM welcome function on the first night; the PlaceMakers footy function on the second night; and the Carters gala dinner on the last night — three great events, which I know were enjoyed by all. The Mico Kid's Club also rocked this year, and the DVD shown to delegates on the last day validated the great family event that the RMBF conference has now become.

- **Big surprise** — we also awarded two life memberships at the conference, one to Graham Mallett, a past president and a tireless champion for Master Builders, and one to Ashley Hartley, who was standing down as president at this conference.

We were able to keep Ashley's life membership award as a complete surprise, and I won't forget in a hurry the look on his face when we sprung the award on him. A great RMBF moment!

Continued page 5

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## Absolutely Positively Wellington!

*From page 4*

As well as the life membership award, we gave Ashley a greenstone mere — which in Maori tradition stands for strength and integrity, which Ashley demonstrated in spades over his two-year term as president and over the 30-plus years he has been involved with the RMBF.

All in all we had a great conference in Wellington, and thanks greatly to the Wellington Association for its superb help and support in hosting the event.

We have now set our sights on conference 2009 — to be hosted jointly by the Blenheim/Nelson Associations. We have set some high performance bars for our conferences, but undoubtedly we will work to exceed them yet again next year.

Thanks to all our delegates, partners and supporters who attended the conference and made it such a great event. And a very big thanks to all our conference sponsors and exhibitors, without whose help we just wouldn't be able to hold our conferences at all.

See you in Blenheim next year!

• More conference stories and pics, pages 8 - 11, and in next month's issue of *Building Today*.

# RMBF's new president — up for the challenge

By RMBF president

Brent Mettrick

**W**elcome to my first *Building Today* piece as RMBF president.

First, I would like to acknowledge the exceptional work Ashley Hartley has put in on behalf of the RMBF and the industry as a whole — not only as president but also on the various committees and the extensive work he has undertaken on the Licensed Building Practitioner scheme with the Government to ensure its practicality for us, the builders.

I have seen Ashley's diary for the past 12 months and am stunned by the workload. His comprehensive knowledge across a breadth of issues means I will definitely be taking up his offer of a helping hand where needed!

Having said that, I am enthusiastic about what the presidency of the RMBF has to offer, and am up for the challenge.

Over the past 21 years at Stonewood Homes Ltd, I have built more than 2700 homes in Canterbury and in the Waikato before that (in the days when they beat the Crusaders!).

Prior to that, I worked for eight years with Merritt Beazley Homes (previously Beazley Homes) in Christchurch. Stonewood now has 12 franchises throughout New Zealand, and we're looking to increase this over time.

It's true what they say — "it doesn't matter what you do, you end up in Human Resources" — and this is definitely the case as Stonewood grows.

I am 51 and have been married to Sue for 31 years. We have three daughters — Emma 27, currently in Ireland (that OE just seems to continue); Lauren, 25, who with husband Luke in Christchurch have just opened a music shop; and Ujjwala 22, who is in New York running in a six-day race as part of her spiritual quest.

Both Sue and I are looking forward to the next two years visiting the Associations around the regions, starting with the Wanganui and Southland AGMs in the next couple of weeks. I can see my year planner filling up fast!

Those who know me understand my passion for housing. For the past 13 years I have been a member of Registered Master Builders and the National Association of Home Builders (USA).



I have had eight years on the Boards of both the RMBF and Master Build Services, with the past six years as MBS chairman. I am also on the Board of the New Zealand Green Building Council and on the EECA expert advisory group for the HERS Scheme.

I was Canterbury RMBA president in 2000 and on their executive for four years. I have also spent five years on the House of the Year management committee.

I have grown from the knowledge gained from these experiences, and am willing to keep learning going forward. The RMBF and I are especially fortunate that Blair Cranston has stepped up as our vice-president for this term, so thank you Blair, the Board and Associations for the endorsement and legacy.

I see the main focus of my two years as president being compliance costs and sustainability. Compliance costs are robbing our clients, and if you are not building "green" in the next 10 years, I believe, you won't be building. Although, having said that, for "green" building itself to be sustainable it has to make financial sense.

Another important goal is helping to create a better and more stable building industry environment to which, I feel, licensing is integral.

It's important that in the RMBF's leadership role within the industry we have the Government's ear on the various issues our sector faces. As Ministers change, their interpretation of some aspects of the portfolio they are running can, at times, be different to their predecessors. Therefore, we find ourselves having to ensure that our view on the various issues at hand are consistent, reaffirmed and, once again, heard by the right people.

I, for one, am a home builder. I want to build good homes for my clients and don't think that it's too much

to ask for our Government and local councils to assist by having efficient and consistent processes to make that happen.

It is a view held by most of our members who are trying to run their businesses in a difficult environment.

Our industry is 5% of GDP (and that's not counting the multiplier effect, which would make it higher) — equivalent to \$12 billion dollars per year. A number of us employ apprentices for four years (and look to further their careers over many more years) and provide up to 10 full-time jobs for each home we build.

This is not an insignificant contribution to New Zealand's economy and society yet, we as an industry:

- are subject to the whims of immigration as the numbers go up and down drastically each year, made worse by the fact that we watch our good tradespeople leave our shores in droves,
- have the Finance Minister with the Reserve Bank Governor talking down the value of investing in housing, then setting interest rates with out-of-date information,
- have endured five years of additional compliance costs, much of it not actually related to building a better, higher quality home — just a more expensive one, and
- have Building Consent Authorities that, after an extension of time, will still not all get accredited, and then as they do, our code of compliance certificates take 20 working days — they used to be overnight!

Is this progress?

New Zealand has a great lifestyle and we have grown up with a good standard of housing. We do not need to import every compromise in housing standards we see in the UK or every rule we see in Australia.

We are New Zealanders and (by choice) would rather live in a detached home, not a high density "fire-walled import" from the future slums of the United Kingdom.

The construction industry now needs to take a longer view and set its own direction on what we want it to look like in the next 10 years, we need to get cross party support, joint industry support, create the roadmap and then take the Government of the day with us.

I look forward to my time as RMBF president and the opportunity to help create this much needed space — and also to allow the words "efficiency" and "quality" to be associated with our industry and our customers' homes.

I look forward to working with you all.

# Young carpentry apprentices to compete for national title

Entries have opened for the Registered Master Builders 2008 Apprentice of the Year, in association with Carters.

Key players in New Zealand's construction industry have again joined forces to find the country's top young carpentry apprentice, as part of an ongoing commitment to recognise excellence in the industry's future leaders.

Backed by principal sponsor Carters and supporting sponsors the Registered Master Builders Federation (RMBF), the Building and Construction Industry Training Organisation (BCITO) and the Department of Building and Housing (DBH), the competition celebrates the success of apprentices and raises awareness of career opportunities in the industry.

Minister for Building and Construction Shane Jones says the Government has long recognised the value of apprenticeships.

"Apprentices contribute to workplace stability through long-term training and employment arrangements," Mr Jones says.

"The Government is committed to supporting structured apprentice training programmes that provide up-to-date training methods ensuring industry standards and a skilled workforce," he says.

"The Apprentice of the Year competition is a great initiative that encourages young New Zealanders to succeed in the building and construction sector. I strongly encourage apprentices to enter.

"Now in its fifth year, the Apprentice of the Year competition underwent significant change in 2007,



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

with the introduction of a national title. Last year's competition attracted a record 133 entries.

Entry numbers are expected to grow even further this year, with the age limit being lifted to 26 years or younger in the year of the competition, to reflect the increasing average age of apprentices.

## Substantial prize pool

Regional and national place-getters are being offered a substantial prize pool, including an attractive range of tools, Outward Bound leadership courses, study grants

and the top national prize of a trip for two to an Australasian trade show, valued at \$3500, plus a Carters Future Development Grant of \$5000.

Chief executive of principal sponsor Carters, Stuart Munro, says the Apprentice of the Year competition is a fitting way for the company to recognise the valuable role carpentry apprentices have within the construction industry.

"We were thrilled with the success of the inaugural national competition last year, and are pleased to be supporting this leading industry event once again," Mr Munro says.

## Excellent way to test skills

The winner of last year's National Apprentice of the Year title, Rhys Forsyth, says the competition is an excellent way for carpentry apprentices to have their skills and knowledge tested against those of their peers.

"It's rewarding to have your hard work recognised by your employer, family and friends, and leaders in the industry.

"Entering the competition was a great way to challenge myself, and has opened up doors for my future in the industry," Rhys says.

Entries in the competition are open until 31 July 2008. For further information, or to download an entry form, go to [www.masterbuilder.org.nz](http://www.masterbuilder.org.nz) or [www.bcito.org.nz](http://www.bcito.org.nz).

Entry forms can also be collected from Carters stores nationwide.

**RMBF Head Office: PO Box 1796, Wellington**

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

**[www.masterbuilder.org.nz](http://www.masterbuilder.org.nz)**

**Registered Master Builders Association Managers:**

Ashburton: Nigel Smith 027 220 1377  
Auckland: Sally Mehrtens 09 302 2894  
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**RMBF Regional Service Team:**

Wally Walters: Auckland South, Coromandel, 0274 804 055  
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## Mallett receives life membership

**R**MBF past president Graham Mallett has been awarded life membership of the Federation.

Outgoing president Ashley Hartley presented Mr Mallett with the award, saying that every so often a person in our midst stands out year in year out over what sometimes seems to be a lifetime.

"We have such a person here, and I must say in my time in the RMBF this man has worked unselfishly for the benefit of the RMBF organisation and the wider membership," Mr Hartley said.

RMBF chief executive Pieter Burghout said that Mr Mallett had been a "tireless champion for Master Builders".

Mr Mallett completed his apprenticeship with LG Foster in Hamilton in 1956, before working for GE Foster Ltd (principal Graham Foster (LG's son).

In 1973, Foster Construction Ltd was formed as a partnership between Graham Foster and Mr Mallett, where he worked until his retirement in 1995 (plus or minus a year! Apparently, he kept going to the board meetings until last year! We reckon he was too scared to tell his wife Jocelyn he had quit!).

He joined the Waikato RMBA in 1970 and became president in 1987. He was respected as a past key commercial contractor in Waikato through his work with Foster Construction.

His other regional involvement has included being:

- a key apprentice trainer,
- a member of the commercial subcommittee,
- a past regional councillor representing Waikato and

Bay of Plenty Master Builders and a member of the then National Council for 11 years,

- a local House of the Year judge,
- a local Apprentice of the Year judge,
- the current chairman of the Waikato/BOP Regional Advisory Group, and
- a life member of the Waikato Association.

Although he is semi-retired and lives in the sunny Bay of Plenty, the Waikato Association says he continues to be an active member of the Waikato RMBA.

He attends most of their meetings and joins in social events such as HOY, AOY, and the annual golf tournament.

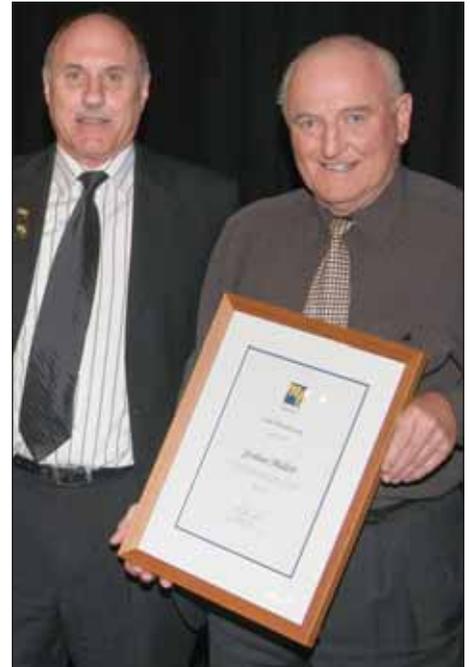
He is, and has been, a pillar of the Association, and is held in high regard.

At national level, Mr Mallett was elected Federation president in Hamilton in 1997.

He served on the National Apprenticeship Committee, was involved in the Carpenters and Labourers national wage negotiations for eight years, and was a member of regional and national advisory committees of the BCITO since inception, with a total involvement in industry training for 34 years.

He served six years on the BRANZ Board and later became its chairman. He was a House of the Year judge for around 15 years and an NZIOB judge for eight years.

He represented the Federation on the Architects Education and Registration Board for seven years, and was a regular attendee at conferences, supported by Jocelyn.



Graham Mallett receives his RMBF life membership from outgoing president Ashley Hartley at the RMBF's annual conference in Wellington recently.

Mr Mallett also attended his first International Federation of Asian & Pacific Contractors' Associations (IFAWPCA) convention in 1998, and has attended all conventions since then, including many mid-year Board meetings held all over the Asia-Pacific region.

• Next month: Ashley Hartley's RMBF life membership.

### Like to make some joinery?

In a tighter market, with fewer new homes to build, you may be doing more small jobs. It'd make sense to stretch them out by doing more of the finishing work yourself - wouldn't it? Good money in it, too.

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# RMBF welcomes move to clarify genuine DIY exemptions

The RMBF has commended the Government for addressing industry concerns, clarifying that the proposed DIY exemptions to the restricted building work requirements and the Licensed Builder Practitioner Scheme (LBP) scheme will only apply to genuine DIYers.

Minister for Building and Construction Shane Jones announced the new policy direction to more than 300 Registered Master Builders delegates, industry stakeholders and suppliers at the RMBF's annual conference in Wellington recently.

Mr Jones told delegates that the Government had listened to the construction industry and was looking to tighten exemptions for work that could be carried out by non-licensed builders.

The Minister announced that to qualify for an owner-builder exemption, the DIYer will need to meet the following criteria:

- the DIYer must be an individual and the owner of the land on which the building work is to be carried out,
- the DIYer will have to sign a statutory declaration that it is to be their home,

- the implied warranties in the Building Act that apply to builders will be extended to apply to DIYers, and
- council records will show the work was done by a DIYer.

RMBF chief executive Pieter Burghout says he applauds the Minister's new proposal, saying it very much aligned with what the RMBF and the industry had been saying to the Government on allowance for a genuine DIYer exemption for the past year.

Mr Burghout says he welcomes the opportunity to work on refining the policy with Department of Building and Housing (DBH) officials, and once the changes to DIY exemptions were finalised, the RMBF would be in a position to decide whether to endorse the new licensing scheme.

"The RMBF has always been in favour of builder licensing and has worked closely with our members and the Department of Building and Housing to make the LBP scheme practicable for builders and beneficial to consumers," Mr Burghout says.

"However, how the licensing scheme was going to apply to owner-builders has always been an area of concern. We support the right of Kiwis to perform traditional, minor DIY tasks, such as installing an

internal door or removing a non-load bearing wall, or if they are really keen, to build a whole house.

"But any exemption needs to eliminate the potential for consumers to be put at risk by unscrupulous builders masquerading as DIYers, thereby undermining the integrity of the scheme. We think the Government's recent announcements do this."

The Minister also spoke about the Government's recent policy proposals on housing affordability, including proposed legislation to reduce the cost and time delays associated with obtaining consents for new homes.

Mr Burghout says the RMBF welcomes the Government's initiatives towards making housing more affordable, and suggested many builders will be looking forward to making use of the streamlined consenting procedures once implemented.

However, Mr Burghout noted that reducing consent fees will only make a small difference to the cost of a home.

"It is only going to save about \$3000 to \$4000 per home at the most. To significantly improve housing affordability, the Government needs to also address the issues of land availability and regulatory impact fees."

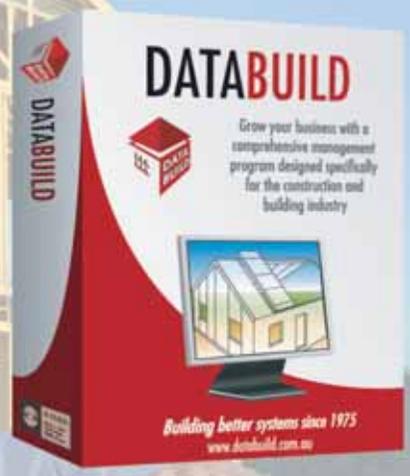
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# Brighter news at Wellington's Conference 2008

*There was better news at the RMBF Conference 2008 as Minister for Building and Construction Shane Jones told delegates that the Government had listened to the construction industry and was looking to tighten exemptions for work that could be carried out by non-licensed builders.*

*National leader John Key also addressed delegates, saying his party was willing to listen to industry leaders in formulating policies affecting the sector.*

*The three-day conference included another stellar line-up of industry and motivational speakers — including actress Robyn Malcolm, sports commentator Peter Montgomery, sales and marketing specialist John Lees and business consultant and trainer Paul Montelongo — along with entertaining and well-organised social events, for which the Wellington Registered Master Builders Association deserves great credit.*

*2009's conference will be held jointly by the Nelson and Marlborough associations in Blenheim.*





2008 RMBF Board members, from left: Pieter Burghout, Leno Federico, Anthony Leighs, Brent Mettrick, Richard Carver, Blair Cranston, David Fabish and Michael Fox.



# RMB HOUSE of the Year COMMERCIAL Project Awards

in association with PlaceMakers

## I.L.T. Velodrome the pride of Southland

Calder Stewart Construction Ltd knew it was on to a winner when it was contracted to turn Cycling Southland's aging outdoor concrete track into a world class cycling arena and sporting complex to service the community.

Invercargill branch manager Lindsay Bowmar says the project is Calder Stewart's "crowning glory," and it was fantastic for the company to be named national winner of the Tourism and Leisure Project in the RMB 2007 Commercial Project Awards, in association with PlaceMakers.

2007 was just the second time Calder Stewart, primarily a design-build company specialising in large buildings, had entered the awards, and its first national win.

"In 2003 we entered two projects in the awards, Gore Vets in the under \$1million category, and

Harvey Norman Invercargill in the over \$1million category," Mr Bowmar says.

We were awarded second prize nationally for Gore Vets and a second for our region (behind the eventual national winner) with Harvey Norman, so it's great that we have built on this success with a win for our largest local project to date," he says.

Much more than just a building job, the project commenced with a trip to four velodromes in the UK, Europe and Australia to discover the "behind the scenes" workings of these projects.

From these learnings, the world-class sports arena was designed, and construction commenced on 4 May 2005.

Calder Stewart's factories in Christchurch and Milton produced the more than 400 pieces of precast concrete required and all of the structural steel. Some concrete panels were too heavy to truck and were made on site – a challenge during a chilly Southland winter.

Budget and ongoing running costs were a key consideration throughout the project, and with this in mind Calder Stewart designed a structure using 13 rafter trusses and four lightweight columns inside the track to create a close to clear span environment at a much lower cost than a full clear span option.

Natural light is received through clear roof strips, which also provide thermal insulation for the building.

The project also included a link area to Stadium Southland, incorporating a seismic joint which enables the Velodrome and the Stadium to move independently, four netball/tennis courts with pedestrian tunnel access, vehicle access and a cyclist tunnel, and offices, a retail area and physio rooms housing more than 50 people.

And although the cycle track wasn't part of Calder Stewart's contract, the team was required to provide the building, walls and concrete floor to the required specification.

Operating to their usual exacting standards, the team delivered with an accuracy that impressed the Spanish surveyor who travels the world for the German track builders.

Mr Bowmar says once the project kicked off, it ran like clockwork from start to finish, with the dedicated committee that was formed taking any issues that arose in its stride.

"What also really struck me about the project was the public buy-in and interest from the very beginning, with that enthusiasm for the project growing as it neared completion.

"It was great to deal with so many positive people. With their help and support we were able to create an outstanding facility that both the client and the community are rapt with."

Competition judges say it is clear that communication and coordination between the various subcontractors was seamless, as was demonstrated by the highly professional end result.

"The accuracy and precision with which the structure was built is testament to the team's skill."

Mr Bowmar says as a result of the success and resulting commendations received by Calder Stewart's Invercargill branch, the Milton head office has entered Clutha Valley Primary School in the Education Project category of this year's Awards.

"We're aiming for a win to further cement our profile as an innovative and reliable construction company that delivers top-quality results."



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## A home and Haven in South Auckland

**H**aven (NZ) Ltd's design and build of a contemporary home for a young couple in Pukekohe, Auckland, was the worthy national winner of the New Homes under \$250,000 category in the Registered Master Builders 2007 House of the Year, in association with PlaceMakers.

With the couple in their 20s desiring a cost effective home that was both functional and fashionable, the Haven (NZ) Ltd team had specific design requirements to meet.

"The key challenge was to create something different and special on a limited budget and in a suburban subdivision. The end result was a fantastic example of value for money and quality construction that everyone in the company was proud to have been a part of," Haven (NZ) Ltd managing director Gary Millington says.

"Winning a national title in the House of the Year was a great achievement not only for the team working on the project, but for the company as a whole."

To meet the client's requirement for a maintenance-free exterior, the home was clad in Linea weatherboard and grooved plywood, and the contrast in colour and texture created an eye-catching result.

The owners enjoy entertaining and so desired an attractive entrance to the home, and plenty of indoor-outdoor flow. Upon entering the house visitors are greeted with a feature wall covered with woven bamboo paper which continues into the living area.

A large double ranchslider opens from the designer kitchen on to an expansive deck, effectively doubling the living area in size when the doors are open.

An "awning" was also created by extending the roofline to cover a large portion of the main deck, allowing the owners to enjoy valuable leisure time outside while sheltered from the sun.

Mr Millington says the clients were elated with the end result, and are extremely proud of their new home.

"The young couple has achieved something that most will never experience – building a national award-winning home."

Competition judges were equally impressed with the project, commenting on the clever design, quality of workmanship from all contractors and the great value for money.

Managing director Gary Millington has owned

and operated Haven (NZ) Ltd, formerly named Franklin Builders Ltd, for more than 12 years.

Specialising in the custom design and build of residential houses and light commercial buildings, Haven (NZ) Ltd has been involved in some interesting projects, largely within the Pukekohe region.

"One of the most special projects we've completed was the renovation of an old villa that was transformed into Peter Thornley's Bracu restaurant in Bombay. We've also been involved in a number of community development projects with Housing New Zealand."

He said that since 2001, Haven (NZ) Ltd has consistently entered homes in the Registered Master Builders House the Year competition, winning regional awards at least every year.

"This year we have two houses entered, one in the Housing New Zealand Community Development category, and the other in the New Homes under \$250,000 category.

"We hope to strengthen our commitment to excellence and leading-edge design and construction with another great result this year."



# Nailing it Home

News for Registered Master Builders  
May 2008

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HOY

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Building  
Today



**Conference 2008— Wow, what a conference!**  
RMB members enjoyed an absolutely fantastic conference in Wellington - great speakers, enjoyable social events, some interesting surprises, and great weather.

Conference 2009 will be hosted by the Blenheim and Nelson Associations. Look forward to seeing you in Marlborough next year!!

## Timber Treatment - Health Hazards

A number of members' employees have experienced serious medical problems with swelling and infections as a result of handling timber treated with either LOSP or Boron - eg as a result of splinters.

In order to gauge the level of problems with treated timber we have prepared a questionnaire to gain important information to have available when we speak to Government officials, suppliers, agency reps etc.

## May Mobile Madness!

Telecom currently have an extensive range of mobile phones and mobile rate plans available only to RMB members.

## Sustainability is an issue facing everyone in New Zealand...

The Sustainable Habitat Challenge (SHAC 09) is a national collaborative project for teams around New Zealand to design, develop, and build sustainable housing in their local community. SHAC would like to invite members who are passionate about the way we live to join forces, and take up the challenge of creating homes that have a positive impact on society and the environment.

## Benefits



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# Declining building consent numbers a direct result of rising interest rates

RMBF still predicting residential pick-up before year's end

Increasing interest rates are now starting to bite, fully for the first time, as evidenced in the building consent figures released recently, RMBF chief executive Pieter Burghout says.

For March 2008 there were 1567 new residential consents issued, 702 less than the same period in 2007.

Also, for the first time in more than a year, the value of residential and non-residential consents was down for the month.

Year to date figures still show an increase in consents issued overall of \$494 million (4.3%), so the sector is still strong by dollar value.

"It's time for the Government and Reserve Bank to

consider the macro-economic settings — including interest rates — that are now having a deep and direct impact on the construction sector," Mr Burghout says.

The largest decreases regionally in residential consents were in Auckland, Waikato and Canterbury — by number and by value. Gisborne, Nelson and Otago all showed increases in the number of consents issued compared to March 2007.

In the non-residential market the largest decreases by value for March 2008 were for offices and administration buildings, hospitals and nursing homes, and shops, restaurants and taverns.

However, for the year ended March 2008, these consents were valued at \$4264 million, an increase of 7.4% from the March 2007 year.

The RMBF still predicts that the residential building

sector will pick up again around the last quarter of 2008 or the first quarter of 2009, and that the commercial sector will remain relatively strong overall throughout the year.

"But, we do strongly recommend to the Government and the Reserve Bank that it re-consider the policy settings that are forcing a softening in the sector — more rapidly than would be preferable," Mr Burghout says.

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# Demand for sustainable products and practices drives r Manufacturers can see whether they are 'measuring up'

**A**n online database set up late last year is helping product manufacturers and specifiers meet the demands of a marketplace increasingly concerned with sustainability.

Greenbuild, a joint venture between Building Research, Construction Information Ltd and Green New Zealand Ltd, launched in October last year.

It aims to provide the construction industry with a resource that makes it easy to compare the characteristics of building products available in New Zealand, with a particular emphasis on sustainability.

Greenbuild chief executive John Albert says the site started with 10,000 basic listings, which consist of a brief description of the product, plus a photo, and the manufacturer's contact details.

However, manufacturers are increasingly upgrading their listings to include an environmental rating, following a Greenbuild-designed assessment process.

Greenbuild's environmental assessments grade products in five impact categories: energy use, human health, pollution, resource efficiency and land use. This not only provides a broad range of information for product users, it also provides a useful template for manufacturers looking to improve their environmental performance, Mr Albert says.

"Greenbuild allows manufacturers to assess where they need to improve, and to compare the way they are working with what their competitors are doing, in a way that a simple pass/fail system does not.

"Ultimately, the market will dictate the required product standards. Greenbuild gives manufacturers an opportunity to see whether they are measuring up, and a cost-effective way to get independent advice on what to do if they are not," Mr Albert says.

Manufacturers are given an environmental product declaration consisting of more than 200 questions about their product, and asked to furnish with documentary proof to back their claims. These

applications are reviewed by expert assessors, and the results posted on the Greenbuild web site.

Mr Albert says Greenbuild is currently working through the assessment process with 25 manufacturers.

"Demand for sustainable products is increasing. Manufacturers recognise that, and want to meet that demand," he says.

The New Zealand Green Building Council's Green Star rating system, which assesses the environmental impact of offices, is one innovation that is helping to drive that demand.

"Both government and the private sector are requiring architects to design Green Star-rated buildings that reflect people's increasing concern with the environmental impact of the buildings in which they live and work," Mr Albert says, citing Meridian's recently-completed Wellington head office as a prominent example of this growing trend.

With materials contributing 10% of a building's total



Mercedes-Benz

## new web site's development

Green Star rating, architects, engineers, and others involved in the design process have a good reason to specify environmentally-sustainable products.

"Greenbuild allows architects and designers chasing a Green Star-rated

building, as well as those who simply want to incorporate sustainability into their own business practices, to specify products that have been assessed by Greenbuild as to whether or not they contribute Green Star credits."

With plans to link to the Masterspec specification system, and further improvements to Greenbuild's functionality under way, the database is set to become an essential tool for the building community, Mr Albert says.

"Sustainability is a serious business for our industry. Greenbuild is designed to be a one-stop shop that gives users the product information they need to make the right decisions, as well as access to the latest industry news and views, and an opportunity to compare notes and share opinions with their peers."



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# Building for a sustainable future at South Island trade show

**B**uilding professionals interested in finding out more about building for the future and practical solutions to green building issues should take a look at Southern Build this winter.

Southern Build, which takes place at the Westpac Arena in Christchurch on 13 - 14 August, has attracted much interest from exhibitors who want to emphasise the sustainable and green qualities of their products, and seminar presenters advising on current and future challenges, including those around quality and green building concerns.

Show organiser Rachel Hobbs says builders, designers and other tradespeople are interested in viable solutions for the here and now, in terms of sustainable building practices, as well as getting inspiration for the future.

Among those seminar speakers helping building professionals look ahead by giving inspirational and practical advice very much rooted in the present are RMBF chief executive Pieter Burghout, Future Proof Building's Jamie Fear, Ian Alexander from the BCITO and Certified Builders Association NZ chief executive Derek Baxter.

Other topics under discussion include NZ Challenges to Keep Houses Warmer, Thermal Efficiency and Changes to H1, Sustainable and Renewable Energy for the Future and Weathertightness.

Heating companies are well represented among the many exhibitors keen to promote their green credentials. One of these is Central Heating NZ who will be exhibiting their cost effective, eco heating solutions that use geothermal, biomass and bio diesel heat sources.

Warmup New Zealand will be displaying their Marmox

Insulation Board, a relatively new product to the New Zealand market that significantly improves the energy efficiency and effectiveness of under-tile heating systems.

Proudly displaying the green credentials of their product is Aquatherm. They will be exhibiting their fusiotherm-pipe system for potable water.

Green in colour for its environmental status, it is PVC-free and a fully recyclable, Greenpeace-approved, environmental choice product.

Other companies offering sustainable solutions and innovative building practices include Cupolex Building Systems.

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# Popular FPB roadshows starting in June

## Industry feedback indicated more frequent seminars needed

**T**he annual Future-Proof Building national roadshows have been a fixture on the construction calendar for many years.

Traditionally split into a two-year cycle covering half the country each year, the event has now been expanded to cover the whole of New Zealand annually.

Construction Marketing Services (CMS) national operations manager Dilip Patel says feedback from the construction community asked that the FPB message be explained and expanded on in every major centre every year.

"It said 'that there is too much happening in the industry to only visit towns like Invercargill and Tauranga every two years'," Mr Patel says.

Last year the event attracted more than 3000 people to

11 events nationally, with this year promising to be even bigger.

This year the focus is on Energy Efficiency, with the keynote speaker from EECA explaining the Home Energy Rating Scheme (HERS) and other initiatives that make up the Energywise consumer campaign.

### Update on H1

In addition, there will also be an update on the effect that changes to H1 have had on the industry, and an insight into how Future-Proof Building is growing and influencing consumers' building decisions.

The level of interest in Future-Proof Building has grown massively over the past few months following the introduction of Greer Robson as the spokesperson for the campaign.

To ensure consumers across the country are able to

access information on FPB, the National Bank is sponsoring a series of How to Future-Proof Your Home seminars at each centre the night before the industry breakfast.

Builders' customers will be exposed and educated on how to build a better home to live in, that will be worth more in the future.

2008 will be a slower year than the past few, and CMS says builders will need to understand how to market their business more effectively, and to ensure they maximise every enquiry.

The Future-Proof Building roadshow seminars are a must for anyone who wants to be competitive in a down market.

To book your place at the breakfast, please email [kim.forrest@cms.co.nz](mailto:kim.forrest@cms.co.nz), or phone 0508 FUTURE, quoting which breakfast you wish to attend.

### Roadshow dates are:

**Tuesday 24 June: Plymouth International, New Plymouth**  
**Wednesday 25 June: Palmerston North Convention Centre, Palmerston North**  
**Thursday 26 June: Duxton Hotel, Wellington**  
**Tuesday 22 July: The Centre, Kerikeri**  
**Wednesday 23 July: Forum North, Whangarei**  
**Thursday 24 July: North Harbour Stadium, Auckland North**  
**Tuesday 12 August: Hamilton Gardens, Hamilton**  
**Wednesday 13 August: Tauranga Racecourse, Tauranga**  
**Thursday 14 August: Ellerslie Convention Centre, Auckland South**  
**Tuesday 2 September: Rotorua Racecourse, Rotorua**  
**Wednesday 3 September: Great Lakes Centre, Taupo**  
**Thursday 4 September: Napier War Memorial Centre, Napier**  
**Tuesday 7 October: Addington Events Centre, Christchurch**  
**Wednesday 8 October: Scenic Circle Marlborough Convention Centre, Blenheim**  
**Thursday 9 October: Annesbrook Community Centre, Nelson**  
**Tuesday 4 November: Rydges Hotel Lakeland, Queenstown**  
**Wednesday 5 November: Ascot Park Hotel, Invercargill**  
**Thursday 6 November: Dunedin Convention Centre, Dunedin**

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## energy efficiency

# Conference for the future

**T**he Association of Building Sustainability Assessors (ABSA) is holding its inaugural ABSA Conference 2008 at The Langham Hotel, Southbank, Melbourne, from 28 - 30 August.

This major event, themed Sustainable Housing — Climate for Change, takes place at a critical time in history for Australasian reform concerning climate change and sustainable building practices.

It is co-presented with the Commonwealth Department of the Environment, Water, Heritage and the Arts, and is also supported by the Victorian and New Zealand governments.

As Australia's leading accreditation agency for sustainable building professionals, ABSA enables its members to improve the sustainability of the built environment, and is a key resource in the development and implementation of government strategy and policy.

In coming years building assessments will be widespread and mainstream features of community life, so building professionals must be prepared for the business challenges ahead that accompany climate change reform.

In recognition of this preparation, the conference programme includes workshops and presentations about the latest products, technologies, research, professional development advice, business opportunities and services.

Speakers will speak to the latest trends and best practices, and will also share case studies.

Importantly, the conference also addresses new Australian Federal Government initiatives, including recent buildings science research findings, energy efficiency programmes and priorities for future work.

These strategies will transform the way energy assessors and their businesses operate in Australia, creating opportunities for those who wish to play a leading role in the fast-changing building industry.

### Software innovation to best practices

From the latest in software innovation to best practices from around the world, there will be something for everyone who is interested in the practice and theory of building efficiency and sustainability.

ABSA president David Howard says it's hard not to get excited by the potential that exists in this relatively new industry sector.

"ABSA has worked hard on ensuring that this conference presents the springboard for developing relationships and policies that will unite the various stakeholders, stimulating the dialogue on uniformity of standards and practices, and delivering the goals expected by the Australian Government and the wider community," Mr Howard says.

"It's a must for anyone interested in the measurement of sustainability in the residential housing sector."

The conference registration programme is available online at [www.absa.com.au](http://www.absa.com.au).

## Solar Hot Water systems — designed to suit your needs

**T**hrough many years' experience, Rinnai has become the reliable and trusted name in energy-efficient hot water systems, demonstrated by the market-leading Rinnai Infinity and Efficiency hot water heaters.

In March we launched the first two of our new Solar Solutions, and we are excited to announce the expansion of these successful ranges with the launch of the next two in our Solar Water Heating range.

Not all solar heating systems are the same — neither are your requirements, so we have deliberately avoided a one-size-fits-all approach by utilising quality systems manufactured and sourced by our sister company Rinnai Australia, and we are able to provide a scalable customisable solution for Solar Water Heating.



### Pre-fabricated Solar Systems

To take the hassle out of specifying the right solar system we have designed a number of total system options for you to select from, each in a range of three sizes and with a choice of standard or Frost Tolerant panels.

We are now offering the next two of our solar solutions — Economy and Standard.

Economy offers an excellent low-cost solar hot water system and includes an electric boost. Standard offers a lower-cost system providing all the convenience of unlimited hot water and added solar efficiency with an Infinity gas boost. Our Economy and Standard Solar Solutions come with glass-lined tanks, panels, boost, pump and fittings kit.

Also, to suit those with more experience, all components can be ordered

individually, allowing you to specify and design your own system utilising quality Rinnai components.

In upcoming months we are launching additional systems and components to further fulfill the needs of the market.

### Hassle-free installation

Each system comes with Panel Installation kits and Tank Installation kits, ensuring you have all the parts necessary to fit a system.

Plus comprehensive installation manuals and supporting documents (available online) make installation and managing the council approval process that much faster and economical.

Further, to assist those new to solar water heating, Rinnai is running a comprehensive installation training programme.

For more information on this or Rinnai Solar Water Heating, visit your local retailer, go to [www.rinnai-tradesmart.co.nz](http://www.rinnai-tradesmart.co.nz) or call us on **0800 RINNAI (746684)**.



*Rinnai Hotflo Glass Lined tank with a Rinnai Infinity boost and Solapak SP200 panel.*

## “Hey mate — it’s a Freaking Good Falcon!”

It’s the start of a fabulous few months for Ford.

Following on from a good month in April, according to managing director Richard Matheson, Ford has been “housekeeping” to make way for a quartet of new models.

The Blue Oval brand is riding the crest of a rolling succession of new vehicle releases which started in April with the reveal of the new FG Falcon in Australia.

On the surface, there are only subtle differences from the outgoing BF series, but a longer look will actually reveal more to the FG than first meets the eye.

However, it is a greater level of refinement and sophistication, along with some serious safety upgrades, that really are the high points for the FG, aspects you won’t see just by looking at it.

The FG ute series is made up of a two model “workhorse element” and, of course, the XR range with the Ford Performance Vehicle utes yet to come. These will be revealed at the end of May.

Although these are clear model separations, the line between them is sort of blurred, with the mid-range XR6 model as the point of blend.

Within the workhorse range is a cab chassis and Pick Up Box bodystyle. These replace the XL Falcon ute and draw on the styling cues of the FG sedan.

The XR6, XR6T and XR8 retain their overtly sporty appearance and continues the tradition of an aspirational sports ute.

The FG Falcon ute line-up presents the “tradies” with an affordable yet desirable workhorse, as well as a vehicle that says “works hard, plays harder” with the XRs.

All utes have adopted the styling cues of the FG sedan range, along with the upgraded safety standards and, perhaps more critically, the utes adhere to the new transparent pricing structure which Ford has adopted for the Mondeo, Focus and Falcon sedan range.

This structure moves away from the high price, high discount thinking that has become part of the vehicle purchasing process in New Zealand.

Instead, Ford has adopted a more transparent structure that ensures the Recommended Retail Price (RRP) better reflects what the customer will actually pay for their vehicle.

Ford has recognised that more and more customers are researching their purchase online before visiting a dealership, so it is increasingly important that customers have a real indication of final price up front.



*The stylish Ford XR8 ute.*

So what does the new ute offer? Well, Ford has developed much more car-like qualities to the working ute, with a low ride height, ease of ingress and egress, broader and more comfortable seating, as well as improvements to the driving experience, combining sophistication and control with a sportier feel.

For those thinking this sounds remarkably like the Territory, you’re not far off the mark. Territory’s front suspension with the virtual pivot control link, has been redesigned and incorporated into the new Falcon ute.

VPCL improves communication with the road, and results in longer and more even tyre wear. Not wanting to blind you with science, the VPCL aids in braking stability and improves driver control.

Rear suspension is a more conventional Hotchkiss suspension (leaf spring) as standard throughout the range. The combined front and rear suspension on the cab chassis and pick-up is suited to supporting a tonne, while the XRs come standard with a half tonne-capable sports suspension, and limited slip differentials are standard right across the range.

We mentioned the XR6 was the blend point for the new Falcon. It’s at this level where you start picking up things like the Technology Pack option, which includes Bluetooth connectivity, iPod-friendly entertainment and the associated factory-fit satellite navigation system option.

Or if comfort is more your thing, there’s the Luxury Pack which takes the conventional air conditioning to dual zone, and gives you leather trim.

Wheel sizes range from 16-inch steels on the entry level vehicle, moving to 17-inch alloys on the XR6 (set of four) and 18-inch alloys (set of four) on the XR6T and XR8, with the option of 19-inch alloys (set of four) on all XR models.

Under the bonnet is the tried and true 4-litre, in-line 6-cylinder DOHC in all vehicles except the XR6T which adds

a turbocharger, and the 5.4-litre 4-valve V8 in the XR8.

Power and torque outputs have increased.

The working utes — cab chassis, ute and XR6 — run 195kW at 6000rpm engines with 391Nm at 3250rpm, while the XR6T runs the 270kW at 5250rpm with 533Nm between 2000 and 4750rpm.

The big Boss now comes up with 290kW at 5750rpm, and 520Nm at 4750rpm champions the range.

Power to the wheels goes through a five-speed automatic for cab chassis, ute and XR versions, while the top end utes — XR6T and XR8 — have the advantage of the ZF 6-speed sequential sports shift automatic.

The Falcon ute retains its 2300kg braked towing capacity and, to ensure your onboard loads are well covered, it has a new flush fit soft tonneau cover — no more cotton reels or dome snaps to worry about.

Traction control and ABS braking is available across the range.

Falcon utes now offer cruise control with steering wheel controllers, and this is such a cool cruise control you’ll be using it everywhere you go.

And for those who thought cruise control is nothing more than a gimmick, many manufacturers are using it to assist in fuel economy figures.

Think about it — if the car has a fuel computer chances are it has a better idea than its driver as to the right amount of fuel required to operate the engine at its most efficient levels. It is possible to knock off 0.2 or 0.4 of a litre by using cruise control alone.

For the cab chassis, you’re looking at \$33,490, while the pick up wellside is \$35,490 — the previous entry level was \$36,490.

The XR6 opens the door at \$39,990 (was \$43,490), while the hair drier version (the turbo) blows in at \$46,290. Be the Boss XR8 and you’ll be looking at \$49,390.

## Ford Ranger. In a contractor's own words.

"You're talking to the right bloody guy. I'd be your best advertising advertisement. 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 us. We're all hairy 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



# Agreement aims for safer construction

**A** landmark agreement unveiled in Wellington this month is aimed at slashing death and injury rates in the high-risk construction sector.

Ninety workers have lost their lives on New Zealand construction sites since 1999, according to Department of Labour data. And thousands more have suffered injuries that carry enormous economic and social costs.

The Accident Compensation Corporation, the Department of Labour and Site Safe New Zealand Inc — the health and safety body for the construction industry — issued a partnership agreement that was two years in the making.

The agreement's goals are the elimination of fatalities on construction industry sites, and at least a 10% annual reduction in workplace injury rates.

It comes on the back of unprecedented growth in the construction industry workforce, from 128,000 workers four years ago to 176,000 by last year.

Site Safe executive officer Iris Clanachan says the agreement will add momentum to the work the organisation is doing to reduce deaths and accidents on work sites.

Site Safe was set up about 10 years ago as a response to the high number of building site accidents. It offers a range of training courses and other services, and about 2650 companies are members.

Ms Clanachan says she is particularly pleased that agreement had been reached for the Government and industry to co-fund health and safety initiatives.

"Sustainable funding will ensure a much greater reach is achieved with health and safety activities. Deaths and injuries in the construction industry are costly, not just in dollar terms but also because of the trauma experienced by affected families, friends and workmates," Ms Clanachan says.

Site Safe's Passport training courses are undertaken by an average of 42,000 workers a year. They provide a basic understanding of the health and safety hazards they are likely to face in their industry.

## Research restates value of safety training

ACC is always interested to measure injury prevention strategies, and recently commissioned Research New Zealand to undertake an independent evaluation on the Site Safe Passport and Site Safe Supervisor Gold Card training programmes provided by Site Safe.

Three key research objectives were articulated by ACC to Research New Zealand:

- To understand how Site Safe is perceived within the construction industry,
- To determine how effective the Passport training programmes have been in building worker capacity to ensure no one is endangering themselves or their workmates, and
- To determine if there is a difference in claim rates and costs among those employers and self-employed construction workers who have attended Passport training, and those who have not.

Two telephone surveys and a set of qualitative interviews were also conducted with participant groups in this study, including:

- Passport holders — individuals within the industry who have successfully completed the above courses between 1/4/07 and 1/11/07. 451 individuals were randomly selected from Site Safe's training database.
- Employers and self-employed groups — employers and self-employed individuals within the industry who have sent staff to the above courses. 461 individuals were selected in this group from ACC's levy payer database and Site Safe's training database.
- Industry stakeholder groups — eight senior officials nominated by ACC who were believed to be key stakeholder groups were selected for the interviews.

This included officials from the Department of Labour, three national builder association/organisations, and an ITO that provides health and safety training to the construction sector.

Each group was asked questions pertaining to their context and experience with the Site Safe programmes. The groups were asked a number of questions ranging from reasons for participating in these courses to the level of awareness these courses have generated.

The results presented an encouraging picture for Site Safe's programmes, as outlined in the report by Research New Zealand to ACC (go to [www.sitesafe.org.nz](http://www.sitesafe.org.nz) to view the full report with accompanying detailed charts).

Overall, the report emphasises that a majority of the participants recommend Passport training programme as "being a good, basic induction to health and safety, in particular for the commercial/vertical sector of the industry".

These comments were further supported by suggesting that "Site Safe as an organisation is perceived

positively by the industry, and it has a relatively strong brand".

## How training reduces company injury rates

The Research New Zealand report is complemented by NZIER's statistical analysis on the rate and cost of claims between Site Safe's member companies and the industry. Below is a brief synopsis on the key findings from the NZIER research.

Study shows that Site Safe's "maximum exposure organisations" have superior Health and Safety performance, saving ACC \$1 million each year in injury claims

Site Safe commissioned NZIER to conduct an independent economic impact assessment study. The main focus was to examine the extent to which Site Safe's services have had a measurable effect on injury rates in the construction industry and the economic value to society, as well as to ACC.

The analysis was based on the claim statistics provided by ACC and supplemented by a review of literature on injury trends, both in New Zealand and internationally.

The study examined injury rates for a sample of Site Safe's member organisations which have had considerable exposure to Site Safe's services, and those for all other companies for which ACC has records in the same time periods (2002 to 2004 and 2005 to 2007).

The Site Safe sample comprised around 380 companies and the non-sample around 287,000 companies. Companies from the commercial sector accounted for the largest of the Site Safe sample (between 45 and 65 organisations).

The analysis of claim rates between the Site Safe sample and non-Site Safe sample in the commercial sector provides some interesting and encouraging results.

The study highlights that the Site Safe sample improved their rates of claims substantially during 2005/07 in comparison with 2002/04 levels.

The performance for the Site Safe sample was considerably better than for the non-sample companies.

Between these two periods the rates of new claim costs increased for the non-sample companies by about 20%, when for the Site Safe sample the rates reduced by over 40% (as shown in the figure above).

# 1 sites

The economic assessment of claims within the commercial sector alone highlights a savings to ACC in life time costs of about \$1 million per year by the Site Safe sample.

This, in broad terms means that, on average, each company within the Site Safe sample should have saved ACC around \$18,000 per year.

In addition to the savings to ACC, the study also analysed the potential benefits from the Site Safe sample's rate of claims to the New Zealand economy in the form of social costs. Social cost is the total of all direct and indirect costs to society.

In this case, it is the total of all costs related to injuries and death within the commercial sector. The study presents an overwhelming result by suggesting there is a national benefit of about \$8 million per year in terms of savings in social costs from the Site Safe sample.

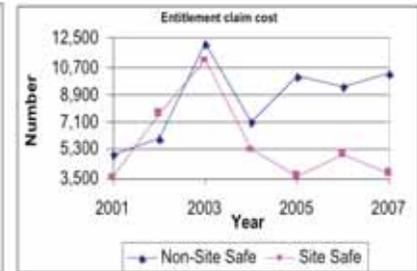
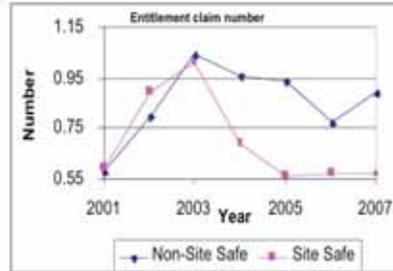
In general terms, this means on average each company within the Site Safe sample should have saved around \$145,000 per year to the New Zealand economy in the

form of social cost.

The economic value of these reduced claims and the overall trend in claim rates clearly displays the impact that Site Safe has made within the construction industry at large.

To view the detailed findings of the report visit the Site

Safe web site, and for information on how training can support your business strategy contact Site Safe on 04 499 2509 or contact your local Safety Advisors whose details, along with other information regarding consultancy, audit and benchmarking your safety performance, can be found at [www.sitesafe.org.nz](http://www.sitesafe.org.nz).



## NEW PASLODE® NATIONAL TOOL SAFETY TRAINING PROGRAMME

Paslode is pleased to announce a new tool safety training programme for our Impulse® and Pneumatic nailing tools. For decades Paslode has demonstrated an engineering commitment to safety by designing tools, fuel cells and collated nails as a complete nail delivery system. Our products are designed to work together to tolerances that are safety proven around the world.

Being the industry leader, Paslode has pioneered safety features such as sequential triggers that prevent multiple nail release, and has introduced the high impact work contact attachment to prevent accidental fastener discharge.

The tool safety programme is our latest initiative to highlight safer work practices and reduce work site accidents. Designed with the help of some of New Zealand's leading construction companies and the Department of Labour (OSH) Paslode offers a comprehensive training programme to help protect builders on the work site.

Our two-hour programme includes an in-depth review of general site safety and a work environment checklist, as well as explaining and demonstrating the correct procedures for nail tool set up. Trainees will also complete a questionnaire and a practical assessment to demonstrate their improved learning.

Successful participants receive a Paslode wallet card to identify builders that have completed the safety training course. A certificate is also posted and held in the employee's records to be transferred if the builder changes employer. Paslode will contact programme participants every two years to arrange refresher courses.

Tool safety trainings are **FREE OF CHARGE** and can be held on, or off the work site. To arrange a training session simply contact Paslode Customer Services, your local area representative or visit our website and click on CUSTOMER SUPPORT and then TOOL SAFETY.

**Paslode...proudly supporting New Zealand Tradesmen**

[www.paslode.co.nz](http://www.paslode.co.nz)

## Dimond recognised for innovation excellence

The Dimondek 630 roof fixing system by Dimond has been judged one of three finalists in the prestigious building category of the bi-annual DuPont Australia and New Zealand Innovation Awards.

The system is one of 98 entries for the awards, and is the only New Zealand entry to make it through to the finals.

At the heart of this innovation is the revolutionary plastic fixing clip made from Zytel nylon. This clip alone facilitates thermal movement of roofing sheets, allowing them to expand and contract freely without the clip wearing into the sheets and causing degradation.

The longer a roofing sheet the higher the degree of thermal contraction and expansion is possible. The traditional method for combating the expansion and contraction of sheets is to use oversized holes at the point of fixing.

These holes allow for a maximum expansion and contraction of 20mm, which means using roofing sheets around 20 metres in length is at the very limits of the fixing's abilities.

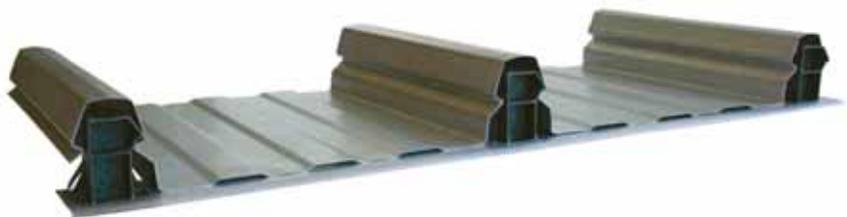
For roofs constructed at lengths longer than this the roofing sheets have to be either overlapped or have step joints inserted in them with flashings on them.

This creates all sorts of limitations in the design of the roof and also the performance as it means there are many potential spots such as the fixings, sheet overlaps and flashing edges where leakages can occur and water can become trapped and cause corrosion in the roof.

The unique composition and design of the Dimondek



*The innovative Dimondek 630 fixing system has made possible the creation of some of New Zealand's most impressive and iconic buildings, such as Auckland's Vector Arena.*



*The innovative Dimondek 630 fixing system.*

630 clip means that as well as facilitating movement of the roofing sheet with minimal friction it also provides an exceptionally strong connection with the roofing sheet.

This allows great freedom in the design of buildings and for the installation of large sheets of roofing up to 100 metres in length to be fixed free of penetrations.

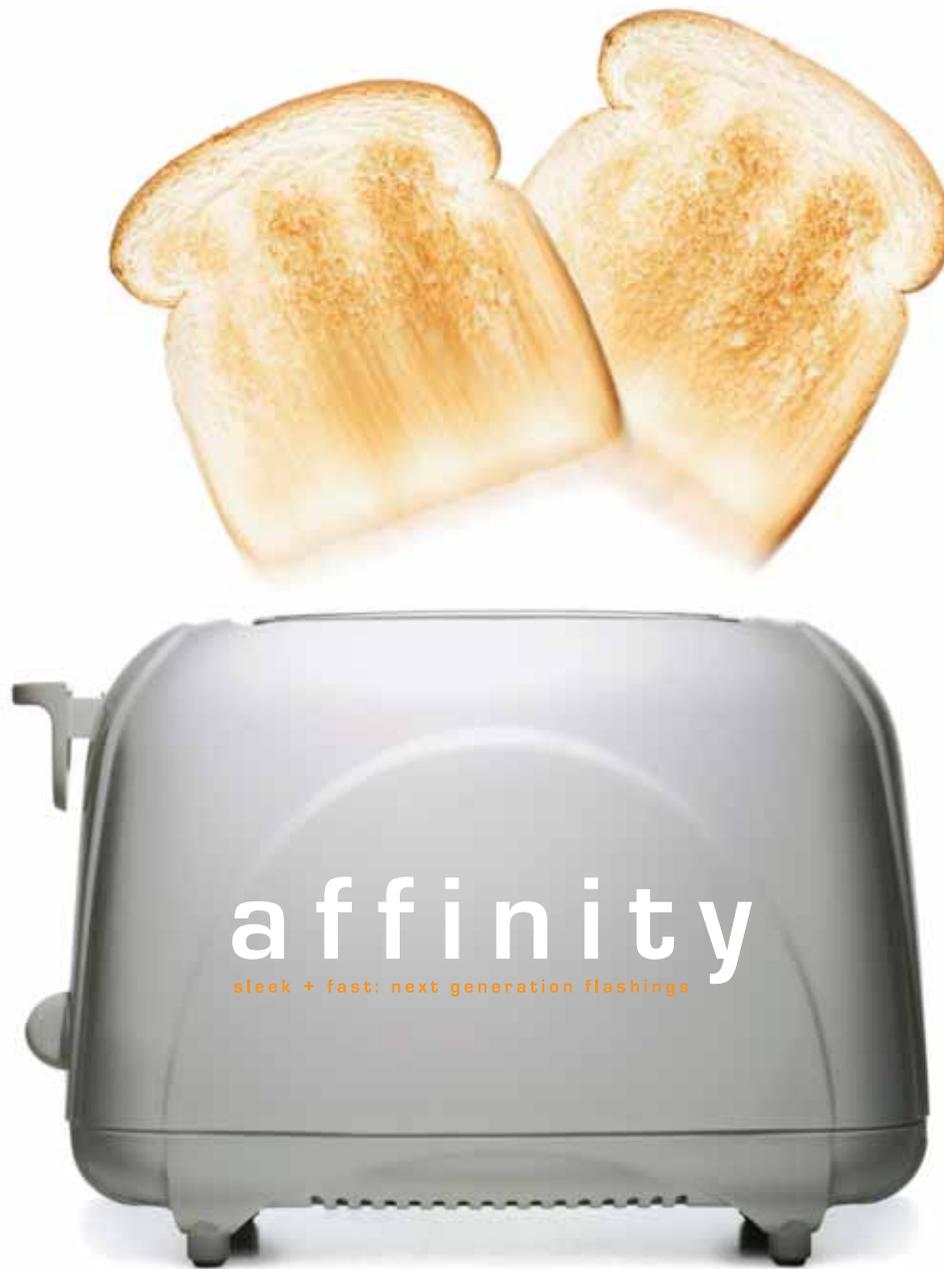
The innovative Dimondek 630 fixing system has made possible the creation of some of New Zealand's most impressive and iconic buildings, such as Auckland's Vector Arena, Delegats Winery in Marlborough, Coca-Cola's main distribution centre in Mt Wellington and the Fonterra plant in Hawera.

The finals for the awards were held in Sydney on 16 May. Keep an eye on this space for the results.



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Dimond

# Mask of been a good time!



Guests enjoying the Carters gala dinner at the Registered Master Builders Federation Conference in Wellington last month.

**T**he Carters gala dinner was held on the Saturday night of the RMBF Conference last month.

It took place in the imposing Wellington Town Hall, a venue steeped in history as it was commissioned in 1900 and finished at the end of 1904.

The architecture is a great example of late Victorian municipal architecture.

The night was aglitter as the guests turned out in their beautiful masks, which had been waiting for them in their hotel rooms on arrival.

After a cocktail or two in the lobby, the guests moved into the auditorium for dinner, accompanied by the pipe organ which dominates the wall behind the stage.

After a quick speech by Carters chief executive Stuart Munro, the delicious meals were served. Later on, some guests were also seen stockpiling the gorgeous boxes of chocolates that started out the evening at each place setting!

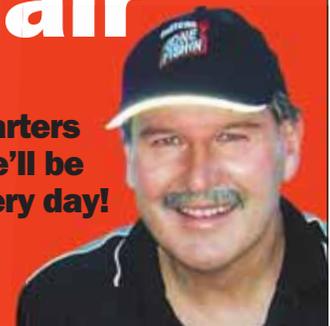
After dinner, the Troubadours started in with some great tunes and soon the dance floor was full as people danced the night away.

Thanks go to Laker House of Travel and the RMBF team for making the evening, and the conference as a whole, such a success.

# Come and see us at Fieldays 08!

## Get hook line and Sinclair

**Talk fishin' with  
Graeme from Carters  
Gone Fishin' - he'll be  
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**T**his year Carters will be exhibiting at the National Agricultural Fieldays at Mystery Creek, Hamilton, from 11 - 14 June.

Carters is serious about our positioning as Your Building Partner. That's why we offer more than just high quality building supplies. Everything we do is focused on just one essential thing — making building easier for our customers.

We pride ourselves on offering a comprehensive range of quality products and services for building, fencing, rural products and home maintenance.

Come visit our stand in H street, site 74, and we can talk to you about your next rural building project.

# Carpentry Gateway package connecting future apprentices with industry

Programme designed to strengthen pathway from school to industry workplace

**T**he BCITO has recently introduced a tailor made Carpentry Gateway package for students interested in pursuing a career in the construction industry.

Gateway is a government-funded secondary school programme designed to strengthen the pathway for students from school into the workplace. Year 11 to 13 students can take part in the programme to gain new skills and knowledge through work experience in their local community.

The theory elements of the programme are actual unit standards taken from the National Certificate in Carpentry, meaning students doing the Gateway package can get a head start on their apprenticeship.

## Student mentoring

A Gateway employer is required to mentor the student, provide the necessary practical experience as laid out

in the package, and review and verify the entries they keep in their Record of Work.

Students on the programme are treated much like a standard apprentice by the BCITO. A BCITO training advisor will visit the student and employer up to three times per year, set objectives and monitor the student's progress as they work towards their goals.

Employers who are interested in learning more or getting involved in the programme should get in touch with their local BCITO office on 0800 422 486.

## 'Real skills, real work, real life'

The BCITO Carpentry Gateway package is about "real skills, real work, real life", simulating (at a school level) what actually happens when someone enters into an apprenticeship.

For employers, the programme builds links with their local community, as well as being an opportunity to meet a potential source of new apprentices.

Offering part-time workplace experience and learning through the programme allows employers to "evaluate" potential new employees to see whether they will fit within their team in terms of ability and attitude.

It is also a great chance to learn more about how the BCITO apprenticeship system works for those employers who don't already have any experience with it.

Students will work onsite for one to two days a week during the school term, and will be equipped by their school with the resources they need (eg, a basic tool kit and the theory and practical learning assessment package).

## Theory learning and practical application

The package includes both theory learning and practical application. The theory learning is done in the classroom and is supported by on-site work experience.



*The BCITO Carpentry Gateway package simulates (at a school level) what actually happens when someone enters into an apprenticeship.*

# CCA — “residential occupier” has to occupy the premises!

**Tim Bates and Francesca Collins** of Auckland law firm Legal Vision discuss a recent case that reminds readers as to the powers of the Construction Contracts Act 2002.



**T**he recent High Court decision of *Welsh v Gunac South Auckland Ltd* serves as a timely reminder as to the power of the Construction Contracts Act 2002 (CCA), and that to be a “residential occupier” as under the CCA, you need to prove your occupation of the premises.

For a payment claim to be enforceable, it first needs to satisfy all criteria specified in section 20 (2) of the CCA. In particular, the payment claim must:

- be in writing,
- sufficiently identify the construction contract to which the payment claim relates,
- identify the work performed and the relevant time period in which it was performed,
- indicate a claimed amount and the due date for payment,
- indicate the manner in which the payee calculated

the claimed amount, and

- state that the payment claim is made under the CCA.

Furthermore, if a payment claim is served on a residential occupier, then section 20 (3) of the CCA stipulates that the claim must be accompanied by a written form outlining the process for responding to the claim, and an explanation of the consequences of not responding to and/or not paying the claimed amount.

By way of background, in *Welsh v Gunac South Auckland Ltd*, the defendant was employed to remove cladding from the Welsh’s dwelling and install waterproof membranes. The parties agreed that the defendant would charge for the work at an hourly rate of \$46 per person, plus materials and GST.

Interim invoices were to be issued as the work progressed, and payment would fall due on the 20th day of the month following the date of the invoice.

The defendant duly carried out the work contracted for, and periodic invoices were rendered in February, March and April 2006. The work was completed in May 2006, but the Welshs failed to pay the amounts set out in the payment claims/invoices.

When the case was first heard in the Manukau District Court, Gunac was successful in its application for summary judgment for \$58,837.39 against the Welshs.

On appeal, the presiding High Court judge had to consider whether the first payment claim issued by Gunac was invalid because it failed to state that it was a payment claim made under the CCA and, further, whether all three invoices were defective by reason of the claimed failure of Gunac to serve upon the Welshs, who alleged they were residential occupiers, the information required by s 20 (3) of the Act.

In making his decision on the first point, Justice Allan opined that the requirement to state that the payment claim is made under the CCA is mandatory.

Although other elements of s 20 (2) can be open to interpretation, the specific wording used in s 20 (2) (f) asserts that “a payment claim must state that it is made under this Act”.

Therefore, without compliance with s 20 (2) (f), Gunac

could not rely upon it for the purposes of making a claim pursuant to the provisions of the CCA. Accordingly, the Welshs succeeded on this part of the appeal.

However, the Welshs could not satisfy the judge that they were “residential occupiers” as defined by the CCA. Although they were the original owners of the property, the Welshs had transferred the property to their company well before Gunac was employed to carry out work on the house.

The Welshs could provide no evidence as to whether they were living in, or intended to live in the home, and all correspondence with them in relation to this matter went to the registered office of their company, not to the address of the property in question.

With the appeal succeeding in part, judgment was given to Gunac for the second and third payment claims served on the Welshs, both of which complied with all components stipulated in s 20 (2).

The lessons to be taken from this case are two-fold — first, construction professionals should ensure the payment claims they serve are statute compliant and, if not, they should be amended based on the criteria listed more fully above to ensure compliance.

The benefits of being able to bring proceedings in court for unpaid payment claims under the CCA are numerous; including that counter-claims by the payer are statute barred by s 79 of the CCA, and that actual solicitor-client costs are recoverable, as opposed to scale costs in other types of proceedings.

The second lesson is that for any unpaid payment claim that results in court proceedings being commenced, it is vital that a cause of action based on contract is pleaded in the alternative.

In the event that the CCA claim fails, a simple contract-based claim may be able to recover monies due to the payee.

In this decision, Gunac’s lawyer failed to plead in the alternative, and the result is that Gunac will have to bring a separate claim against the Welshs in contract, to attempt to recover the monies due from its first payment claim.



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